



Regular City Commission Meeting Agenda

150 NE 2nd Avenue | Deerfield Beach, FL, 33441 | 954-480-4200

Mayor Bill Ganz

Vice Mayor Bernie Parness

District 1 Commissioner Michael Hudak

District 2 Commissioner Ben Preston

District 4 Commissioner Todd Drosky

**Tuesday
October 3, 2023
7:00 PM**

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes

Attachment: September 5, 2023

Special City Commission Meeting Minutes

Attachment: August 22, 2023

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Firefighters Pension Fund Meeting Minutes

Attachment: June 5, 2023

Planning & Zoning Board Meeting Minutes

Attachment: July 6, 2023

Cultural Committee Meeting Minutes

Attachment: July 17, 2023, August 21, 2023

Education Advisory Board Meeting Minutes

Attachment: August 2, 2023

Code Compliance Meeting Minutes

Attachment: August 7, 2023

Hillsboro Inlet District Meeting Minutes

Attachment: August 28, 2023

APPROVAL OF THE AGENDA

October 3, 2023

ZOOM MEETING

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/84195468176?pwd=Njl5Qytkc0lweFVrUHIQb005VjMwQT09>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (301) 715-8592

Meeting ID: 841 9546 8176#

Participant ID: #

Passcode: 786750#

For complete instructions on joining and/or participating during Public Comment, please click the following link or attend in person in the City Commission Chambers:

Attachment: Zoom Instructions

AWARDS & RECOGNITION

1. **Certificate of Recognition presented to Britteny Sullivan Cali for breaking the Guinness World Records in two different burpee categories.**

Sponsor: Department of Ocean Rescue

2. **Proclamation presented to city staff in recognition of Florida City Government Week.**

Sponsor: Department of Community Services

3. **Certificate of Recognition presented by Captain Hofstein to BSO Law Enforcement staff.**

Sponsor: BSO - Law Enforcement

QUASI-JUDICIAL PUBLIC HEARINGS

4. **P.H. 2023-115: APPLICATION NO. 15-B3c-22 Rev. 2**

Applicant: **PATHWAY VENTURES, LTD. REPRESENTED BY HEIDI DAVIS KNAPIK OF GUNSTER**

Proposal: Major site plan modification to demolish an existing commercial building and construct new 19,432 square foot Aldi's store on a 1.9-acre portion of a 17.2-acre site.

Location: The property is generally described as G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASMENT and located at **2301 W Sample Rd.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application No. 15-B3c-22 Rev. 2

5. **P.H. 2023-116: APPLICATION NO. 23-P-235**

Applicant: **Espin Realty represented by Juan Espinal**

Proposal: Request to amend 12,000 square feet of commercial use, to no development on Parcel B of the Hillsboro Food Bazaar Plaza Plat (Plat Book 180, Page 174).

Location: The property is generally described as HILLSBORO FOOD BAZAAR PLAZA PLAT 180-174 B PARCEL B, more particularly described in the file, and located at **190 W Hillsboro Blvd.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application No. 23-P-235

6. P.H. 2023-117: APPLICATION NO. 22-I2-08

Applicant: **LGL Realty LTD represented by Ahrens Companies**

Proposal: Seeking Major site plan to improve the current site conditions by constructing a 1,990 square foot trailer style building, a 324 square foot masonry building for storage, an open structure with 8,324 square feet for pallet cleaning and refurbishment, and a 5,688 square foot future canopy expansion of the open structure barn on a 6.36-acre site.

Location: The property is generally described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PA VEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, more particularly described in the file, and located at **1811 & 1815 S Powerline Rd.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Application No. 22-I2-08

PUBLIC HEARINGS

- 7. P.H. 2023-120: Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the rankings and funding allocations to charitable and public purpose organizations for the Community Participation Grant Program in a total amount not to exceed \$150,000.00; providing for implementation and an effective date. (Funds from Account #001-8100-569-80-99 - Community Participation)**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services

Attachment: Community Participation Grant Program

- 8. P.H. 2023-121: Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending the Fiscal Year 2023-2024 Community Development Block Grant Annual Action Plan; providing for implementation and an effective date.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services

Attachment: CDBG Annual Action Plan

PUBLIC HEARINGS – FIRST READING

- 9. ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING THREE UTILITY EASEMENTS LOCATED AT 1345-1399 S. FEDERAL HIGHWAY CONNECTED TO THE KING HYUNDAI DEALERSHIP REDEVELOPMENT PROJECT (APPLICATION 23-A-200); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

Suggested Action: Commission to vote on Ordinance and set second public hearing on October 17, 2023

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Utility Easements

PUBLIC HEARINGS – SECOND READING

- 10. P.H. 2023-118: ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 90 "FLOODPLAIN MANAGEMENT" OF THE CITY'S LAND DEVELOPMENT CODE TO PROVIDE REGULATIONS FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS, SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS, AND TO PROVIDE**

FOR CONSISTENCY WITH APPLICABLE BUILDING CODE AND FEMA POLICY PROVISIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Environmental Services & Department of Planning & Development Services

Attachment: Floodplain Management

PUBLIC COMMENT

Persons addressing the Commission shall state his/her name and address and may speak for three (3) minutes unless extended for one (1) additional minute by the Mayor. All remarks made by the public at a Commission meeting on an agenda item shall be addressed to the Commission as a body and limited to the subject matter before the Commission at that particular time. No comments shall be made related to the personal life or personal qualities of any person and no language which would offend persons of ordinary sensibilities shall be permitted. The public shall be given an opportunity to speak on any substantive agenda item, subject to the aforementioned restrictions, prior to a vote on the matter by the City Commission. The Commission shall determine the appropriate time, prior to the vote, for the public to speak. For consent agenda items, the public shall be given an opportunity to speak prior to the approval of the consent agenda. The Commission may, by majority vote, determine that public input on an agenda item be tabled to a future meeting so long as the vote on the agenda item take place at the future meeting and that the public input take place prior to the Commission making any decision.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 11. Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an amendment to Contract #JZ023-06-2024 with the Areawide Council on Aging of Broward County, Inc. for the Alzheimer's Disease Initiative Program to increase the funding allocation; authorizing execution of the Amendment; providing for implementation and an effective date.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services

Attachment: Alzheimer's Disease Initiative Program

- 12. Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of a Community Participation Grant to the Deerfield Beach Economic Development Council in the amount of \$20,000; authorizing execution of the Grant Agreement; providing for an effective date. (*Funds from Account #001-1500-552-32-64 - Business Recruitment and Retention*)**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Economic Development

Attachment: EDC Community Participation Grant

- 13. Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of Request for Proposals for wholesale compressed natural gas; authorizing the issuance of a purchase order to Interconn Resources, LLC, the lowest priced responsive and responsible bidder, for CNG for a one year term; providing for implementation and an effective date. (*Funds from Account #450-4551-534-38-12 - Compressed Natural Gas*)**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Sustainable Management

Attachment: Interconn Resources, LLC

DEPARTMENTAL BUSINESS

- 14. Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the submission of the Clean Water State Revolving Fund Program Loan Application; approving and authorizing execution of the Loan Agreement for a loan in the amount of \$6,158,816.00; establishing revenues pledged for the repayment of the loan; providing for implementation, conflicts, severability, and an effective date.**

Suggested Action: Commission to vote on Resolution

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Community Services & Department of Environmental Services

Attachment: Clean Water State Revolving Fund Program

15. ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING ARTICLE II "NOISE CONTROL" OF CHAPTER 34 "ENVIRONMENT" OF THE CITY CODE OF ORDINANCES TO PROVIDE REGULATIONS RELATING TO EMERGENCY BACKUP GENERATORS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance and set public hearing for October 17, 2023

Voting Requirement: Adoption requires a 3/5 vote of the City Commission

Sponsor: Department of Planning & Development Services

Attachment: Noise Control

COMMENTS BY ADMINISTRATION & LEGAL

CITY COMMISSION BUSINESS

16. ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 38, "FINANCE AND TAXATION", ARTICLE VII "TAXES", BY AMENDING SECTION 38-244 "ADDITIONAL HOMESTEAD EXEMPTION FOR PERSONS 65 AND OLDER" OF THE CITY CODE OF ORDINANCES TO INCREASE THE ADDITIONAL SENIOR HOMESTEAD EXEMPTION FROM \$25,000.00 TO \$50,000.00 AND PROVIDE FOR AN ADDITIONAL LONG TERM RESIDENCY SENIOR HOMESTEAD EXEMPTION IN THE AMOUNT OF THE ASSESSED VALUE OF PROPERTY FOR CERTAIN PERSONS 65 AND OLDER WHO MEET CERTAIN RESIDENCY, INCOME, AND OTHER STATUTORY REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance and set public hearing date for October 17, 2023

Voting Requirement: Adoption requires a 4/5 vote of the City Commission

Sponsor: City Commission

Attachment: Homestead Exemptions

COMMENTS BY MAYOR & CITY COMMISSION
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ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, October 17, 2023

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence of a certified court reporter at the hearing.



Meeting Minutes City Commission

Tuesday, September 5, 2023

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Mayor Bill Ganz at 7:02 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present:

Commissioner Todd Drosky
Commissioner Michael Hudak
Commissioner Ben Preston
Vice Mayor Bernie Parness
Mayor Bill Ganz

Also Present:

City Manager David Santucci
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes - August 1, 2023

MOTION was made by Vice Mayor Parness, seconded by Commissioner Hudak, to approve the meeting minutes as submitted. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Community Redevelopment Agency Meeting Minutes - April 11, 2023
Affordable Housing Advisory Committee Meeting Minutes - May 1, 2023
Education Advisory Board Meeting Minutes - May 3, 2023
Non-Uniformed Employees Retirement Committee Meeting Minutes - May 8, 2023
Code Compliance Meeting Minutes - July 10, 2023
Hillsboro Inlet District Meeting Minutes - July 13, 2023
Community Appearance Board Meeting Minutes - July 26, 2023

ACKNOWLEDGEMENT OF CITY BOARD MINUTES - CONTINUED

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to acknowledge the board minutes. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

September 5, 2023

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to approve the agenda as submitted. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

AWARDS & RECOGNITION

1. Proclamation presented to the League of Women Voters of Broward County Gun Safety Committee in recognition of Suicide Prevention Awareness Month.

Mayor Ganz presented a proclamation to Pam Militello, League of Women Voters of Broward County, in recognition of Suicide Prevention Awareness Month.

Ms. Militello thanked the City for the recognition.

In response to Commissioner Hudak's question, Ms. Militello replied that the League of Women Voters of Broward County will be at the Community Fair on Saturday and gun locks will be distributed to those interested.

3. Certificates of Recognition presented to the Deerfield Beach Ocean Rescue Lifeguards in honor of their participation at the 2023 United States Lifeguard Southeast Regional Championship.

Mayor Ganz presented various certificates of recognition to Ocean Rescue Lifeguard staff in honor of their success at the 2023 United States Lifeguard Southeast Regional Championship in Delray Beach and the United States National Championship in Virginia Beach.

Chief Brown said his staff is honored to represent the City at these events; thereafter, he thanked them for their representation and thanked the City for allowing them to compete at these events.

In response to Commissioner Hudak's question, David Santucci, City Manager replied that staff is currently working on a location, as well as the design and materials to be used for the brag board.

2. Certificate of Appreciation presented by Kevin Carter, State Chair for FlaWARN, to the City of Deerfield Beach for staff's response in sending generators after Hurricane Ian's devastation.

Priscilla Cygielnik, Department of Environmental Services, introduced Kevin Carter, State Chair for FLAWARE.

Mr. Carter provided a brief overview of how the generators were used, and thanked the City's Utility Division for their efforts after Hurricane Ian's devastation. He said Deerfield Beach Utilities has a hurricane plan in place, and encouraged all to remain informed during the hurricane season. Thereafter, he presented a Certificate of Appreciation to the City of Deerfield Beach for their assistance.

BUDGET & MILLAGE PUBLIC HEARINGS

4. **ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING THE MILLAGE RATE TO BE LEVIED BY THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; STATING THE PERCENTAGE CHANGE BY WHICH THE MILLAGE RATE EXCEEDS THE ROLLED-BACK RATE AS COMPUTED PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

Anthony Soroka, City Attorney, advised that a presentation will be given on Items 4 and 5; thereafter, he read both titles into the record. Additionally, he outlined the proposed operating millage, 6.0018; proposed debt service millage, 0.2520; total proposed millage rate for fiscal year 2024, 6.2538. The proposed operating millage is 10.63% more than the rolled back rate of 5.4253 mills calculated pursuant to State law.

David Santucci, City Manager, presented a brief PowerPoint presentation for Items 4 & 5.

Public Budget Event Calendar - Mr. Santucci stated that tonight is the first reading of the budget and the second reding will be held on September 13, 2023.

Strategic Priorities - Mr. Santucci said the City's strategic priorities are the basis of the budget; customer care, modernization of infrastructure and processes, fiscal accountability and transparency, and sustainable and eco-friendly environment, which enhance the quality of life for our citizens.

Residential Property Values - Mr. Santucci said the City's average accessed value had an 11% increase and is currently the 11th lowest accessed value in Broward County.

Residential Property Values - Mr. Santucci displayed a bar graph outlining the number of home parcels, condo parcels, home average taxable value and condo average taxable value, whereby, Deerfield Beach is comparable to Tamarac and Sunrise. Further, he said 54% of the homes in Deerfield Beach are homesteaded. Thereafter, bar graphs were displayed outlining the accessed values for various cities.

Mayor Ganz stated that Boca Raton has a lower millage rate because their average accessed value is much higher.

Total Proposed Property Taxes - Mr. Santucci said the City only receives 1/3 of the property taxes, with the remaining portion going to the North Broward Hospital District - 7.2%; Broward County - 27.8%; South Florida Water Management District - 1.1%; Broward County School Board - 32.4%; and Children's Service Council - 2.2%. Thereafter, a graph outlining the millage rate of every city within Broward County was displayed, which depicted Deerfield Beach being comparable to Wilton Manors, Planation, Dania Beach, Coral Springs, Pompano Beach, Sunrise, Coconut Creek, etc.

Millage Rate - Mr. Santucci said the operating millage rate is 6.0018, and the total millage rate is 6.2538.

FY24 Millage Rate - Mr. Santucci stated that over the past 15 years, the millage rate has been lowered or remained unchanged. Thereafter, he displayed a table outlining the changes over the years.

Current vs. Proposed Operating Millage Rates - Mr. Santucci said five cities and Broward County are increasing their operating millage rate and two are lowering.

Taxable Value vs. Operating Millage Rate - Mr. Santucci displayed a bar graph outlining the taxable value and operating millage rate for various cities, whereby, Coral Springs has a higher value and operating mileage rate than Deerfield Beach; nevertheless, the operating millage rate is dependent on how each city operates, their needs, expectations, etc.

Ad Valorem Property Tax Collection - Mr. Santucci said the total citywide estimated tax collection is \$61.86 million; however, the CRA allocation is \$2.64 million; for a total projected net General Fund collection of \$59.22 million. Further, one mill generates \$9.9 million of ad valorem tax revenue and there has been a 10.8% increase in taxable values.

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

Ad Valorem Property Tax Projection - Mr. Santucci said there will be a 10.79% increase, equating to a \$5.7 million increase in ad valorem tax revenue.

Broward County Municipal Fire Assessment Fee - Mr. Santucci said staff is recommending an increase to the fee with a maximum not to exceed \$324; however, the City had the ability to go as high as \$372, which would cover 100% of the fire related services. Mr. Santucci said many cities are increasing their rate, which was displayed on a bar graph. Thereafter, he commented on Pompano Beach's rate, as well as their additional fee for their special district.

Economic Climate - Mr. Santucci said inflation has increased over the past years, which has been absorbed without an increase to the millage.

Increases to Maintain Service Levels - Mr. Santucci outlined the service level increases: law enforcement - \$2.3 million; fire rescue - \$2 million; pay and classification - \$1.6 million; county wastewater bond pass-thru - \$1 million; solid waste disposal increase - \$1 million; property insurance - \$900,000; county wastewater rate increase - \$865,000; janitorial services - \$577,000; landscape services - \$540,000; contribution to employee health insurance - \$523,000; FEC grade crossing - \$332,000; joint beach re-nourishment - \$220,000; Dixie Highway fence - \$210,000; and lobbying services - \$84,000; for a total of \$12.2 million, which is a \$9.3 million increase to the General Fund.

Changes Since Budget Workshops - Mr. Santucci said there was a \$10.9 million decrease to the General Fund due to various changes, i.e. moved FAU Research Park Blvd. Project to FY25, which was approved by the County, as long as it's still being pursued. Further, he said there was an \$855,000 reduction to parks and recreation, \$1 million increase to the FRA contribution for public safety, as well as other changes. Thereafter, the budget overview by fund was displayed, as well as the changes and overall total for each; the proposed budget revenues by source for all funds; and the proposed budget by expenditure categories.

Budget Initiatives - Mr. Santucci outlined the budget initiatives: Braithwaite Center and Bezos Academy completion; Tigner Center completion; West Community Center completion; constitution park community center planning; completion of lifeguard stations; fishing pier restoration; ERP implementation; citywide median landscape and irrigation improvements; court resurfacing for various facilities; central city engagement, planning and marketing; Dixie Highway rezoning; Dixie Highway Fence (Phase II); and Historical Society partnership contribution. Thereafter, various projects from stormwater, road and bridge, utilities and solid waste were outlined and displayed.

Personnel Changes - Mr. Santucci displayed the various personnel changes being recommended in FY24.

FY24 Proposed Capital Budget Funding - Mr. Santucci displayed the various capital projects, how they are going to be funded, i.e. grant, loan proceeds or issuance of debt, or use of General Fund Undesignated Fund Balance, and the total cost.

Proposed Major Use of Fund Balances - Mr. Santucci displayed the fund balances and proposed use, whereby, monies within each fund are either carryforward or new. The General Fund has a new use of \$4.7 million for capital project funding, historical society, and contingency. Further, the changes outlined in the Utility Master Plan, provided the Utility Fund to be less reliant on the Undesignated Fund Balance for operating expenses.

In response to Mayor Ganz's question, Mr. Santucci said monies from the fund balance were used to offset the solid waste fee increase.

General Fund Unassigned Fund Balance/Reserves - Mr. Santucci said the FY22 audited year end unassigned balance was \$39.2 million but in FY23 \$10 million was reserved for ARPA funded projects and \$4.8 million was used for various projects; therefore, the estimated FY23 year end fund balance is \$24.4 million. Further, he said this meets the current fund balance policy of maintaining compliance with a minimum of 10% of the General Fund operating expenditures plus transfers.

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

FY24 Programmed Debt Issuances - General Government - Mr. Santucci said the debt issuance is \$11.8 million, which will cover city rehabilitation, ERP implementation, Pioneer Grove corridor, citywide street lighting, and the International Fishing Pier. Thereafter, a bar graph was displayed outlining the anticipated debt from now until 2048, which depicts a low debt ratio.

FY24 Programmed Debt Issuances - Water and Wastewater - Mr. Santucci said the debt issuance, \$12.8 million, was anticipated through the Master Plan and will cover the ion exchange system design, as well as other projects. Once the design of the ion exchange system is completed, staff will come back with a second issuance of debt to complete the project. Thereafter, a bar graph was displayed outlining the anticipated debt service.

FY24 Capital Improvement Plan - Mr. Santucci displayed various projects and the costs associated for each, as well as the vehicle and equipment replacements.

Average Tax Obligation - City Ad Valorem - Mr. Santucci said 42% of the City's residential properties fall at or below the average condo value of \$117,000. The average single-family home value is \$224,000, whereby, 33% of residential properties, condo and single-family, are between \$117,000 and \$224,000. He stated that 3.7% of the City's residential properties are valued at \$500,000 and above. Furthermore, an average property value of \$117,000 will have an annual tax fee of \$733.82, which is a monthly increase of \$2.96; an average property valued at \$224,000 will have a monthly increase of \$4.35; and an average property value of \$500,000 will have a monthly increase of \$24.47.

Summary Recommendation - Mr. Santucci said staff is recommending an operating millage rate of 6.0018 mills plus the debt service, for a total millage rate of 6.2538. The preliminary fire assessment fee was set at \$324, but will be finalized on September 13th; nevertheless, staff budgeted at \$310.

In response to Commissioner Preston's questions, Mr. Santucci and Anthony Soroka, City Attorney, briefly explained the rolled back rate. Further, Mr. Santucci said the fund balance differs in each city; nevertheless, most cities base their fund balance on two months of operating expenses. He explained that fund balance policy recommendations will be forthcoming; nonetheless, the current fund balance is adequate under the current policy. He said many agencies set a minimum fund balance and target, and once that target is met, a policy is established for what they want to do with the excess, i.e. emergency use, onetime use, etc. Furthermore, Mr. Santucci said the use of the funds in the undesignated fund balance are consistent with best practices and not frowned upon by rating agencies; however, using funds to lower the millage rate would cause the City to have to recoup the costs next year.

Mayor Ganz opened the public hearing.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, asked the percentage of homesteaded properties within other cities outlined in the presentation.

Lucia Delgenio, 707 N. Shore Drive, Deerfield Beach, commented on fluoride in the water, as well as the chemical removal. Further, she reached out to County Commissioner Mark Bogen's office but has not been able to discuss this topic with him directly. Additionally, she reviewed the County's agenda, but there was nothing regarding the cleanup of the water, only wastewater topic, and asked for clarification. Lastly, she asked for city staff/officials to reach out to Commissioner Bogen, as she wants to participate.

Felicia Poitier, 140 NE 5th Street, Deerfield Beach, asked if the FAU Research Park Blvd. project is being postponed to coincide with the new development. Further, she asked for clarification on the Dixie Highway rezoning and associated costs.

Ed Tobia, 1590 SE 10th Street, Deerfield Beach, asked how the debt service increase rates will affect Deerfield Beach in the future and how the automatic meter project will impact future rates.

Demetrios Xenakis, 1200 SE 15th Avenue, Deerfield Beach, asked if staff will be performing the annual maintenance on the ERP system, will additional staff will be hired, and who is the vendor and what will be their responsibilities. Further, he asked if the City has ever explored a unified payment system, to better

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

protect the residents.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked if not now, when will the operating millage rate be reduced. Thereafter, he provided various reasons why the operating millage rate should be decreased, commented on previous discussions regarding lowering the millage rate, and referenced Boca Raton lowering their millage rate. He said the 5% reduction is extremely modest and suggested taking money from the General Reserve, which would not impact services or programs, to reduce the operating millage rate further.

Commissioner Hudak temporarily left the meeting at 8:23 p.m. and returned at 8:25 p.m.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, expressed concerns with only 54% of the homes being homesteaded and asked how it can be addressed, i.e. snow birds, Airbnb's. Thereafter, she commented on the future of Deerfield Beach and stated that the City must be cognizant when developing the budget. Further, she does not mind the millage rate, as long as the money is properly spent with realistic values and realistic return on investment to the residents.

Mayor Ganz closed the public hearing.

Mr. Santucci answered questions/comments/concerns posed by the public. Those not homesteaded could be snow birds, as well as rentals. Unfortunately, he does not have the other cities homesteaded property statistics but will provide once available. Further, adding fluoride to the water is a county decision and p-fast chemical removal is becoming more important, which is why the ion exchange project is needed. Thereafter, Mr. Santucci provided a brief overview of the Dixie Highway rezoning, which will lay the ground work for improving that area. In order to balance the budget, the FAU Research Park Blvd. Project was pushed back; nevertheless, there is a community participation component attached to the 1045 parcel, so staff is hopeful that will offset the costs, as well as FDOT performing harmonization to the area.

Continuing, Mr. Santucci said there will be a debt service increase to the General Fund, which will taper back down after 3 - 4 years; nonetheless, the City's financial advisors are confident it can be absorbed. The automatic meter project will provide real data, which will hopefully help absorb the true costs in lieu of increasing the fees. Further, the ERP vendor is Tyler Technologies and the annual maintenance cost will be between \$400,000 - \$500,000, which will be cloud based; nevertheless, an ERP Coordinator was budgeted to oversee the system. The City's payment systems can be improved, but since the system change there have been no breaches.

Mayor Ganz stated that this commission has been pushing for a new ERP system for quite some time as the current systems are extremely antiquated, but agreed that additional improvements can be made. Further, he said if Deerfield Beach had the same revenues and property values as Boca Raton, more money would be given back to the residents; nevertheless, Deerfield has outpaced the County. Thereafter, the property values of Boca Raton were displayed. Mayor Ganz reiterated that Deerfield Beach does not have the same revenue as Boca, and stated that there has been no mention of eliminating projects.

In response to Mayor Ganz's question, Mr. Santucci replied that ad valorem revenue was higher than last year, \$5.7 million. Further, he said there was a \$9.3 million increase within the General Fund while reducing the expenditures by over \$11 million.

Mayor Ganz said once the emergency reserves reach a certain point, money should be given back to the residents and although the City Manager was given a goal to lower the millage rate, expenses increased which was out of his control. Thereafter, he commented on the cost to repair the pier, as well as the expenses the City would incur should a major hurricane hit. Mayor Ganz said after having a conversation with Congressman Jared Moskowitz, he learned that FEMA is running out of money, so reimbursements will be extremely difficult; nevertheless, the City is currently not in a position to use emergency reserves to lower the millage rate. Further, he said Airbnb's are controlled by the State and snow birds invest in the community.

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

Commissioner Hudak stated that not all city residents pay the same amount for water, whereas, some areas pay the County rate. Further, he said costs are going up, and the \$24 million in emergency reserves would probably cover the costs for debris removal or rebuilding city hall; nevertheless, it is not a lot of money to rebuild a city. Thereafter, he commented on the costs for the Tigner Center and Braithwaite Center for Active Aging. Lastly, he stated that the emergency funds do not keep pace with inflation.

Vice Mayor Parness said he will never support lowering the emergency reserves, as the City must be prepared in the event of an emergency and asked how much is enough for a city of our size. Further, he said snow birds pay more in taxes because they are not homesteaded. Vice Mayor Parness reiterated that he will never support lowering the emergency reserves as it is needed to save lives and rebuild, whereby, giving back a little will not solve problems, but if an emergency occurs, it will provide the City with the ability to help people in dire need. Thereafter, he spoke in support of the budget.

Commissioner Drosky said this commission has longevity, and with that comes knowledge. Further, he said lowering the millage rate was one of his goals for the City Manager as well, and although it's from debt services, it was lowered. He said revenues went up by \$5.7 million, which is attributable to the increase in property values, but General Fund expenses increased by \$9.3 million due to inflation, so the City must pivot. Although, he would like to see the operating millage rate reduced, no one has mentioned eliminating projects. Thereafter, he provided a scenario of reducing the millage rate by one mill, which is minimal to the individual tax payer, but huge to the City. Commissioner Drosky said he polled his District 4 residents and asked them if they wanted projects cut, i.e. West Community Center, Constitution Park, etc. and they all said no; nevertheless, he fears that if projects are cut the City will fall behind. He urged those that think cutting projects will add up to discuss it with him, as he is open to it; nonetheless, residents in District 4 want projects to move forward, so his initial thinking of reducing the millage rate further is no longer his top priority. Thereafter, he spoke in support of the recommended budget.

Continuing, Commissioner Drosky said taxes increase on the properties that are not homesteaded, whereby, 54% of the City's properties are capped at 3%. He said money can be taken out of the reserves, but the reserves are the City's savings account, and \$24 million is just not enough. Thereafter, he commented on the damage to the pier that was sustained from a tropical storm, the calls he received after Hurricane Irma regarding debris removal, and reiterated the importance of having a hefty savings account. Lastly, Commissioner Drosky said the projects outlined within the budget are important and represent all districts citywide; therefore, reducing the millage rate further is not in the best interest for the residents of this city in the long run.

Vice Mayor Parness temporarily left the meeting at 8:44 p.m. and returned at 8:47 p.m.

Commissioner Preston said he believes the City is in a position to do something for the residents and if it's not lowering the millage rate, then what. He said lowering the millage rate this year, then asking for it back next year is not an option; nevertheless, if the fund balance gets to a certain point, it must be given back to the residents in a sustainable manner.

Commissioner Hudak said this commission has learned that delaying projects comes at a cost, i.e. lifeguard stations. He said these projects will move the City forward and make individuals want to come to Deerfield Beach, so keeping our utilities on point, making the parks accessible, providing public safety, etc. is important. He agreed that decreasing the millage rate this year, then increasing it next is not sufficient; nevertheless, he understands the challenges with inflation and said there may be other ways to help the residents, but unfortunately at this time the millage rate cannot be reduced.

Mayor Ganz said he was here when the reserves were less than \$10 million and there were individuals that wanted it even lower. Further, he said cuts will impact the full-time, homesteaded residents who are the ones investing in the City and they deserve the programs and services offered. Thereafter, he commented on non-homesteaded properties that are treated as investment properties. Mayor Ganz said he had hoped reducing the millage rate would be an option, but at this time it cannot happen, and he does not agree with reducing it one year and jacking it up the next. He explained that a utility tax was established years ago, which decreased the millage rate, but then the next year it increased due to the lack of revenues. Thereafter, he gave various scenarios on reducing the millage rate, which is minimal to tax payers but huge to the City,

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

especially when using the City's reserves. Mayor Ganz spoke in support of the budget and encouraged his colleagues to do the same, unless they have a plan to reduce the millage rate.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to approve Item 4 on first reading. Roll Call:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

5. ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Ganz opened the public hearing.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, commented on his experience assisting Fort Myers and Cape Coral after the hurricane and stated that \$25 million will do nothing. He urged residents to stay vigil during hurricane season and maintain their properties, and reiterated that \$25 million will do nothing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked for clarification on the funds allocated for the Pioneer Grove corridor; clarification on the additional considerations outlined in Solid Waste; how many ambulances will be purchased; will the SE 8th Avenue Project be a conflict of interest since Commissioner Hudak would benefit from the project; and why did the operating expenditures increase in the City Commission budget.

Mayor Ganz closed the public hearing. Thereafter, he stated that the City Manager has tried to set up meetings with Mr. Herz, but to no avail; therefore, he extended the offer again.

David Santucci, City Manager, said he does not have the information at this time, but will provide it at the next budget hearing or via e-mail, if desired.

MOTION was made by Commissioner Hudak, seconded by Commissioner Preston, to approve Item 5 on first reading. Roll Call:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

6. ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE BUDGET FOR THE DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING FOR FUNDING THROUGH TAX INCREMENT FINANCING AS PROVIDED FOR IN PART III, CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

Mayor Ganz stated this was discussed at lengths during the CRA meeting, but it is required to be approved at the City Commission level. Thereafter, he opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, asked for clarification on the salary allocations; do employees have to match the City's contribution and do other cities offer the same benefit; clarification on other professional services, as needed; why aren't the CRA meetings televised; clarification on the Guy Harvey partnership; why were future acquisitions removed; and why is money being set aside for the main beach parking lot. Further, he spoke in support of purchasing property prior to the CRA sunset.

BUDGET & MILLAGE PUBLIC HEARINGS - CONTINUED

Commissioner Hudak left the meeting temporarily at 9:04 p.m. and returned 9:06 p.m.

Daniel Shanetzky, 34 Keswick B, Deerfield Beach, spoke in support of the ride share program. Thereafter, he provided a brief overview of the program and the benefits it will bring to the City.

Mayor Ganz closed the public hearing. Further, he said many of the questions posed by Mr. Herz were addressed at the CRA meetings; however, those that were not addressed will be at the next budget hearing. Thereafter, he spoke in support of televising the CRA meetings and bringing the ride share program to the City.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Hudak, to approve Item 6 on first reading. Roll Call:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

PUBLIC COMMENT

Alex Papas, 3000 S. Hiatus Road, Davie, spoke in opposition to the way him and his family were addressed at the August 22nd Special City Commission (SCC) Meeting. Thereafter, he provided a brief overview of the incidents that occurred during their company's presentation of the pier restaurant.

In response to Mayor Ganz's question, Mr. Papas replied that he did not see Ms. Rosse watching the video of their presentation.

Toula Amanna, 5030 SW 109th Avenue, Davie, apologized for the events that transpired during the August 22nd SCC Meeting, as it was disrespectful on her part. Furthermore, she stated that Mr. Herz was not representing her or her company. Thereafter, she commented on a meeting that occurred with Mr. Herz and Vice Mayor Parness, asked that the Commission reconsider the decision regarding the pier lease, and stated that the June 20th backup was incorrect.

In response to Mayor Ganz's question, Ms. Amanna replied that the June 20th backup outlined her bid as 20 years, but it was for ten. Thereafter, she commented on the process and stated that it should have went to the highest bidder, LM Restaurant.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, said neighboring residents received three letters regarding a hearing for 170 SE 5th Avenue, but were never notified of the outcome, which is unusual. Further, when a complaint is made to code compliance, who protects the residents against the violators. Mr. Freitag asked if information is available regarding the Sunshine Laws. Lastly, he is not disappointed with the allegations made regarding the pier lease negotiation process but is disappointed with using taxpayer dollars on the term limits referendum.

Linda Ruise, 425 NW 1st Terrace, Deerfield Beach, commented on tires being disposed of in the Palms dumpster and asked who is responsible for removing them.

Dorothy Gregory, 425 NW 1st Terrace, Deerfield Beach, also commented on the disposal of tires at the Palms. Thereafter, she expressed concerns with people coming onto the property and disposing garbage and asked for a solution.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, said since he's purchased property in Deerfield Beach, his objective has always been to tell the truth and look out for the taxpayers. Thereafter, he provided a brief overview of his time in Deerfield Beach, as well as the voting requirement for beach and pier items. Lastly, he apologized for a post he added to social media that was later removed.

PUBLIC COMMENT - CONTINUED

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, commented on a CRA event that was at Mayo Howard Park, which is not within the CRA area. Ms. Freitag said there are parks that are in dire need of repair, especially Pioneer Park. Further, she said there were lots of issues with the pier restaurant lease and suggested that the process be addressed.

Christopher Papas, 3000 S. Hiatus Road, Davie, asked for clarification on the protocol for the bid process.

Daniel Shanetzky, 34 Keswick B, Deerfield Beach, spoke in support of the Sawgrass to Seagrass experience, as it will put Deerfield Beach on the map. Thereafter, he commented on experiences in other cities, i.e. Gumbo Limbo, Wahoo Bay.

Mayor Ganz closed the public hearing. Thereafter, he answered questions/concerns/comments posed by the public. He said follow up is difficult because we are unsure who attends the meetings; nevertheless, he said he should have contacted Mr. Freitag directly and advised of the update, since they had discussed the issue. Further, information regarding the Sunshine Law can be obtained online.

In response to Mayor Ganz's comment, David Santucci, City Manager, stated that staff will reach out to the Deerfield Beach Housing Authority regarding the removal of the tires.

Mayor Ganz suggested installing cameras, so the culprits can be captured, as well as increase the safety.

Mr. Santucci said the pop-event at Mayo Howard Park was an Economic Development event.

Mayor Ganz asked that the issues mentioned at Pioneer Park be addressed. Thereafter, he commented on the ongoing issues that continue to be mentioned regarding the pier restaurant lease.

In response to Mayor Ganz's comments, Anthony Soroka, City Attorney, read an excerpt from the City's Charter, whereby, the 4/5 vote requirement referenced did occur during the second reading of the pier restaurant lease agreement. Furthermore, the resolution from August 1st awarded the solicitation and outlined that a lease would be forthcoming for commission consideration. Additionally, Section 3.16 requires a lease of more than five years be approved by ordinance. Mr. Soroka cannot comment on exactly what occurred, as he was not there, but he has been advised Ms. Rosse was in the procurement office awaiting her turn.

Bo Avasiloe, Purchasing Manager, provided a brief overview of the events that occurred the day of the presentations.

Mr. Santucci said a bidder can speak to the City Attorney or purchasing staff, which is what occurred. Thereafter, he said the second floor of the Central City Campus houses the purchasing offices, conference room, and restrooms, so if individuals needed a place to wait it would have been in the purchasing offices small conference room.

Mr. Soroka clarified that after the August 1st vote, Ms. Rosse had no right to a lease at that point; whereby, if negotiations were not finalized, the item would have come back to the Commission.

Mayor Ganz commented on statements and accusations that have been made.

In response to Mayor Ganz's questions, Mr. Soroka replied that Ms. Rosse was allowed in the building. Further, he provided a brief overview of the cone of silence.

Thereafter, Mayor Ganz continued to comment on statements and accusations that have been made regarding the pier lease.

Vice Mayor Parness commented on the meeting he had, which was in a public place, with Ms. Amanna and Mr. Herz.

PUBLIC COMMENT - CONTINUED

In response to Commissioner Preston's questions, Mr. Soroka reiterated the Charter provisions and stated that Ms. Rosse has no right to the lease of the facility until the Ordinance was approved by a 4/5's vote on second reading. Further, he said he is prepared to defend a legal challenge should one be brought forward.

Commissioner Preston said processes can be complicated at times; nevertheless, people should not run to conclusions when there is nothing pointing them in the direction that something has gone wrong. Thereafter, he continued commenting on the process and expressed concerns with people walking away not believing in the system, as it's this Commission's job to gain people's trust. He believes nothing was done wrong, but encouraged those with proof, if it exists, to come forward, as he will bring it to fruition; nonetheless, he asked that issues not be created. He reiterated that people must trust and believe in the system/process.

Mayor Ganz commented on other misinformation that has been brought forward, i.e. noticing the meetings, etc.

CONSENT - BOARD APPOINTMENTS

7. Resolution 2023/147 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, reappointing Jonathan Campbell to the Board of Trustees of the Municipal Firefighters' Pension Trust Fund; providing for an effective date.

The Resolution was read by title only.

Mayor Ganz opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, stated that he has no problem with Mr. Campbell's appointment, but spoke in opposition to the notices not being posted on the City's website.

Mayor Ganz closed the public hearing.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to approve Item 7, adopted Resolution 2023/147. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

Mayor Ganz opened the public hearing on Items 8 - 10; however, there were none to speak and the public hearing was closed.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Parness, to approve Items 8 - 10 in concert. Roll Call:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

8. Resolution 2023/148 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Paula Cook to the Affordable Housing Advisory Committee, serving as a resident member, for the remaining two-year term period; amending Resolution No. 2022/164 to reflect Michael Marion as a member representing essential services personnel; providing for conflicts and an effective date.

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

9. Resolution 2023/149 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, adopting the schedule for the Regular City Commission Meetings for fiscal year 2023/2024; providing for an effective date.
10. Resolution 2023/150 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, adopting the 2022 Updated Broward County Enhanced Local Mitigation Strategy Plan; providing for conflicts and an effective date.
11. Resolution 2023/151 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the issuance of a purchase order to TSC-Jacobs South, Inc. to furnish and supply a reverse osmosis degasifier and scrubber system in an amount not to exceed \$42,655.00 for the City's West Water Treatment Plant in accordance with Section 38-116(3)(c) of the City's Procurement Code for sole source purchases; providing for implementation and an effective date. (*Funds from Account #401-5020-533-60-31 - Improvements Other Than Buildings*)

The Resolution was read by title only.

In response to Commissioner Preston's question, Priscilla Cygielnik, Director of Environmental Services, provided a brief explanation of the reverse osmosis process.

Mayor Ganz opened the public hearing.

Lucia Delgenio, 707 N. Shore Drive, Deerfield Beach, said the water is cleaned up, and then per County regulations, the fluoride and p-fast is added which is why she wants to meet with County Commissioner Bogen.

Mayor Ganz closed the public hearing.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Parness, to approve Item 11, adopted Resolution 2023/151. Roll Call:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

COMMENTS BY ADMINISTRATION & LEGAL

CITY ATTORNEY - None.

CITY MANAGER

Johnnie McKeithen Fence - David Santucci, City Manager stated that a quote has been received, which is \$40,512, and the project will be completed 4 - 6 weeks after approval. He said the decorative fencing will not be removed, whereby, the chain linked fence will be added on the inside of the decorative fence.

CITY COMMISSION BUSINESS

12. Discussion regarding the appointment to the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida.

After a brief discussion, the Board appointed Commissioner Drosky as the regular member.

Mayor Ganz opened the public hearing.

Paula Cook, 62 Centennial Court Deerfield Beach, spoke in support of Commissioner Drosky's appointment.

Daniel Shanetzky, 34 Keswick B, Deerfield Beach, spoke in support of Commissioner Drosky's

CITY COMMISSION BUSINESS - CONTINUED

appointment.

Toula Amanna, 5030 SW 109th Avenue, Davie, spoke in support of Commissioner Drosky's appointment and asked if questions regarding solid waste disposal should be directed to Commissioner Drosky.

Mayor Ganz closed the public hearing.

Commissioner Drosky said he plans to report back regularly, but encouraged any one with questions to reach out. Further, he hopes to be selected to the Executive Committee which is within the authority.

MOTION was made by Commissioner Hudak, seconded by Commissioner Preston, to appoint Commissioner Drosky as the regular member. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

After a brief discussion, the Board appointed Mayor Ganz as the alternate member.

Mayor Ganz opened the public hearing.

Patricia Link, 252 Ventnor R, Deerfield Beach, applauded Commissioner Drosky and Mayor Ganz for stepping up. Thereafter, she spoke in support of both appointments.

Mayor Ganz closed the public hearing.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to appoint Mayor Ganz as the alternate member. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

COMMENTS BY MAYOR & CITY COMMISSION

COMMISSIONER DROSKY (DISTRICT 4) - None.

VICE MAYOR PARNES

DISTRICT 3

Insurance Premiums - Vice Mayor Parness stated that a meeting will be held in the Century Village Club House on September 14th at 1:00 p.m. regarding the increases.

COMMISSIONER PRESTON

DISTRICT 2

Illegal Dumping at the Palms - Commissioner Preston commented on the issue brought forward this evening, and stated that it happens because people prey on the vulnerable. Thereafter, he stated that these types of issues have been brought forward and he is currently working with BSO to find the culprits.

Pop-Up Event - Commissioner Preston thanked staff for the event, as it was great for the community and asked that it be done continuously.

COMMISSIONER HUDAK

DISTRICT 1

Community Cares - Commissioner Hudak said the event will be held on Saturday, from 10:00 a.m. to 2:00 p.m. at Zion Lutheran and encouraged all to attend. Thereafter, he provided a brief overview of the event.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED**MAYOR GANZ**

Insurance Crisis - Mayor Ganz commented on conversations he's had with Congressman Jared Moskowitz and Pompano Beach Mayor Harden regarding the increases in insurance, which is why he's hesitant when using the City's reserves. Further, he stated that Tallahassee must do something to assist.

Thank You - Mayor Ganz thanked the new faces in the audience for attending the meeting, as it's important for people to form their own opinions on the issues surrounding the City.

Senior Homestead Exemption - Mayor Ganz said the City provides a \$25,000 tax break to seniors and stated that it can be expanded and asked that additional information be brought forward at a future commission meeting.

David Santucci, City Manager, provided a brief overview of the additional exemption and stated that staff will bring it forward at a later date for commission discussion and consideration.

Speeding - Mayor Ganz urged BSO to continue to be vigilant and asked that more aggressive details be performed as the speeding seems to be getting out of hand again.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to adjourn the meeting at 10:25 p.m. Voice Vote:

Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness, and Mayor Ganz

Nays: 0

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

Heather Montemayor, CMC, City Clerk



Special Meeting Minutes City Commission

Tuesday, August 22, 2022

6:45 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Mayor Bill Ganz at 6:46 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present:

Commissioner Todd Drosky
Commissioner Michael Hudak
Commissioner Ben Preston
Vice Mayor Bernie Parness
Mayor Bill Ganz

Also Present:

City Manager David Santucci
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

There was a moment of silence, followed by the Pledge of Allegiance.

Vice Mayor Parness temporarily left the meeting at 6:48 p.m. and returned at 6:50 p.m.

APPROVAL OF THE AGENDA

August 22, 2023

MOTION was made by Commissioner Preston, seconded by Commissioner Hudak, to approve the agenda as submitted. Voice Vote:

Yeas: 4 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, and Mayor Ganz

Nays: 0

PUBLIC HEARING - SECOND READING

- 1. P.H. 2023-101: ORDINANCE 2023/007 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE LEASE AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND DEERFIELD BEACH CAFÉ, LLC FOR THE LEASE OF THE CITY'S PIER RESTAURANT FOR A TWENTY-YEAR TERM, WITH TWO, FIVE YEAR RENEWAL OPTIONS; PROVIDING FOR EXECUTION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

PUBLIC HEARING - SECOND READING - CONTINUED

The Ordinance was read by title only.

Anthony Soroka, City Attorney, stated that there were three minor clarification changes made to the agreement since first reading, which he briefly outlined.

Mayor Ganz opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, spoke in opposition to the pier lease agreement. Thereafter, he provided various reasons why the process should be redone.

Toula Amanna, 5030 SW 109th Avenue, Davie, briefly commented on statements she's heard before, during, and after the process. Further, she advised that she was late for the oral presentations and witnessed Danielle Rosse entering and exiting the Purchasing Manager's office, which she believes broke the cone of silence. Thereafter, she briefly commented on LM Restaurant almost being eliminated for changing their initial bid amount and stated that Deerfield Beach Café, LLC should be eliminated as well, as she believes they knew they were going to be awarded the contract prior to the process even beginning.

Thereafter, the following individuals spoke in support of Ms. Amanna's statements:

- **Carlo Torres, 3234 NW 28th Way, Boca Raton.**
- **Jorge (inaudible), 1100 NW 87th Avenue, Coral Springs.**
- **William DeCarlo, 1460 SW 11th Way, Deerfield Beach.**
- **Victor (inaudible), 1411 Siesta Key Trail, Deerfield Beach.**
- **Cortland Biel, 400 Leslie Drive, Hallandale Beach.**
- **Santos Melendez, 5009 31st Avenue, Fort Lauderdale.**
- **Ann Sours, 6441 Pumpkin Seed Circle, Boca Raton.**
- **Alex Papas, 3000 S. Hiatus Road, Davie.**
- **Christopher Papas, 3000 S. Hiatus Road, Davie.**
- **Daniel Alvarado, 142 E. 47th Street, Hialeah.**

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, commented on the initial pier design presented years ago. Further, she stated that families visit the beach area often, and this type of restaurant does not seem very family-friendly. Ms. Noland spoke in opposition to having three high-end restaurants at the beach, and reiterated that the City needs a more family-friendly atmosphere with affordable pricing options.

Thereafter, the following individual spoke in support of Ms. Amanna's statements:

- **David Williams, 4300 Sheridan Street, Hollywood.**

Mayor Ganz closed the public hearing.

In response to Mayor's Ganz's question, Mr. Soroka stated that per the City Charter, the second reading will require a 4/5 vote, whereby, first reading required a 3/5 vote.

Vice Mayor Parness said the allegations being made against Ms. Rosse entering/exiting a city employee's office are irrelevant and hearsay without actual evidence being presented. Further, he stated that city staff follows policies and procedures to ensure that the City Commission receives all the information and can make well-informed decisions.

Commissioner Preston agreed that hearsay is hearsay and stated that he has not heard anything incriminating; nevertheless, he spoke in opposition to the current owner feeling mistreated throughout the process. Further, he agreed that this commission ultimately makes the final decision, but having individuals question the process and feel that it was not done fairly concerns him, as people must believe in the process.

PUBLIC HEARING - SECOND READING - CONTINUED

Commissioner Hudak said the pier restaurant has been discussed and debated at lengths, and this commission provided direction at the beginning of the process as to what was desired. Thereafter, he provided a brief overview of the process thus far. Further, Commissioner Hudak stated that he has not seen or heard of any improprieties made by Ms. Rosse.

Commissioner Drosky commented on the contributions Ms. Amanna has made to the community; nevertheless, the statements made this evening are just sour grapes. Further, he believes the process was not violated in any way, and feels that this commission went above and beyond with this process, which he outlined. Thereafter, he reiterated that the statements made do not provide credible evidence to show something was wrong with the process. Commissioner Drosky said this bid was put out and only three bids were received, so this commission worked with what was provided; nevertheless, he reiterated that the process was not flawed and commended the committee for their hard work.

Mayor Ganz agreed that this was put out to anyone to bid on; nevertheless, some prefer the higher bidder because it's more revenue to the City, but they also have higher priced menu options, while others prefer affordable menu options but unfortunately those type of establishments did not bid on the project. He said the statements made this evening are outrageous, whereas, the evaluation committee included the City Attorney who would have immediately notified everyone if violations occurred. Mayor Ganz said there were irrefutable facts showing that LM Restaurant violated the cone of silence, which concerned him. Thereafter, he provided a brief overview of events that have transpired throughout the process. Mayor Ganz commended Ms. Amanna's staff for showing their support, but this commission must do what is in the best interest for the City.

David Santucci, City Manager, clarified that the City has a strict protest procedure and none were received during this process. Further, he stated that Ms. Rosse being in the 2nd floor office at the Central City Campus would not surprise him, as it is the procurement office and their conference room is available to those who are awaiting their turn. He reminded all that the only two entities a bidder can converse with during the bidding process is the City Attorney's Office and procurement.

Vice Mayor Parness said the pricing options are affordable compared to other surrounding establishments. Further, he said the beach is the biggest tourist attraction; therefore, the restaurant should be new, fresh, and exciting.

Commissioner Preston said although he believes Ms. Rosse will do a good job, the process still concerns him, especially since there are individuals stating that it was done incorrectly; nevertheless, he knows this commission, as well as staff followed the proper policies and procedures.

In response to Mayor Ganz's question, Mr. Soroka replied that the contract is for a 20-year lease, whereby, the two five-year renewal options must be mutually agreed upon by both parties.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to approve Item 1, adopted Ordinance 2023/007. Roll Call:

Yeas: 4 - Commissioner Drosky, Commissioner Parness, Vice Mayor Hudak, and Mayor Ganz

Nays: 1 - Commissioner Preston

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to adjourn the meeting at 7:51 p.m. Voice Vote:

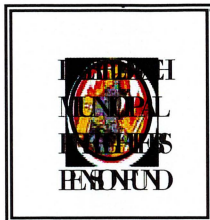
Yeas: 5 - Commissioner Drosky, Commissioner Hudak, Commissioner Preston, Vice Mayor Parness and Mayor Ganz

Nays: 0

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

Heather Montemayor, CMC, City Clerk



City of Deerfield Beach Municipal Firefighters Pension Fund

Meetings at the

Doubletree Hotel, Hillsboro Blvd., Deerfield Beach, FL.

Minutes of the meeting held on June 5, 2023

Trustees Present:

Jonathan Campbell, Trustee
Stephen Hill, Trustee
Brian Baker, Trustee
Sharon Haynes, Trustee

Trustees Not Present:

Robert Weech, Chairman

Also in Attendance:

Burgess Chambers, Burgess Chambers & Associates
Doug Falcon – FHA-TPA Benefit Administrators, Inc.
Richelle Levy, Lorium Law, Fund Counsel
Yolanda Shea – FHA-TPA Benefit Administrators, Inc.

Trustee Hill called the meeting to order at 8:42 A.M.

TRUSTEE COMMENTS

Trustee Hill advised Trustee Haynes that he is glad that she as a City employee and serving on the Board. As a Trustee he keeps the City's interest and Members in mind, feels that working hand in hand will be a good outcome for both parties, he appreciates her service.

INVESTMENT

Mr. Burgess gave a brief update on the market. He advised the Board that while most economists predicted we will have a recession last year, that did not happen. Currently, there still is no recession. He discussed the current situation regarding real estate, retail, etc., as well as current spending conditions.

Mr. Chambers discussed the Deerfield Beach Municipal Firefighters Pension Trust Fund Investment Performance Period Ending March 31, 2023. He pointed that the Fund experienced a favorable quarter, and therefore, this is the second quarter in a row where the Fund has earned positive results.

After answering Trustee questions, Trustee Haynes asked Mr. Burgess if possible could the report be distributed a week prior to the meeting in order to give her some time to familiarize herself with the report. Mr. Burgess responded affirmative. He reported that at this time there are no recommendations.

This concluded the Investment report.

MINUTES

Trustee Hill asked if anyone had any questions regarding the meeting minutes held on March 6, 2023 there being no questions

A motion made by Trustee Baker, seconded by Trustee Campbell to approve the meeting minutes held on March 6, 2023 motion passed unanimously.

ACTUARY REPORT

No report to present.

ATTORNEY'S REPORT

Ms. Levy advised the Board that although there has been numerous discussions in previous Board meetings regarding the Law that was signed May 2, 2023, and which will go in to effect July 1, 2023 she reminded the Board that all investment decisions by public retirement plans must comply with the newly created law.

When deciding whether to invest and when investing the assets of any retirement system or plan, only pecuniary factors may be considered and the interest of the participants and beneficiaries of the system or plan may not be subordinated to other objectives, including sacrificing investment return or undertaking additional investment risk to promote any nonpecuniary factor.

The other item in this Law applies to the Plan concerns any amendments made to the contract or when entering a contract the following language is required to be in the contract as follows:

The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the State of Florida.

Ms. Levy advised the Board that they will not always have a guarantee that whoever is sending the communication will include the verbiage stated above and if is not included, the contract may be unilaterally be terminated.

The next item Ms. Levy discussed was the ordinance that was sent to the City. The ordinance addressed the Firefighter Cancer Law, and the increase in Trustee terms from Two (2) years to Four (4) years. She was advised by the City Manager that it will be before the Commission at the next Tuesday meeting for the first reading.

The next item Ms. Levy discussed was pertaining the Auditor's discussion regarding internal controls and the Board asked her and Mr. Falcon to look in to the current controls. She advised the Board that currently there are good internal controls in the administration of the Plan. For example, all the service providers are independent of each other and each service provider holds its own Cyber Insurance. She has had discussions with Mr. Falcon about increasing the coverage.

However, one of the areas she would like to point out to the Board relates to the Actuary's function. She advised the Board that there are two entities who direct the custodian for distributions, one entity comes from the Investment Consultant, Mr. Burgess. When the Board authorizes Mr. Burgess for investment direction, Mr. Burgess transmits the letter to Mr. Falcon and herself, the letter is reviewed by her prior to sending it to the Chairman for signature. Once the letter has been executed by the Chairman, the letter is sent to the custodian Fifth Third.

In terms of the actuary, when the actuary sends correspondence to the custodian in terms of member payments, retirement benefits, etc., Ms. Levy proposed to cc the Administrator. Ms. Levy advised the Board that this recommendation is just to have an extra set of eyes looking at the data not necessarily, because there are any issues with the existing process.

A motion made by Trustee Haynes to direct the Actuary to copy the Administrator on any emails regarding member services motion seconded by Trustee Hill motion passed unanimously.

The next item Ms. Levy discussed pertained to her discussions with Mr. Falcon regarding Fifth Third. Ms. Levy reported that there has been a lot of change in Fifth Third especially in terms of an assigned representative to the account. At this time, she and Mr. Falcon are not aware of a representative assigned to the account. Furthermore, although they are still doing the confirmation calls, there also exists some variance in their process from time to time Ms. Levy advised the Board that the last Custodial RFP was done about 10 years ago and would like to recommend a new RFP be done for Custodial services. Ms. Levy discussed the various custodian's rendering this type of service for pension plans such as Salem Trust (the custodian prior to Fifth Third) Regions Bank, Fiduciary Trust who is a Trust Company. Ms. Levy suggested looking at Trust companies as their service is well suited to Pension Plan administration.

Trustee Haynes suggested the RFP be sent to at least to three custodians including Fiduciary Trust. The Board asked Ms. Levy to do the RFP and send to Fiduciary Trust, Regions Bank, and Truist. Ms. Levy will

provide the Board with the RFP responses for review at the regular pension meeting, based on the Board discussions at that meeting will determine the next steps to follow.

Trustee Haynes asked Ms. Levy that based on the last meeting the Auditor discussed best practices and based on that discussion she would like to see copies of the service provider's audit. Mr. Falcon advised Trustee Haynes that FHA-TPA just went through its audit as a result of their licensing requirement. Trustee Haynes asked Mr. Falcon if he could share the report with her, Mr. Falcon responded affirmatively.

The next item Ms. Levy discussed was the BILL for the FRS previously discussed in prior meetings passed with the exception of the COLA.

This concluded the attorneys' report.

ADMINISTRATOR

Mr. Falcon presented the disbursements for the City of Deerfield Beach Firefighters Pension Fund Disbursements/Ratifications for March 1, 2023 through May 31 2023 for \$170,964.87.

A motion made by trustee Baker seconded by Trustee Campbell to ratify the disbursements for the City of Deerfield Beach Firefighters Pension Fund Disbursements/Ratifications for March 1, 2023 through May 31, 2023 for \$170,964.87 motion passed unanimously.

The next item Mr. Falcon discussed with the Board was to whether or not the Trustees would like to consider the attorney fees based on a retainer basis rather than the existing hourly rate. He advised the Board that based on his experience with other client attorney's he can testify that Ms. Levy is an asset to this Board as she has always been very responsive to the Board's needs.

Ms. Levy advised the Board that typically the benefits of a retainer fee include all calls, correspondence, phone calls from Trustees as well as service providers in between meetings, etc. She advised the Board that if they wish she could review the average attorney fees for the past twelve months and present the results at the next meeting.

This concluded the Administrator's report.

OLD BUSINESS

None

NEW BUSINESS

Trustee Hill discussed with the Board that he would like to entertain the option of obtaining an actuarial study allowing members who enter the DROP to stay in the DROP eight (8) years instead of the current, (5) years. He further added that this request should not have an impact from a cost standpoint. Mr. Falcon confirmed that an impact statement has to be done, even though most likely this change would not have a cost to the Plan.

A motion made by Trustee Baker seconded by Trustee Haynes to authorize the Actuary to perform a study increasing the time in the DROP from Five (5) Years to Eight (8) Years motion passed unanimously.

PUBLIC COMMENT

None

ADJOURN

The Board scheduled the next regular pension meeting for **September 11, 2023, at 8:30 A.M.**

There being no further business to discuss,

A motion made by Trustee Baker seconded by Trustee Campbell and unanimously passed to adjourn the meeting at 10:10 p.m.

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
July 6, 2023
MEETING MINUTES**

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Plaut.

ROLL CALL

Present: Thomas Plaut, Chair
Brian Bennett, Vice Chair
Michelle Balaun
Bridget Beckford
Joe Chancy, Alternate - Tardy
William Lane

Also Present: Chris Suneson, Assistant Director of Planning & Development Services
Anthony Soroka, City Attorney
Yadzia Roa, Assistant City Clerk

Absent: Kanthiah Easwara Chandran, Alternate
David Kurlander, Alternate

PLEDGE OF ALLEGIANCE

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Motion was made by Vice Chair Bennett and seconded by Mr. Lane to approve the June 1, 2023 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

APPLICATION 22- B2-133

Applicant: Airline HWY JPMC LLC, represented by Bowman Consulting

Proposal: Seeking Major site plan modification to demolish an existing bank building and redevelop with a Chick-fil-A fast food restaurant with associated drive through and site improvement on a 1.37-acre site.

Location: The property is generally described as ATLANTIC BANK PLAT 103-21 B TRACT A, more particularly described in the file, and locate at 101 N Federal Highway.

SUMMARY BACKGROUND/EXPLANATION

The Applicant, Airline HWY JPMC LLC, is seeking major site plan approval to demolish an existing 2,264 square foot bank building and redevelop the property as a single-story building with associated drive-throughs and site improvements with the building containing approximately 2,988 square feet. The building will house a drive-through only location of Chick-Fil-A with no interior seating; however an outdoor dining area will provide 16 seats.

The applicant is also seeking a sign variance (Case 782) from Section 102-8 of the Land Development Code that allows one changeable copy board per order window. The site contains three drive-through lanes and only one door for food deliveries. The applicant is requesting 2 additional changeable copy boards to accommodate all three drive-through lanes.

A noise study was conducted at the request of staff and reviewed by the City's noise consultant. The City's noise consultant agreed to the project's noise methodology and listed a number of measures to address potential impacts on the adjacent neighborhood to the west of the site. These measures included placement of trash dumpsters in a 6' high masonry enclosure, scheduling trash pickup during daylight hours, specifying roof mounted mechanical equipment with sound mitigating features, ensuring the parapet wall be a minimum of one (1) foot higher than mechanical equipment, shutting down order boards at 10:00 pm, scheduling deliveries during daylight hours, and incorporating additional thick vegetation on the west side of the property line. These physical measures have been incorporated into the site and building design, and Chick-Fil-A has stated that they will not operate past 10:00 pm.

A traffic impact analysis was submitted with the site plan application and reviewed by the City's traffic consultant. Since the use is expected to generate 2,476 daily weekday trips over the course of an entire day, further analysis of the surrounding road network was required. The site contains ingress/egress points to the east onto Federal Highway and to the northwest to an alley leading northward to NE Eller Street.

The development is expected to generate 189 trips in the peak AM hour and 175 trips during the peak PM hour. Based on the study's analysis, the intersection of S. Federal Highway and E. Hillsboro Boulevard is expected to operate at LOS D for the peak AM hour and LOS E for the peak PM hour under all three scenarios studied (no build, build, build improved). These LOS levels, while deficient, were present before the addition of project generated trips, and remain at the same levels after the project would be built. In addition, a warrant analysis for a southbound, right-turn lane was conducted and the study determined that the threshold number of right turns (125 turns per hour) was not met to warrant a right-turn lane into the site.

On site circulation was also evaluated as part of the traffic impact analysis. At a comparison site, data was collected at 5-minute intervals for the number of vehicles stacking within the drive-through lanes. Peak use of the drive-through lanes was observed during mid-day hours from 12 pm to 2 pm with a maximum number of 35 vehicles in line. The subject site has been designed with a 25-vehicle stacking capacity with a by-pass lane for a total maximum stacking capacity of 31 vehicles. With three drive-through lanes, Chick-Fil-A proposes to take orders face to face by employees carrying tablets which will enhance efficiency for the ordering process.

The study anticipates order processing times to be less than the comparison site because of this efficiency, leading to a larger volume of vehicles exiting the drive through lanes. The site's one-way counterclockwise circulation allows vehicles to loop around the site, provides both fewer conflict points within the site, and allows additional stacking (approximately 180 feet) in the northern drive aisle, if needed.

The site meets all setback, parking, lighting, landscape, and appearance requirements.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On June 28, 2023, the item was heard and approved by the Community Appearance Board with stipulations. Those stipulations included adding 1 window to the west elevation with a Bermuda shutter, adding 2 windows to the south elevation with Bermuda shutter, and substituting another acceptable evergreen for Dahoon hollies along the western landscape buffer. The applicant has provided updated plans to reflect these stipulations.

Janna Lhota, representing the applicant, provided renderings of the proposed project, which is currently zoned B2. The proposal is for a drive thru facility with limited outdoor seating. There will be two access points to the site, Federal Highway and a private two-way drive coming from NW Eller Street. The north ingress lane coming from Federal Highway will channel unimpeded through the north, and the site will circulate counterclockwise. Cars can enter in one of the three drive thru lanes from the access off NW Eller Street or go to the center parking area. The property is located in the Cove Overlay District (COD), which guided the proposed architectural features. She continued outlining the proposed features: metal seam roof; porches with railings; vertical windows with metal louver awnings; false exposed rafter under the roof line; outdoor seating; as well as others. She explained that the canopy over the pick-up area was for the sliding glass doors, so team members can exit and serve multiple cars.

Ms. Lhota displayed landscaping renderings and advised that an existing wall would be raised to six feet. Additionally, landscaping will be installed along the wall, and additional measures suggested by the noise consultant will be implemented, which have been included in the plan. Thereafter, she outlined the operational improvements. Furthermore, the traffic study stated that the redevelopment of the site for Chick-Fil-A does not adversely impact or effect the current level of service of the adjacent roadways. Lastly, she stated that two community meetings were held.

In response to board member questions, Ms. Lhota replied that according to the traffic study there was no need for a dedicated turn lane. Further, she said the back wall is being increased to six feet and the landscaping along the wall will help shield the noise and visibility to the residences to the west. Furthermore, she clarified that the easement from NW Eller Street is a two-way drive.

In response to board member questions, Anthony Soroka, City Attorney, replied that the tree preservation ordinance states that if a tree is removed it must be replaced with one or more trees.

In response to board member questions, Chris Suneson, Assistant Director of Planning & Development Services, replied that the applicant must either replace the trees or provide payment to the City's Tree Preservation Fund.

In response to board member questions, Ms. Lhota replied that there will be a sign variance request because of the two additional menu boards for the drive thru lanes. Further, she said letters of support have been received.

Mr. Chancy arrived at 7:34 p.m.

Chair Plaut opened the public hearing; however, there were none to speak.

Motion was made by Ms. Beckford and seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Motion was made by Vice Chair Bennett and seconded by Mr. Lane to approve Application 22-B2-133. The motion CARRIED by unanimous vote.

STAFF REPORT

August Meeting - Chris Suneson, Assistant Director of Planning & Development Services, stated that it is unlikely there will be an August meeting.

CHAIRMAN'S REPORT

None.

MEMBERS' REPORTS

Approval Process - Vice Chair Bennet said the thoroughness of the applicant's presentation and community outreach makes the approval process easier.

ADJOURNMENT

Motion was made by Ms. Beckford and seconded by Vice Chair Bennett to adjourn the meeting at 7:46 p.m. The motion CARRIED by unanimous vote.

Thomas Plaut, Chair
Planning and Zoning Board

City of Deerfield Beach – Cultural Committee
Meeting Minutes
Monday, July 17, 2023, | 6:30 pm
Hillsboro Community Center | 50 Hillsboro Technology Drive

Call to Order and Roll Call

Chair Gombs called the meeting to order at 6:33 pm.

Members Present: Ashley Gombs, Chair
Daniel Shanetzky, Vice Chair
Deborah Sullivan, District 1

Absent: Thelema Lamar, District 2

Also, Present: Carolyn Marshall, Manager I
Adele Trizzino, Manager I
Amelia Jadoo, Assistant City Attorney

Approval of Minutes

MOTION was made by Ashley Gombs, seconded by Deborah Sullivan, to approve the May 15, 2023 meeting minutes. The MOTION passed unanimously.

Staff Updates

Carolyn Marshall – All proposals will be discussed after the new fiscal year
Elizabeth Ricci is currently the interim Assistant Director for Parks and Recreation,
Adele Trizzino to take her place at the meetings.

Amelia Jadoo-City Attorney-Updates – None

Festival of the Arts – Updates

- Review flyer for poster contest theme, the addition of *all* Deerfield Beach Historical landmarks
- Mrs. Jadoo will assist with legal and language updates for contest rules and flyer
- Improve the merch tent and poster winner tent, the committee would like to have AC.
- Re-Locate FOA to the north end along the fire station.
- Start working on Sponsorship.
- Mrs. Sullivan will utilize the Kiwanis sponsor list from the golf tournament

Comments from Committee

Mr. Shanetzky and Ms. Gombs commended the staff did an amazing job on Juneteenth. Ms. Gombs commented that Cultural Committee and African American Committee need to work closer this year on events.

Comments from Staff – None

Comments from the Public – None

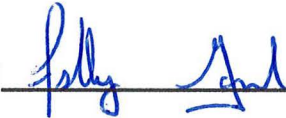
Next Meeting

August 21, 2023

Adjournment

MOTION was made by Chair Gombs, seconded by Deborah Sullivan to adjourn the meeting at 7:05 p.m. The motion PASSED unanimously.

Minutes Approved

A handwritten signature in blue ink, appearing to be "J. Gomb", written over a horizontal line.

Date 9.18.23

City of Deerfield Beach
Cultural Committee Meeting Minutes
Monday, August 21, 2023 | 6:30 PM
Hillsboro Community Center

Call to Order and Roll Call

Chair Gombs called the meeting to order at 6:42 PM

Members Present: Chair Gombs
Vice Chair Shanetzky, arrived at 6:52 p.m.
Thelema Lamar
Deborah Sullivan

Also Present: Adele Trizzino, Parks and Recreation Manager I, CPRP
Amelia Jadoo, City Attorney's Office

Approval of Minutes

MOTION was made by Chair Gombs, seconded by Ms. Lamar to approve the July 17, 2023 meeting minutes and amending "share sponsor list" to "utilized sponsor list". The MOTION passed unanimously.

Staff Updates

Ms. Trizzino advised that a motion is needed regarding the award amounts for the Festival of the Arts poster award winner and artist awards.

MOTION was made by Ms. Sullivan, seconded by Ms. Lamar to reduce the 2024 poster winner from \$1,000 to \$500, the Festival of the Arts Show 1st place winner from \$1,500 to \$1,000, 2nd place winner remains the same at \$500, 3rd place \$300 to \$250 and honorable mention from \$150 to \$100. The MOTION passed unanimously.

Ms. Trizzino said the 2024 funding has not yet been released but advised the Committee to consider how many Jazz in the Park events they would like to host. Thereafter, she provided the dates: November 3rd, December 8th and January 12th.

Ms. Trizzino said the December 8th event will be a combination of *Jazz in the Park*, *Movie in the Park* & the *Boat Parade*. The Historical Society will be working the bar.

- Ms. Sullivan asked to discuss later the alcohol sales because she believes Kiwanis is the sole provider.

City Attorney Updates

None.

Festival of the Arts

Ms. Trizzino provided on a brief event update:

- The kid zone, food trucks and stage will be similar to the July 4th event and moved to the main parking lot.
- The request to change the location of Festival of the Art was denied and will remain on the south part of Ocean Way.

Chair Gombs requested pricing on AC tents and to sell merchandize in.

Comments from Committee

Vice Chair Shanetzky will reach out to the Broward College Jazz Band for pricing and availability for this year's proposed concert dates.

Comments from Staff

None

Comments from the Public

Islah May Abdul Aziz, 425 NW 1st Terrace, Deerfield Beach, FL 33441, presented a new proposal from the *Theatre of Creative Consciousness of the Arts Inc.* Ms. Aziz stated that she would like to partner with the Cultural Committee and do a performance with her theater on fentanyl. She requested financial support and stated that she will bring various pricing and show types to the meeting.

Next Meeting

September 18, 2023

Adjournment

MOTION was made by Chair Gombs, seconded by Ms. Lamar to adjourn the meeting at 8:00 PM. The motion PASSED unanimously.

Minutes Approved



Date 9-18-23

**Education Advisory Board (EAB)
Meeting Minutes**

Wednesday, August 2, 2023

7:00 pm

Hillsboro Community Center

Call to Order and Roll Call

Vice Chair Lubin called the meeting to order at 7:01 pm.

Members Present: Vice Chair Michael Lubin, District 1
Dottie Plaut, Mayor
Angeline Isen, District 2
Karen Shelly, District 3
Lisbeth Linert, District 4

Also Present: Jonathan Salas, City of Deerfield Beach
Vennillia Wyatt, City of Deerfield Beach

Approval of Minutes

MOTION was made by Ms. Plaut and seconded by Ms. Shelly to approve the May 3, 2023, meeting minutes. The MOTION was carried unanimously.

Presentations

Vice Chair Lubin introduced Armando Arana, Government Affairs Coordinator, Broward County Public Schools.

Mr. Arana gave an update about government affairs at Broward County Public Schools.

- He will be BCPS Liaison for all Education Advisory Boards.
- Increase teachers' salaries is being proposed.
- Universal free breakfast and lunch program will be implemented for all students.
- Applications are being accepted for alumni of the year.

Chair Lubin opened the floor for board questions.

Vice Chair Lubin asked how many vacancies are there.

Mr. Arana advised he does not know, but he will find out and update the Board.

Vice Chair Lubin opened the floor for public comments.

Jan Muenzenmaier, a city resident asked if the free lunch program is available for all students and where do they have to sign up.

Mr. Arana referred Ms. Muenzenmaier to the BCPS website and view the Ready for You link.

Ms. Linert asked how often will Mr. Arana come to the EAB meetings.

Mr. Arana replied that he will try and come to our meetings every other month.

Vice Chair Lubin introduced Lourdes Salgado, Family & Community Engagement Specialist, New World Reading Initiative.

Ms. Salgado informed the board of the New Worlds Reading Initiative program. Refer to PowerPoint presentation attached.

- New Worlds Reading Initiative program was signed into law in June 2021.
- Enrollment is open. Students who enroll will start receiving books in October.
- Tool Kits for district and schools are available.

Vice Chair Lubin opened up the floor for board questions.

Ms. Isen asked if the program is K-5th grade.

Ms. Salgado advised that at this time the New Worlds Reading Initiative is just for Pre-K – 5th grade. She is trying to expand the program for middle school, because there is a need.

Vice Chair Lubin opened up the floor for public comments.

Debbie Sullivan, a city resident stated she is with Kiwanis of Deerfield Beach and they have a similar initiative and wanted to connect with Ms. Salgado.

Board Discussion

A. Vote for EAB Chair

Mr. Salas suggested postponing the vote for EAB Chair until next meeting since its Ms. Isen first meeting.

MOTION was made by Ms. Shelly and seconded by Ms. Plaut to vote for new EAB Chair at the next meeting. The MOTION carried unanimously.

B. Tutoring Initiative

Mr. Salas advised the board of the upcoming opportunities for tutoring initiative.

- JABizTown – assist our area schools when they visit.
- TutorMate – tutor a child online in an area school for thirty minutes once a week.
- ReadingPals – go to an area school and read with a child for one hour each week.

C. High School Scholarship

Mr. Salas asked the board if they would like to keep the High School Scholarship award amount at the current threshold; first place \$2,000 and second place \$1,500

The board discussed.

- Involve community partners to increase amount.
- Name the scholarship so we can increase awareness and amount.
- Don't cap the amount by involving community partners.

MOTION was made by Ms. Shelly and seconded by Ms. Plaut to vote for high school scholarship at next meeting. The MOTION carried unanimously.

D. Business Community

Mr. Salas informed the board that there have been several businesses in the community that would like to get involved in our schools.

Ms. Linert stated that she would like to involve our business community in any schools needs and initiatives.

E. School Assignments

Mr. Salas stated last year the board chose school assignments, now with new board members he would like to revisit those assignments. The board assignments for 23/24 school year.

- Mr. Lubin – Deerfield Beach Middle
- Ms. Isen – Park Ridge Elementary
- Ms. Shelly – Deerfield Beach High
- Ms. Plaut – Quiet Waters Elementary
- Ms. Linert – Deerfield Park Elementary and Deerfield Beach Elementary
- Jonathan and Vennillia – Tedder Elementary

F. First Day of School

Mr. Salas advised the board that City staff and local non-profit groups will be participating in cheering the kids and teachers on the first day of school.

G. Back to School Block Party

Mr. Salas notified the Board of the Back to School Block Party on Saturday, August 5th, at Oveta McKeithen from 11 am – 2 pm.

Staff Updates

Mr. Salas provided the below updates.

- The City has funding available for Home Rehabilitation and Purchase Assistance Programs. The subsidy amount was increases as well to up to \$70,000.
- Back to School Block Party on Saturday, August 5th, at Oveta McKeithen from 11 am – 2 pm.
- Principals Roundtable Meeting will be on Monday, September 18th at 9:00 am in the Hillsboro Community Center.

Board Updates

Vice Chair Lubin stated he is excited about the new board members and the upcoming 23/24 school year.

Ms. Plaut informed the board that her daughter got married last weekend and lives in Texas. Her daughter grew up on Deerfield Beach and was a BCPS student and is an Engineer. Her husband is patent attorney and Mr. and Mrs. Plaut are very proud of them and their future.

Ms. Linert informed the board she is involved in another board called Association for Learning Environments (AFLE). They have an initiative called Schools Next Program if a school is chosen they get to design their own classroom.

Comments from the Public

Vice Chair Lubin opened the floor for public comments.

Alice Chattman, a city resident, likes the idea of reaching out to the business community to increase funding for the academic scholarship award.

Adjournment

MOTION was made by Karen Shelly and seconded by Lisbeth Linert to adjourn the meeting at 8:33 pm. The motion was CARRIED unanimously.

Minutes approved  Date 09/06/2023

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

August 7, 2023

Thomas Ansbro

Presiding

Special Magistrate Thomas Ansbro in the City Commission Room called the meeting to order at 9:30 AM.

PRESENT: Bernard Pita, Code Compliance Director
Roy Davis, Code Compliance Manager
Jean Placide, Code Compliance Inspector
Patesha Johnson, Code Compliance Inspector
Dominique Ash, Code Compliance Inspector
Thomas Braga, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Victor Padilla, Code Compliance Inspector
Winlett Banton, Special Magistrate Clerk

For the record Maritza Martinez, Special Magistrate Clerk swore the attendees.

<u>Tab#</u>	<u>Case Nr.</u>	<u>Owner Name</u>	<u>Property Address</u>	<u>Violation</u>	<u>Disposition</u>
5	23070001	DEERFIELD BEACH 786 LLC	2305 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- SHALINA JAFFER FINAL ORDER ISSUED COMPLY BY 10/6/2023 \$100 PER DAY \$80 PROSECUTION COST
6	23070002	ZAYNAH PROPERTY LLC	109 SE 15 TER, DEERFIELD BEACH, FL 33441	Chapter 102 - SIGNS Section 102-7. (2)- Certain sign or sign structures prohibited. Chapter 102 - SIGNS Section 102-7. (3)- Certain sign or sign structures prohibited. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 8/22/2023 \$250 PER DAY \$80 PROSECUTION COST
7	23070003	FLBAE LLC /Property	10 NE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT CONTINUED TO 9/11/2023

				ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
11	23050066	JBL RIVERTOWNE SQUARE LLC JBL RIVERTOWNE NOLENSVILLE LLC	1019 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
12	22100003	LA ROCCA,JOSEPH	4201 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT EXTENDED TO 9/8/2023
13	22080119	GATEWAY POWERLINE BP LLC %STOCKBRIDGE CAPITAL GROUP	4100 N POWERLINE RD, UNIT H1- H5,DEERFIELD	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT WAS PRESENT- JENNIFER GLORY

			BEACH, FL 33073 H1-H5	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	EXTENDED TO 9/8/2023
14	23020057	EASTON INVESTMENTS REDUX LLC	100 N FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- GEORGE HORVATH CERTIFIED WITH \$80 PROSECUTION COST
15	23020090	LOPEZ, ENRIQUE J & HILDA K	822 SE 8 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards.	RESPONDENT WAS PRESENT- ENRIQUE LOPEZ FINES IMPOSED AS OF 8/4/2023 FOR \$100 PER DAY PER VIOLATION

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards.	
17	23070034	BRE/ESA P PORTFOLIO LLC %EXTENDED STAY- PROPERTY TAX 0328	1200 SW 11 WAY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT CONTINUED TO 10/9/2023
18	23030049	NEWTON,DIANN	1521 SW 3 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards.	RESPONDENT NOT PRESENT CERTIFIED WITH \$80 PROSECUTION COST
19	22120200	BONILLA,DERCIO	4351 NE 6 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- DERCIO BONILLA EXTENDED TO 8/22/2023
22	23070048	JORDAN,LUCILLE	186 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT- WILLIE STROBRIDGE CONTINUED TO 9/11/2023

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements.	
23 Thru 38	23060019	ALTAVISTA ENTERPRISE LLC/40 Year Inspection/Repairs	555 SE 8 ST, UNIT 156, DEERFIELD BEACH, FL 33441 156	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- MIGUEL VASQUEZ FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$250 PER DAY \$80 PROSECUTION COST
39	23060013	SML DEERFIELD BEACH LLC	2030 NE 2 ST, DEERFIELD BEACH, FL 33441	. 40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$250 PER DAY \$80 PROSECUTION COST
40	23060015	ADE DEERFIELD HOLDINGS LLC %FIESTA RESTAURANT GROUP INC	1051 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS -	RESPONDENT WAS PRESENT- NG, MANWARD

				ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$250 PER DAY \$80 PROSECUTION COST
41	23050076	NICOLE BOSTON REV LIV TR	345 FARNHAM Q, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 9/11/2023
42	23050077	BIEN-AIME,HERO	1341 SW 5 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT ADMINISTRATIVE CONTINUANCE TO 8/23/2023
43	23050084	SCHIEBER,YOSSI	1420 SW 3 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$250 PER DAY \$80 PROSECUTION COST
44	23060079	LUNE INVESTMENT LLC	1061 NW 45 ST, UNIT 2,DEERFIELD BEACH, FL 33064 2	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENTS WERE PRESENT- NEI IUNTANTA GLAUCIO HORWATH

					FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$250 PER DAY \$80 PROSECUTION COST
45	23060485	GRABARNIK,GENADY SHWARTZ,LARISA	50 ASHBY A, DEERFIELD BEACH, FL 33442	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94- 8 (b) (10) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94- 8 (e) (3) - Minimum standards for interior of structures.	RESPONDENT NOT PRESENT CONTINUED TO 9/11/2023
46	23060342	DAVIS,JEROD DAVIS,LISA	831 SE 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- JEROD DAVIS CONTINUED TO 9/11/2023
47	23060009	SABBAGH,FRED	3034 NEWPORT H, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT— FRED SABBAGH CONTINUED TO 9/11/2023
48	23060105	MICELI,KATHLEEN	770 SE 2 AVE, UNIT 102F,DEERFIELD	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS	RESPONDENT WAS PRESENT- ATTORNEY MICHAEL E. CHAPNICK

			BEACH, FL 33441 102F	Sec 110.15 (B)(1) Building Safety Inspection 40 Year	FINES IMPOSED AS OF 8/4/2023 FOR \$25 PER DAY
49	23060036	DEERFIELD BEACH 998 LLC	998 S MILITARY TRL, DEERFIELD BEACH, FL 33442	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT WAS PRESENT- ABDEL KARIM EXTENDED TO 9/8/2023
50	23060054	MASONIC LODGE DELTA 519 % EDDIE NEAL	159 SW 1 TER, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/4/2023 FOR \$100 PER DAY
51	23060059	FOSTER,JOHN L FOSTER,VICKI L	827 SE 1 WAY, DEERFIELD BEACH, FL 33441	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/4/2023 FOR \$250 PER DAY
52	23050074	VIDAL,VERA	1312 SE 3 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 46 – OFFENSES Section 46-13 - Trees, bushes and shrubs—Encroaching on public right-of-way.	RESPONDENTS WERE PRESENT- ATTORNEY MICHAEL E. CHAPMAN VANYESSA VOELK EXTENDED TO 9/8/2023

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
54	23040075	NORONHA,KESSIA ALVES	201 LIBERTY CT, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- KESSIA NORONHA EXTENDED TO 9/8/2023
55	23050028	SR WATER SPORTS LLC	NE 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-71(e) - Lot regulations. Chapter 98 - LAND DEVELOPMENT REGULATIONS -	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/4/2023 FOR \$250 PER DAY PER VIOLATION

				ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-87(d)(1)- Docking and mooring facilities. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
57	22120153	SHREE SAI PROPERTIES LLC	100 SW 12 AVE, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- URMIL PATEL EXTENDED TO 9/8/2023
62	23030062	BATMASIAN,JAMES H	886 SE 2 PL, UNIT 1,DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- DONALD ANDERSON FINES IMPOSED AS OF 8/4/2023 FOR \$250 PER DAY
64	23040044	1448 SE 8 LLC %FLORIDA RESIDENTIAL HOLDING LLC	1448 SE 8 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS PRESENT- JASON SIRACUSA

				ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	ORDER TO VACATE
65	23050072	MENEZES PORTES,DIONEI H/E PORTE,TATIANE FIK KIL	614 SE 7 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 9/11/2023
67	23050078	METZLER,MARK	900 SE 8 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS	RESPONDENT NOT PRESENT EXTENDED TO 9/8/2023

				Section 14-74 - Display of street numbers on buildings. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY Sec. 34-121. - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	
69	23070066	MARTINEZ,WENDY	595 NW 39 AVE, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes. Chapter 58 - SOLID WASTE Section 58-70.(a) - PREPARATION OF BULKY YARD AND VEGETATIVE WASTES.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED

70	23070067	ADKINS,LAWRENCE JR LAWRENCE ADKINS JR FAM REV TR	592 SE 15 AVE, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED
71	23070074	AGAPE WORSHIP CENTER INC	630 NE 40 ST, DEERFIELD BEACH, FL 33064	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-6.(d) - Unlawful acts. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED
72	23070070	SANTISE,PAUL H/E SANTISE,ROSE	743 SE 12 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 8/17/2023 \$100 PER DAY \$80 PROSECUTION COST

73	23070010	SECRETARY OF HOUSING & URBAN DEV % BECKER & POLIAKOFF PA/NAB	1450 SW 25 AVE, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/5/2023 FOR \$175 PER DAY
74	23060296	KOWALSKI, ANNE M EST /NAB	1313 SE 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY Sec. 34-121. - Declaration of nuisance.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/5/2023 FOR \$250 PER DAY PER VIOLATION
75	23060131	BRUNACHE, HAROLD /Commercaill Vehicles	334 SE 13 ST, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED - REGULATIONS, GENERALLY Section 66-59. (c)(1)(b)- Parking on residentially zoned lots.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 8/4/2023 FOR \$250 PER DAY

76	23050046	REALTY WHOLESALERS INC	5041 NW 11 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 9/8/2023 \$100 PER DAY \$80 PROSECUTION COST
A	22070200	1324-1330 W NEWPORT CENTER DRIVE LLC	1324 W NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(2) - Off-street parking and loading.	RESPONDENT WAS PRESENT- JASON ROSOTT DEVIN KALVAITIS FINES MITIGATED TO \$6,080 TO BE PAID BY 10/9/2023
B	22120015	TERRILL,ROSILDA ALVES H/E LIMA,FABIO	1313 SE 1 WAY, DEERFIELD BEACH, FL 33441	Chapter 46 – OFFENSES Section 46-14. - Same— Encroaching on property of others.	RESPONDENT NOT PRESENT MITIGATION DENIED
C	22120030	SANTOS,EUDES S	3830 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT VACATE ORDER ISSUED

				ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	
D	23020015	PLATINUM BUSINESS SOLUTION TFI AGENCY INC	4334 VELEIROS AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98- 113(a) Building permits	RESPONDENT WAS PRESENT- WENDELL DEVALLO MITIGATION CONTINUED TO 8/23/2023

SPECIAL MAGISTRATE MINUTES
CITY OF DEERFIELD BEACH, FLORIDA

Thomas Ansbro, Special Magistrate

Date

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Monday, August 28, 2023
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chair Denise Bryan
Vice Chair Laurence Gore (Arrived 6:36 PM)
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota Helfman
Cole & Bierman, P.L.
Captain Woodworth R. Draughon III
Assistant Captain, Alexander Cuevas
Gordon Thomson, W.F. Baird & Associates
Judy Wilson, Associate Editor, New Pelican
District Accountant Robert Andrews
Kimberly Longo, District Secretary

QUORUM PRESENT: The Secretary called the roll and established a quorum for the regular meeting. The meeting was called to order by Chair Bryan at 6:30 P.M.

APPROVAL OF MINUTES: A Motion to approve the July 13, 2023 Regular Meeting Minutes was made by Commissioner Loesel and seconded by Commissioner O'Neill.

Chair Bryan	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

The Motion to approve the Regular Meeting Minutes was approved unanimously. (6-0)

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Commissioner Chappell and seconded by Commissioner Loesel for approval of all outstanding bills in the amount of \$98,566.36. The bills were reviewed and discussed in detail.

Chair Bryan	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

The Motion to approve the outstanding bills was approved unanimously. (6-0)

APPROVAL OF CURRENT MONTH'S EXPENSES: Motion was made by Commissioner Loesel and seconded by Commissioner Chappell to approve current month's expenses of approximately \$50,000.00.

Chair Bryan	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

The Motion to approve the current month's expenses was approved unanimously. (6-0)

DREDGE LOG: Captain Draughon advised the Board no depth chart due to weather and will provide soundings when the weather gets better.

INLET STATUS REPORT: Captain Draughon advised the Board that the crew performed general maintenance. Captain Draughon also advised that the crew also performed the following:

1. Maintenance and a lot of fabrication and filling up holes on the dredge; and
2. Captain Draughon passed out a binder which contained many pictures and provided a presentation of what each picture was to the Board. The pictures illustrated the condition of the dredge that is undergoing refurbishment and the conditions at the Lauderdale Marine Center.

PUBLIC COMMENTS: None.

NEW BUSINESS

PRESENTATION BY CONSULTANT GORDON THOMSON WITH BAIRD & ASSOCIATES REGARDING THE HILLSBORO CLUB EROSION STUDY: Gordon Thomson with W.F. Baird & Associates advised the Board that the Hillsboro Club has experienced a severe amount of erosion on their property and are concerned. The Hillsboro Club is trying to develop a coastal protection master plan. Mr. Thomson provided a presentation with pictures of the erosion. The Hillsboro Club has a request to consider replacement of sand onto the club property. Mr. Thomson provided photos of the conditions on the beach at the Hillsboro Club. He also discussed the history of the shoreline at the Hillsboro Club. The request is for the Hillsboro Inlet District to consider inserting the dune and upper berm as a placement area in the permit

application and include that in the Management Plan, knowing that at some point in time the sand may come back to the inlet. The Hillsboro Club is not asking for a significant volume. The Board asked questions and discussed our Inlet Management Plan.

Chair Bryan advised Mr. Thomson that the District needs to get through the process of obtaining their permit based on the current inlet management plan, and for him to get in contact with Chris Creed from Olsen Associates and District's General Counsel David Tolces and the Board will circle back on this matter.

UPDATE FROM OLSEN ASSOCIATES – CHRIS CREED: Chris Creed advised the Board of the status of the permit application. Mr. Creed advised the Board that it is his intent to have the permit application submitted to the Florida Department of Environmental Protection in a few weeks.

Mr. Creed also provided an update regarding the state lands and access to the south of the south jetty and a long term plan. Mr. Creed also advised that they are seeking funding for many different projects through the Local Government Funding Request process.

Chair Bryan discussed with the Board the meeting that was held regarding the Hillsboro Point dock/seawall owner and engineers and attorneys and provided an update.

Attorney Tolces asked Mr. Creed if he has a timeframe on when he will have alternate proposals to present to the property owner and the State. Mr. Creed stated that he has to work with Captain Draughon and Assistant Cuevas and their need for access and what will be required to make modifications to the pipe relocations for a long term plan.

Attorney Tolces advised that at last month's meeting the Board authorized guidance with the filing of a potential lawsuit. Attorney Tolces advised that a lawsuit has not been filed as of yet. He and counsel from his office are working with Chris Creed to come up with an alternate plan and to obtain a surveyor to go out there to survey the current location where the District wants the pipes to be in the event we need to take steps to file a lawsuit.

RESOLUTION TO APPROVE LINE OF CREDIT WITH TRUIST BANK: District Account Robert Andrews discussed the line of credit renewal for the 2023-24 fiscal year.

Resolution No. 2023-01 was read into the record by General Counsel, David Tolces as follows:

A RESOLUTION OF HILLSBORO INLET DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, AUTHORIZING THE CHAIR AND/OR VICE-CHAIR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO OBTAIN A LINE OF CREDIT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) ON BEHALF OF THE DISTRICT FROM TRUIST BANK FOR THE PURPOSE OF PROVIDING NECESSARY FUNDING FOR THE DISTRICT'S PROJECTS AND DISTRICT OPERATIONS; COVENANTING TO BUDGET AND APPROPRIATE FUNDS, FROM LEGALLY AVAILABLE AD VALOREM REVENUES, TO REPAY SUCH

NOTE; PROVIDING FOR SEVERALABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Chair Bryan advised the Board that she will abstain from voting on the motion due to a conflict of interest. A motion was made by Commissioner Loesel and seconded by Commissioner O'Neill to approve Resolution No. 2023-01 (Approving the Truist Line of Credit in the amount of \$500,000.00).

Commissioner Bryan	Abstain
Vice Chair Gore	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

District Secretary Kimberly Longo called roll.

The Motion was approved unanimously. (6-0)

RENEWAL OF HULL INSURANCE COVERAGE: Attorney Tolces discussed the Hull insurance renewal with Markel Marine in the amount of \$47,405.00 with the Board. A motion was made by Commissioner O'Neill and seconded by Commissioner Campbell to approve the renewal of the 2023-2024 Hull Insurance Policy with Markel American Insurance Company and reject the terrorism insurance coverage to the General Liability Policy.

Commissioner Bryan	Yes
Vice-Chair Gore	Yes
Commissioner Loesel	Yes
Commissioner Chappell	Yes
Commissioner O'Neill	Yes
Commissioner Turner	Yes
Commissioner Campbell	Yes

The Motion was approved unanimously. (7-0)

PROPOSED MILLAGE RATE FOR 2023-2024 FISCAL YEAR: The Board discussed the proposed Budget for the upcoming fiscal year. The Board discussed the Millage Rate of 0.1110 mills. District Accountant Robert Andrews discussed the District's need to put money aside for the repair, replacement of the District's equipment, Inlet Management Plan and legal expenses relating to the dock issue. Attorney Tolces discussed the quorum needed with respective millage rates.

OLD BUSINESS

HEALTH INSURANCE RENEWAL FOR 2023-2024 UPDATE: District Accountant Robert Andrews advised the Board that he contacted the Florida League of Cities and they could not come close to the same premium that the District now has. The District has stayed with Florida Blue with the grand-fathered policy. Commissioner Chappell asked District Robert Andrews if he found out why the premium is the same for different individuals and supplement amounts. District Robert Andres will have Mr. Schlossberg send the Florida Blue cost rates page to Commissioner Chappell.

GENERAL COUNSEL COMMENTS: Attorney Tolces advised that the September meeting dates are September 11 – First Budget Meeting and September 18 – Final Budget Meeting and Regular Meeting.

Chair Bryan received Captain Draughon's quote for bumpers for the dredge. Chair Bryan asked that Captain Draughon advised what the quote is for. Captain Draughon advised that the quote is for bumpers are to protect the side of the dredge. This item will be placed on next month's agenda.

COMMISSIONER COMMENTS: Commissioner O'Neill advised the Board that someone broke into the lighthouse over the weekend and they are also diving off the pump barge. Captain Draughon was provided a form from the Town of Hillsboro Beach has asked the District to fill out to give them some authority to takes some action with respect to District property. We do not own any real property but they may take some action with boats if they see someone doing something they should not.

ADJOURNMENT: Motion was made by Commissioner Loesel to adjourn the meeting and seconded by Commissioner O'Neill. The meeting was adjourned at 8:01 PM by Chair Bryan.

Respectfully submitted,

Kimberly Longo, District Secretary



Regular City Commission Meeting - October 3, 2023

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, October 3, 2023, at 7:00 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida.** A quorum of the City Commission will be physically present at the meeting and the City will be utilizing communications media technology with most City staff participating through video conferencing.

The October 3, 2023, Regular City Commission meeting will proceed utilizing communications media technology; **however, the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, will be open to the public as an additional method** for speakers wishing to speak on items. A copy of the agenda for the October 3, 2023 meeting will be available at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Attending and Viewing the City Commission Meeting:

This meeting will be broadcast live for members of the public. There are several options available to the public to attend/view the meeting:

- 1. In Person Attendance.** Attend in person in the City Commission Chambers.
- 2. Zoom**
 - a. Via Zoom Online** - Access to the meeting will begin at 6:45 PM on October 3, 2023.
 - i.** Use the following link below to access the meeting via Zoom:
<https://deerfield-beach.zoom.us/j/84195468176?pwd=NjI5Qytkc0lweFVrUHIQb005VjMwQT09>
 - ii.** The video camera display feature is disabled for public use
 - b. Via Zoom Telephone** - Join the meeting via telephone (audio only) using the Call-in number below, followed by the Meeting ID when prompted. No computer or access code is required.

Call-in Number: (301) 715-8592, Meeting ID: 841 9546 8176#, Participant ID: #, Passcode: 786750#

For more information on using Zoom, please visit Zoom Support at the following link:
<https://support.zoom.us/hc/en-us>.

3. YouTube

The meeting will also be available to the public via YouTube for audio and video access; however, public participation, i.e. comments are not possible. The link to watch the meeting via YouTube will be active no later than 6:45 PM on October 3, 2023, and can be found by clicking the camera icon in the Media column at <http://www.deerfield-beach.com/1554/Meetings-Agendas>.

Providing Public Comment:

Public participation is strongly encouraged. Your comments will be limited to three minutes per person. To participate, please choose the option best for you and remember to include your name and address for the record.

1. **In person** - Public comment may be given in the Commission Chambers during the applicable public comment portion of the meeting.
2. **Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click “raise hand” which is located at the bottom of the screen under the “reactions” tab, and your audio will be unmuted when you are recognized.
3. **Live Zoom Telephone Participation** - If attending via Zoom by telephone, at the appropriate public comment period, press *9 to “raise your hand” and your audio will be unmuted when you are recognized.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 DAYS PRIOR TO THE MEETING AT (954) 480-4213 FOR ASSISTANCE.

Should you have any questions, please feel free to contact the City Clerk’s Office at 954.480.4213. For additional information on the agenda items for the Commission meeting, please visit www.dfb.city.



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2150

Agenda Date: 10/3/2023

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2023-115: APPLICATION NO. 15-B3c-22 Rev. 2

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The applicant is requesting approval for a modification to a 17.2-acre commercial center located at the northwest corner of W. Sample Road and Powerline Road. In 2016, a major site plan modification was approved by the City Commission on this site for the demolition of two office/ retail buildings to construct a Wawa convenience store/gas station and Wendy's drive-thru restaurant. The subject site was annexed from Broward County in 2000, and thus retains the Broward County zoning designation and code requirements.

The applicant now intends to demolish a 25,039 square foot office/retail building to construct a 19,432 square foot Aldi's grocery store on 1.9-acres, at the southwestern corner of the site. The proposed development meets or exceeds all bulk, parking, landscape and access requirements. A traffic impact analysis was completed and, along with a pre-approval letter from FDOT, concluded that there will not be a significant change in trip generation. All existing access drives will remain in place on the site and aside from the proposed redevelopment site area, the existing buildings and parking areas will remain. The proposed development includes landscape and pedestrian access improvements.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On August 9, 2023, the Community Appearance Board reviewed the application and requested that additional vertical articulation be provided on the west elevation. The elevations were revised and approved on August 23, 2023, along with a stipulation that the species of Crape Myrtles be changed.

On September 7, 2023, this item was reviewed and unanimously approved by the Planning and Zoning Board.

Recommendation

Staff recommends consideration.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN MODIFICATION APPLICATION FROM PATHWAY VENTURES, LTD. TO DEMOLISH AN EXISTING COMMERCIAL BUILDING AND CONSTRUCT AN APPROXIMATELY 19,432 SQUARE FOOT ALDI GROCERY STORE AND RELATED SITE IMPROVEMENTS AT THE PROPERTY LOCATED AT 2301 W. SAMPLE ROAD, DEERFIELD BEACH, FLORIDA, IN THE INTENSE COMMERCIAL BUSINESS (B-3c) ZONING DISTRICT (APPLICATION NO. 15-B3c-22 REV.2); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, Application No. 15-B3c-22 Rev. 2 (the “Site Plan Application”) has been submitted to the City by Pathway Ventures, Ltd. (the “Applicant”) seeking site plan approval to demolish an existing commercial building and construct a new approximately 19,432 square foot Aldi grocery store and related site improvements on the property located at 2301 W. Sample Road, Deerfield Beach, Florida (collectively, the “Development”); and

WHEREAS, the Development site is an approximately 1.9-acre parcel on a 17.2-acre site legally described as G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASEMENT, as more particularly described in the file and located at 2301 W. Sample Road, Deerfield Beach, Florida, in the B3c, Intense Commercial Business Zoning District (the “Property”); and

WHEREAS, the Site Plan Application includes constructing a new 19,432 square foot Aldi grocery store on the Southwest corner of the Property, with 98 parking spaces with an additional seven spaces north of the building provided by the shopping center, along with enhanced landscaping, and pedestrian and vehicular access improvements; and

WHEREAS, the Site Plan Application was reviewed by pertinent City staff, and the Community Appearance Board recommended approval of the Site Plan Application on August 23, 2023, with the condition that the Applicant change the species of Crape Myrtles to be installed, and the Applicant has provided updated plans to the City to address this condition; and

WHEREAS, the Planning and Zoning Board voted to recommend approval of the Site Plan Application on September 7, 2023; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that all applicable Land Development Code requirements have been met, the Site Plan Application is consistent with the City’s Comprehensive Plan and approval of the Site Plan Application is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the Development Review Comments as amended, and dated September 8, 2023, all of which conditions are incorporated herein by this reference and shall be satisfied by the Applicant.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN MODIFICATION APPLICATION FROM PATHWAY VENTURES, LTD. TO DEMOLISH AN EXISTING COMMERCIAL BUILDING AND CONSTRUCT AN APPROXIMATELY 19,432 SQUARE FOOT ALDI GROCERY STORE AND RELATED SITE IMPROVEMENTS AT THE PROPERTY LOCATED AT 2301 W. SAMPLE ROAD, DEERFIELD BEACH, FLORIDA, IN THE INTENSE COMMERCIAL BUSINESS (B-3c) ZONING DISTRICT (APPLICATION NO. 15-B3c-22 REV.2); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, Application No. 15-B3c-22 Rev. 2 (the “Site Plan Application”) has been submitted to the City by Pathway Ventures, Ltd. (the “Applicant”) seeking site plan approval to demolish an existing commercial building and construct a new approximately 19,432 square foot Aldi grocery store and related site improvements on the property located at 2301 W. Sample Road, Deerfield Beach, Florida (collectively, the “Development”); and

WHEREAS, the Development site is an approximately 1.9-acre parcel on a 17.2-acre site legally described as G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASEMENT, as more particularly described in the file and located at 2301 W. Sample Road, Deerfield Beach, Florida, in the B3c, Intense Commercial Business Zoning District (the “Property”); and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that the Site Plan Application for the Property fails to satisfy the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The Site Plan Application is hereby denied based upon the failure to meet the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



PUBLIC HEARING NOTICE

September 18, 2023

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2023-115: APPLICATION NO. 15-B3c-22 Rev.2

Applicant: **PATHWAY VENTURES, LTD. REPRESENTED BY HEIDI DAVIS KNAPIK OF GUNSTER**

Proposal: Major site plan modification to demolish an existing commercial building and construct new 19,432 square foot Aldi's store on a 1.9-acre portion of a 17.2-acre site.

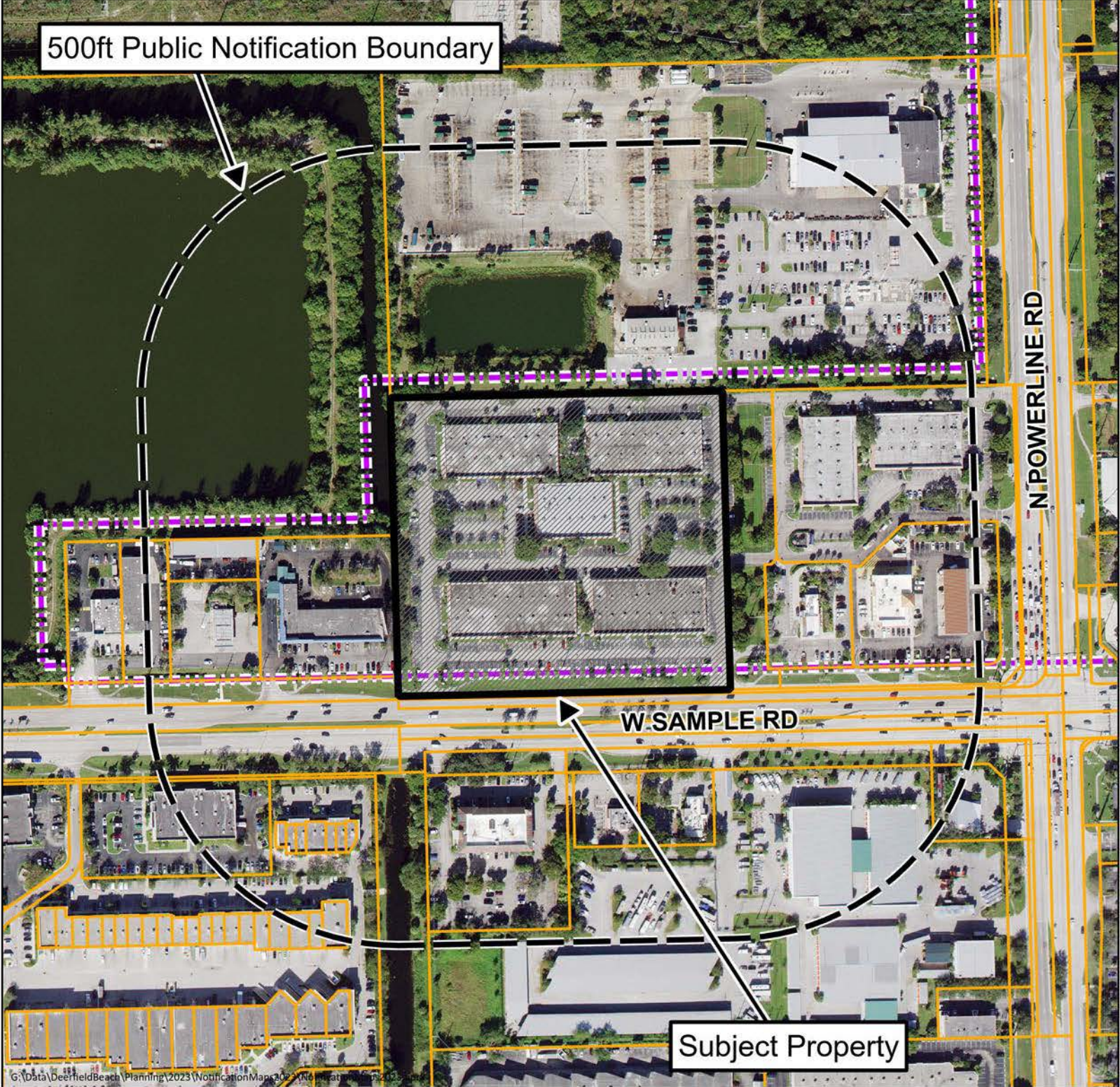
Location: The property is generally described as G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASMENT and located at **2301 W Sample Rd.**

A public hearing will be held on **TUESDAY, OCTOBER 3, 2023 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on September 22, 2023 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk



Public Hearing Notice Map
Major Site Plan Application
15-B3c-22 Rev 2
2301 W Sample Rd



0 200
Feet

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach.com/boardagendas





PUBLIC NOTICE

APPLICATION 15-B3c-22 Rev.2

August 18, 2023

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

Pathway Ventures, Ltd. Represented by Heidi Davis Knapik of Gunster

Seeking Major site plan modification to demolish the existing commercial building, and construct a 19,432 square foot Aldi's store at the property described as G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASEMENT, more particularly described in the file, and located at **2301 Sample Rd.**

A public hearing will be held on **THURSDAY, September 7, 2023, at 7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue, Deerfield Beach, FL 33441.** All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 480-4206.

Eric M. Power
Director of Planning & Development Services



Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	15-B3c-22 Rev.2
Applicant:	Pathway Ventures, Ltd.
Agent:	Heidi Davis Knapik of Gunster
Requested Action/Description:	Major site plan application seeking approval to demolish an existing commercial building and construct a 19,432 square foot Aldi's store.
Location:	2301 W Sample Rd.
Legal Description:	G & P PLAT 96-44 PARCELS C, D, & E AND CANAL EASEMENT
Size:	1.9 acre parcel on a 17.2 acre site
Existing Zoning:	B-3c, Intense Commercial Business
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial
Surrounding Land Use and Zoning:	

	<u>Existing Land Use</u>	<u>Zoning</u>
North:	Commercial center	B3c, Intense Commercial Business
East:	Proposed medical office/senior center	B3c, Intense Commercial Business
South:	Office building (Pompano)	B-3, General Business
West:	Automotive services	B3c, Intense Commercial Business

Applicable Regulations:	Broward County Code of Ordinances
Plat Restrictions:	None

Department Comments & Requirements

REQUEST: Major site plan modification to demolish an existing commercial building and construct new 19,432 square foot Aldi's store.

BACKGROUND:

This 17.2-acre site, at the northwest corner of the Sample Road and Powerline Road intersection, was originally developed with nine commercial buildings, containing a mix of office and retail uses, known as Crossroads Shopping Center. The site was annexed into the City in 2000 and has retained County B-3 zoning.

In 2016 the City (Reso. 2016/076) approved a major site plan modification to demolish two buildings totaling 32,725 square feet and replace them with a 6119 square foot WaWa convenience store and gas station, and a 3400 square foot Wendy's drive-thru restaurant. This modification took place at the southeast corner of the site closest to the Sample/ Powerline Road intersection on approximately 2.67 acres.

The applicant now proposes to redevelop the southwest corner of the site, facing Sample Road and is requesting to demolish another building to construct a 19,432 square foot Aldi's on a 1.9-acre portion of the site. The proposed Aldi's will be constructed with 98 parking spaces with an additional seven spaces north of the building provided by the shopping center for Aldi's use. All existing access drives, buildings, and parking areas on the overall site, will remain in place. The proposed development will include enhanced landscape, and pedestrian and vehicular access improvements.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

The Community Appearance Board reviewed the application on August 9, 2023 and requested that additional vertical articulation be provided on the west elevation. The elevations were revised and approved on August 23, 2023, along with a stipulation that the species of Crape Myrtles be changed. Staff confirmed the stipulation was met in the applicant's resubmittal on August 25, 2023.

The application was heard by the Planning & Zoning Board on September 7, 2023 and approved as submitted.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation). Staff comments have been addressed and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The

Future Land Use (FLU) Map designation identifies the site as Commercial, and the proposed Aldi's is a permitted commercial use.

2. Land Development Requirements: The property was annexed in 2000 and retains the Broward County zoning classification of B-3c, Intense Commercial Business. The proposed Aldi's is a permitted use in that zoning district and complies with all pertinent land development regulations.
3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning: Per Section 98-17(15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

(a) *Permitted uses, structures and activities allowed within the zoning category;*

Per Section 39-295 - *Permitted Uses* of the Broward County Code of Ordinances, the proposed Aldi's is a permitted use within the B3c Zoning District.

(b) *Building location, dimensions, height and floor area;*

The proposed building meets all of the setbacks, lot coverage, height and floor area requirements of the Broward County Code of Ordinances.

(c) *Location and extent of parking, access drives and service areas*

The proposed development meets the parking requirements for a grocery store with ninety-eight (98) on-site parking spaces and an additional seven (7) parking spaces provided within the shopping center. The number of parking spaces for the shopping center exceeds the amount required by Code. The proposed development was designed in a manner which utilizes the existing access drives, and thus will not impact the surrounding properties. The service area is appropriately located at the rear of the building.

(d) *Traffic generation, hours of operation, noise levels and outdoor lighting;*

An extensive traffic analysis was conducted for this property, and based on the proposed traffic for the site, a median which provides for more controlled directional turns, is proposed for Sample Road at the westernmost driveway. This will enhance safer access to the proposed development and the entire site. Both the traffic analysis and a pre-approval letter from FDOT conclude that the change in trip generation is not significant. The hours of operation and noise levels of a grocery store are not significant for this site, since it is surrounded by other commercial and industrial uses, some of which generate more noise. The proposed lighting meets code requirements.

(e) *Alteration of light and air;*

The proposed development will actually increase the amount of light and air, as it is 5607 square feet less than the existing building.

- (f) *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed development meets or exceeds the required setbacks and buffers. All proposed landscaping requirements are met for the specific redevelopment site and entire shopping center. Landscape buffers are provided and enhanced around the entire re-developed portion of the site.

- (g) *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches, parks, playgrounds and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and*

The proposed development is a grocery store which is not a use that has a negative impact on residences or minors. The site is located in an area comprised of commercial and industrial uses where no schools, day care facilities, parks, playgrounds or other places that cater to minors exist. A single church exists in a shopping center in Pompano Beach, across the street and southwest of the subject site. The proposed development will not have a negative impact on the church, due to the road width of Sample Road and design of the subject site and the shopping center where the church is located. Therefore, there are no outside activities which could interfere with the peace or tranquility of residences. or which pose a significant risk to the safety or security of minors.

- (h) *Conditions, uses or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

There are no single-family residences within 500 feet of the site, and thus no impacts on the security or safety of residences.

SUMMARY & REQUIRMENTS:

Staff's review of application 15-B3c-22 Rev.2 has found that the proposed project is consistent with the goals, objectives and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Broward County Code of Ordinances.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	ALDI	Application No.:	15-B3c-22 Rev 2
Reviewer Name:	Bonnie Jacobson	Project Address:	2301 W Sample Rd
Department/Division:	Planning & Zoning		
Position:	Sr. Planner		
Date of Review:	08/24/23		
Submittal No.:	5		

A. APPLICATION / GENERAL COMMENTS:	
1.	Prior to resubmittal, contact Bonnie Jacobson at bjacobson@deerfield-beach.com to schedule a Development Review Committee meeting.
1a.	Comment addressed. DRC meeting held 12/16/22.
2.	All resubmittals shall be provided with a written narrative responding to all comments.
2a.	Comment acknowledged.
3.	The Project coordinator, Alexia Howald, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
3a.	New project manager for this application is Bonnie Jacobson at bjacobson@deerfield-beach.com .
3b.	Comment acknowledged.
4.	Cost recovery fees – pursuant to Chapter 98, Article VII of the Land Development Code, cost recovery fees will be payable by the Applicant for review of the application. A cost recovery account will need to be established with the City, with payment required prior to being scheduled for the first public hearing. This fee is payable to the City of Deerfield Beach. Should the City's consultant fees exceed the deposit amount, additional fees may be payable by the Applicant. The current estimated amount of cost recovery fees required for the traffic review of this application is \$2,520.
4a.	Comment not addressed. Fee not paid. An additional \$3360 is required for additional traffic review for a total of \$5880. Submittal fee is required prior to review of next resubmittal.
4b.	Comment addressed.
5.	Per Sec. 98-35, All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only

Development Plan Application Comments

	permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist
5a.	Comment acknowledged.
6.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
6a.	Comment acknowledged.
7.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
7a.	Comment acknowledged.
8.	As with all developments in Deerfield Beach, before a building permit can be issued, this development must receive approval from the Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org
8a.	Comment acknowledged.
9.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org for the issuance of the Transportation Concurrency Certificate and Environmental Certificate.
9a.	Comment acknowledged.
10.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
10a.	Comment acknowledged.
11.	Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a completion of the site and project in a commercially reasonable time.
11a.	Comment acknowledged.
12.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
12a.	Comment acknowledged.
12b.	Building and Site Plan will be scheduled for next available CAB meeting.
12c.	CAB deferred item at 8/9/23 meeting to 8/23/23 meeting for additional wall

Development Plan Application Comments

	articulation on West side.
12d.	CAB approved the revised elevation at their 8/23/23 meeting with a stipulation that the Crape Myrtle species be changed from Tuscarora to Muskongee.
13.	The applicant is required to submit a letter with the revision, detailing each page that is to be amended and what the proposed change is. New pages, not previously approved must be explained within cover letter as to why a new page and not a revision to an existing page is necessary.
13a.	Comment acknowledged.
14.	Modifications to plans previously approved by the City Commission, intended to replace an existing approved plan must be clouded to show all proposed changes. All existing data, not affected by the proposed change, must be retained on the plan.
14a.	Comment acknowledged.
15.	The elevations and floor plan are not in the correct order. Revise accordingly. Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Overall Site Plan, Site Plan, Site Plan Details, Demolition, Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan.
15a.	Comment addressed.
16.	Explain within the narrative if the parcel will be further subdivided, either by re-platting or Broward County Property Appraiser or the grocery store owner will lease the ground space from the current property owner. If so, provide cross access agreement. If property is proposed to be further subdivided, the development must stand in its own and meet the minimum standards of the code, such as parking and landscape.
16a.	Comment addressed. Parcel will not be subdivided.

B.

SURVEY:	
1.	Per Section 98-13(8)(b)(1) Provide a certified boundary survey, in conformance with Chapter 61G17, Florida Administrative Code, no more than one year old from the submittal date and extending to the center line of all adjacent streets, which specifies gross and net acreage or square footage. Provide gross and net square footage of site of lease area.
1a.	Comment addressed.
2.	Provide updated survey of overall site.
2a.	Comment addressed.
New Comments 5/10/23	
3.	Square footage of overall site and lease area on survey (Sheets 1 & 2) is not consistent with the square footages on the site plan (Sheets C-05 an C-05A), and to be discussed at a DRC meeting.
3a.	Comment addressed.
New Comments 7/13/23	
4.	Per Section 98-13(8)(b)(1) Provide a certified boundary survey, in conformance with Chapter 61G17, Florida Administrative Code, no more than one year old from the submittal date and extending to the center line of all adjacent streets, which

Development Plan Application Comments

	specifies gross and net acreage or square footage. Provide gross acreage that was removed from the previous submittal.
4a.	Comment addressed.

COVERPAGE:

1.	Aerial Map and the Location Map did not demonstrate adjacent land use and zoning. Two maps are not necessary however at least one must provide adjacent land use and zoning districts. Per Section 98-13(8)(a)(3) Provide a location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet.
1a.	Comment addressed.
2.	Revise table of contents to reflect correct sheet order per Section 98-13(b)(8). See comment #A.14
2a.	Comment addressed.
3.	Provide the information of the property owner of the cover page. Per Section 98-13(8)(a)(5) Provide contact information of the applicant, property owner, and architect/engineer of record.
3a.	Comment addressed.
4.	Add the revision date at the top middle of the cover page. Per Section 98-13(8)(a)(6) Provide the revision date.
4a.	Comment addressed.

C. SITE PLAN:

1.	On sheet C-05, demonstrates property lines for the development. Will the land outlined on this sheet, proposed to be further subdivided or boundaries to be leased for the supermarket? Additional comments may be forthcoming.
1a.	Comment addressed.
2.	Provide a letter from Broward County determining if replatting or plat note amendment is required for this development.
2a.	Comment addressed. Replatting not required.
3.	On sheet C-05A, building setbacks shown on the data chart are not consistent with the setbacks illustrated on the plan. If subdividing the parcel, setbacks will be measured from new established property lines however, building setbacks shall be measured from property lines recorded on the plat. Revise data accordingly. Cloud data that is impacted by the proposed change.
3a.	Comment addressed.
4.	On sheet C-05A, Vehicular Use Area (VUA) in data chart shall be consistent with landscape plan.
4a.	Comment addressed.
5.	On sheet C-05A, parking area interior landscaping in data chart shall be consistent with landscape plan.
5a.	Comment addressed.
6.	On sheet C-05A, the parking summary included shopping center @ 143, 174 sf however; the plans now show shopping center @ 118,136. Explain the difference in square footage. All changes shall be clouded.

Development Plan Application Comments

6a.	Comment addressed.
7.	On sheet C-05A, Standard and Accessible ADA parking spaces are not provided according to the previous site plan approval. Show the amount for each space in the parking summary as shown in the approved plan. All changes shall be clouded.
7a.	Comment addressed.
8.	On sheet C-05A, parking ratio used indicates "commercial building", however, proposed use shall use the parking ratio for "supermarket, department store" at 1/150 square feet of retail sales area plus 1/200 square feet of remaining floor area and 1/300 square feet of gross floor area according to Section 39-228 of the Broward County Code. All changes shall be clouded. Parking data shall include number of spaces required for the supermarket and the number of spaces provided for the supermarket. Number of spaces provided is 100, however, staff counted 99 parking spaces.
8a.	Comment not addressed. Per Section 39-228, proposed store requires 105 parking spaces, but the lease area only includes 99 spaces. Indicate how parking shortage will be addressed.
8b.	Comment addressed in parking agreement but show on site plan.
8c.	Comment addressed.
9.	Staff has counted each parking space on the plan, with a total of 759 spaces with the exclusion of the 6 spaces at the rear of Building #1. Per on site visit, rear of building currently used for dumpster enclosure. Clearly and accurately demonstrate existing conditions and parking spaces on the overall site plan.
9a.	Comment not addressed. The survey also shows 51 spaces at the northern end of the site, whereas the site plan indicates there are 54.
9b.	Comment addressed.
10.	Per Table I of Broward County Code, standard parking spaces shall be 18 by 9 feet. Provide the dimensions of the parking spaces east of the building.
10a.	Comment addressed.
11.	Provide a typical parking space detail and ADA space on separate site detail sheet. Per Broward County Code Section 39-217(d), All required off-street parking spaces shall be clearly delineated by four-inch wide, yellow or white, painted striping. Per Broward County Code Section 39-227, all such spaces (ADA) shall be a minimum of 12 feet by 18 feet, unless provided otherwise by federal law if the Florida Building Code.
11a.	Comment addressed.
12.	Provide wheel stops for parking spaces adjacent to the building. Currently, on site, spaces to the east have wheel stops however, they are not shown on the plan. Update plan accordingly. Per Broward County Code Section 39-217(d), Parking stalls which abut landscaped areas, sidewalks, structures or property lines shall be designed with bumper guards, wheel stops or contiguous curbing. The required bumper guards, wheel stops or curbing shall be located a minimum of two and one-half (2½) feet from any landscaped area, sidewalk or property line.
12a.	Comment addressed.
13.	Building #1 demonstrates a proposed change to curbing and removal of parking spaces. Provide the dimension of the drive aisle from the new curb to the other curb. Several other areas are also missing total drive way aisle measurements. Per Broward County Code Section 39-215, two-way direction movement requires a minimum of 24 feet wide. All changes shall be clouded.
13a.	Comment addressed.
14.	Parking spaces located west of the building demonstrate more than 10 contiguous parking spaces. Per Broward County Code Section 39-220, All parking areas shall

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	be arranged so that there are no more than ten (10) contiguous parking stalls along the same parking aisle without an interior landscape island. A terminal landscape island shall be required at each end of the parking aisle. The landscaped island shall be a minimum of nine (9) feet in width, excluding curb. If the end of a parking aisle is located next to a landscape area, a five (5) foot terminal island shall be provided.
14a.	Comment addressed. Parking spaces existing and will not be disturbed.
15.	Provide a demolition plan within the site plan package. A demolition plan was provided within conceptual engineering plan.
15a.	Comment addressed.
16.	Will the existing mailboxes remain, removed or relocated? If to be relocated, demonstrate where on site the mailbox will be relocated. If removed, provide on demolition plan. If relocated, demonstrate on site plan. All changes shall be clouded.
16a.	Comment addressed.
17.	Will the directory at the SW corner of the building remain, removed, or repurposed? Demonstrate location of directory sign if proposed to remain. If removed, provide on demolition plan, if relocated, demonstrate on site plan. All changes shall be clouded. Additional may comments may be forth coming.
17a.	Comment addressed.
18.	Where will the mechanical equipment be stored? Provide a roof plan showing concealment of al mechanical equipment. Per Broward County Section 39-294, except for rooftop photovoltaic solar systems installed in accordance with Section 39-109 of the Broward County Code of Ordinances, all heating, ventilation, air conditioning, electrical, mechanical, and similar equipment shall be completely screened from view or isolated so as to not be visible from any adjacent public right-of-way or residential zoning district. Any screening shall be designed to maintain a uniform appearance with the rest of the building.
18a.	Comment addressed.
19.	Provide dumpster detail on site detail sheet.
19a.	Comment addressed.
20.	No traffic markings provided. Demonstrate traffic circulation on site plan.
20a.	Comment addressed.
21.	Proposed stop bar at the SE corner of the building along the "No Parking" striping, raises some concerns. Is a stop sign proposed? Per Broward County Chapter 23, traffic control signs shall be in compliance with the then-current edition of the Florida Department of Transportation Traffic Engineering Manual.
21a.	Comment addressed.
22.	Provide no parking detail on site plan detail sheet. Ensure striping aligns with curb.
22a.	Comment addressed.
23.	Provide detail of bollards. Ensure color blends with building elevations.
23a.	Comment addressed.
24.	Provide detail of crosswalk striping. Proposed striping south of the building appears to be out of alignment.
24a.	Comment addressed.
New Comments 2/29/23	
25.	There is an approximate 6.5-foot discrepancy between the lease line for Aldi's site and the proposed La Colonia site and lease line goes through existing planter with trees and landscaping. Correct discrepancy.
25a.	Comment addressed. Planter removed.
26.	Provide all site data based on corrected site, as well as site data for leased area

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	specifically.
26a.	Comment not addressed. Correct square footages on overall and lease area on site plan to match survey. See comment 3. under Table B. Survey.
26b.	Correct inconsistencies in square footage differences between survey and approved site plan. Removal of the gross square footage from the survey does not sufficiently address the inconsistency.
26c.	Comment addressed.
27.	Correct site data sheet. A ten-foot setback/landscape buffer is required from the public right-of-way.
27a.	Comment not addressed.
28.	Provide site data table for lease area separately on lease area site plan.
28a.	Comment not addressed.
29.	Only cloud on sheets for the overall site (C-05A). "New" sheets for the Aldi's development should not be clouded.
29a.	Comment not addressed.
New Comments 5/24/23	
30.	Proposed monument sign location is in utility easement and roadway. Per Section 102-7(24) signs are prohibited and cannot be located in utility easements, and road rights-of-way. Relocate monument sign to lease area and in line with other monuments signs on the overall site plan to the east. Per Section 102-8(c)(1)a. there shall be a minimum of 100 feet between monument signs.
30a.	Comment not addressed. Shift monument sign back slightly to be out of utility easement, and provide setback from property line. Monument sign as shown appears to be 5 feet back from property line and sign as shown on sheet MS101 does not comply with size requirements in Section 102-9 of the sign code. At 5 feet away from the property line the sign may only be 5' high, have a structure of 25 sq.ft. and a sign face within the structure of 15 sq. ft.
30b.	Comment addressed. Property line actually extends beyond lease area boundaries, sign meets code.
New Comments 7/19/23	
31.	Incorporate changes to overall site plan and landscape plans to include site plan and site data changes for LaColonia as base information, as well as proposed Aldi's site data changes, which should be clouded.
31a.	Comment addressed.

D. ELEVATIONS:

1.	Will there be a monument sign? Provide location and setbacks of monument sign on site plan and provide detail and dimensions. Remove proposed sign and provide general location of building wall sign. Per Section 98-13(8)(d)(2) Provide the general location of building wall signs and conceptual monument sign.
1a.	Comment not addressed. Location of building signs not shown and no information was provided for monument sign(s). Existing monument sign is still shown and not removed from plans. All signs shall comply with Chapter 102 of the Land Development Code. Any variance requests shall be made at time of site plan submittal and meet all the variance criteria, in both instances, set forth in Chapter 102.
1b.	Comment not addressed. Per Section 102-7(25) Cabinet signs are prohibited. Provide same type of wall sign used for the Aldi's at 747 S Federal Hwy- Deerfield Beach, FL. Provide Monument sign elevations to assure compliance with Sign Code.

Development Plan Application Comments

1c.	Comment not addressed. Proposed monument sign on Sheet MS101 does not comply with sign regulations in Section 102-9. Provide detail on wall signs from sign vendor, and show on signage sheet.
1d.	Comment addressed.
New Comments 2/29/23	
2.	Per Section 98-13(8)(d)(3) Show the height of the mechanical equipment screening.
2a.	Comment addressed.

E.

FLOOR PLANS:	
1.	On sheet CFP-2, provide the dimensions of the loading space. Per Broward County Code Section 39-229(c), off-street loading spaces shall be at least 12 feet wide by 45 feet long with a 14-foot clearance.
1a.	Comment addressed.
New Comments 2/29/23	
2.	Per Section 98-13(8)(e)(2) Provide the proposed uses within the building. Different parking ratios for each use are, must be clearly defined and consistent with site data table. Identify and provide breakdown of square footage of retail sales area, warehouses/storage area, and remaining floor area. These areas should be consistent with what was provided on the site data table for the Aldi's site specifically and site data table for overall site plan.
2a.	Remove clouding around table.
2b.	Comment addressed.

F.

PHOTOMETRIC PLAN:	
1.	Photometric plan is not using same scale as site plan. Per Section 98-13(8)(h)(1) Provide a plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking.
1a.	Comment addressed.
2.	Provide detail of the light fixtures and light pole with dimensions Poles should match existing lighting poles of the subject property. Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
2a.	Comment not addressed. Only light fixture for NE corner of Building #1 is shown not proposed fixture for parking lot for Aldi's.
2b.	Comment addressed.
3.	Proposed light poles in between parking spaces east of the building requires additional detail of placement. Ensure parking spaces meet minimum standards.
3a.	Comment addressed.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aldi	Application No.:	02-B3c-8 Rev. 2
Reviewer Name:	Harold Hoyte	Project Address:	2301 W. Sample Rd.
Department / Division:	Landscape		
Position:	Landscape Architect		
Date of Review:	5/18/23		
Submittal No.:	3		

A. LANDSCAPE PLAN:

1.	Per Section 98-61, add 4,246 square feet (sf) of landscape area to the plan. 12,113 sf is required only 7,867 sf is shown.
1.a	10,594 sf of landscape area is shown on the plans, 12,113 is required. The plan has to meet the requirement on its own, therefore add an additional 1,519 sf.
1.b	Comment addressed 5/18/23.
2.	Per Section 98-80(e)(1), add 162 groundcovers to the plan.
2.a	Comment addressed 3/3/23.
3.	Per Section 98-80 (e) (11), add a minimum of 20 shrubs for every terminal and interior island.
3.a	Comment addressed 3/3/23.
4.	Add 1 more variety of shrub or groundcover per Section 98-80(k)(9)
4.a	Comment addressed 3/3/23.
5.	On Disposition Plan specify palms by GW or CT not overall height. Note, only trees and palms adhering to Section 98-80 (k) (11) will count toward landscape requirements.
5.a	Comment addressed 3/3/23.
6.	Palm with a condition rating of 60% or above show DBH on Disposition Plan, use \$200 per 3 inches for tree mitigation. Adjust mitigation accordingly.
6.a	Comment addressed 3/3/23.
7.	Add root barrier to shade trees (existing or proposed) closer than 6 ft. and for palms and small trees (existing or proposed) within 3 ft. of paved area, curb or utility easement.
7.a	Comment addressed 3/3/23.
8.	Per Section 98-80 (e)(9), add 2 interior islands to the proposed parking areas; add 2 trees and shrubs accordingly. Note, islands are calculated cumulatively not contiguously, hence $74/10 = 7$ required islands.
8.a	Comment addressed 3/3/23.

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9.	Per Section 98-80 (e)(8), add 1 terminal island to the proposed parking area on south side of building. Add 3 trees, as 10 trees are required and only 3 are shown. Add shrubs accordingly.
9.a	Comment addressed 3/3/23.
10.	Per Section 98-80 (e)(14), add landscape areas with palms and landscape to south and east facades.
10.a	Comment addressed 3/3/23.
11	Per Section 98-80 (e)(14) (e), add ten 16 foot Clear Trunk/ graywood palms to relate to height of the building.
11.a	Comment addressed 3/3/23.
12.	Per Section 98-80 (i) add interior sight triangles for interior and exterior.
12.a	Comment not addressed. Sight triangle east of building need to be flipped so that the 25 feet runs primary travel way, as is shown on the SE sight triangles.
12.b	Comment addressed 5/18/23.
13.	Per Section 98-80 102 (9)(c), add 2 layers of landscape around existing or proposed monument signs.
13.a	Comment addressed 3/3/23.
14.	Per Section 98-80 (e)(12), add 2 more varieties of shrubs or groundcover, note Liriope does not appear on the plan, however is shown on plant list.
14.a	Comment addressed 3/3/23.
	<u>New Comments 3/3/23</u>
15.	There is an approximate 6.5-foot discrepancy between the lease line for Aldi's site and the proposed La Colonia site and lease line goes through existing planter with trees and landscaping. Please revise, to either include the planter and then plant accordingly or exclude from your property.
15.b	Comment addressed 5/18/23.
16.	Add missing label for terminal island planting on the east side of entrance drive.
16.a	Comment addressed 5/18/23.

B. IRRIGATION PLAN:

1.	Submit irrigation plans for review, showing bubblers on new trees and palms.
1.a	Comment addressed 3/3/23.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aldi Major Site Plan	Application No.:	15-B3C-22 Rev. 2
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	5-16-23		
Submittal No.:	3		

A.

SITE PLAN:

- | | |
|----|--|
| 1. | No objection to proposed Site Plan as presented. |
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DEVELOPMENT REVIEW COMMITTEE

Project Name:	ALDI	Application No.:	22-B3C-28
Reviewer Name:	CAPTAIN MIKE HEFFERON		
Department / Division:	BSO FIRE PREVENTION		
Position:	CAPTAIN		
Date of Review:	05/04/23		
Submittal No.:	3		

A. APPLICATION / GENERAL COMMENTS:

1.	A complete set of permitted plans must be submitted for review and approval prior to all construction. All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7 TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.
1A	<u>CORRECTED</u>

B. SITE PLAN:

1.	DEMONSTRATE TURNING RADIUS OF 38FT INSIDE RADIUS AND 50 FT OUTSIDE RADIUS WITH A CLEAR SWEEP OF 12 FT DRIVE AISLE FOR FIRE DEPT LANES AND ROADS
1A.	CORRECTED
2.	KNOX BOX REQUIRED
2A	NOT CORRECTED (ADD ON SITE PLAN)
2B	CORRECTED
3.	PROVIDE OTHER HYDRANTS AND LOCATION AND SHALL NOT EXCEED 350 FT
3A	NOT CORRECTED (MEASUREMENTS SHALL NOT BE LINEAR FEET. MEASUREMENT SHALL BE AS THE FIRE APPARTUS DRIVES)
3B	CORRECTED
4.	HYDRANTS SHALL NOT BE MORE THAN 100 FT FROM FIRE DEPT CONNECTION

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4A	NOT CORRECTED (UNABLE TO LOCATED FDC AND BACKFLOW MISSING SHEET C-09 PROVIDE WATER DISTRUBUTION PLAN SIZE OF MAIN WITH FIRE HYDRANTS)
4B	CORRECTED
5.	HYDRANTS SHALL NOT BE LOCATED NOT LESS THAN 40 FT FROM THE BUILDING
5A	NOT CORRECTED (TOO CLOSE TO BLD)
5B	CORRECTED
6.	SHOW LOCATION OF THE POINT OF SERVICE FOR THE FIRE SPRINKLER SYSTEM
6A	NOT CORRECTED (MISSING SHEET C-09)
6B	CORRECTED

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DEVELOPMENT REVIEW COMMITTEE

Project Name:	ALDI Major Site Plan, Rev. 2	Application No:	22-B3C-28
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	05/11/2023		
Submittal No:	Submittal 3		

A. RECYCLING & SOLID WASTE DIVISION:

1.	The above Site Plan Application, located at 2301 W Sample Rd. Deerfield Beach, FL 33073 has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Management) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacle.
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DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aldi Grocery Store.	Application No.:	15-B3c-22 Rev 2
Reviewer Name:	Mo Gopalakrishna, PE, PTOE.	Project Address:	2301 W.Sample Rd.
Department/Division:	Consultant		
Position:	Sr. Traffic Engineer		
Date of Review:	7/10/2023		
Submittal No.:	3		

A. TRAFFIC GENERATION ANALYSIS COMMENTS:

1.	The traffic engineer mentions that the proposed 19,432 SF Aldi store (Land Use code 821- Shopping Plaza) is replacing an existing 25,039 SF building (failed to provide the existing land uses). The trip generation should focus specifically on the existing (25,039 SF) and proposed land use (19,432 SF). This is the correct way to do it. The specific land use code for Aldi Store would be 850 (Supermarket) per the ITE Trip Generation Handbook 11 th Edition, see attached PDF). Rerun entire trip generation for daily and peak hour trips. It appears that the PM peak hour trip ends are 205 vehicles per hour and triggers the need for a full-fledged traffic impact study. A methodology meeting would be needed with the reviewer.
1a.	Comment not addressed. The resubmittal from the Traffic Engineer from February 9 th , 2023 didn't address the comment and included all uses existing and proposed in showing lower number of net change in trips in Table 1: Trip Generation, which wasn't the methodology that was agreed to in the December 16 th , 2022 DRC meeting.
1b.	Comment to be addressed. Per discussion with Shaun on 5/18/2023, no credits will be taken for the existing retail use that will be demolished (25,039 SF). Shaun will modify Table 1: Trip Generation, to show only the proposed trips that will impact the existing driveways with no credits from existing uses.
1c.	Comment addressed.
2.	The consultant traffic engineer has evaluated the entire existing 151,898 SF (existing) and 146,291 SF (proposed) shopping center trip generation. This appears to be incorrect way of doing it, since a lot of the existing buildings are being untouched (per Site Plan Sheet C-05A). Reviewer is confused. Can a drawing of the site land uses (existing and proposed), areas, and table be included to list all the uses and the corresponding trip generation? <i>If the existing land uses are not being touched, the trips should not be recalculated, and comment number 1 should be strictly adhered to. Please discuss with the reviewer the intent of doing the computation this way.</i>

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2a.	Comment not addressed. The resubmittal from the Traffic Engineer from February 9 th , 2023 didn't address the comment and included all uses existing and proposed in showing lower number of net change in trips in Table 1: Trip Generation, which wasn't the methodology that was agreed to in the December 16 th , 2022 DRC meeting.
2b.	Comment addressed.
3.	Trip credits were taken for Daily, AM Peak, and PM peak hours between proposed and existing trips. The City of Deerfield Beach does not allow for any credits for any development that is generating new trips. Since the proposed land use is replacing the existing land use, the trip generation at the driveways leading to this development will change.
3a.	Comment not addressed. The resubmittal from the Traffic Engineer from February 9 th , 2023 didn't address the comment and included all uses existing and proposed in showing lower number of net change in trips in Table 1: Trip Generation, which wasn't the methodology that was agreed to in the December 16 th , 2022 DRC meeting.
3b.	Comment to be addressed. Per discussion with Shaun on 5/18/2023, no credits will be taken for the existing retail use that will be demolished (25,039 SF). Shaun will modify Table 1: Trip Generation, to show only the proposed trips that will impact the existing driveways with no credits from existing uses.
3c.	Comment addressed.
4.	Based on trip generation numbers done by the reviewer for the development areas provided by the traffic engineer consultant for proposed use (146,291 SF), the daily trips are 13,102 (total), AM Peak hour trips 516 (total), and PM Peak hour trips 1,241 (total). The large traffic volumes would trigger a full-fledged traffic impact study and a traffic methodology meeting would be needed.
4a.	Comment not addressed. The resubmittal from the Traffic Engineer from February 9 th , 2023 needs to address Comments 1, 2 and 3, to determine if Comment 4 that may trigger a full-fledged traffic impact study is needed.
4b.	Comment to be addressed. Per discussion with Shaun on 5/18/2023, per original methodology no need for full fledged traffic impact study. Only the five driveways to be evaluated.
4c.	Comment addressed.
5.	The daily trips, peak hour trips (AM, PM), and equations provided by the consultant traffic engineer do not match what is in the Trip Generation Manual 11 th Edition. Not a single calculation provided is correct. The reviewer has attached redlines on the trip generation analysis submitted. Reviewer has included the daily trips, AM and PM peak hour trips, based on average rate and fitted curve equations. Please review, revise and resubmit the report. The reviewer would prefer the use of the fitted curve equations/trips. Where those are not available due to inadequate R squared value, use average rate.
5a.	Comment addressed. Traffic Engineer implemented this comment for the supermarket land use per previous comment.
6.	Provide documentation on how the 39% pass-by trip was determined.
6a.	Comment not addressed. Pass-by trip information is now provided however it is changed now and not 39%. Traffic engineer is advised to use the 24% for

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	supermarket only and not use the other existing land use pass-by trip numbers since the Aldi is the only proposed land use.
6b.	Comment implemented.
7.	The consultant traffic engineer should schedule a comment resolution meeting with the reviewer through the City staff, so that the revision of the trip generation and resubmittal review/approval can go through seamlessly.
7a.	Comment not addressed. A DRC meeting discussion was held on December 16 th . A bullet point list was emailed to the traffic engineer that was not implemented.
7b.	A comment resolution meeting is being scheduled for 5/18/2023 to discuss the outstanding comments and find a resolution.
7c.	Comment implemented.
8.	New comment: The trip distribution needs to be revisited since a model wasn't used to generate the percentages. Per discussion with Shaun on 5/18/2023, he will confirm the percentages are based on a planning model such as SERPM, FSUTMS, etc. This comment will affect not only the trip distribution, but also the Trip Assignment (Figure 2), Table 2 and Table 4. If SERPM and other models are not at your disposal, use the FDOT AADT's from nearby count stations to determine them. If the difference is +/- 5%, no need to change. If it is 10% or more, please revise the report. Also include the AADT documentation on how the percentages are derived. This affects the traffic assignment, the analysis and the recommendations too.
8a.	Comment implemented.
9.	New comment: Driveway number 5 is being converted from a full access to a directional median opening. The report needs to be updated to show correctly for the traffic volumes going in and out of this driveway, especially the U turn movements and update the analysis and recommendations appropriately.
9a.	Comment implemented.
10.	New comment: Shaun, can you confirm if the 2024 buildout is still accurate. We are already midway into 2023.
10a.	Comment implemented.
11.	New comment: Shaun, include a label on Figure 3B, that counts were not conducted at the three driveways (DW 1, DW2, DW3 and the intersection of Powerline Road/W Sample Road? Also see redlines from reviewer on Figures 3B, 3C, 3D, 4A, 4B and 4C.
11a.	Comment implemented.
12.	New comment: Shaun, at Driveway 5 (Table 5), Include the WBR movement evaluation per Chris' comment for 95th percentile queues and if the WB right turn lane is adequate (existing storage is 125').
12a.	Comment implemented.
13.	New comment: Get with FDOT access management Carina Harvey to get approval on converting the median access at Sample Road/Driveway No.5 from full access to directional opening. Include in the recommendations of the implementation and timing of this improvement as a part of the condition of approval.
13a.	Comment implemented.
14.	New comment: Per discussion with Shaun on 5/18/2023, include the new comp plan capacities from the Transportation Element. Shaun will continue to use the impact significance criteria for peak hour trips to use more than 1% of the roadway's

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	capacity.
14a.	Comment implemented.

SITE DEVELOPMENT DRAWINGS FOR:
ALDI AT CROSSROADS
SHOPPING CENTER

2301 WEST SAMPLE ROAD

BROWARD COUNTY, FL

SECTION 16, TOWNSHIP 48S, RANGE 42E

FOLIO #484216040030

FOR

SAVITAR COMPANIES

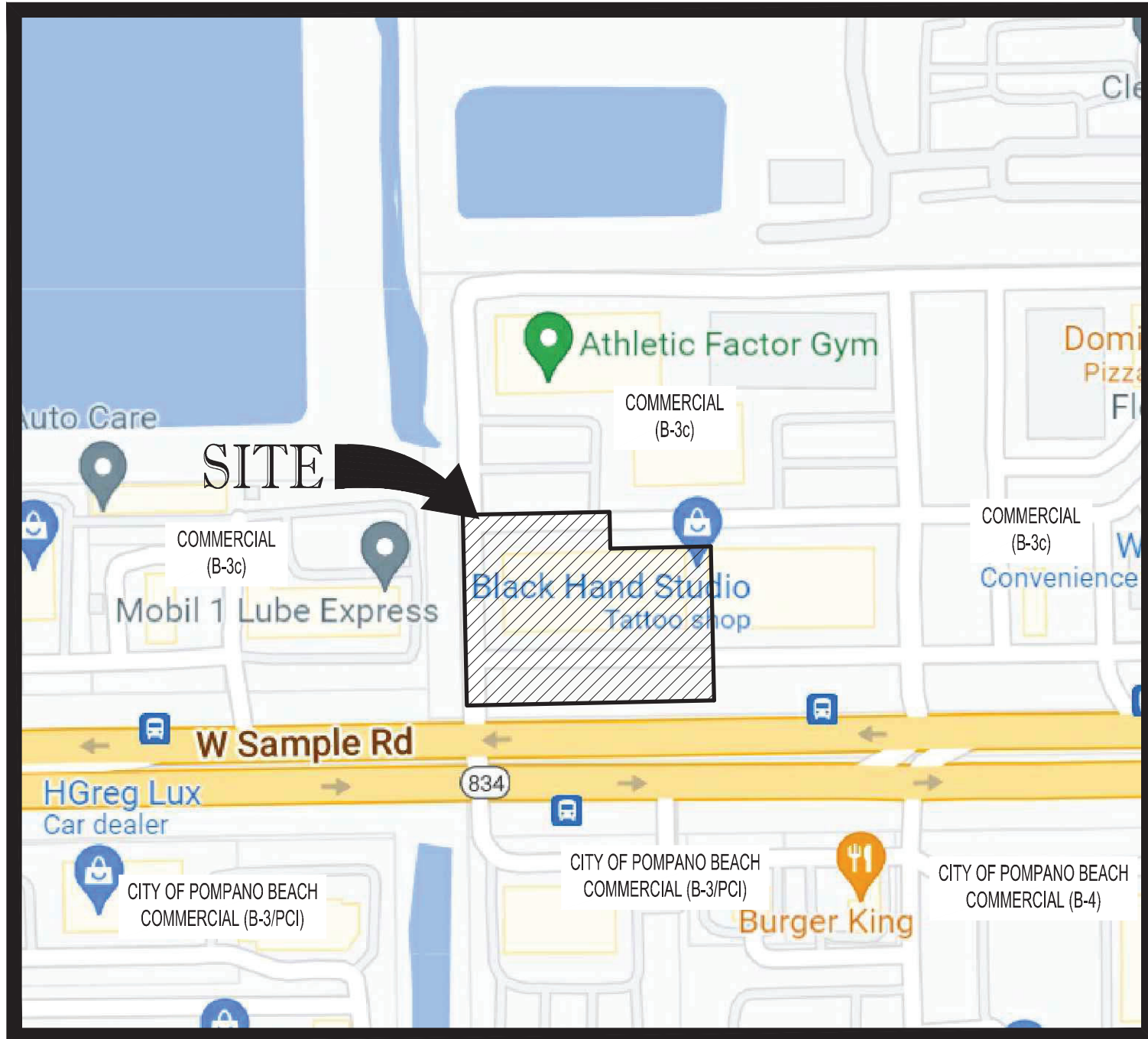
VICINITY \ AERIAL MAP

1"=200'



LOCATION MAP

1"=200'



SHEET INDEX

COVER SHEET	C-01
OVERALL SURVEY	1 OF 2
OVERALL SURVEY	2 OF 2
SURVEY	1 OF 1
OVERALL SITE PLAN	C-05A
SITE PLAN	C-05
SITE DETAILS	C-06
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CONCEPT EXTERIOR ELEVATIONS	CEE-2
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DISPOSITION PLAN	L-1.0
OVERALL LANDSCAPE PLAN	L-2.0
LANDSCAPE PLAN	L-2.1
LANDSCAPE DETAILS & SCHEDULE	L-2.2
LANDSCAPE GENERAL NOTES	L-2.3
IRRIGATION PLAN	L-3.0
IRRIGATION DETAILS & NOTES	L-3.1
PHOTOMETRIC PLAN	SE-101

LEGAL DESCRIPTION:

PARCELS A & B, OF THE "G AND P PLAT", TOGETHER WITH THAT CERTAIN PARCEL 100 FEET IN WIDTH LYING TO THE WEST OF PARCEL B, DESCRIBED AS THE 100 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT:

THAT PARCEL OF LAND CONVEYED TO WEN-ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 114865324, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND ALSO LESS AND EXCEPT:

THAT PARCEL OF LAND CONVEYED TO MASH MIAMI HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 115297592, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

PARCEL II:

PARCELS C, D AND E, OF THE G AND P PLAT, TOGETHER WITH THE WEST 50 FEET OF SAID PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

SAID LANDS LYING AND BEING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 80,753 SQUARE FEET (1.8538 ACRES), MORE OR LESS.

PREPARED BY



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT. LAUDERDALE, FL. 33309 FX: (954) 202-7070
www.ThomasEngineeringGroup.com

ALDI CONTACTS

ALDI - ROYAL PALM BEACH DIVISION
1171 NORTH STATE ROAD 7,
ROYAL PALM BEACH, FL 33411
JORDAN FORD
JORDAN.FORD@ALDI.US
PH: (561)484-7924
ANDY PALMER
ANDY.PALMER@ALDI.US
PH: (561) 484-7902
PH: (312) 543-3379

ARCHITECT OF RECORD

ADP ENGINEERING & ARCHITECTURE, PLLC
DAN SARGENT, AIA, NCARB
615 FISHERS RUN
VICTOR, NY 14564
PH: (585) 742-2222
FX: (585) 924-4914
CONTACT:
ADAM NOGA, NCARB
PH: (585) 742-0213
ANOGA@ADP.COM

CIVIL ENGINEER OF RECORD

THOMAS ENGINEERING GROUP
RYAN O. THOMAS, PE
6300 NW 31ST AVE.
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
CONTACT:
FRANK YOUNGMAN, PE
PH: (847) 708-1337
FYOUNGMAN@THOMASEG.COM

PROPERTY OWNER/APPLICANT

PATHWAY VENTURES LTD.
5345 PINE TREE DRIVE
MIAMI BEACH, FL 33140
PH: (305) 866-1546
FX: (305) 868-1783
CONTACT:
CLIFF STEIN
CLIFF@SAVITARCOMPANIES.COM

PROJECT SUMMARY:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A GROUND-UP ONE STORY BUILDING FOR OCCUPANCY BY ALDI FOOD MARKET.

Frank Youngman

Digitally signed by Frank Youngman
DN: c=US, o=Florida,
dnQualifier=A01410C00000188731D97600169
D54, cn=Frank Youngman
Date: 2023.07.05 16:55:07 -04'00'



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.: F220048
DRAWN BY: CAD
CHECKED BY: ROT
DATE: 05/28/2022
CAD I.D.: F220048-COVER

PROJECT:

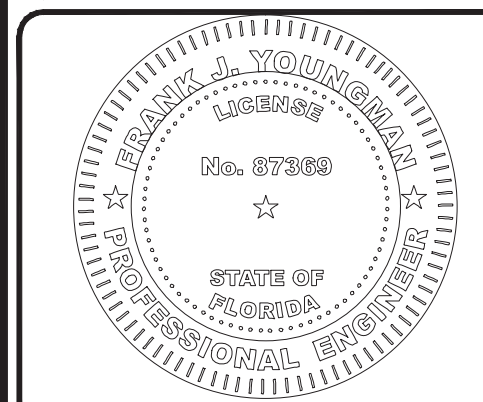
ALDI AT CROSSROADS
SHOPPING CENTER

FOR
SAVITAR
COMPANIES

DEERFIELD BEACH
FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
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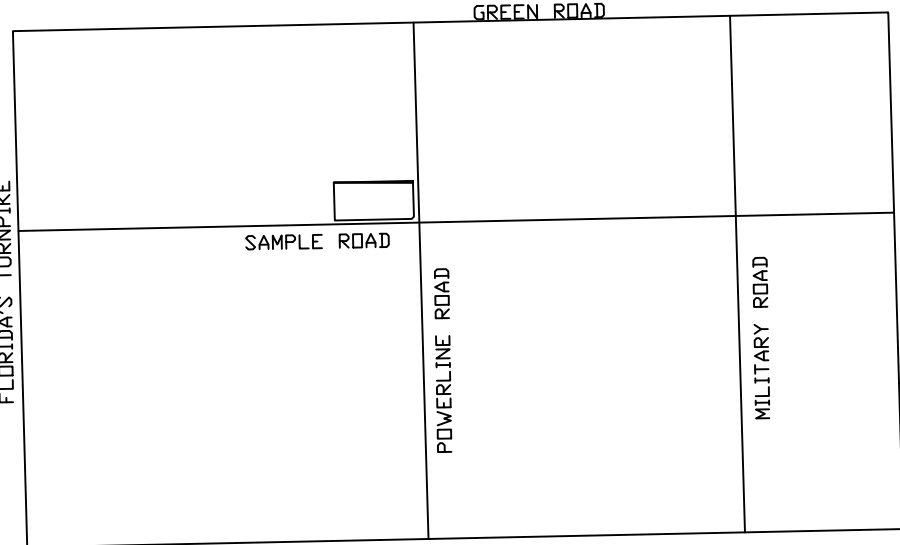
SHEET TITLE:

COVER SHEET DRC

SHEET NUMBER:

C-01

BOUNDARY SURVEY



Parcel Contains: 749,139 S.F., 17.198 AC.

GRAPHIC SCALE

0' 15' 30' 60' 90'

DESCRIPTION:

Parcel I

Parcels A and B, G & P Plat, together with that certain parcel 100 feet in with lying to the West of Parcel B, described as the 100-foot Florida Power and Light Company Easement, according to the Plat thereof, as recorded in Plat Book 96, at Page 44, of the Public Records of Broward county Florida.

Parcel II

Parcels C, D and E, of the G & P Plat, together with the West 50 feet of said plat, according to the plat thereof, as recorded in Plat Book 96, at Page 44, of the Public Records of Broward County, Florida.

THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY PER RECORDED PLAT AND TITLE COMMITMENT PREPARED BY TIGOR TITLE INSURANCE DATED 11/6/09 ORDER #2974865

Broward County.

- Plat recorded (Plat Book 96, Page 44)
- Right-of-Way agreement Recorded in DRB 1965, Pg. 356, BCR, effects subject property and is plotted hereon.
- Canal Easement recorded in DRB 4635, Pg. 755, BCR, effects subject property and is plotted hereon.
- Utility Easement recorded in DRB 6863, Pg. 778, BCR, effects subject property and is plotted hereon.
- 10' FPL Easement recorded in DRB 10669, Pg. 519, BCR, effects subject property and is plotted hereon.
- Grass Parking Agreement as recorded in DRB 10682, Pg. 391, BCR, effects subject property & is not plotted hereon do to it being a blanket agreement.
- 10' Utility Easement recorded in DRB 10760, Pg. 777, BCR, effects subject property and is plotted hereon.
- 12' FPL Easement recorded in DRB 12869, Pg. 1, BCR, effects subject property and is plotted hereon.
- Revocable Licence Agreement recorded in DRB 14001, Page 756, BCR.
- Sanitary Sewer Easement as recorded in DRB 16210, Pg. 44, BCR effects subject property and is plotted hereon.
- Easement recorded in DRB 17459, Pg. 616 BCR effects subject property and is plotted hereon.
- Revocable Licence Agreement recorded in DRB 19063, Page 286, burdens subject property and is plotted hereon.
- Resolution Adopting a Trafficway recorded in DRB 3507, Page 192 BCR, effects subject property and is plotted hereon.

NOTE:

- SUB-SURFACE FEATURES NOT LOCATED.
- ALL AND RESTRICTIONS KNOWN TO OR PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED TITLE, FOR OTHER RESTRICTIONS OF RECORD.
- THIS SURVEY DEPICTS THE LEGAL DESCRIPTION AS PROVIDED AND DOES NOT DETERMINE OWNERSHIP.
- PLAT, DEED AND MEASURED DIMENSIONS ARE THE SAME UNLESS OTHERWISE NOTED.
- THIS SKETCH REFLECTS ALL EASEMENTS & RIGHTS OF WAY PER RECORDED PLAT AND/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- BEARINGS SHOWN HEREON ARE N/A.
- CERTIFICATION OF AUTHORIZATION #7707 DIMENSIONS FOR BUILDING AND BUILDING TIES ARE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Daniel Carahan

DANIEL L. CARAHAN
PROFESSIONAL SURVEYOR & MAPPER NO. 3002
STATE OF FLORIDA

SHEET 1 OF 2

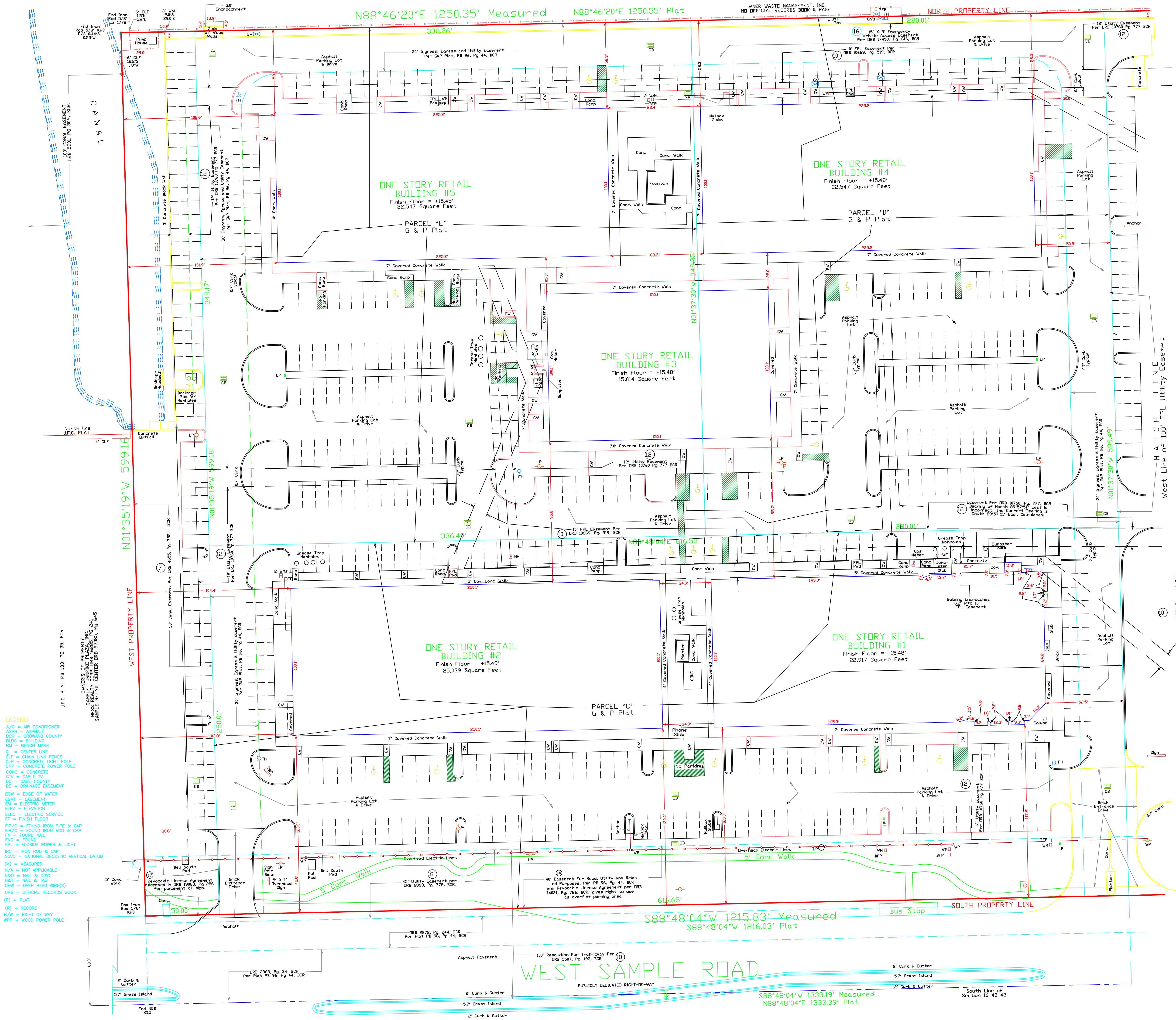
FILENAME: G&PPLAT
SCALE: 1" = 30'

- Notes:
- Bearings shown are based on the Centerline of Sample Road N 88°48'04" E, (Per Recorded Plat).
 - O indicates set/Find 5/8" Iron Rod LB 1778 unless otherwise noted.
 - Elevations per N.G.V.D. of 1929.
 - This Survey meets the Min. Tech. Standards, per Chapter 61G17-6 FAC.

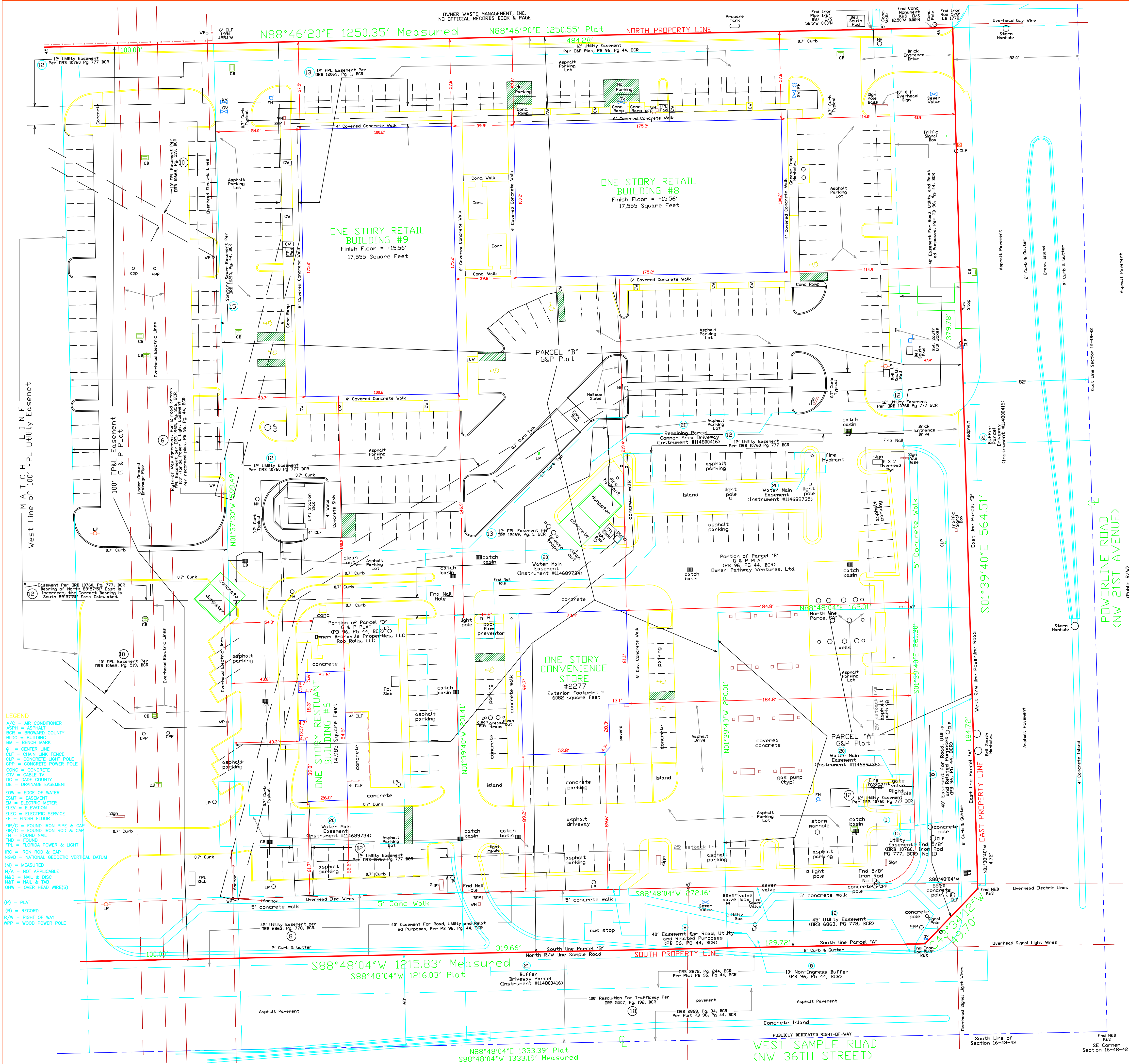
Not valid without the signature and the original raised seal of a Florida licensed surveyor

9806100	Update Survey & Cert.	6/13/98
9806300	New Certification	6/26/98
	Show tie to sign & SE Corner	9/15/98
9909128	Update Survey & New Cert.	9/25/99
9910300	Modify Notes	10/22/99
9910300	Review Comments	10/25/99
	Update Survey	12/22/99
9910300update4-23	Update Survey	04/17/23

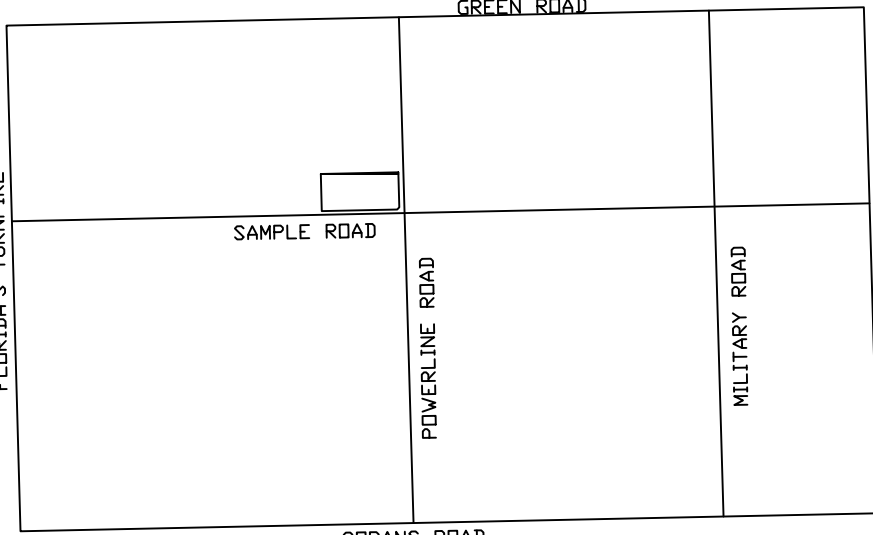
REVISIONS	DATE	FOR	MUTUAL OF NEW YORK DATE: 4/11/98 ND. 9802221 F.B. 402-46
DENI/CARNAHAN, INC.			
1723 NORTH STATE ROAD 7, MARGATE FLORIDA, 33063 TEL. (954)971-0540 FAX (954)971-5098			
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS			



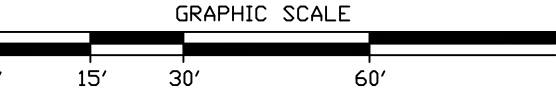
- LEGEND
- A/C = AIR CONDITIONER
ASPH = ASPHALT
BCR = BROWARD COUNTY
BLDG = BUILDING
BM = BENCH MARK
CL = CENTER LINE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
COP = CONCRETE POWER POLE
CONC = CONCRETE
CTV = CABLE TV
CO = COOK COUNTY
DE = DRAINAGE EASEMENT
EDW = EDGE OF WATER
ESMT = EASEMENT
ELEC = ELECTRIC METER
ELEV = ELEVATION
ELEC = ELECTRIC SERVICE
FF = FINISH FLOOR
FIP/C = FOUND IRON PIPE & CAP
FIR/C = FOUND IRON ROD & CAP
FND = FOUND
FPL = FLORIDA POWER & LIGHT
RC = IRON ROD & CAP
NOVD = NATIONAL GEODETIC VERTICAL DATUM
(M) = MEASURED
N/A = NOT APPLICABLE
N&D = NAIL & DISC
N&T = NAIL & TAG
OHW = OVER HEAD WIRE(S)
ORB = OFFICIAL RECORDS BOOK
(P) = PLAT
(R) = RECORD
R/W = RIGHT OF WAY
WPP = WOOD POWER POLE



BOUNDARY SURVEY



Parcel Contains: 749,139 S.F., 17,198 Ac.



DESCRIPTION:
Parcel I

Parcels A and B, G & P Plat, together with that certain parcel 100 feet in with lying to the West of Parcel B, described as the 100-foot Florida Power and Light Company Easement, according to the Plat thereof, as recorded in Plat Book 96, at Page 44, of the Public Records of Broward County Florida.

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- Plat recorded (Plat Book 96, Page 44 Broward County Records
- Right-of-Way agreement Recorded in DRB 1965, Pg. 356, BCR, effects subject property and is plotted hereon.
- Canal Easement recorded in DRB 4655, Pg. 755, BCR, effects subject property and is plotted hereon.
- Utility Easement recorded in DRB 6863, Pg. 778, BCR, effects subject property and is plotted hereon.
- 10' FPL Easement recorded in DRB 10669, Pg. 519, BCR, effects subject property and is plotted hereon.
- Cross Parking Agreement as recorded in DRB 10669, Pg. 519, BCR, effects subject property & is not plotted hereon do to it being a blanket agreement.
- 12' Utility Easement recorded in DRB 10760, Pg. 777, BCR, effects subject property and is plotted hereon.
- 12' FPL Easement recorded in DRB 12069, Pg. 1, BCR, effects subject property and is plotted hereon.
- Revocable Licence Agreement recorded in DRB 14021, Page 726, BCR
- Sanitary Sewer Easement as recorded in DRB 16210 Pg. 44, BCR effects subject property and is plotted hereon.
- Easement recorded in DRB 17459, Pg. 616 BCR effects subject property and is plotted hereon.
- Revocable Licence Agreement recorded in DRB 19063, Page 286, effects subject property and is plotted hereon.
- Southwest corner of subject property.
- Resolution Adopting a Trafficway recorded in DRB 5507, Page 192, BCR, effects subject property and is plotted hereon.

- NOTES:
- SUB-SURFACE FEATURES NOT LOCATED.
 - ALL AND RESTRICTIONS KNOWN TO OR PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
 - THE SURVEYOR HAS NOT ABSTRACTED TITLE, FOR OTHER RESTRICTIONS OF RECORD.
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 - BEARINGS SHOWN HEREON ARE N/A.
 - CERTIFICATION OF AUTHORIZATION #7707 DIMENSIONS FOR BUILDING AND BUILDING TIES ARE

1. HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

Daniel Carnahan

DANIEL L. CARNAHAN
PROFESSIONAL SURVEYOR & MAPPER NO. 3002
STATE OF FLORIDA

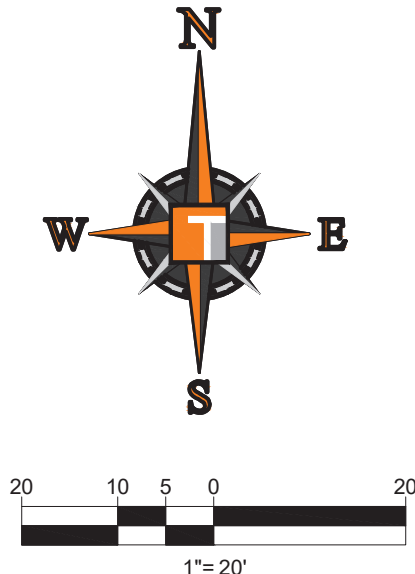
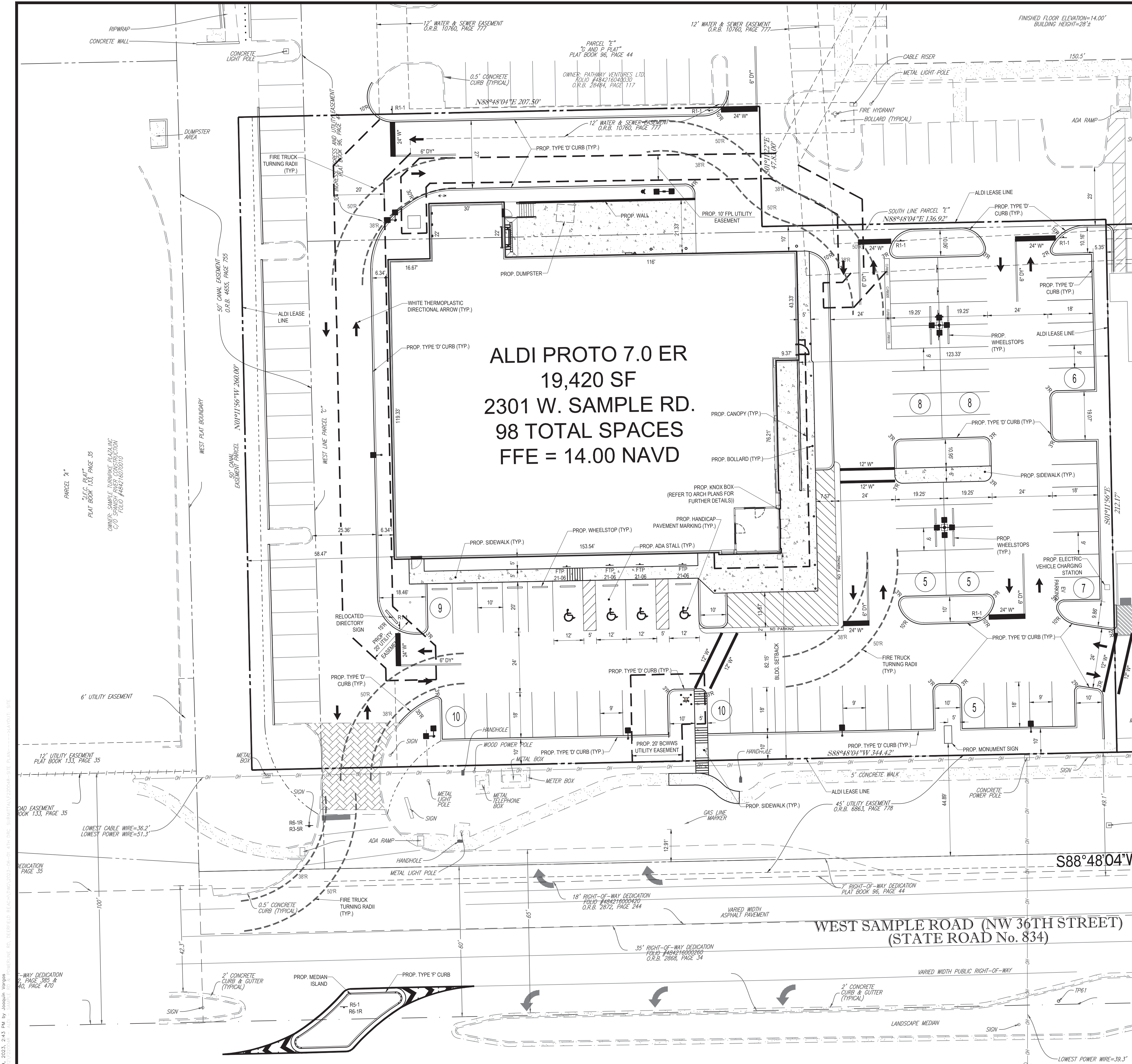
SHEET 2 OF 2

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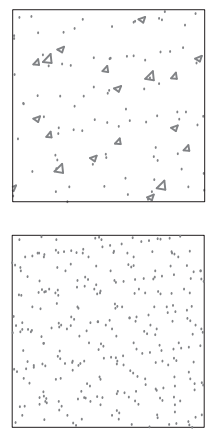
9806100 Update Survey & Cert.	6/13/98
9806200 New Certification	6/26/98
Show tie to sign @ SE Corner	9/15/98
9909128 Update Survey & New Cert.	9/25/99
9910300 Modify Notes	10/22/99
9910300 Review Comments	10/22/99
9910300 Update Survey	12/22/99
9910300 updated-23 Update Survey	04/17/23

Notes:

- Bearings shown are based on the Centerline of Sample Road N 88°48'04" E. (Per Recorded Plat).
- O indicates set/Find 5/8" Iron Rod LB 1778 unless otherwise noted.
- Elevations per N.G.V.D. of 1929.
- This Survey meets the Min. Tech. Standards, per Chapter 61G17-6 FAC.



HATCH LEGEND / KEY



LEGEND	
R4-7	KEEP RIGHT
R5-6R	RIGHT TURN ONLY
R7-6	NO PARKING LOADING ZONE
R1-1	STOP SIGN (30' x 30') UNLESS OTHERWISE NOTED
R5-1	DO NOT ENTER SIGN (30' x 30')
R6-1R	ONE WAY
DY	DOUBLE YELLOW
W	WHITE THERMOPLASTIC

SITE DATA

LOCATION:	SECTION 16, TOWNSHIP 48, RANGE 42E	
ADDRESS:	2301 W. SAMPLE ROAD DEERFIELD BEACH, FL 33018	
ZONING:	B-3(C) (INTENSE COMMERCIAL DISTRICT) BROWARD COUNTY ZONING DESIGNATION	
LAND USE:	COMMERCIAL DEERFIELD BEACH DESIGNATION	
REDEVELOPMENT AREA:	±1.905 AC (82,998 SF)	
BUILDING HEIGHT:	100' MAX. 35' PROVIDED	
BUILDING SF:	PROPOSED ALDI	19,420 SF
F.A.R.:	MAX ALLOWED = 35% PROPOSED = 19,420 SF / 82,998 SF = 23.4%	

LOT COVERAGE:	82,998 SF	100.00%
BUILDING AREA	19,420 SF	23.40%
VEHICULAR USE AREA	46,774 SF	56.36%
OTHER IMPERVIOUS AREA	4,354 SF	5.24%
PERVIOUS AREA	12,450 SF	15.00%
BUILDING SETBACKS (LEASE LINE) REQUIRED	REQUIRED	PROVIDED
FRONT	10'	82.15'
REAR	10'	10'
SIDE INTERIOR (WEST)	10'	58.47'
SIDE INTERIOR (EAST)	10'	123.33'
LANDSCAPE BUFFERS	REQUIRED	PROVIDED
RIGHT-OF-WAY	10'	10' (PROP.) 5' (EXIST.)
INTERIOR	5'	5' NORTH (EXIST.) ±30' WEST (EXIST.)
PARKING AREA INTERIOR	REQUIRED	PROVIDED
LANDSCAPING:	15% = 12,450 SF 46,778 X 0.15	15% = 12,450 SF

PARKING SUMMARY (BROWARD COUNTY PARKING REQUIREMENTS)

SUPERMARKET
1 SPACE PER 150 SF RETAIL SALES AREA + 1 SPACE PER 500 WAREHOUSE AREA + 1 SPACE PER 200 REMAINING AREA

	REQUIRED	PROVIDED
PROPOSED SUPERMARKET @ 12,954 SF SALES + 4,567 SF WAREHOUSE + 1,899 SF REMAINING	105	98*
ADA PARKING REQUIRED	4	4

* SEVEN ADDITIONAL PARKING STALLS ARE BEING ALLOCATED FOR ALDI VIA A PARKING AGREEMENT FROM THE OWNER

NOTE: A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE AHJ DETERMINES THAT THE BUILDING IS IN COMPLIANCE WITH SECTION 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) WITH BROWARD COUNTY LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 7TH EDITION, NFPA 1-FIRE CODE, FLORIDA EDITION 2018, NFPA 101-LIFE SAFETY CODE, FLORIDA EDITION 2018.

Frank
Youngman

Digitally signed by Frank Youngman
DN: c=US, o=Florida,
dnQualifier=A01410C00000188731D
A97600169D54, cn=Frank Youngman
Date: 2023.08.10 15:27:01 -04'00'

THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

11502 W. FLETCHER AVE.
SUITE 100
TAMPA, FL 33612
P: (813) 379-4100
P: (813) 379-7503

11502 W. INDIANTOWN RD.
SUITE 100
JUPITER, FL 33458
P: (561) 203-7503

REVISIONS			
REV.	DATE	COMMENT	BY
1	11/07/2022	REV PER DRC COMMENTS	FJY
2	03/21/2023	REV PER DRC COMMENTS	FJY
3	06/01/2023	REV PER DRC COMMENTS	JFV

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.:	F220048
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	05/28/2022
CAD I.D.:	F220048-SITE PLAN

ALDI AT CROSSROADS
SHOPPING CENTER

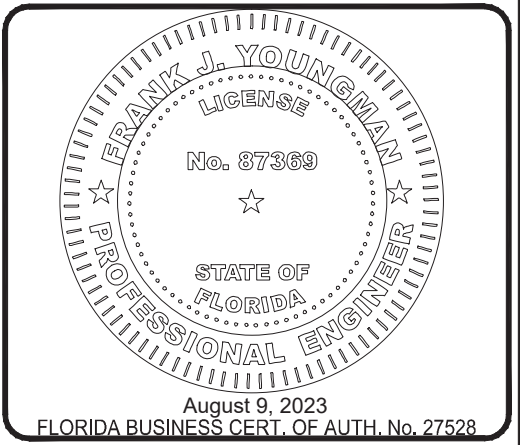
FOR
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DEERFIELD BEACH
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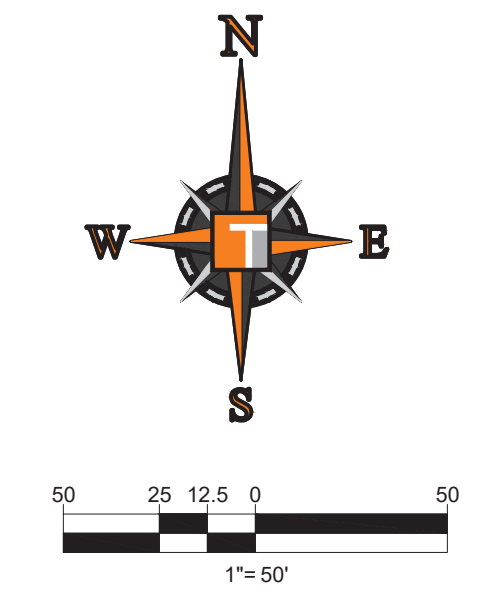
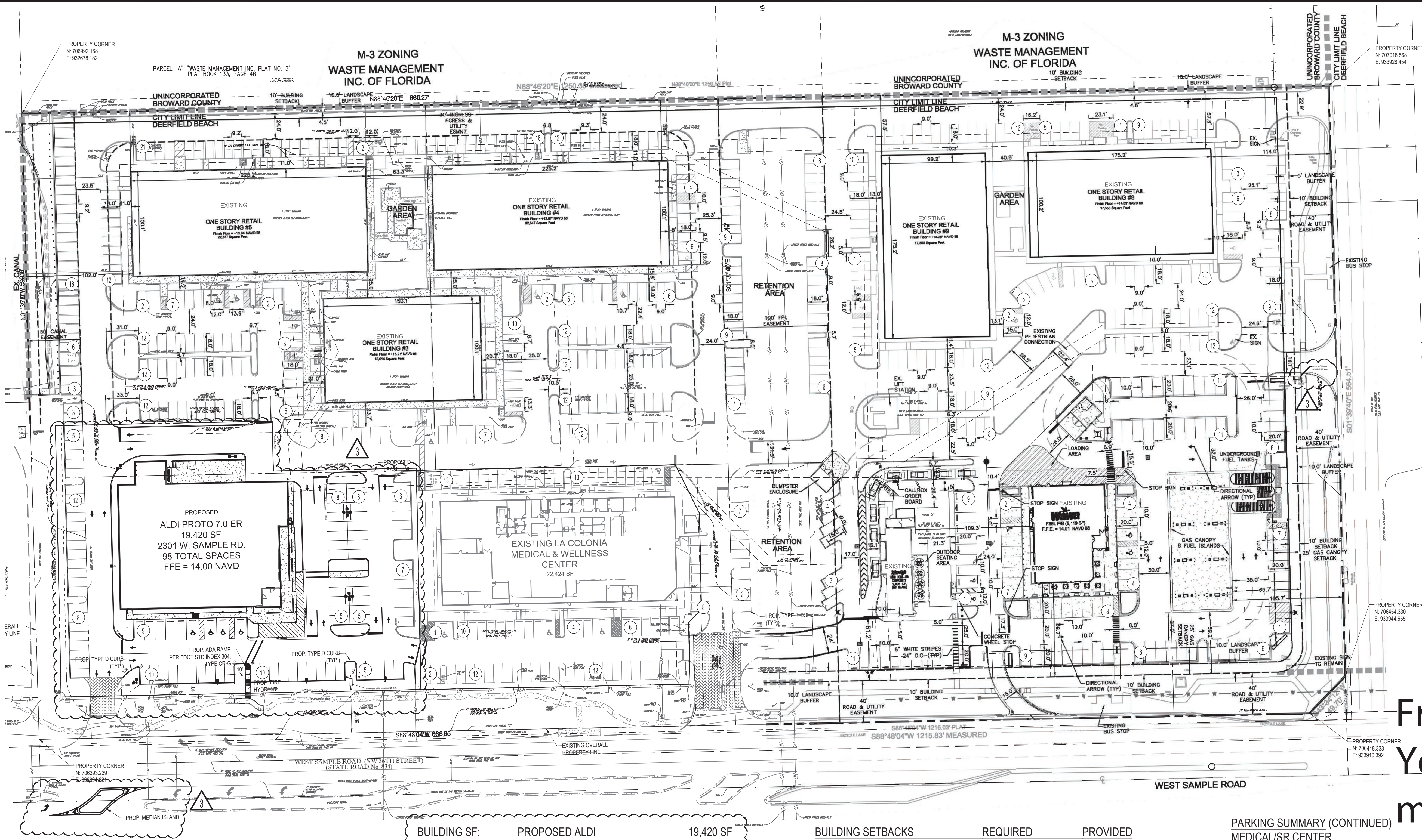


August 9, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

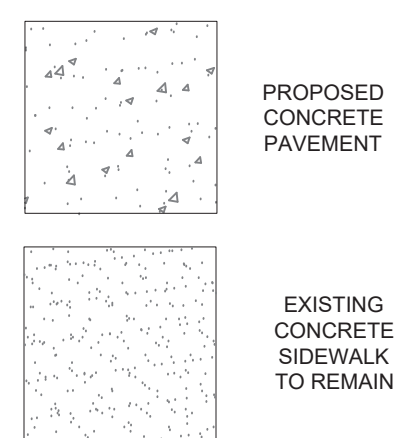
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-05

Printed on Wednesday, August 09, 2023, 2:43 PM by Joseph Vargis



HATCH LEGEND



DEVELOPMENT REGULATIONS

LOCATION:	SECTION 16, TOWNSHIP 48, RANGE 42E	
ADDRESS:	2201 - 2301 W. SAMPLE ROAD DEERFIELD BEACH, FL 33018	
ZONING:	B-3(C) (INTENSE COMMERCIAL DISTRICT) BROWARD COUNTY ZONING DESIGNATION	
LAND USE:	COMMERCIAL DEERFIELD BEACH DESIGNATION	
OVERALL SITE AREA:	±17.20 AC	(749,139 SF)
REDEVELOPMENT AREA:	±1.905 AC	(82,998 SF)
BUILDING HEIGHT:	100' MAX.	35' PROVIDED

BUILDING SF:	PROPOSED ALDI	19,420 SF
	EXISTING WAWA	6,119 SF
	EXISTING WENDY'S	2,605 SF
	EXISTING RETAIL BLDG. #1	22,424 SF
	EXISTING RETAIL BLDG. #3	15,014 SF
	EXISTING RETAIL BLDG. #4	22,547 SF
	EXISTING RETAIL BLDG. #5	22,547 SF
	EXISTING RETAIL BLDG. #8	17,555 SF
	EXISTING RETAIL BLDG. #9	17,555 SF
	TOTAL BUILDING SF =	145,786 SF
F.A.R.:	MAX ALLOWED = 35%	
	PROPOSED = 145,786 SF / 749,139 SF = 19.46%	
LOT COVERAGE:	749,139 SF	100.00%
BUILDING AREA	145,786 SF	19.46%
VEHICULAR USE AREA	302,882 SF	40.43%
OTHER IMPERVIOUS AREA	112,915 SF	15.07%
PERVIOUS AREA	187,556 SF	25.04%

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SAMPLE ROAD)	10'	61.2'
REAR	10'	57.5'
SIDE INTERIOR	10'	81.11'
SIDE CORNER (POWERLINE)	10'	114.0'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
RIGHT-OF-WAY	10'	10' (PROP.) 5' (EXIST.) 5' NORTH (EXIST) ±30' WEST (EXIST)
INTERIOR	5'	

PARKING AREA INTERIOR	REQUIRED	PROVIDED
LANDSCAPING:	15% = 45,432 SF 302,882 X 0.15	37.95% = 114,944 SF

PARKING SUMMARY (BROWARD COUNTY PARKING REQUIREMENTS)

EXISTING COMMERCIAL BUILDINGS TO REMAIN
EXISTING APPROVED PARKING RATIO = 1 SPACE PER 250 SF

GAS STATION / CONVENIENCE STORE
1 SPACE PER 150 SF + 1 SPACE PER 200 SF OPEN AIR SEATING AREA

FAST FOOD
1 SPACE PER 50 SF CUSTOMER SERVICE AREA AND SEATING + 1 SPACE PER 200 SF REMAINING FLOOR AREA + 1 SPACE PER 200 SF OPEN AIR SEATING AREA

PARKING SUMMARY (CONTINUED)		
MEDICAL/SR CENTER		
88 SPACES REQUIRED (REFER TO PARKING CALCULATION TABLE IN LA COLONIA PLANS FOR PARKING REQUIREMENT BREAKDOWN)		
SUPERMARKET		
1 SPACE PER 150 SF RETAIL SALES AREA + 1 SPACE PER 500 WAREHOUSE AREA + 1 SPACE PER 200 REMAINING AREA		
SHOPPING CENTER @ 95,218 SF	REQUIRED 381	PROVIDED 441
GAS STATION / CONVENIENCE STORE @ 6119 SF + OPEN AIR SEATING @ 875 SF	46	82
FAST FOOD @ 1,260 SF CUSTOMER SERVICE + 1,345 SF REMAINING FLOOR AREA + 704 SF OPEN AIR SEATING AREA	36	28
MEDICAL/SR CENTER	88	88
PROPOSED SUPERMARKET @ 12,954 SF SALES + 4,567 SF WAREHOUSE + 1,899 SF REMAINING	105	98 *
TOTAL PARKING	660	737
ADA PARKING REQ'D (2% OF TOTAL PROVIDED)	15 (2% OF 737)	26
* SEVEN ADDITIONAL PARKING STALLS ARE BEING ALLOCATED FOR ALDI VIA A PARKING AGREEMENT FROM THE OWNER		

Digitally signed by Frank Youngman
DN: c=US, o=Florida, dnQualifier=A01410
C00000188731DA97
600169D54,
cn=Frank Youngman
Date: 2023.08.10 15:27:14 -04'00'

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JUPITER, FL 33469
P: (561) 203-7503
F: (561) 203-4100

125 W. INDIANTOWN RD.
JUPITER, FL 33462
P: (561) 203-7503

REV.	DATE	REVISIONS	BY:
1	11/07/2022	REV PER DRC COMMENTS	FJY
2	03/21/2023	REV PER DRC COMMENTS	FJY
3	06/01/2023	REV PER DRC COMMENTS	JFV

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.:	F220048
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	05/28/2022
CAD I.D.:	F220048-OVERALL SITE PLAN

PROJECT:

ALDI AT CROSSROADS SHOPPING CENTER

FOR SAVITAR COMPANIES

DEERFIELD BEACH FLORIDA

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FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

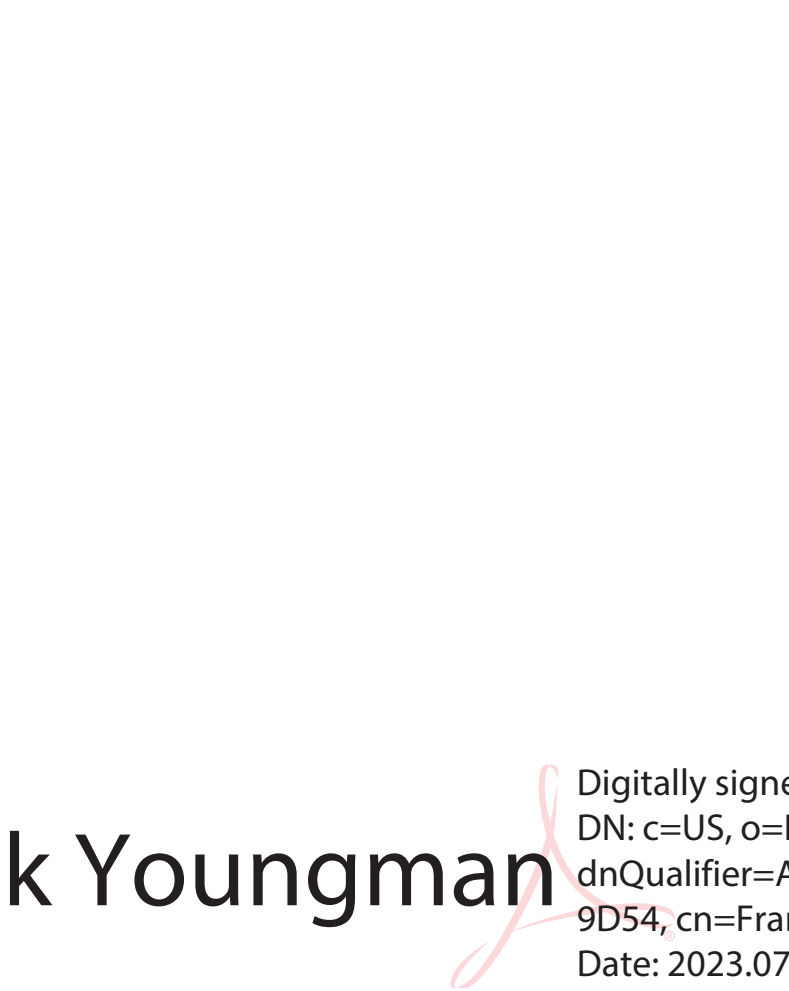
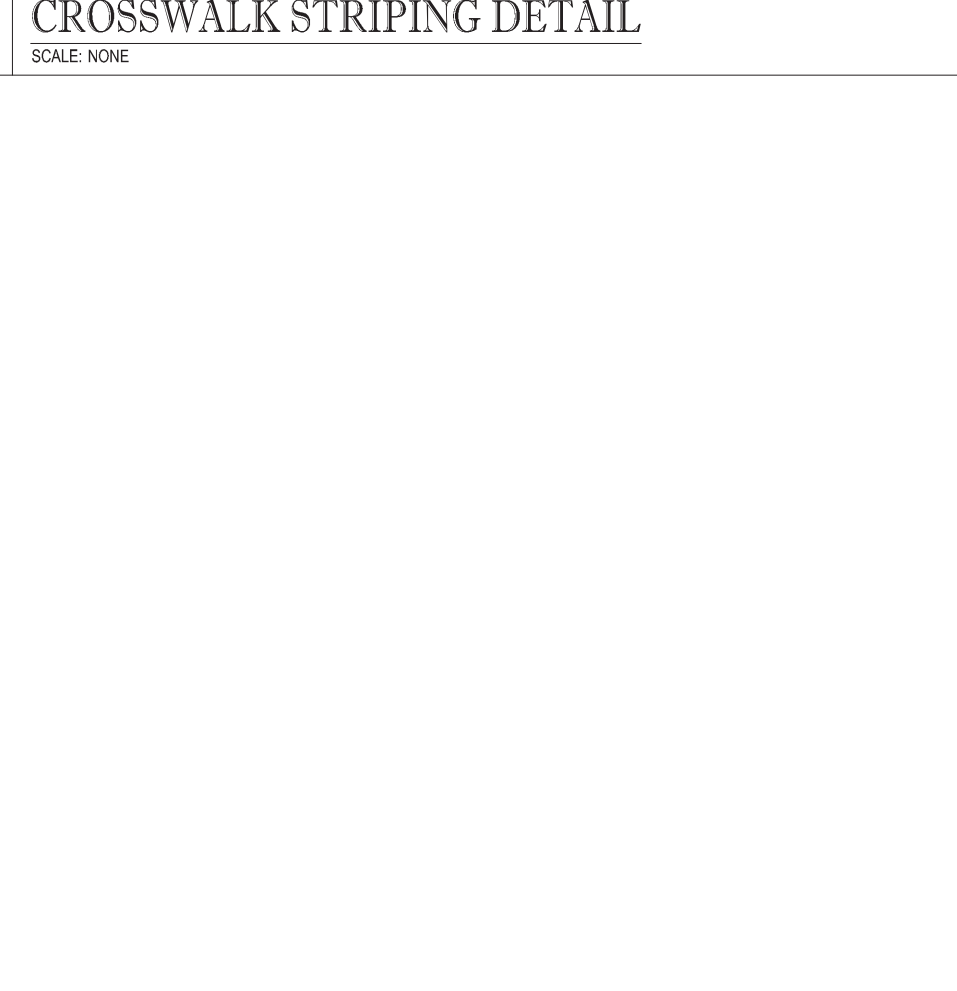
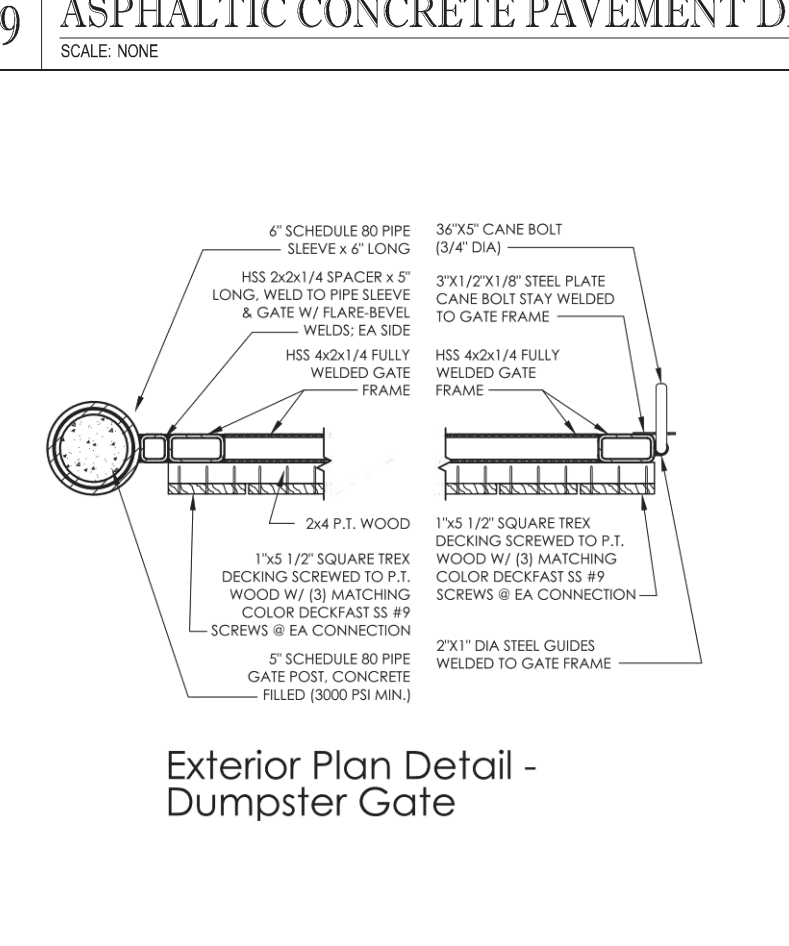
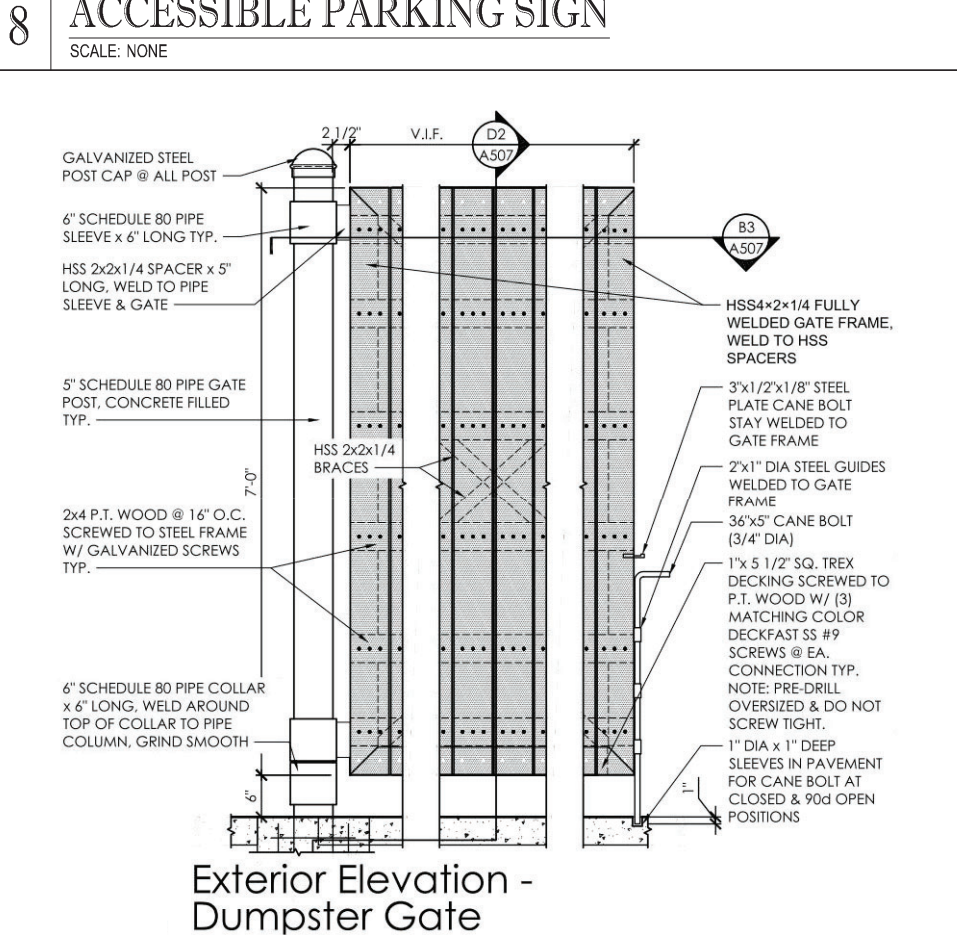
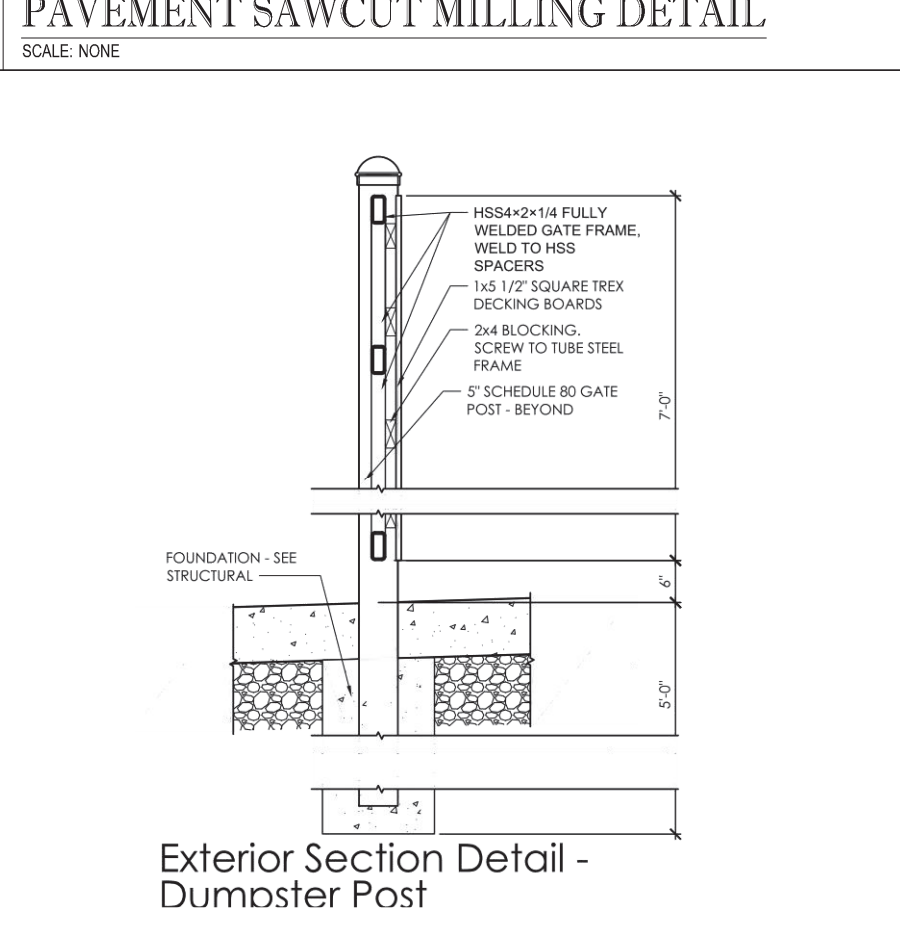
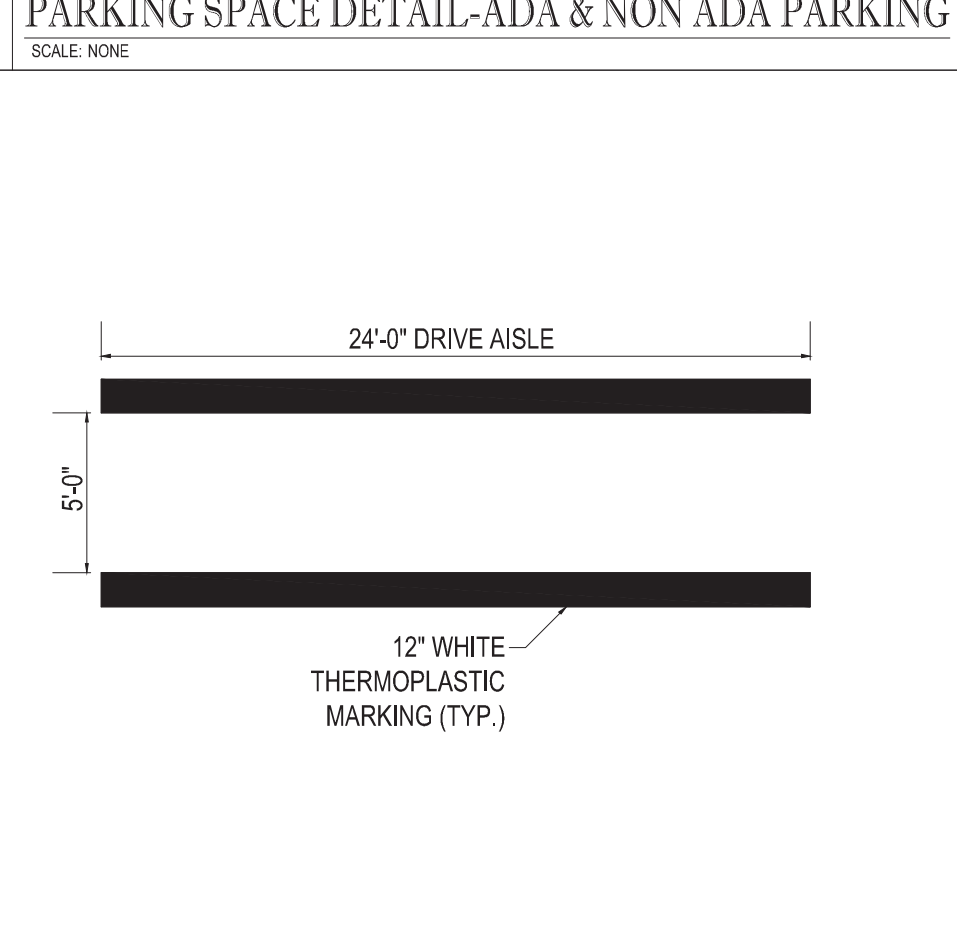
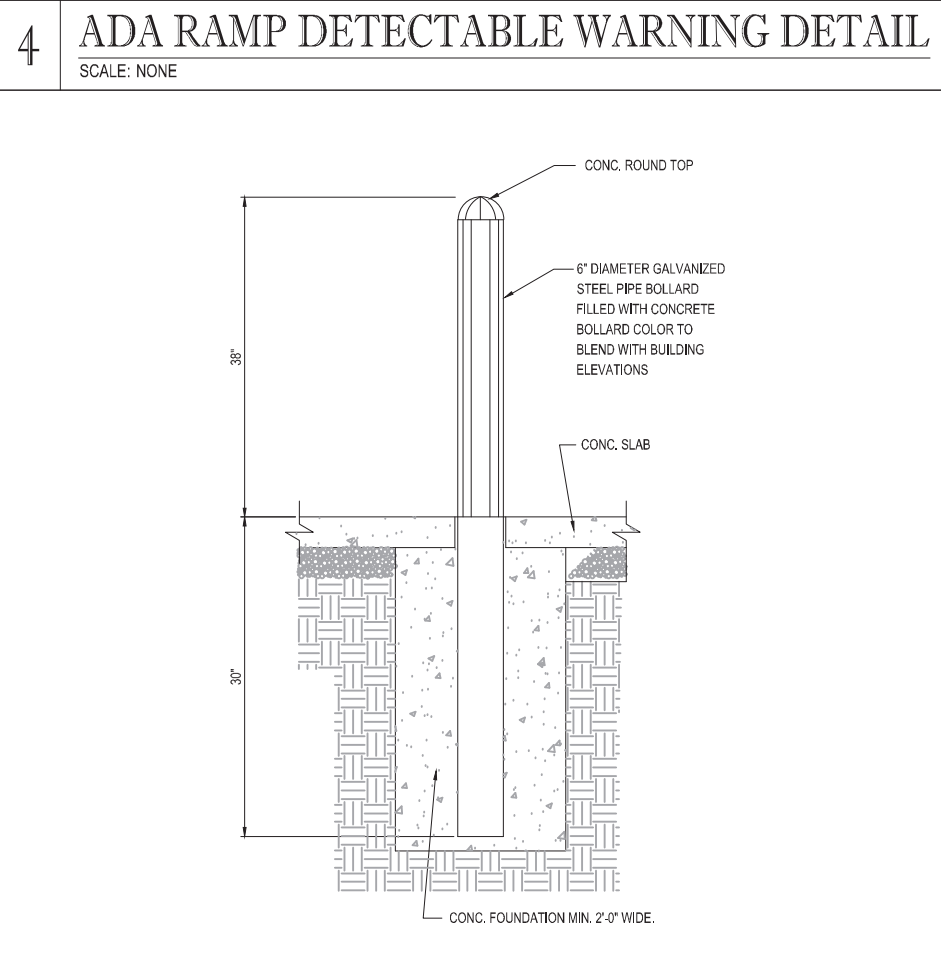
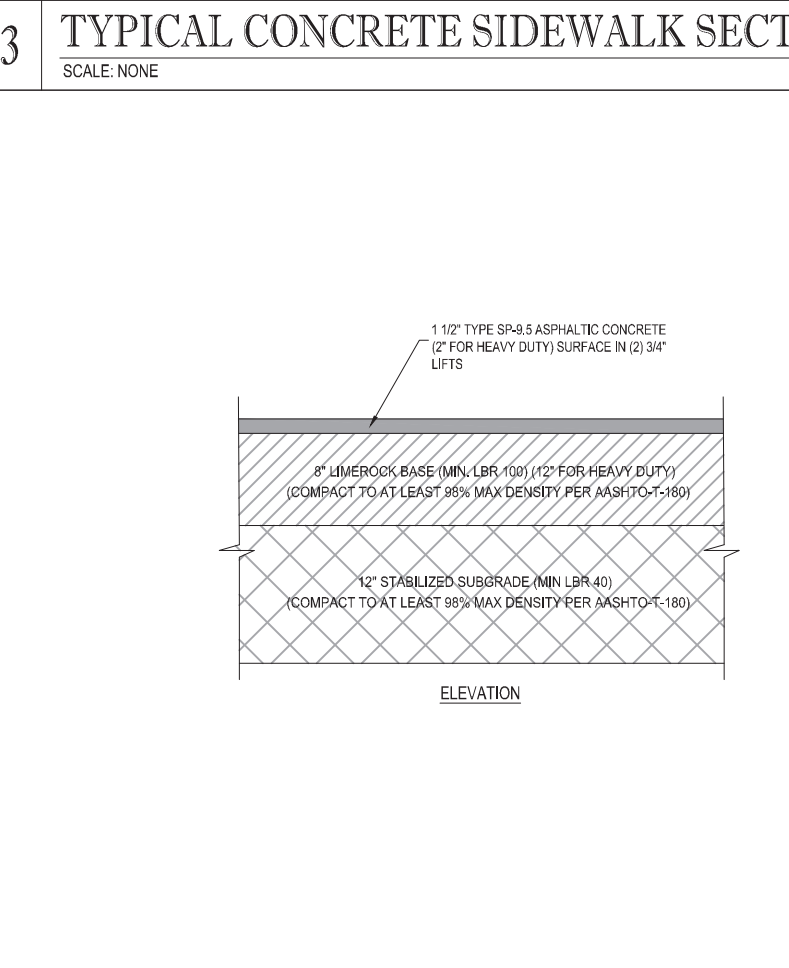
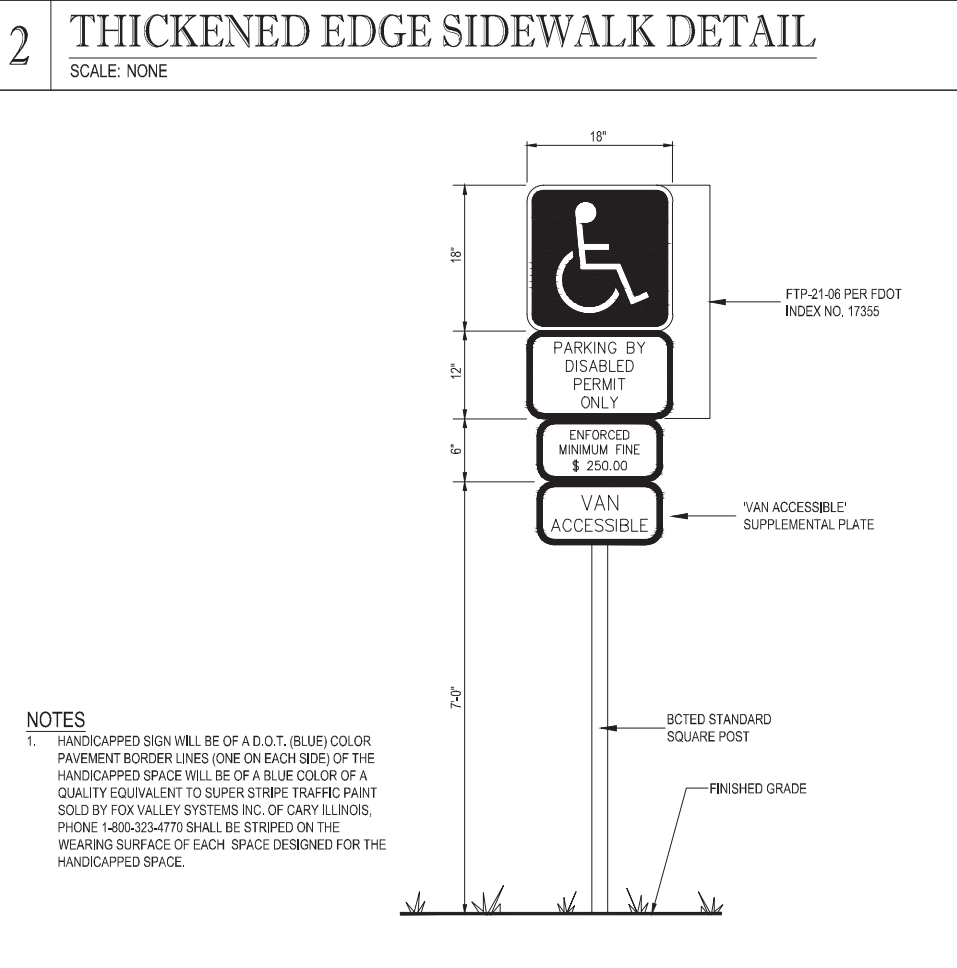
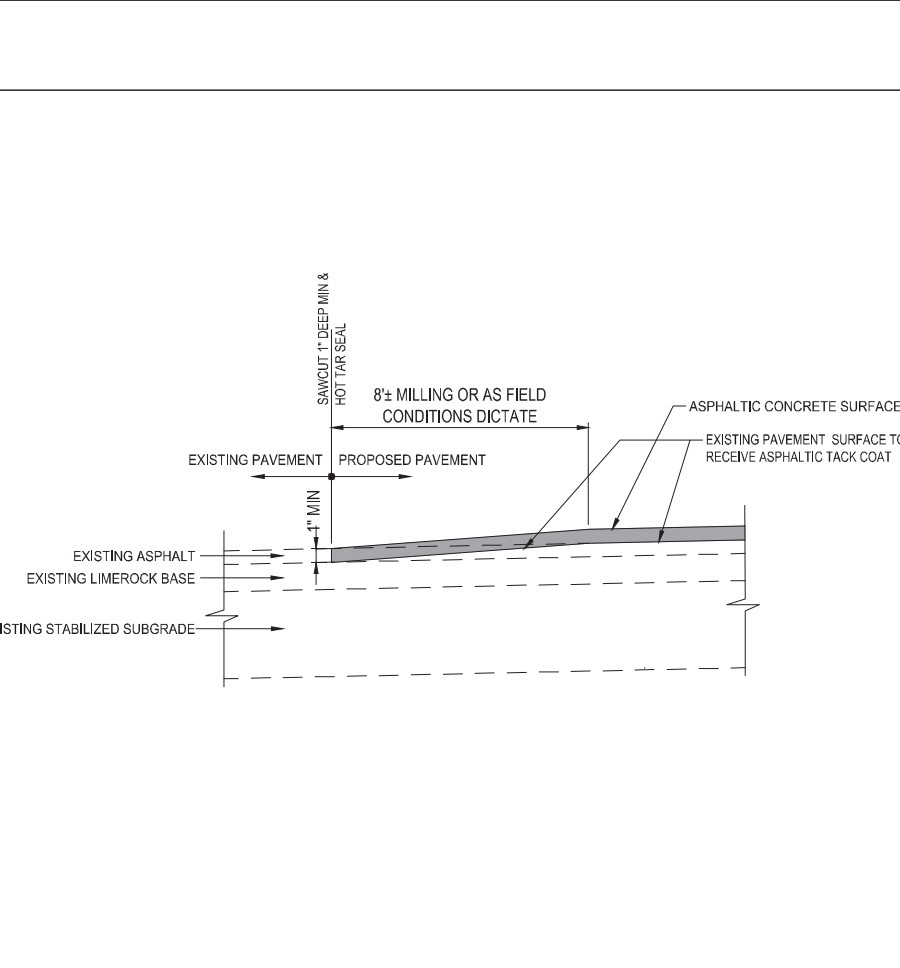
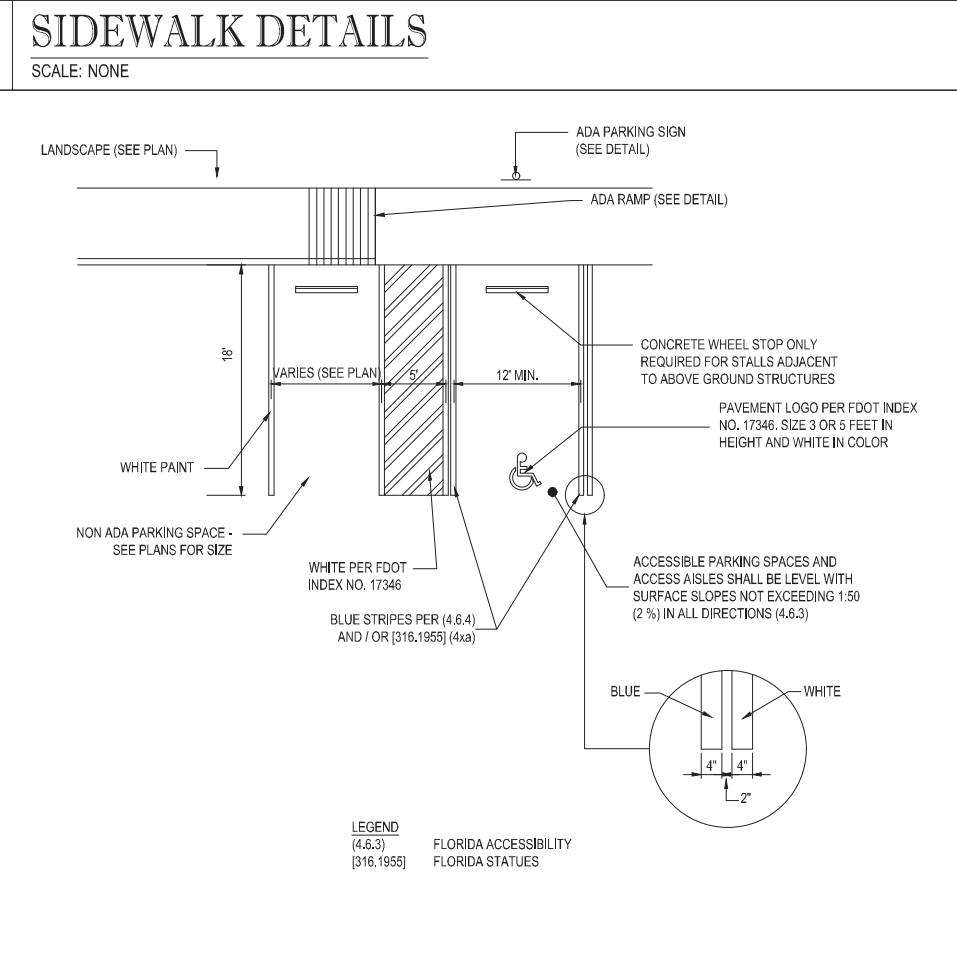
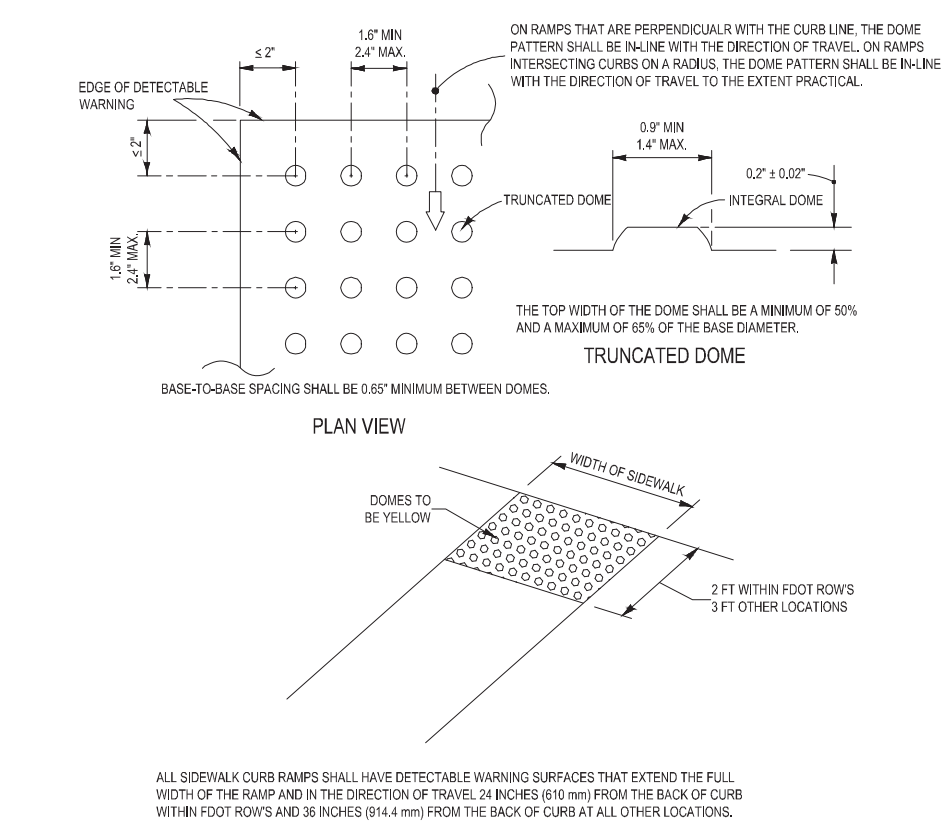
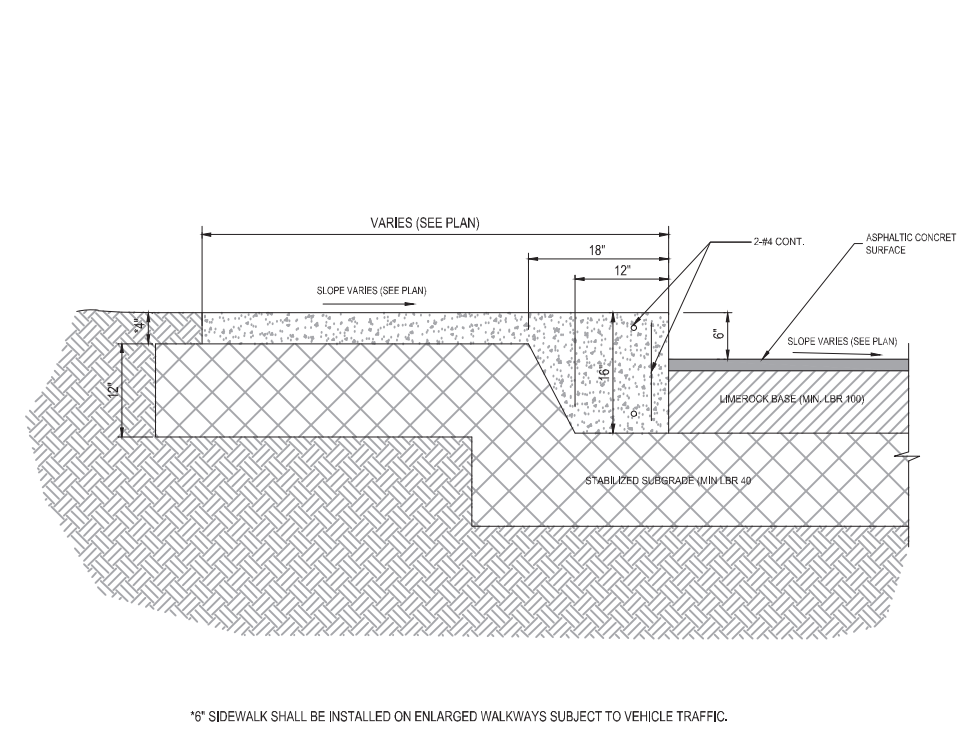
Professional Engineer Seal for Frank Youngman, State of Florida, License No. 67739.

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-05A



HOMAS

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P (904) 374-7400

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check positive response codes before you dig!

PROJECT No.:	F220048
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	05/28/2022
CAD I.D.:	F220048-SITE DETAILS

PROJECT:

**ALDI AT CROSSROADS
SHOPPING CENTER**

FOR
**SAVITAR
COMPANIES**

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FLORIDA

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SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-06

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dnQualifier=A01410C00000138731DA9260016
9D54, cn=Frank Youngman
Date: 2023.07.05 16:55:30 -0400

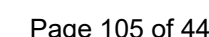
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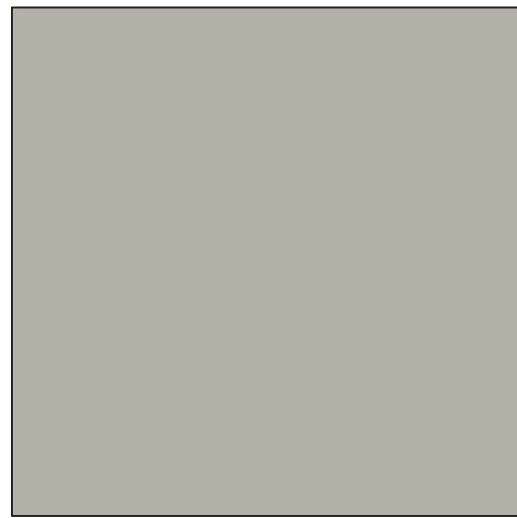
SITE DETAILS

SHEET NUMBER:

C-06

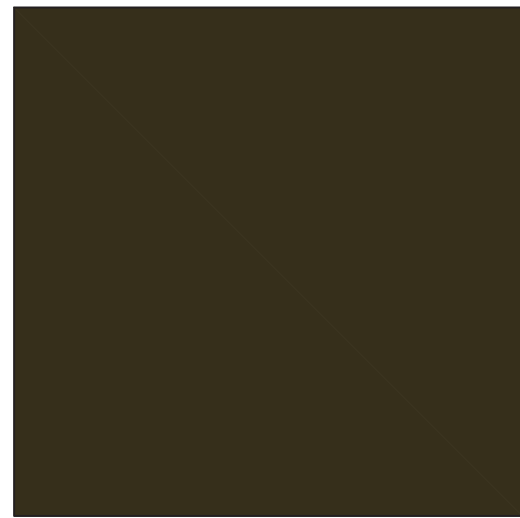


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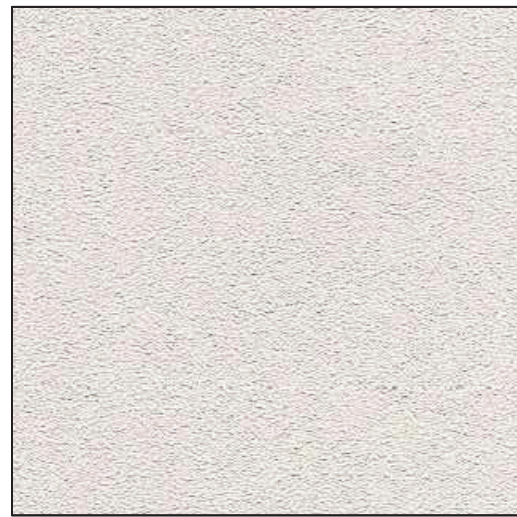
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PAC-CLAD - GRANITE
METAL TRIM
EDGE METAL



2

PAC-CLAD - AGED BRONZE
METAL TRIM
EDGE METAL



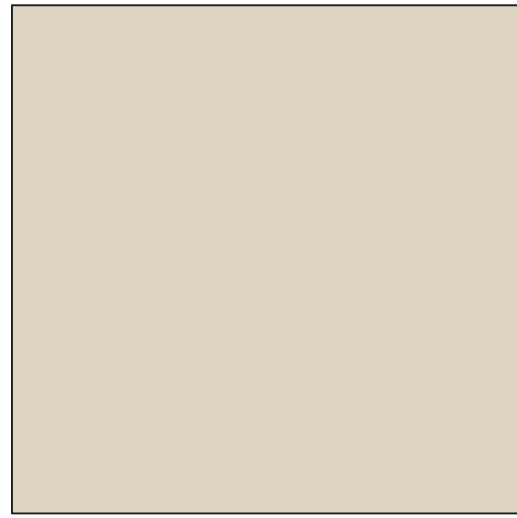
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DRYVIT SYSTEMS INC. - DOVER SKY
STUCCO
ARCHITECTURAL FIELD



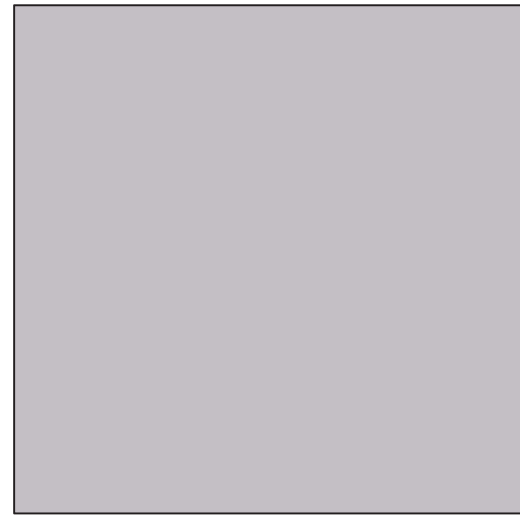
4

NICHHA - BARK (VINTAGE WOOD)
FIBER CEMENT BOARD
SECONDARY TOWER FIELD



5

CAST STONE - TANNERSTONE
MASONRY CAP
ARCHITECTURAL WATER TABLE



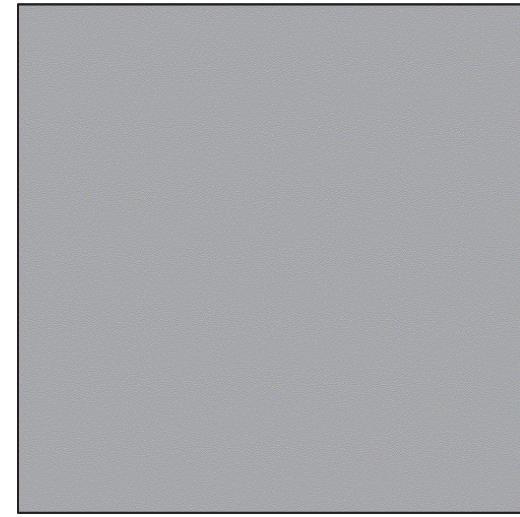
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FIRESTONE - SILVER METALLIC
METAL TRIM
EDGE METAL



7

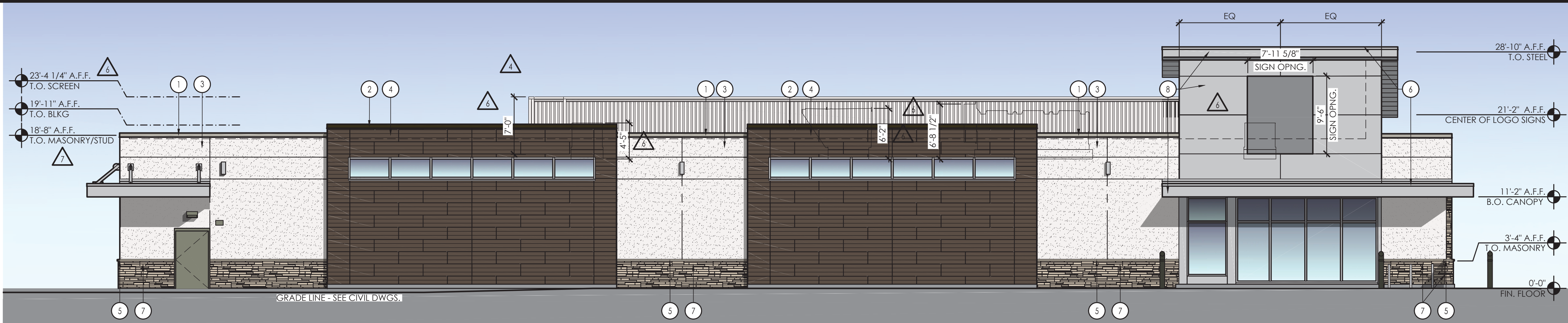
LEDGESTONE - SOUTHWEST BLEND
MASONRY VENEER
ARCHITECTURAL WATER TABLE



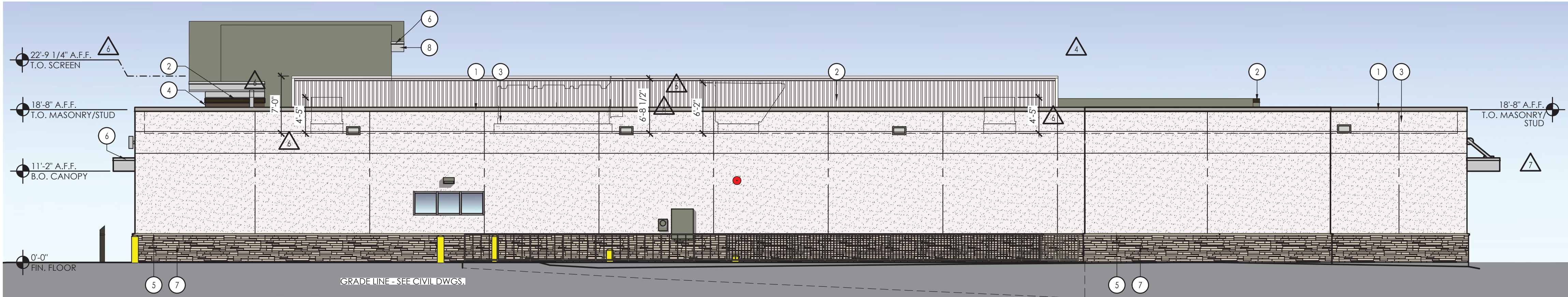
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LAMINATORS INC - BRIGHT SILVER
ALUMINUM COMPOSITE PANEL
MAIN TOWER SIGNAGE FIELD

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



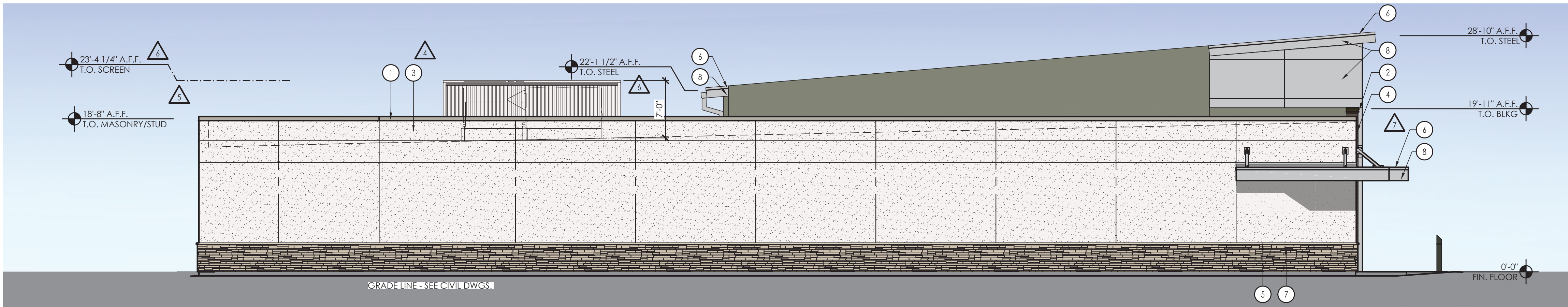
4 South Elevation
SCALE: 1/8" = 1'-0"



3 North Elevation
SCALE: 1/8" = 1'-0"



2 East Elevation
SCALE: 1/8" = 1'-0"



1 West Elevation
SCALE: 1/8" = 1'-0"

Issued:

Date:

A

CFP-1 & CEE-1 Issued for Client Review

11/12/21

B

CFP-2 & CEE-2 Issued for AHJ Review

10/24/22

C

CFP-2 & CEE-2 Issued for AHJ Review

12/01/22

D

CFP-2 & CEE-2 Issued for AHJ Review

03/31/23

E

CFP-2 & CEE-2 Issued for AHJ Review

06/21/23

Revisions:

Date:

1

CEE-2 Issued for Client Review

04/20/22

2

CEE-2 Issued for Client Review

07/21/22

3

CEE-2 Issued for Client Review

07/22/22

4

Revised per AHJ Comment

10/24/22

5

Revised per AHJ Comment

10/26/22

6

Revised per AHJ Comment

03/28/23

7

Revised per AHJ Comment

08/11/23

8

9

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Date: 2023.08.25 '10:37:02 -04'00

Seal

PROJECT ARCHITECT/ENGINEER

DATE

PROJECT LEAD

DATE

PROJECT DESIGNER

DATE

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ALDI Inc. Store #: 41

Deerfield Beach

Powerline Rd & W Sample Rd

Deerfield Beach, FL, 33073

Broward County

Project Name & Location:

Concept Exterior Elevations

Drawing Name:

Date: 11/08/21

Type:RHRDV7ER

Drawn By: JWL

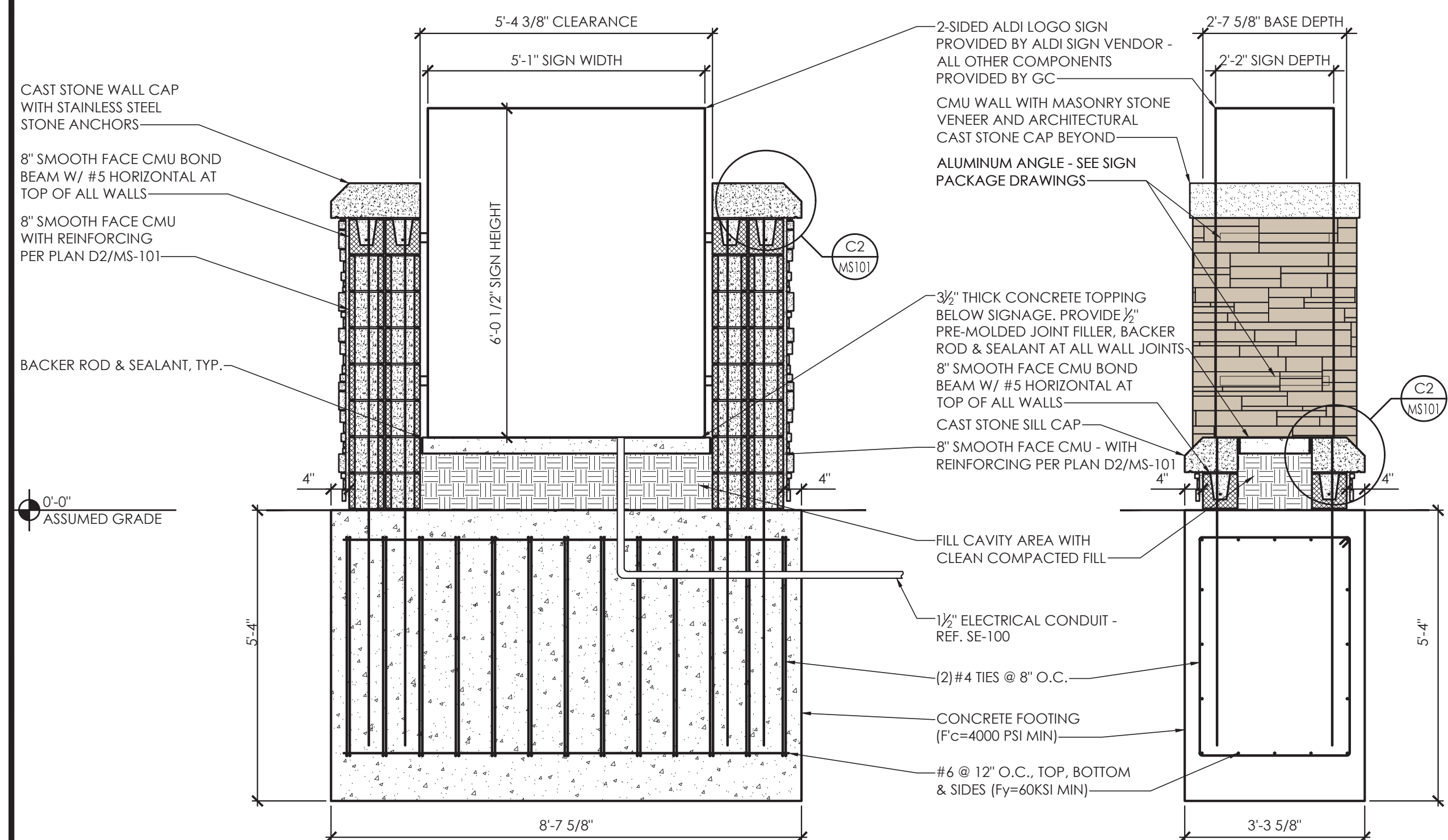
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Project No.

21-0485A

CEE-2

Drawing No.



DEERFIELD BEACH, FL (SAMPLE) AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,642
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,954
BUSINESS (B)	OFFICE	263
	BREAK ROOM	326
	eCOMMERCE	405
	CLOSET	37
SUBTOTAL (BUSINESS)		1031
STORAGE / STOCK (S-2)	BACKROOM	2,537
	COOLER	1,346
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		4,530
SUBTOTAL (OCCUPANCIES)		18,515
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		905
BUILDING SQUARE FOOTAGE		19,420
EXTERIOR CANOPY		1,125
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,545

REAR DOCK OPERATIONS DATA	
ITEM	DEERFIELD BEACH, FL (SAMPLE)
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	807'-2"
ASSUMED PALLET STORAGE	47
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-8" x 151'-5"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	124

DEERFIELD BEACH, FL (SAMPLE) SPACE USE SUMMARY			
SPACE USE	ROOM NAME	SQUARE FOOTAGE	HATCH LEGEND
RETAIL SALES AREA	SALES / VESTIBULE	12,642	
	UNISEX 2	96	
	UNISEX 1	96	
	HALL	120	
SUBTOTAL (RETAIL SALES AREA)		12,954	
STORAGE AREA	BACKROOM	2,537	
	COOLER	1,346	
	FREEZER	647	
	CLOSET	37	
SUBTOTAL (STORAGE AREA)		4,567	
REMAINING FLOOR AREA	OFFICE	263	
	BREAKROOM	326	
	ECommerce	405	
	UNOCCUPIED SPACE	905	
SUBTOTAL (REMAINING FLOOR AREA)		1,899	
TOTAL (SPACE USES)		19,420	

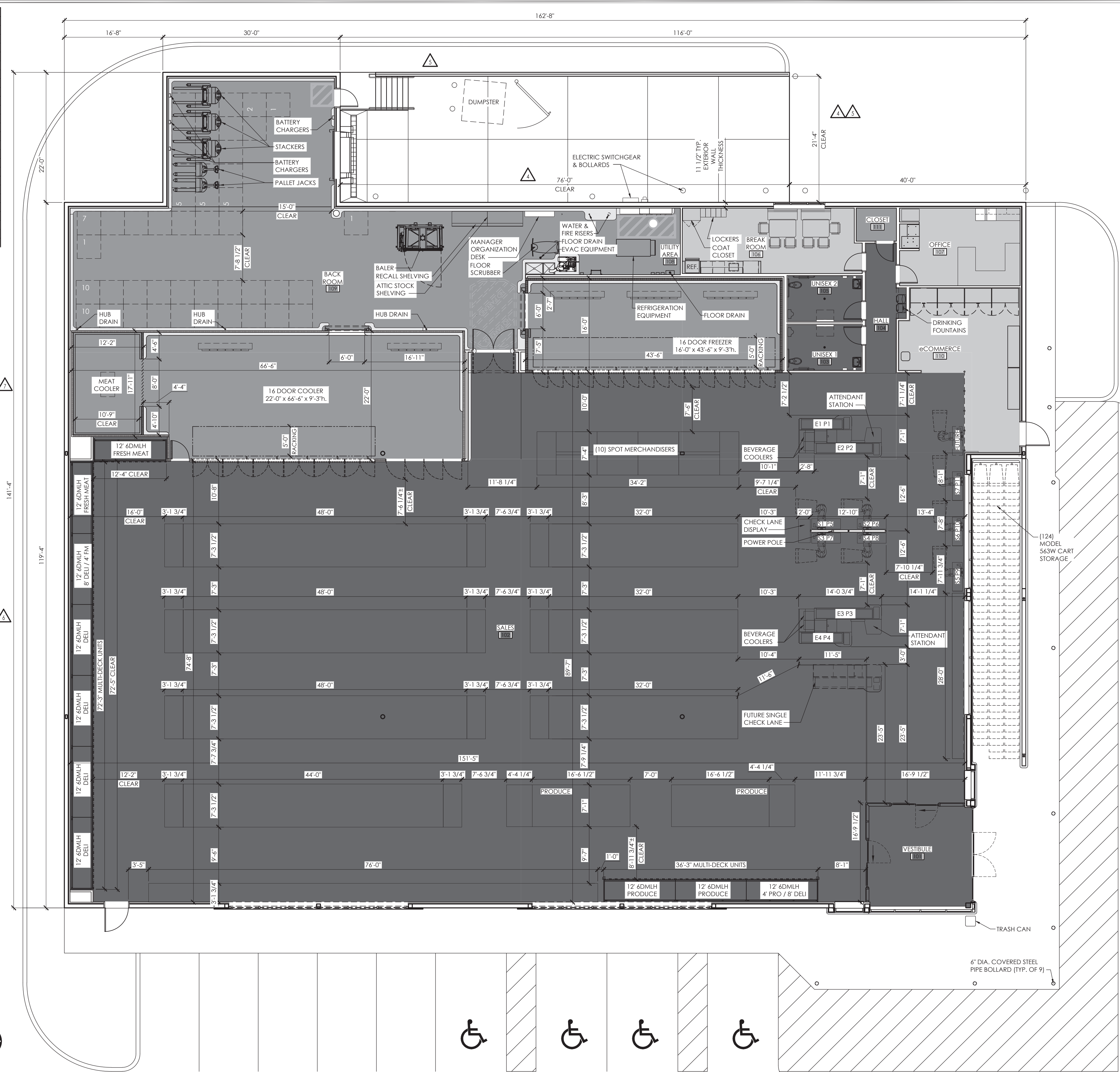
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 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
 - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SPSTM).

1

Operations Plan

SCALE: 1/8" = 1'-0"

NORTH



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A CFP-1 & CEE-1 Issued for Client Review 11/12/21

B CFP-2 & CEE-2 Issued for AHJ Review 10/24/22

C CFP-2 & CEE-2 Issued for AHJ Review 12/01/22

D CFP-2 & CEE-2 Issued for AHJ Review 03/31/23

E CFP-2 & CEE-2 Issued for AHJ Review 06/21/23

Revisions:

Date:

1 CFP-2 Issued for Client Review 04/20/22

2 CFP-2 Issued for Client Review 07/21/22

3 CFP-2 Issued for Client Review 07/22/22

4 Revised per AHJ Comment 10/24/22

5 Revised per AHJ Comment 10/26/22

6 Revised per AHJ Comment 03/28/23

7 Revised per AHJ Comment 06/02/23

8

9

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Date: 2023.08.25 10:35:57 -04'00'

Seal PROJECT ARCHITECT/ENGINEER

Seal DATE

PROJECT LEAD

DATE

PROJECT DESIGNER

DATE

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Deerfield Beach

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Deerfield Beach, FL, 33073

Broward County

Project Name & Location:

Concept Floor Plan

Drawing Name:

Project No.

21-0485A

Date: 11/08/21

Type:RHRDV7ER

Drawn By: JWL

CFP-2

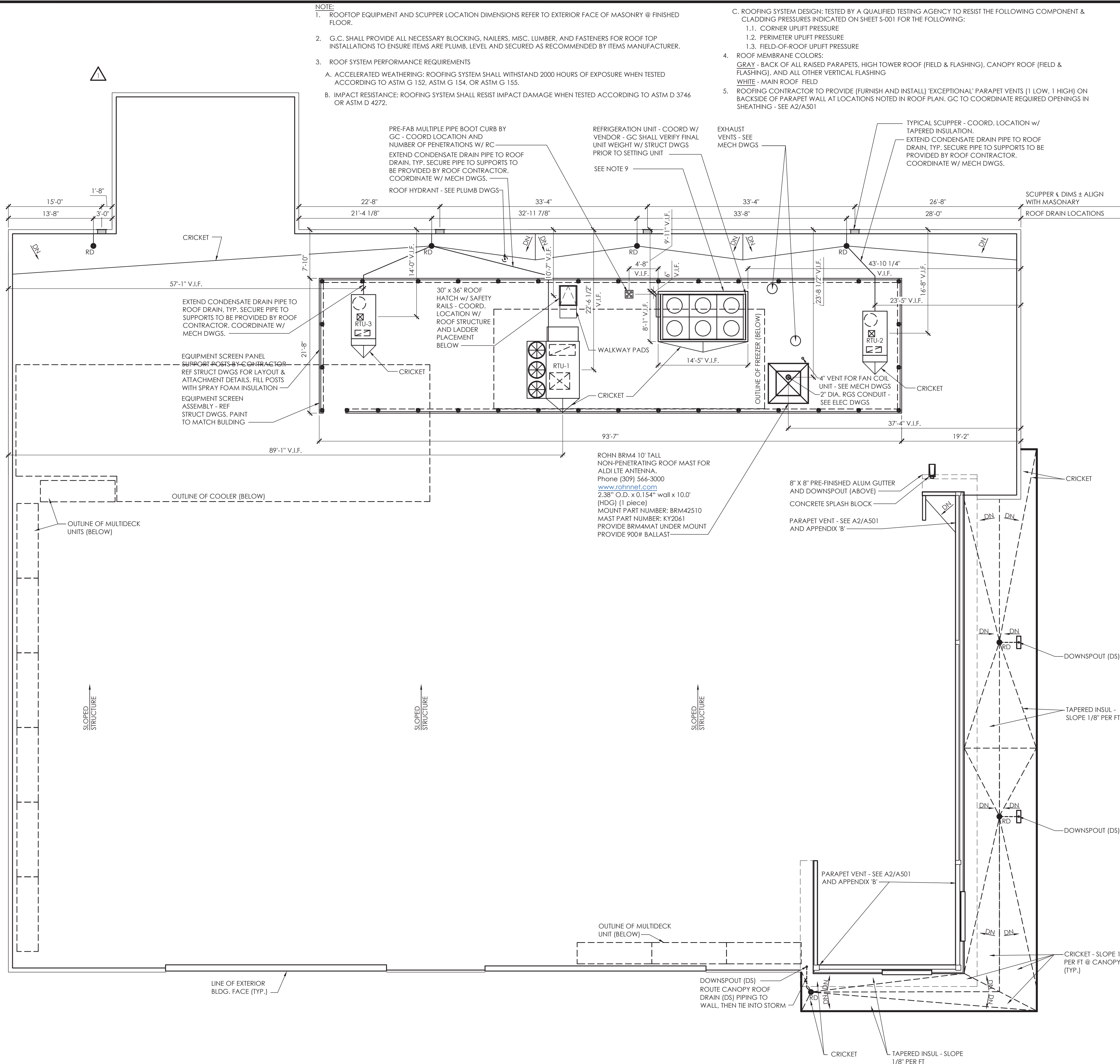
Scale: As Noted

Drawing No.

1

Main Roof & Clerestory Plan

SCALE: 1/8" = 1'-0"



ROOF AREA (FLAT ROOF AREA ONLY - PARAPETS EXCLUDED)	
MAIN ROOF AREA	19,426
CANOPY ROOF AREA	1,125
HIGH ROOF AREA	431
TOTAL ROOF AREA	20,982

- NOTE:
1. ROOFTOP EQUIPMENT AND SCUPPER LOCATION DIMENSIONS REFER TO EXTERIOR FACE OF MASONRY @ FINISHED FLOOR.
 2. G.C. SHALL PROVIDE ALL NECESSARY BLOCKING, NAILERS, MISC. LUMBER, AND FASTENERS FOR ROOF TOP INSTALLATIONS TO ENSURE ITEMS ARE PLUMB, LEVEL AND SECURED AS RECOMMENDED BY ITEMS MANUFACTURER.
 3. ROOF SYSTEM PERFORMANCE REQUIREMENTS
 - A. ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.
 - B. IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.
 4. ROOF MEMBRANE COLORS:
 - A. GRAY - BACK OF ALL RAISED PARAPETS, HIGH TOWER ROOF (FIELD & FLASHING), CANOPY ROOF (FIELD & FLASHING), AND ALL OTHER VERTICAL FLASHING
 - B. WHITE - MAIN ROOF FIELD
 5. ROOFING CONTRACTOR TO PROVIDE (FURNISH AND INSTALL) 'EXCEPTIONAL' PARAPET VENTS (1 LOW, 1 HIGH) ON BACKSIDE OF PARAPET WALL AT LOCATIONS NOTED IN ROOF PLAN. GC TO COORDINATE REQUIRED OPENINGS IN SHEATHING - SEE A2/A501
- C. ROOFING SYSTEM DESIGN: TESTED BY A QUALIFIED TESTING AGENCY TO RESIST THE FOLLOWING COMPONENT & CLADDING PRESSURES INDICATED ON SHEET S-001 FOR THE FOLLOWING:
- 1.1. CORNER UPLIFT PRESSURE
 - 1.2. PERIMETER UPLIFT PRESSURE
 - 1.3. FIELD-OF-ROOF UPLIFT PRESSURE

Issued:Date:

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11/12/21

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11/12/21

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CFP-2 & CEE-2 Issued for AHJ Review

10/24/22

D

CFP-2 & CEE-2 Issued for AHJ Review

12/01/22

E

CFP-2 & CEE-2 Issued for AHJ Review

03/31/23

Revisions:

Date:

1

Revised per AHJ Comment

10/26/22

2

3

4

5

6

7

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9

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Date: 2023.03.31 '11:38:20 -04'00

Seal

PROJECT ARCHITECT/ENGINEER

DATE

PROJECT LEAD

DATE

PROJECT DESIGNER

DATE

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Store #: 41

Deerfield Beach

Powerline Rd & W Sample Rd

Deerfield Beach, FL, 33073

Broward County

Project Name & Location:

Roof Plan

Drawing Name:

Date: 11/08/21

Type:RHRDV7ER

Drawn By: JWL

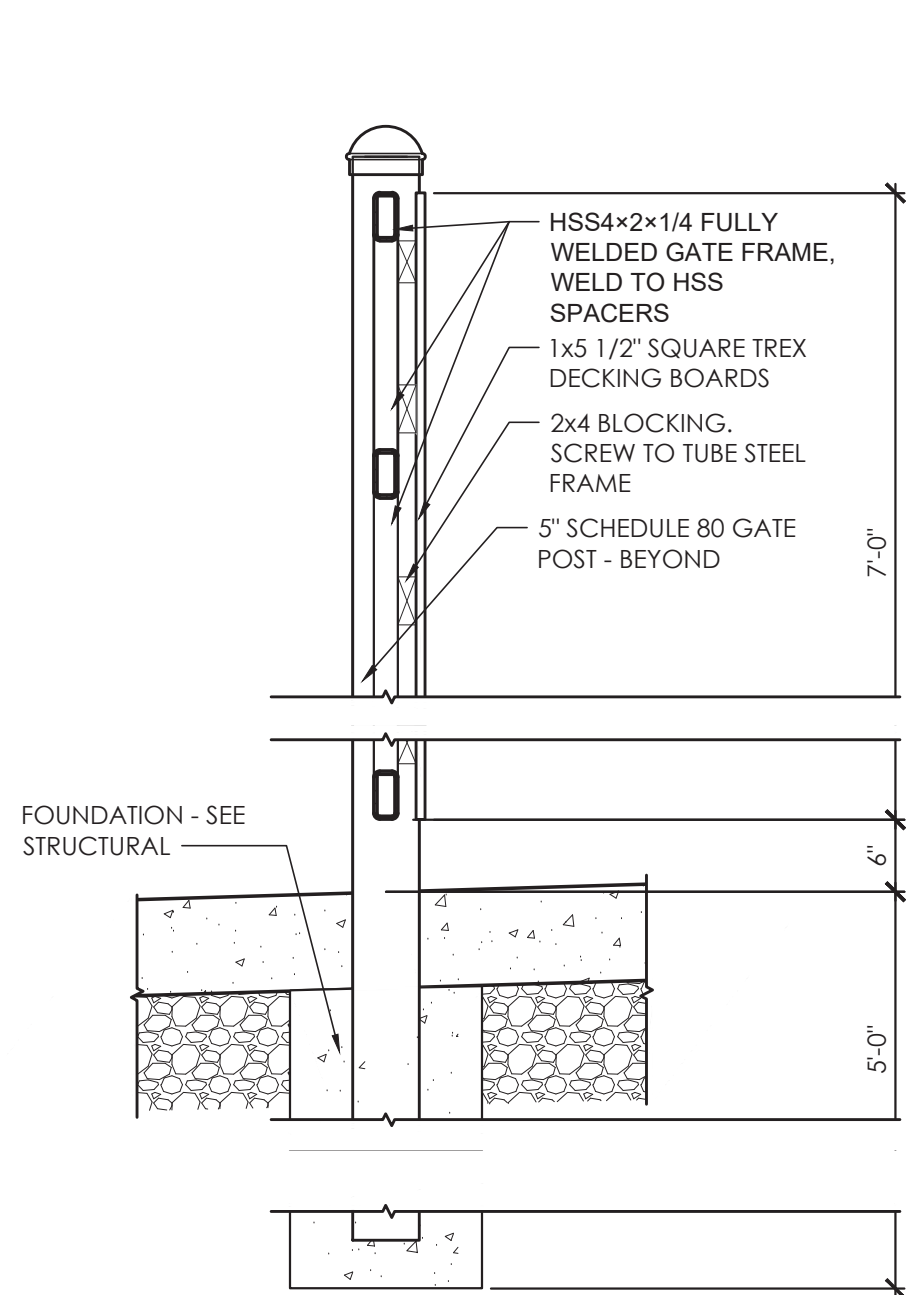
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Project No.

21-0485A

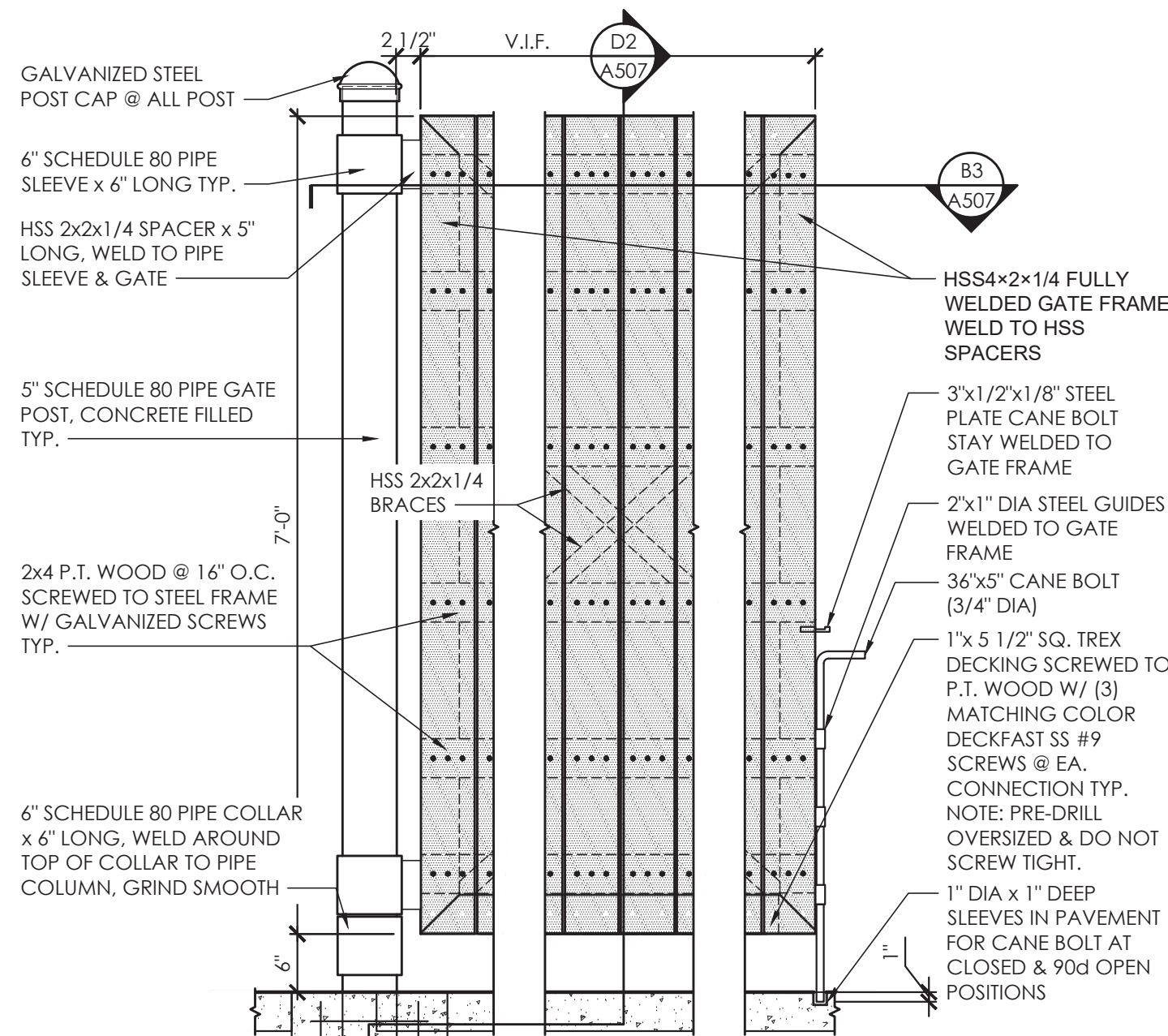
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Drawing No.



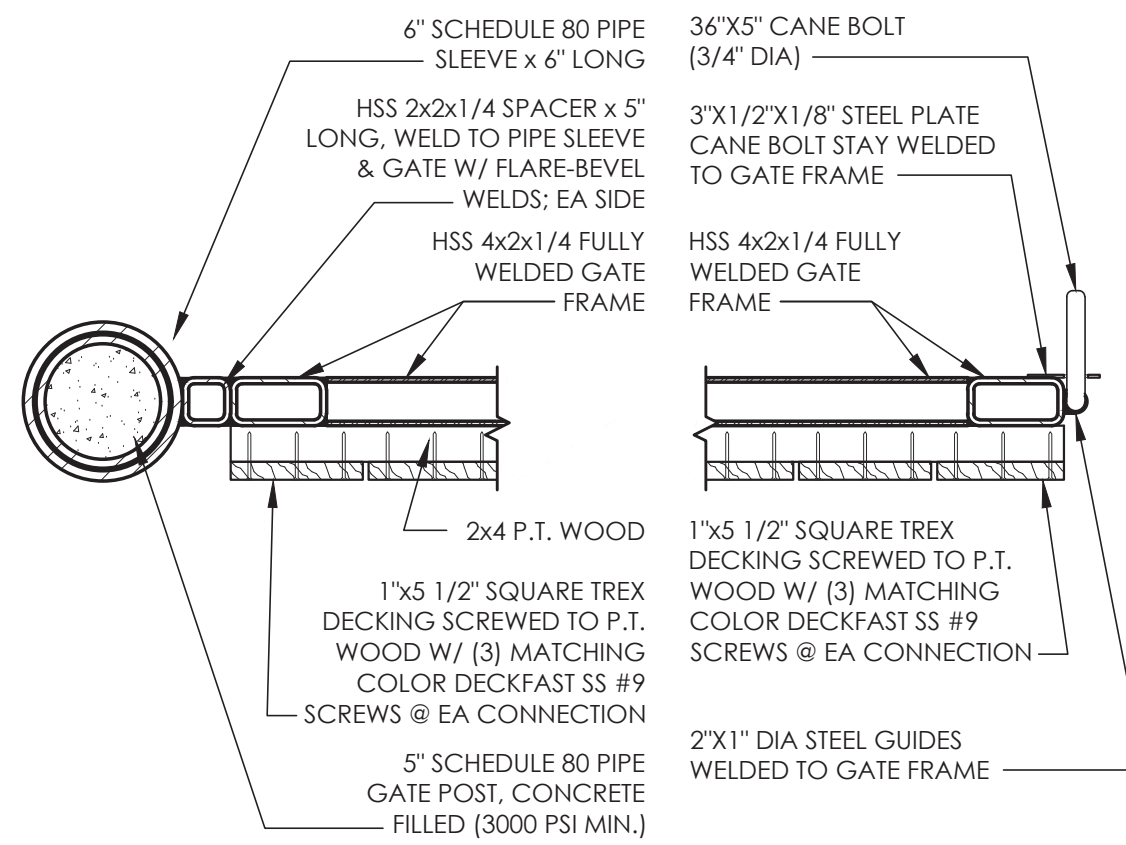
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Dumpster Post

SCALE: 3/4" = 1'-0"



Exterior Elevation -
Dumpster Gate

SCALE: 3/4" = 1'-0"

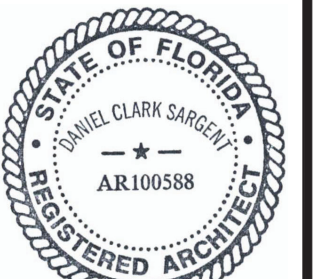


Exterior Plan Detail -
Dumpster Gate

SCALE: 1 1/2" = 1'-0"

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D	CFP-2 & CEE-2 Issued for AHJ Review	12/01/22
E	CFP-2 & CEE-2 Issued for AHJ Review	03/31/23
Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

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by Daniel Sargent
Date: 2023.03.31
'11:38:53 -04'00'



Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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APD
ENGINEERING
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615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

ALDI Inc.
1171 North State Road 7
Royal Palm Beach, FL 33411
(561) 640-8000
(561) 640-8001 fax

ALDI Inc. Store #: 41
Deerfield Beach
Powerline Rd & W Sample Rd
Deerfield Beach, FL, 33073
Broward County
Project Name & Location:

Exterior Details Drawing Name:	Project No. 21-0485A
Date: 11/08/21	
Type:RHRDV7ER	
Drawn By: JWL	A-507
Scale: As Noted	Drawing No.

D

C

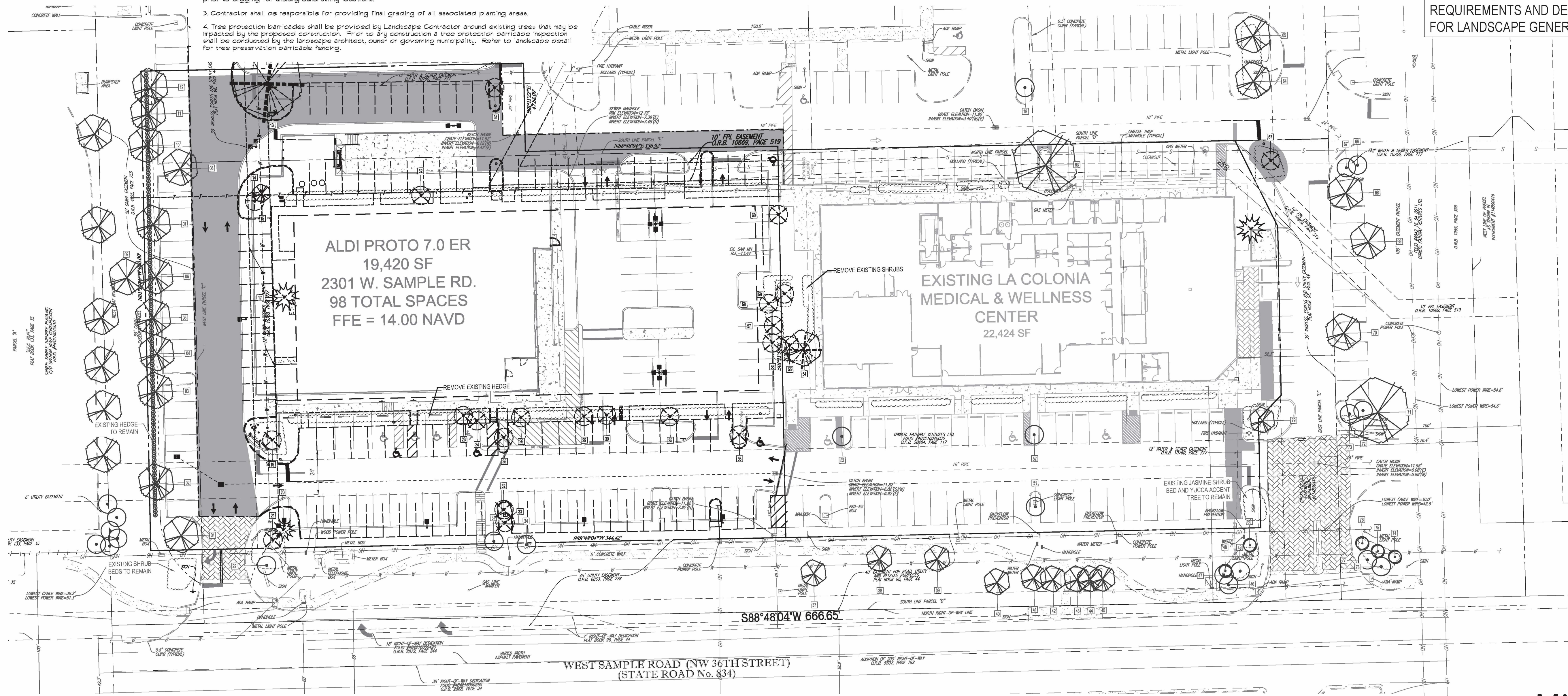
B

A

GENERAL NOTES:

1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
2. Contractor to notify 'Sunshine State One Call of Florida, Inc.' at 1-800-432-4710 Two Full Business Days prior to digging for underground utility locations.
3. Contractor shall be responsible for providing final grading of all associated planting areas.
4. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

PLEASE REFER TO SHEET L-2.0 & L-2.1 FOR LANDSCAPE PLAN, SHEET L-2.1 PLANT SCHEDULE, SHEET L-2.2 FOR CODE REQUIREMENTS AND DETAILS AND SHEET L-2.3 FOR LANDSCAPE GENERAL NOTES



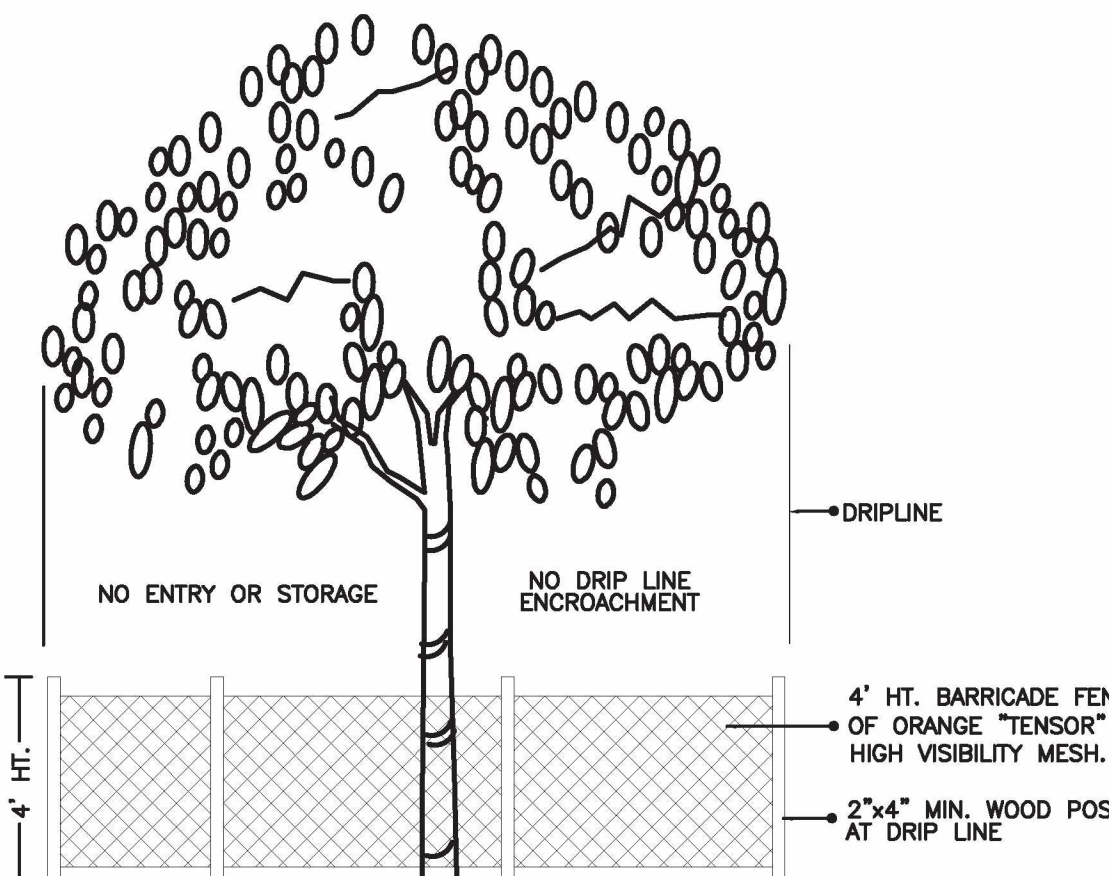
EXISTING TREE DISPOSITION CHART

Sample Rd & Powerline Rd, Deerfield Bch									
TREE NO.	BOTANICAL NAME	COMMON NAME	CAL @ DBH	HT (ft)	SPR (ft)	CANOPY SF	CONDITION	DISPOSITION	COMMENTS
1	Myrcianthes fragans	Simpson's Stopper	4	10	10	79	80%	REMAIN	
2	Quercus virginiana	Live Oak	3	10	8	50	95%	REMAIN	
3	Tabebuia caribaea	Yellow Trumpet Tree	20	12	15	177	45%	REMAIN	Leaning, exposed roots
4	Tabebuia caribaea	Yellow Trumpet Tree	11	15	12	113	40%	REMAIN	
5	Quercus virginiana	Live Oak	3	10	8	50	90%	REMAIN	
6	Quercus virginiana	Live Oak	3	12	8	50	90%	REMAIN	
7	Quercus virginiana	Live Oak	2	10	8	50	90%	REMAIN	
8	Tabebuia caribaea	Yellow Trumpet Tree	13	16	15	177	75%	REMAIN	
9	Quercus virginiana	Live Oak	2	10	8	50	85%	REMAIN	
10	Quercus virginiana	Live Oak	2	10	8	50	90%	REMAIN	
11	Quercus virginiana	Live Oak	2	10	8	50	95%	REMAIN	
12	Quercus virginiana	Live Oak	2	10	8	50	90%	REMAIN	
13	Cupaniopsis anacardioides	Carrotwood	18	35	30	707	40%	REMOVE	INVASIVE
14	Cabbage palmetto	Sabal Palm		20	15	177	40%	REMOVE	Leaning
15	Nerium Oleander	Oleander Tree	8	10	8	50	40%	REMOVE	Multitrunk, poor canopy coverage
16	Cabbage palmetto	Sabal Palm		15	15	177	75%	RELOCATE	
17	Yucca aloifolia	Spanish Bayonet	8	10	8	50	40%	REMOVE	
18	Wodyetia bifurcata	Spanish Bayonet		16	15	177	70%	REMAIN	
19	Swagnum romanzoffiana	Queen Palm		15	12	113	50%	REMOVE	
20	Yucca aloifolia	Spanish Bayonet	6	12	10	79	50%	REMOVE	
21	Swagnum romanzoffiana	Queen Palm		15	12	113	50%	REMOVE	
22	Cabbage palmetto	Sabal Palm		20	15	177	50%	REMOVE	
23	Cabbage palmetto	Sabal Palm		15	15	177	50%	REMOVE	
24	Cabbage palmetto	Sabal Palm		16	15	177	35%	REMOVE	
25	Wodyetia bifurcata	Spanish Bayonet	8	16	15	177	70%	REMOVE	
26	Cabbage palmetto	Sabal Palm		10	15	177	60%	REMOVE	
27	Cabbage palmetto	Sabal Palm		15	15	177	70%	RELOCATE	
28	Cabbage palmetto	Sabal Palm		12	15	177	75%	RELOCATE	
29	Cabbage palmetto	Sabal Palm		16	15	177	50%	REMOVE	
30	Cabbage palmetto	Sabal Palm		18	15	177	45%	REMOVE	
31	Cabbage palmetto	Sabal Palm		22	18	254	70%	REMAIN	
32	Cabbage palmetto	Sabal Palm		18	15	177	65%	REMOVE	
33	Cabbage palmetto	Sabal Palm		28	20	314	55%	REMOVE	
34	Cabbage palmetto	Sabal Palm		18	15	177	75%	REMAIN	
35	Cabbage palmetto	Sabal Palm		18	15	177	40%	REMOVE	
36	Wodyetia bifurcata	Spanish Bayonet	10	15	15	177	70%	REMOVE	
37	Lagerstroemia indica	Crape Myrtle	8	15	15	177	80%	REMAIN	
38	Lagerstroemia indica	Crape Myrtle	8	15	15	177	75%	REMAIN	
39	Lagerstroemia indica	Crape Myrtle	8	15	15	177	70%	REMAIN	
40	Lagerstroemia indica	Crape Myrtle	8	15	15	177	75%	REMAIN	
41	Lagerstroemia indica	Crape Myrtle	8	15	15	177	80%	REMAIN	
42	Lagerstroemia indica	Crape Myrtle	8	15	15	177	70%	REMAIN	
43	Lagerstroemia indica	Crape Myrtle	8	15	15	177	70%	REMAIN	
44	Lagerstroemia indica	Crape Myrtle	8	15	15	177	75%	REMAIN	
45	Lagerstroemia indica	Crape Myrtle	8	15	15	177	80%	REMAIN	
46	Cabbage palmetto	Sabal Palm		20	15	177	80%	REMAIN	
47	Cabbage palmetto	Sabal Palm		15	15	177	75%	REMAIN	
48	Phoenix roebelenii	Pygmy Date Palm		5	5	20	80%	REMAIN	
49	Cabbage palmetto	Sabal Palm		10	15	177	70%	REMAIN	

50	Phoenix roebelenii	Pygmy Date Palm		5	20	50%	REMAIN	
51	Cabbage palmetto	Sabal Palm		18	20	314	70%	REMAIN
52	Wodyetia bifurcata	Foottail Palm		15	177	75%	REMAIN	
53	Wodyetia bifurcata	Foottail Palm		15	177	80%	REMAIN	
54	Tabebuia impetiginosa	Pink Trumpet	12	20	15	177	50%	remove
55	Cabbage palmetto	Sabal Palm		25	20	314	50%	remove
56	Cabbage palmetto	Sabal Palm		20	18	254	40%	remove
57	Cabbage palmetto	Sabal Palm		20	15	177	40%	remove
58	Beaucarnea recurvata	Ponytail Palm		25	10	79	35%	remove
59	Cabbage palmetto	Sabal Palm		20	15	177	40%	remove
60	Swagnum romanzoffiana	Queen Palm		18	12	113	45%	remove
61	Wodyetia bifurcata	Foottail Palm		15	10	79	45%	remove
62	Cabbage palmetto	Sabal Palm		20	15	177	70%	remove
63	Bucida buceras	Black Olive		35	30	707	70%	REMAIN
64	Cupaniopsis anacardioides	Carrotwood		16	15	177	75%	REMAIN
65	Cupaniopsis anacardioides	Carrotwood		15	14	154	70%	REMAIN
66	Cabbage palmetto	Sabal Palm		20	15	177	80%	REMAIN
67	Cabbage palmetto	Sabal Palm		15	15	177	80%	REMAIN
68	Quercus virginiana	Live Oak	16	35	28	616	75%	REMAIN
69	Bucida buceras	Black Olive	15	35	30	707	60%	REMAIN
70	Bucida buceras	Black Olive	18	30	30	707	60%	REMAIN
71	Swietenia mahogany	Sweet Mahogany	24	35	30	707	60%	REMAIN
72	Cabbage palmetto	Sabal Palm		20	15	177	75%	REMAIN
73	Cabbage palmetto	Sabal Palm		20	15	177	70%	REMAIN
74	Phoenix roebelenii	Pygmy Date Palm		6	5	20	35%	REMAIN
75	Phoenix roebelenii	Pygmy Date Palm		7	5	20	35%	REMAIN
76	Phoenix roebelenii	Pygmy Date Palm		6	5	20	35%	REMAIN
77	Cabbage palmetto	Sabal Palm		6	5	20	65%	REMAIN
78	Cabbage palmetto	Sabal Palm		20	20	314	70%	REMAIN
79	Magnolia grandiflora	Magnolia	4	15	20	314	85%	REMAIN

TOTAL QUALIFYING CANOPY SF ON SITE:	14,356
TOTAL CANOPY SF TO REMAIN/RELOCATE:	10,182
TOTAL TREES AT 1:1 REPLACEMENT:	2
TOTAL PALMS AT 1:1 REPLACEMENT:	17
TOTAL CANOPY SF TO BE REMOVED:	4,174
(4,174 SF CANOPY REMOVED x 1.5)	6,261.6
6,261 SF CANOPY/300 SF	
= NUMBER OF CAT I	
MITIGATION TREES	21
REQUIRED:	
21 TREES AT 2" CAL EACH:	42"
TREE VALUE @ \$200/3":	\$ 2,800.00
AND	
5 PALMS < 60% CONDITION REMOVED:	75"
TREE VALUE @ \$200/3":	\$5,000.00
TOTAL MITIGATION	
VALUE REQUIRED:	\$ 7,800.00

Digitally signed by Michael D Grosswirth
DN: c=US,
o=THOMAS ENGINEERING GROUP LLC,
dnQualifier=A01410C
000001877FAF412B0
005F9BC, cn=Michael D Grosswirth
Date: 2023.08.24
13:37:00 -04'00'



TREE PRESERVATION BARRICADE FENCING DETAIL

NTS

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD.
SUITE 200
JUPITER, FL 33459
P: 561-203-7503
F: 561-203-7504

REV:	DATE:	REVISIONS:	COMMENT:	BY:
1	11/07/22	REVISED PER DRC COMMENTS		MDG

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT No.:	F220048
DRAWN BY:	LD
CHECKED BY:	MDG
DATE:	05/28/2022
CAD I.D.:	F220048 DISPOSITION

SITE ENTITLEMENTS

FOR SAVATAR COMPANIES

DEERFIELD BEACH FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



DISPOSITION PLAN

SHEET NUMBER:
L-1.0

ALL SOD TO BE STENOTAPHRUM SECUNDATUM, V. 'ST. AUGUSTINE', UNLESS OTHERWISE NOTED.

NOTE: LANDSCAPE AREAS TO BE MAINTAINED TO EDGE OF PAVEMENT IN RIGHTS-OF-WAY.

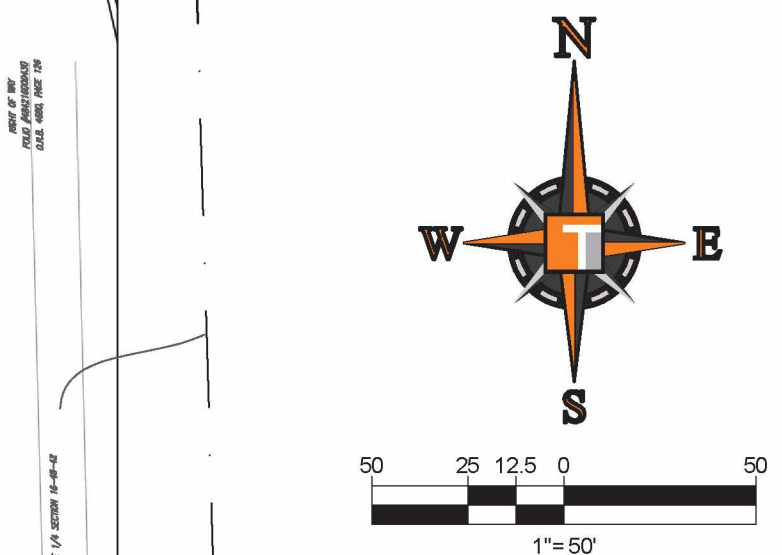
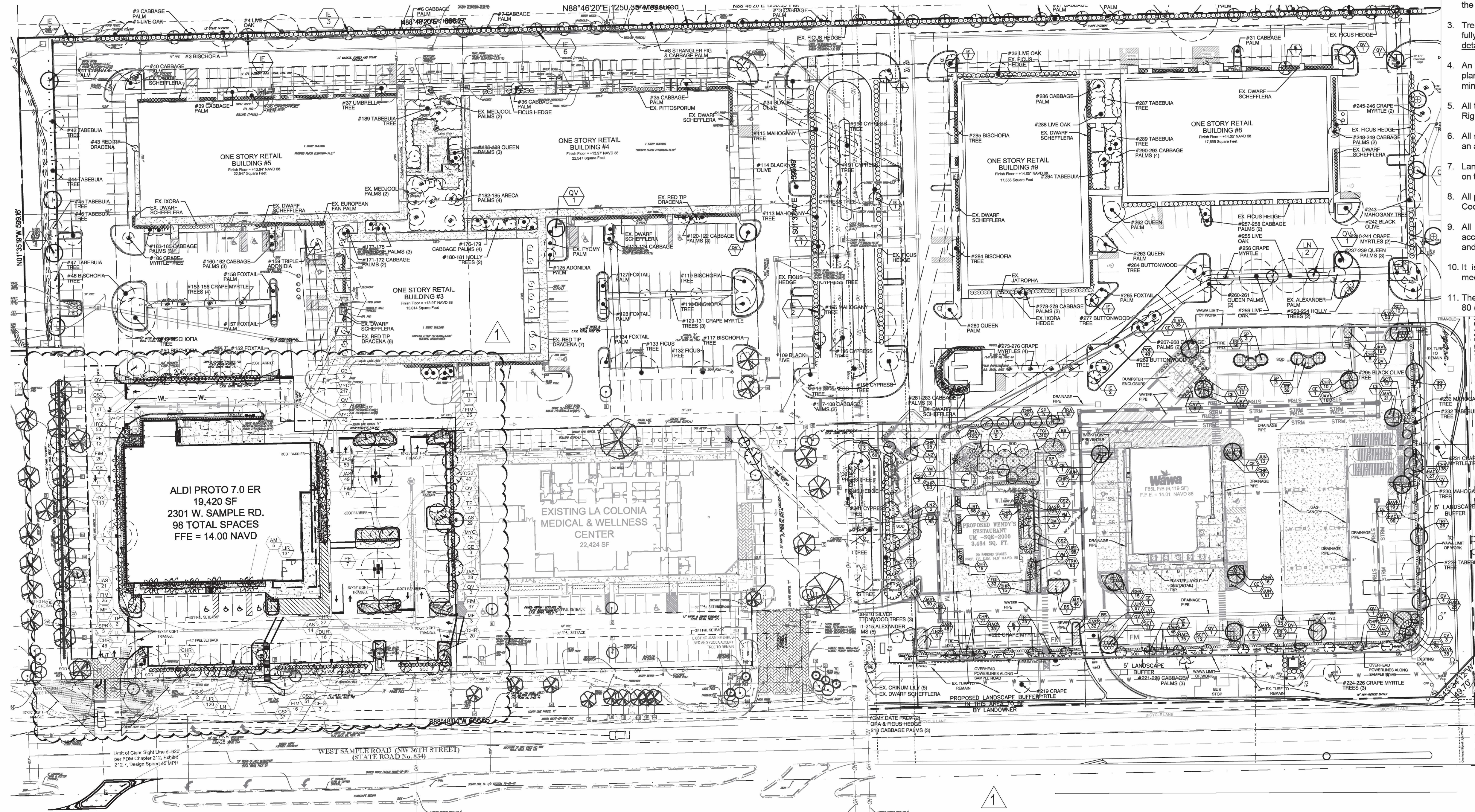
NOTE: ALL INSTALLATION AND SELECTION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION ENGINEERING SIGHT LINE DETAILS R-13 AND R-14 ACCORDINGLY.

Michael D
Grosswirth

Digitally signed by Michael D Grosswirth
DN: c=US, o=THOMAS ENGINEERING
GROUP LLC,
dnQualifier=A01410C00001877FAF412B
0005F9BC, cn=Michael D Grosswirth
Date: 2023.08.24 13:39:09 -04'00'

GENERAL LANDSCAPING REQUIREMENTS

1. Tree removal permits are required for all tree removals, to be obtained from the Building Department.
2. Landscape permits are required before any planting occurs. Permits are obtained from the Building Department.
3. Trees are to be planted at a depth so that the root-flare and top of first order root(s) are fully visible, with 10% of the height of the rootball above grade. Reflect this in planting detail.
4. An irrigation plan and specifications for the system must be included with the landscape plans when submitting for permit. The irrigation system shall be designed to have a minimum of 150% coverage. The system must include a rain sensor.
5. All trees adjacent to FP&L powerlines are required to comply with the FP&L Right Tree Right Place guidelines.
6. All swales are required to be sodded with St. Augustine "Floratum" sod and irrigated by an automatic sprinkler system with 150% coverage.
7. Landscape ordinance specifications on irrigation and installations supersede any notes on the plan.
8. All proposed and existing plant material on site must meet FL #1 standards as stated in Code.
9. All landscape plant materials, installation, maintenance and preservation shall be in accordance with the City of Deerfield Beach Land Development Code, Section 98-80 and 98-81.
10. It is required that the landscape contractor schedule an on-site pre-construction meeting with the City Landscaper.
11. The completed installation shall be certified by the firm providing the design, per 98-80 (1).



PLEASE REFER TO SHEET L-2.1 FOR PLANT LIST,
CODE REQUIREMENT CHART, PLANTING
DETAILS AND SHEET L-2.3 FOR GENERAL
LANDSCAPE NOTES.

NOTE: THIS SITE MAY CONTAIN EXISTING TREES
WHICH REQUIRE TRIMMING AND/OR PRUNING. THE
LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A
CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER
ISA HORTICULTURAL PROCEDURES ARE FOLLOWED
REGARDING THE TRIMMING, PRUNING,
TRANSPLANTING, ETC. OF THESE TREES.

NOTE: ALL LANDSCAPE AREAS SHALL BE
IRRIGATED AND SHALL HAVE A MINIMUM 50%
OVERLAP. WATER TO BE FROM A
NON-POTABLE SOURCE.

LANDSCAPE CALCULATIONS PROPOSED ALDI PARCEL ONLY

	REQUIRED	PROVIDED
NORTH PROPERTY LINE (198.7 LF)		
5' WIDE VUA BUFFER	5'	5'
CANOPY TREES (1 TREE@40 LF)	5	5
HEDGE 24" TALL @24" o.c.	100 S	100 S
SOUTH PROPERTY LINE (308.7 LF)		
RIGHT-OF-WAY (SAMPLE ROAD)	10'	10' (PROP.)
CANOPY TREES 1@40 LF	8	8
SHRUBS	155 S	155 S
SMALL TREES 1@100 LF	4	4
INTERIOR	5'	5' NORTH (EXIST) ±30' WEST (EXIST)
EAST PROPERTY LINE (166 LF)		
5' WIDE VUA BUFFER	5'	5'
CANOPY TREES (1 TREE@40 LF)	5	5
HEDGE 24" TALL @24" O.C.	83 S	83 S
WEST PROPERTY LINE (259.9 LF)		
5' WIDE VUA BUFFER	5'	5'
CANOPY TREES (1 TREE@40 LF) 7	7	7
HEDGE 24" TALL @24" O.C.	130 S	130 S

	REQUIRED	PROVIDED
PARKING AREA INTERIOR LANDSCAPE PARKING AREA LANDSCAPE @ 15% OF THE TOTAL VUA (46,478.2 SF) VUA*0.15 =		
	6,971.72 SF	10,594.46 SF (22.8%)
MIN. 15% OF TOTAL SITE AREA SHALL BE LANDSCAPE 83,002 SQ FT X 0.15 = 1 TREE + 20 SHRUBS PER 10 PARKING SPACES # OF ISLANDS = 7 ISLANDS REQUIRED TREES @ 1 PER ISLAND		
	19	19 (1 EXI. & 18 PROPOSED)
SHRUBS @ 20 PER ISLAND NON-VEHICULAR OPEN SPACE 20% OF FRONT OF STRUCTURES TO BE LANDSCAPED AT A MIN. 24" HT 577.4 LF. OF BLDG. FRONT X 0.2 = 504.7 LF 3 PALMS, 10 SHRUBS AND 30 GROUNDCOVERS PER 40 LF OF BUILDING FACADE		
	380 S	380 S
		115.48 LF 28 PALMS 90 S 266 GCS
		458 LF 28 PALMS 90 S 266 GCS
SHRUB AND TREE REQUIREMENTS: LESS THAN 30% N.V.O.S AREA OF NON-VEHICULAR OPEN SPACE PROVIDED =		
	12,450 SF	12,450 SF
1 TREE 10 SHRUBS & 10 GROUNDCOVERS PER 1,500 SF N.O.S PROVIDED (10,594.96 SF) TOTALS TOTAL REQUIRED TREES TOTAL REQUIRED SHRUBS		
	8 TREES 83 S & 83 GCS	8 TREES 83 S & 83 GCS
	53 TREES & 28 PALMS 541 SHRUBS & 347 GCS	53 TREES & 28 PALMS 541 SHRUBS & 347 GCS

LANDSCAPE CALCULATIONS EXISTING MASTER SHOPPING

	REQUIRED	PROVIDED
NORTH PROPERTY LINE (1,210 LF)		
5' WIDE VUA BUFFER	5'	5'
CANOPY TREES (1 TREE@40 LF)	41	41(EXISTING)
HEDGE 24" TALL @24" o.c.	605 S	605(EX.HEDGE)
SOUTH PROPERTY LINE (890 LF)		
RIGHT-OF-WAY	5'	5'
CANOPY TREES 1@40	30	52 (EX.)
INTERIOR	5'	5'
	445 S	445 S
EAST PROPERTY LINE (503 LF)		
5' WIDE VUA BUFFER	5'	5'
CANOPY TREES (1 TREE@40 LF)	17	18 (EXISTING)
HEDGE 24" TALL @24" O.C.	252 S	252 (EXISTING)
WEST PROPERTY LINE (555 LF)		
5' WIDE VUA BUFFER	5'	5' - 30'
CANOPY TREES (1 TREE@40 LF)	19	19 (EXISTING)
HEDGE 24" TALL @24" O.C.	278 S	278 (EXISTING)

	REQUIRED	PROVIDED
PARKING AREA INTERIOR LANDSCAPE PARKING AREA LANDSCAPE @ 15% OF THE TOTAL VUA (302,882 SF) VUA*0.15 =		
	45,432.3 SF	114,994 SF
MIN. 15% OF TOTAL SITE AREA SHALL BE LANDSCAPE 749,139 SQ FT X 0.15 =		
	112,370.85 SF	114,994 SF (15.4%)
1 TREE + 20 SHRUBS PER 10 PARKING SPACES # OF ISLANDS = 78 ISLANDS REQUIRED TREES @ 1 PER ISLAND SHRUBS @ 20 PER ISLAND		
	78 1,560 S	140 (EXISTING) (EXISTING)
NON-VEHICULAR OPEN SPACE 20% OF FRONT OF STRUCTURES TO BE LANDSCAPED AT A MIN. 24" HT 2,670 LF. OF BLDG. FRONT X 0.2 = 534 LF		
	534 LF	1,762 LF
SHRUB AND TREE REQUIREMENTS: LESS THAN 30% N.V.O.S AREA OF NON-VEHICULAR OPEN SPACE PROVIDED = 114,994 SF		
1 TREE & 10 SHRUBS, 10 GCS PER 1,500 SF N.O.S PROVIDED (114,994 SF)		
	77 TREES 766 SHRUBS 766 GCS	77 TREES 766 SHRUBS 766+GCS
TOTALS TOTAL REQUIRED TREES TOTAL REQUIRED SHRUBS		
	262 3,906 SHRUBS 766 GCS	301* (EXISTING) 3,096 SHRUBS & 766 GCS

THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1125 W. INDIANTOWN RD.
JUPITER, FL 33458
P: (561) 203-7503
F: (561) 203-7503
1502 W. FLETCHER AVE.
TAMPA, FL 33612
P: (813) 379-4100
F: (813) 379-4100
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PREPARED AND SHALL BE CHECKED BY THE LANDSCAPE ARCHITECT. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION.

REV.	DATE	REVISIONS	BY:
1	11/07/22	COMMENT: REVISED PER DRC COMMENTS	MDG

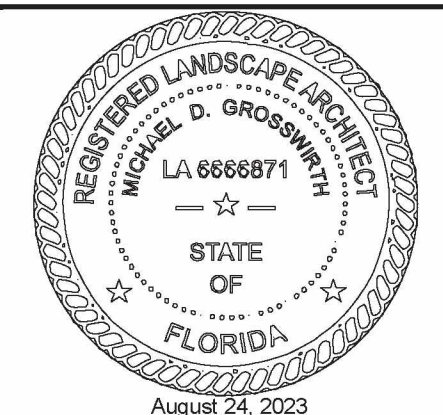
Sunshine 811
Call 811 or visit sunshine811.com two full
business days before digging to have
buried facilities located and marked.
Check positive response codes before you dig!

PROJECT No.: F220048
DRAWN BY: LD
CHECKED BY: MDG
DATE: 05/28/2022
CAD I.D.: F220048 LANDSCAPE

**SITE
ENTITLEMENTS**
FOR
**SAVITAR
COMPANIES**

DEERFIELD BEACH
FLORIDA

THOMAS
ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
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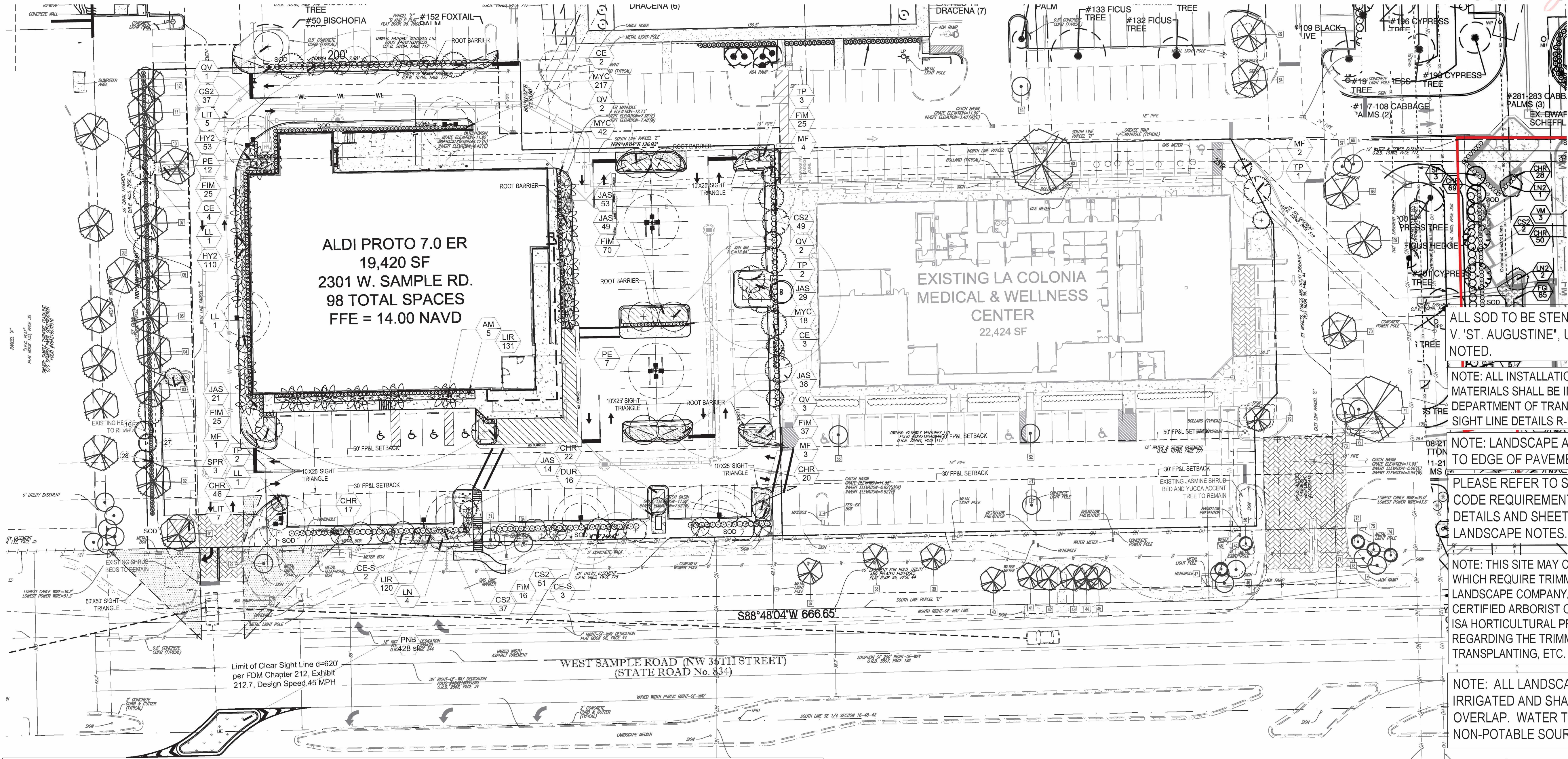
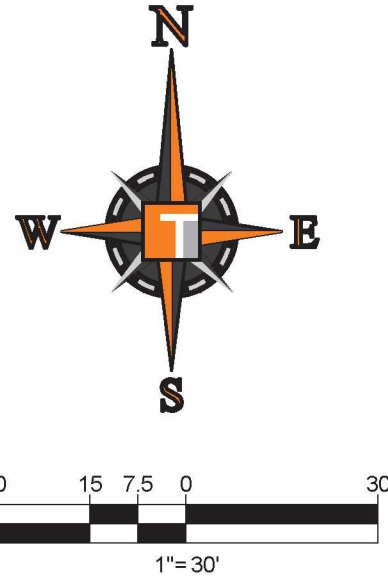


SHEET TITLE:
**OVERALL LANDSCAPE
PLAN**

SHEET NUMBER:
L-2.0

Michael D
Grosswirth

Digitally signed by Michael D
Grosswirth
DN: c=US, o=THOMAS ENGINEERING
GROUP LLC,
dnQualifier=A01410C00001877FAF41
2B005F9BC, cn=Michael D Grosswirth
Date: 2023.08.24 13:38:50 -04'00'



ALL SOD TO BE STENOTAPHRUM SECUNDATUM,
V. 'ST. AUGUSTINE', UNLESS OTHERWISE
NOTED.

NOTE: ALL INSTALLATION AND SELECTION OF PLANT
MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA
DEPARTMENT OF TRANSPORTATION ENGINEERING
SIGHT LINE DETAILS R-13 AND R-14 ACCORDINGLY.

NOTE: LANDSCAPE AREAS TO BE MAINTAINED
TO EDGE OF PAVEMENT IN RIGHTS-OF WAY.

PLEASE REFER TO SHEET L-2.1 FOR PLANT LIST,
CODE REQUIREMENT CHART, PLANTING
DETAILS AND SHEET L-2.3 FOR GENERAL
LANDSCAPE NOTES.

NOTE: THIS SITE MAY CONTAIN EXISTING TREES
WHICH REQUIRE TRIMMING AND/OR PRUNING. THE
LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A
CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER
ISA HORTICULTURAL PROCEDURES ARE FOLLOWED
REGARDING THE TRIMMING, PRUNING,
TRANSPLANTING, ETC. OF THESE TREES.

NOTE: ALL LANDSCAPE AREAS SHALL BE
IRRIGATED AND SHALL HAVE A MINIMUM 50%
OVERLAP. WATER TO BE FROM A
NON-POTABLE SOURCE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CE-S	5	Silver Button Wood	Conocarpus erectus sericeus	25 gal	2.5" Cal	10-12' Ht	4-5'	Yes	High	4' CT
	LIT	12	Crape Myrtle	Lagerstroemia indica 'Muskogee'	25 gal	2.5" Cal	10-12' Ht	4'-5'	No	High	4' CT
	LL	6	Glossy Privet	Ligustrum lucidum	25 gal	2.5" Cal	10' Ht	3-4'	No	High	4' CT
	MF	10	Spanish Stopper	Eugenia foetida	25 gal	2.5" Cal	10' Ht	3-4'	Yes	High	4' CT
	QV	8	Southern Live Oak	Quercus virginiana	B & B	3" DBH	14-16' ht.	5-6'	Yes	High	6' CT
	TP	8	Pink Tabebuia	Tabebuia pallida	25 gal	2.5" Cal	10-12' Ht	4-5'	No	High	6' CT
RELOCATED PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	SPR	3	Cabbage Palmetto	Sabal palmetto	NA		As Noted on Sheet L-1.0	varies	Yes	High	
REPLACEMENT TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CE	9	Green Buttonwood	Conocarpus erectus	B & B	2.5" DBH	14-16' ht.	6'	Yes	High	5' CT
SMALL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	LN	4	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	25 gal	1.5" DBH	8-10' Ht	4.5'	No	High	

PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	AM	5	Manila Palm	Adonidia merriillii	B & B		8-10' gw		No	High	Double-trunk
	PE	19	Alexander Palm	Ptychosperma elegans	B & B		16-18' gw	12'	No	Medium	single trnk
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CS2	165	Small Leaf Clusia	Clusia guttifera	NA	24"	24"	24"	Yes	High	
	MYC	277	Wax Myrtle	Myrica cerifera	-	24"	24"	18"	Yes	High	full to base
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CHR	81	Red Tip Cocoplum	Chrysobalanus icaco 'Red Tip'	-	24"	18"	18"	Yes	High	Full to base
	DUR	16	Sky Flower	Duranta repens 'Dwarf Golden'	n/a	18"	16-18"	16-18"	Yes	High	Full
	JAS	204	Southern Wax Jasmine	Jasminum simplicifolium	n/a	24"	16"	18"	No	Medium	Full to base
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	FIM	198	Green Island Ficus	Ficus microcarpa 'Green Island'	n/a	18"	14-16"	14-16"	No	Medium	
	HY2	163	Spider Lily	Hymenocallis latifolia	n/a	18"	14-16"	14-16"	Yes	High	
	LIR	251	Lily Turf	Liriope muscari	n/a	18"	12-14"	10-12"	No	High	Full clumps
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	PNB	428 sf	Bahia grass	Paspalum notatum	n/a						

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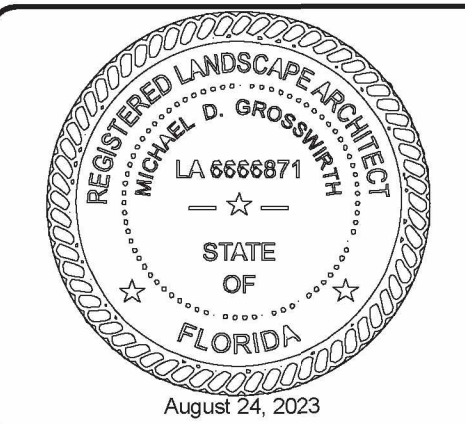
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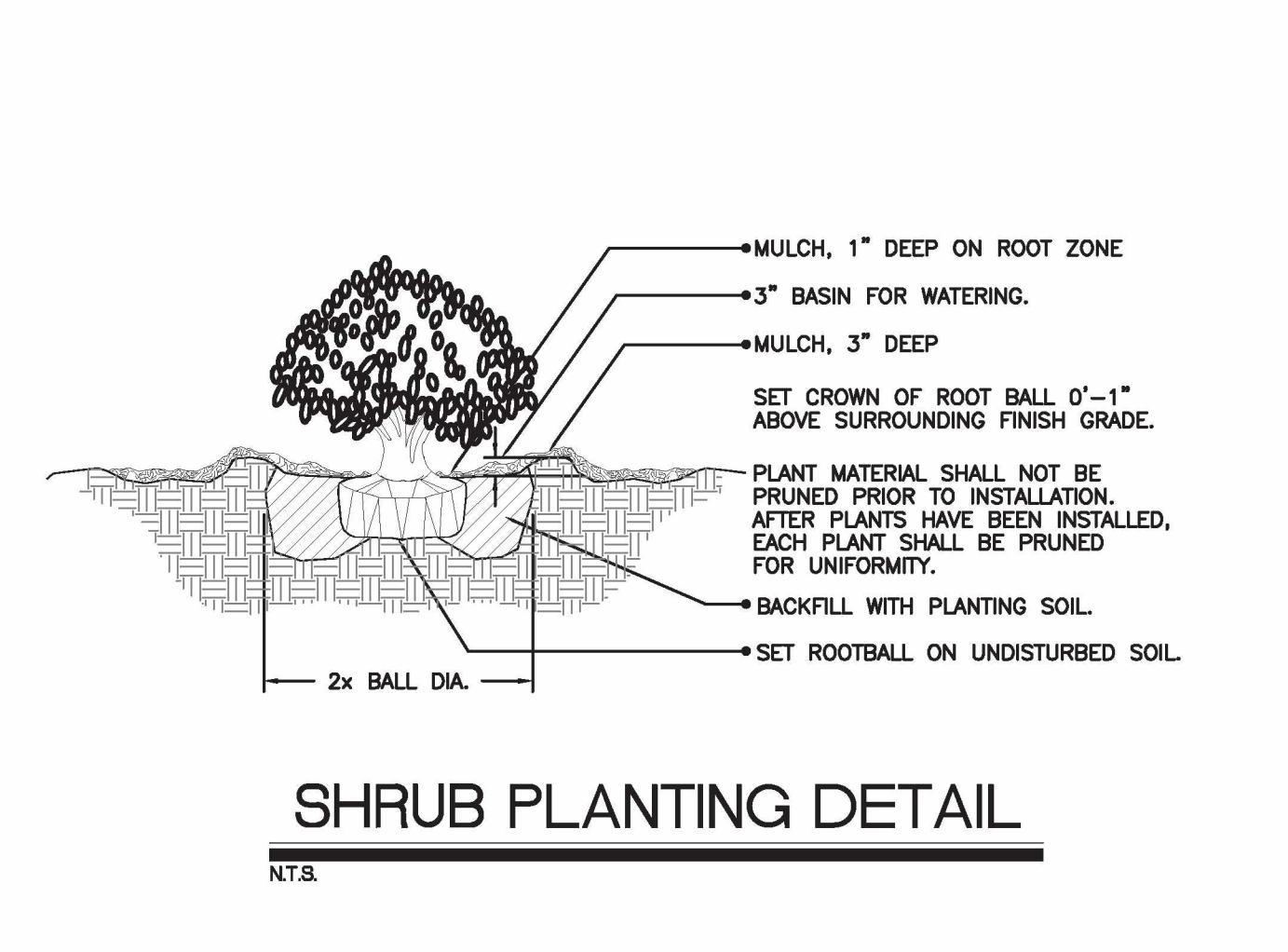
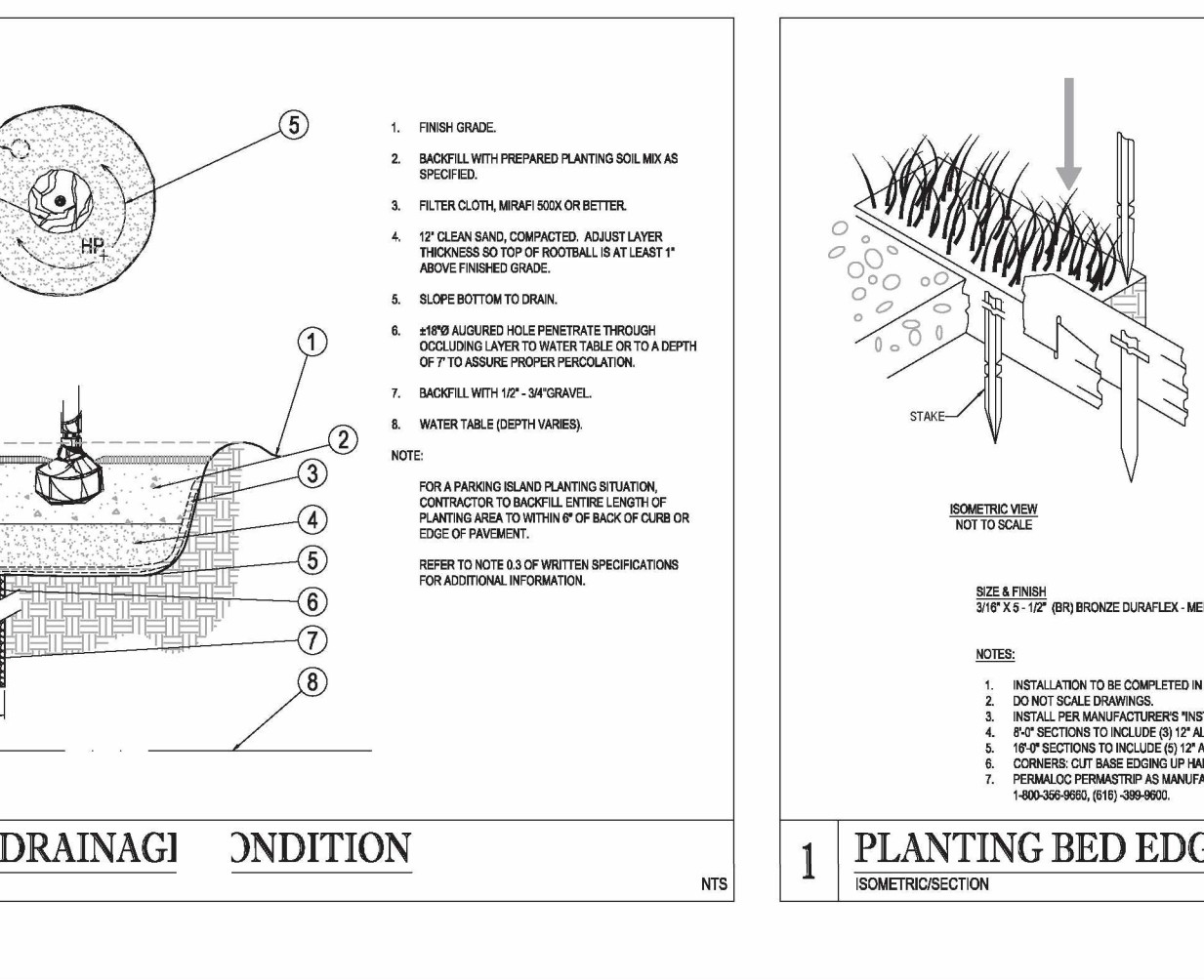
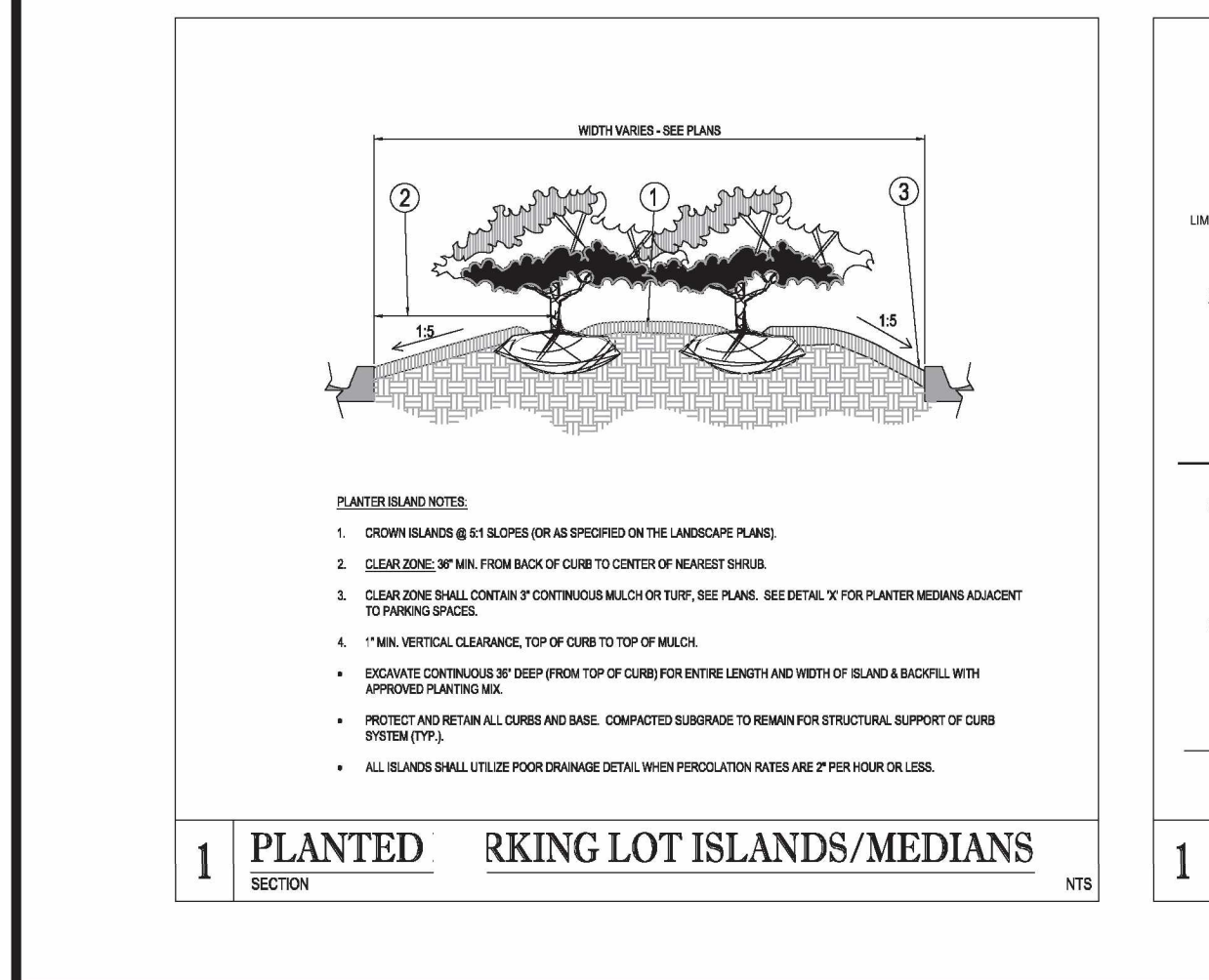
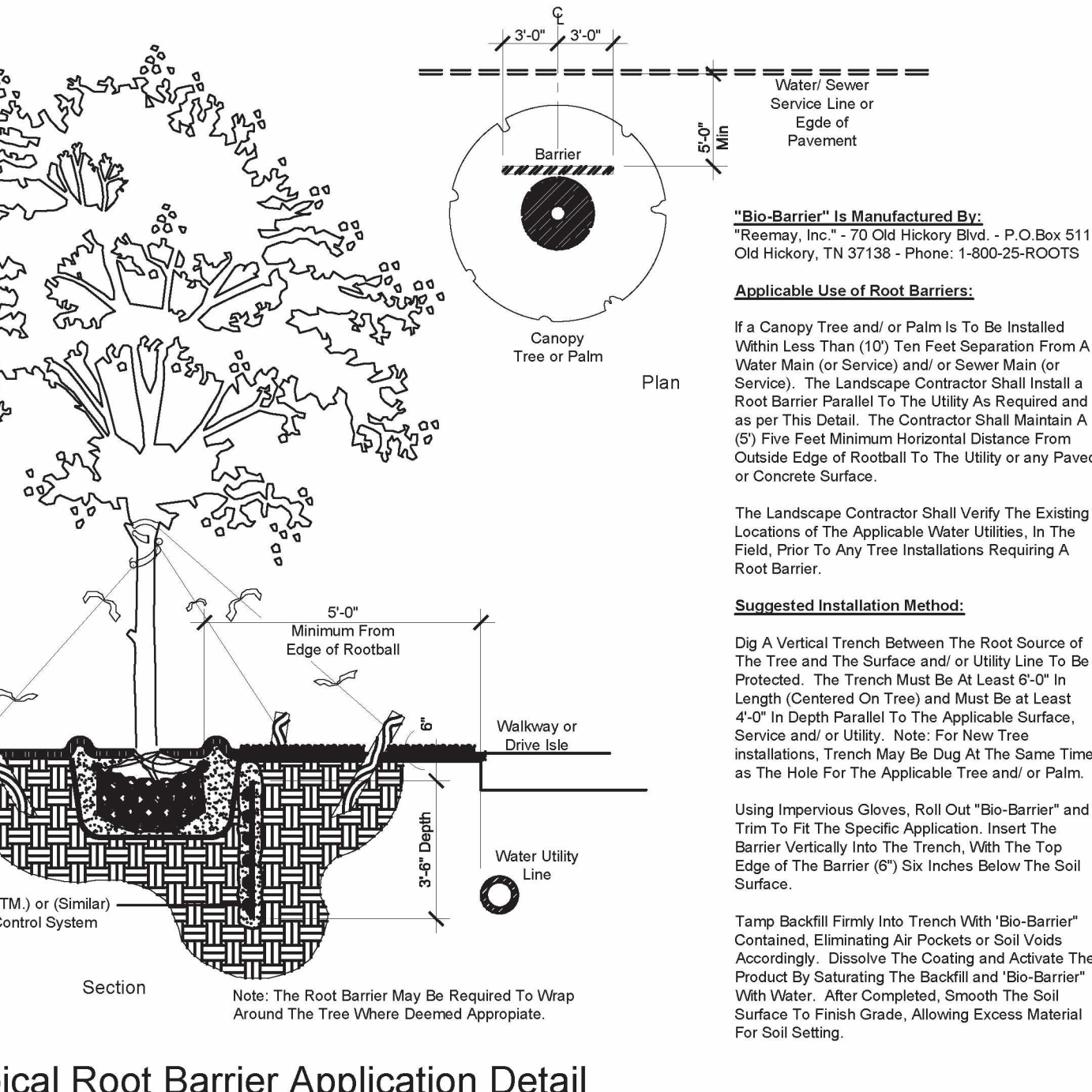
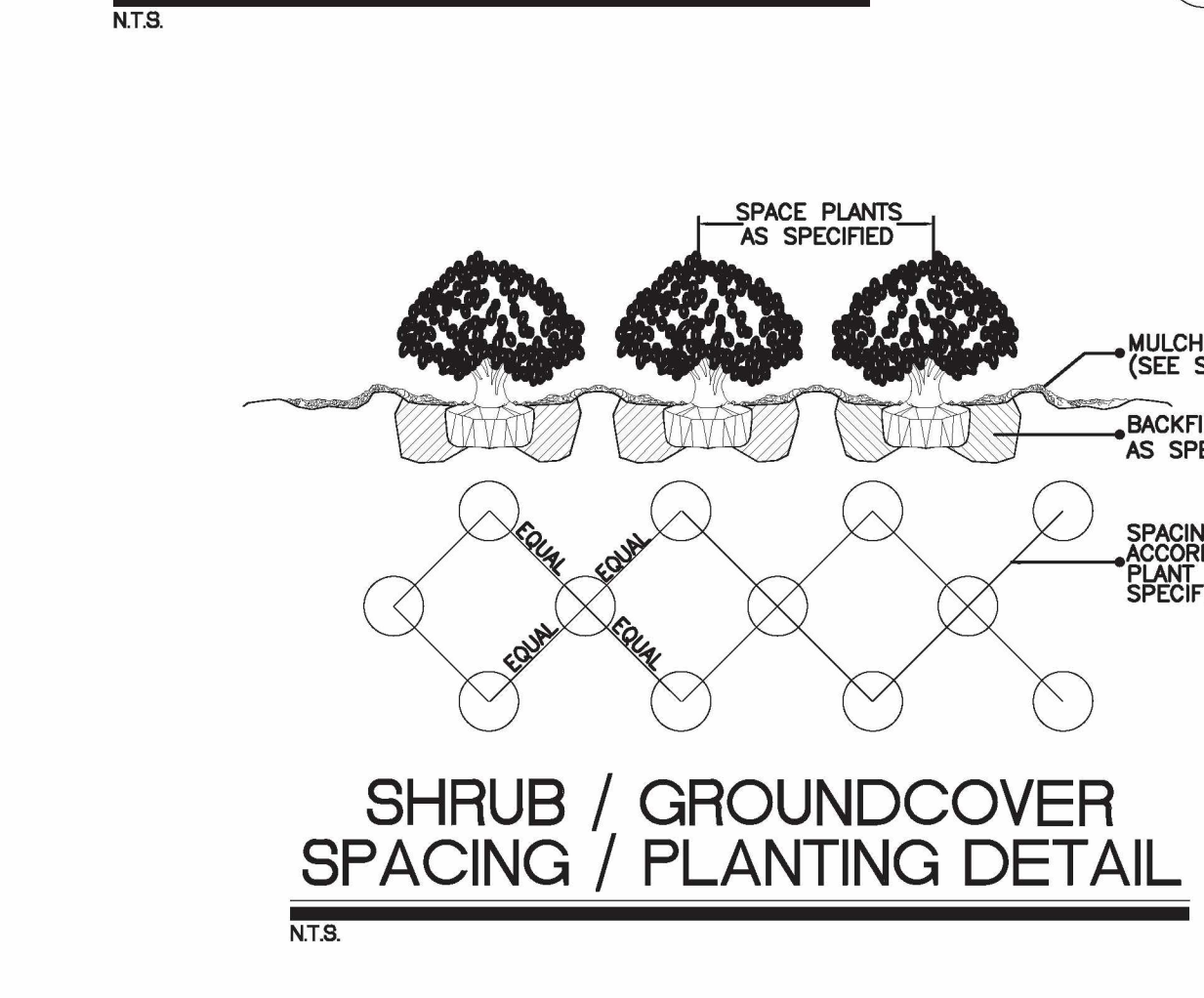
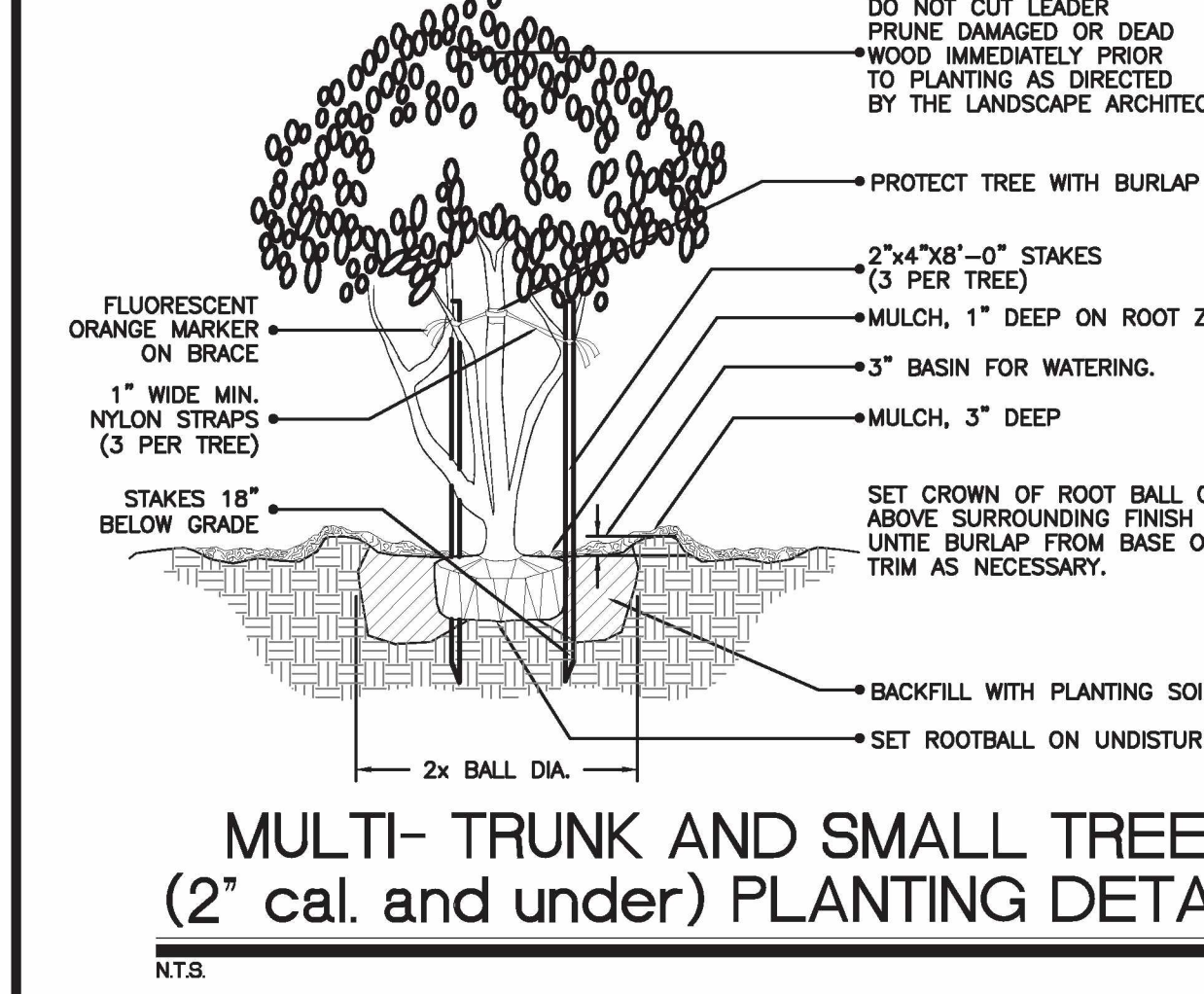
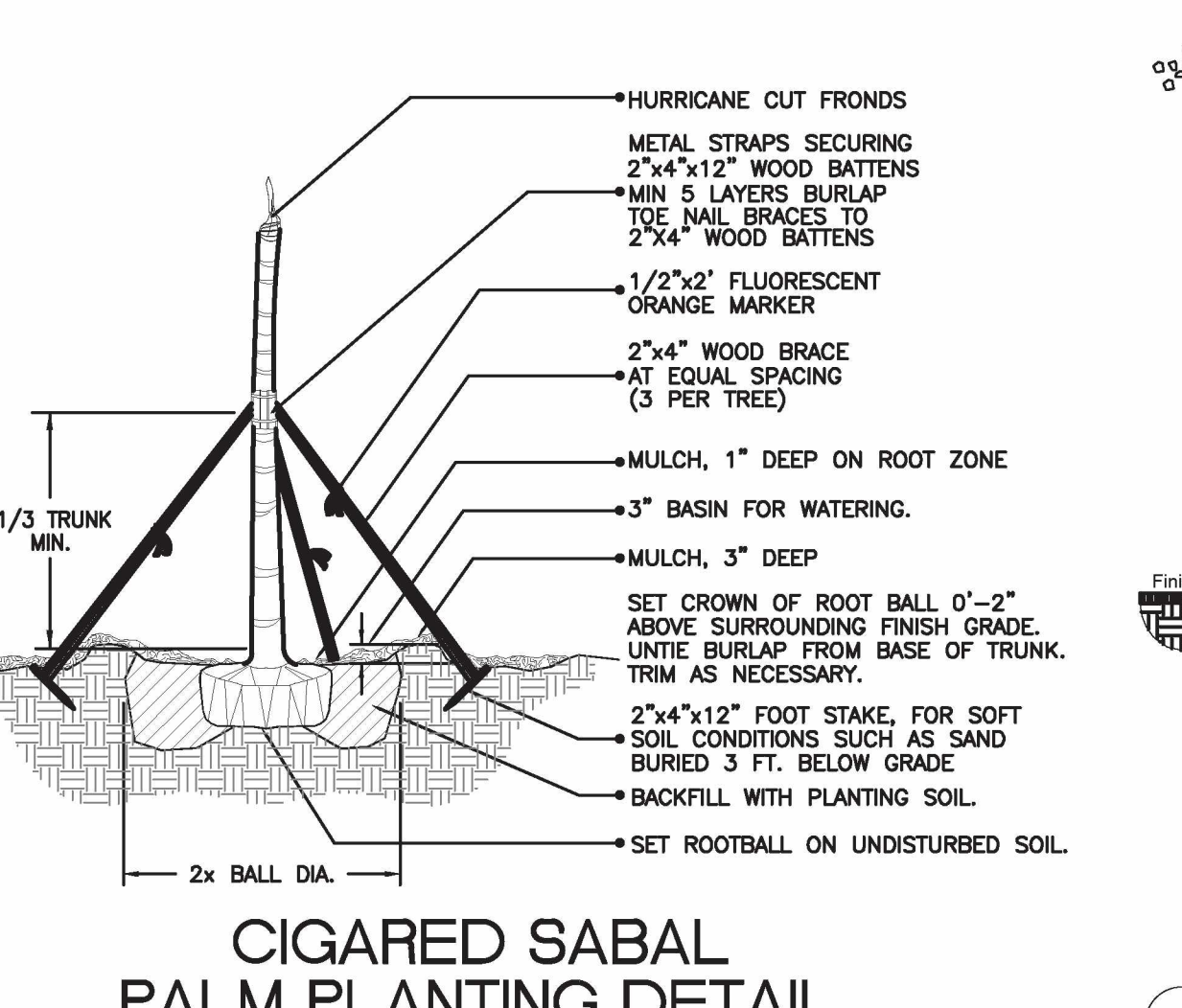
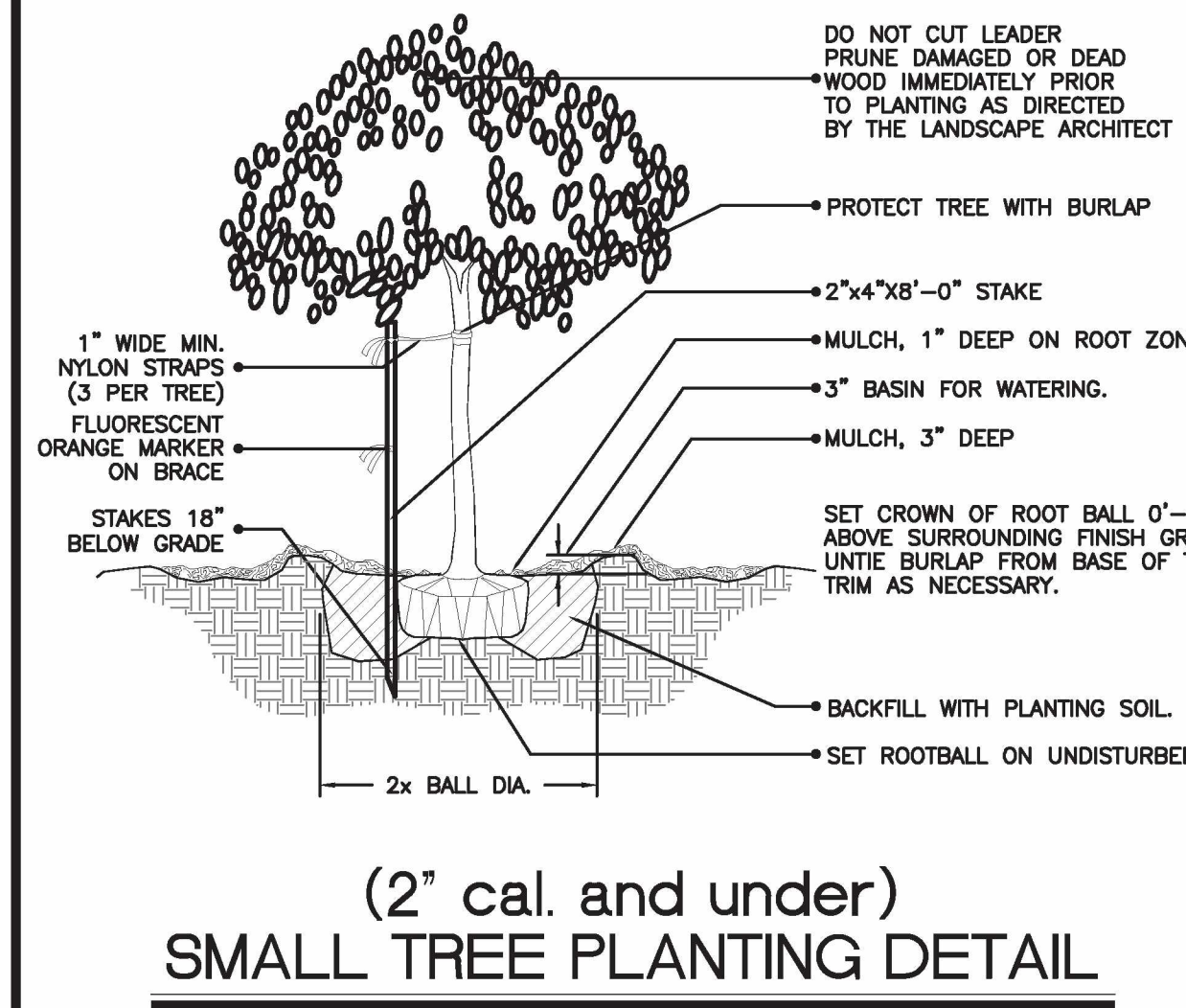
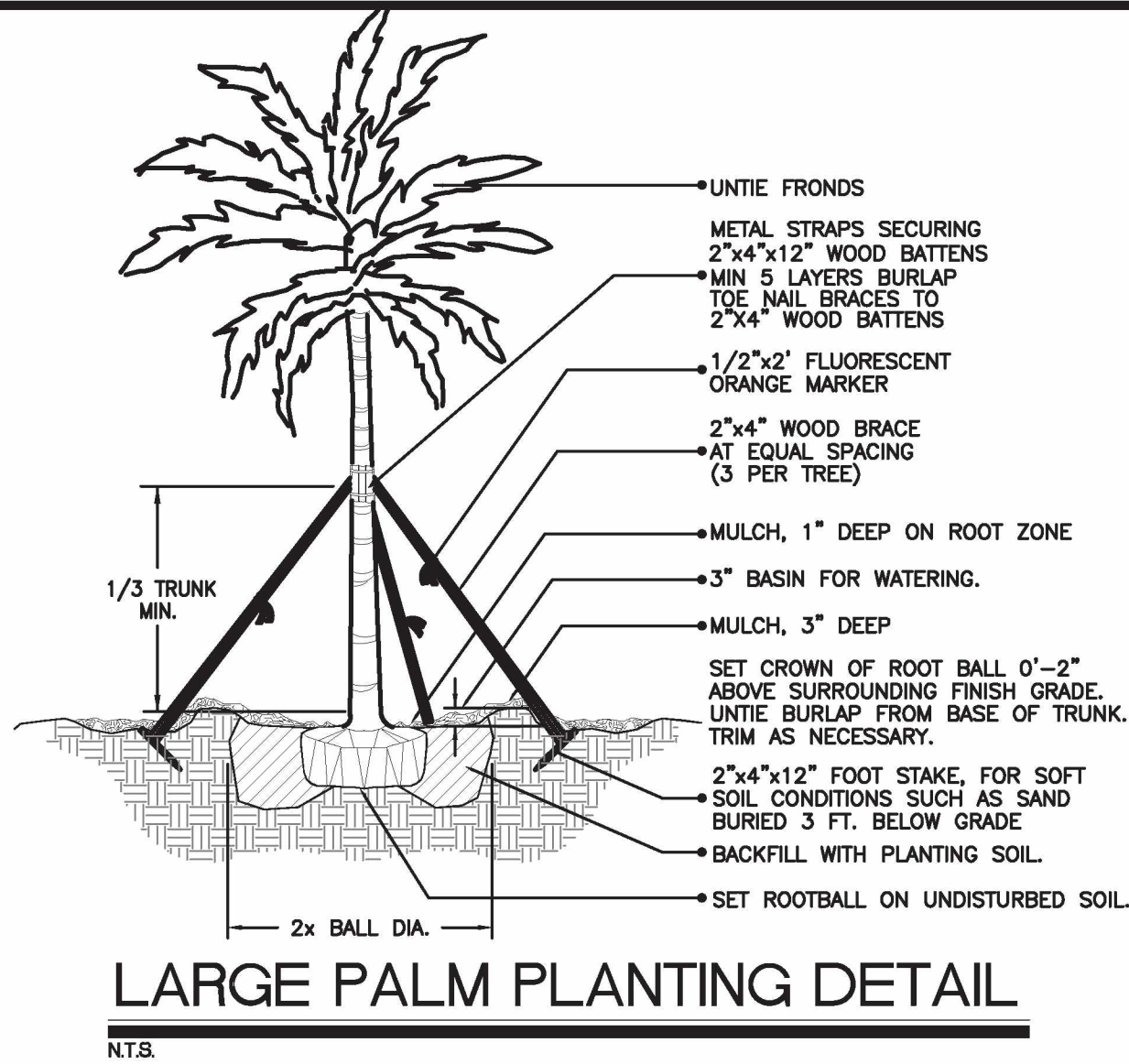
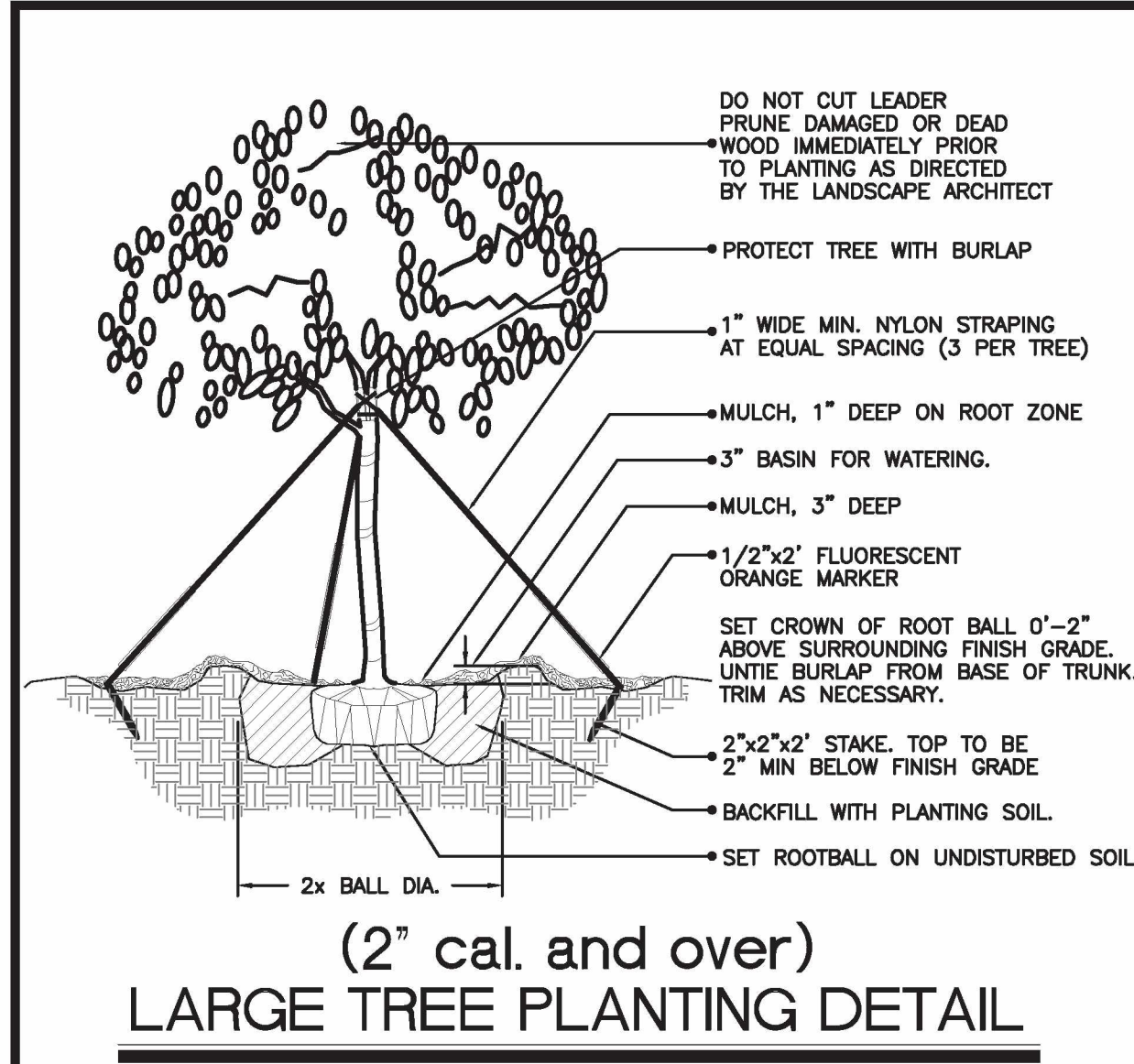
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2.1

Project: on Thursday, August 24, 2023, 11:51 AM by User: D:\Users\michael.d.grosswirth\Documents\Projects\Deerfield Beach\DWG\2023-08-01_4TH DISC SUBMITTAL\LANDSCAPE\F220048 LANDSCAPE DETAILS & SCHEDULE
Drawing: on Thursday, August 24, 2023, 11:51 AM by User: D:\Users\michael.d.grosswirth\Documents\Projects\Deerfield Beach\DWG\2023-08-01_4TH DISC SUBMITTAL\LANDSCAPE\F220048 LANDSCAPE DETAILS & SCHEDULE
Drawing: on Thursday, August 24, 2023, 11:51 AM by User: D:\Users\michael.d.grosswirth\Documents\Projects\Deerfield Beach\DWG\2023-08-01_4TH DISC SUBMITTAL\LANDSCAPE\F220048 LANDSCAPE DETAILS & SCHEDULE



CITY OF DEERFIELD BEACH, FLORIDA			
LANDSCAPE REQUIREMENTS- CHAPTER 98; ARTICLE IV; SEC. 98			
ZONING: B-1 Commercial			
PROPOSED USE: Commercial			
TOTAL SITE AREA: 83,002 SF			
PERMEABLE AREA: 12,450 SF			
<u>Min. Requirements</u>			
Large Tree: 2.5" DBH, 14-16' H.t., 6', 5' CT (min. 40%)			
Medium Tree: 2" DBH, 12-13' H.t., 5', 4.5' CT (max. 20%)			
Small Tree: 1.5" DBH, 8-10' H.t., 4.5', 4' CT			
Flowering Tree: min. 20%			
Specimen Palm: 10' g.w. (Max. 20%)			
Palms: 12-14 ch or gw (3:1)			
98.80.e: TREES AND SHRUBS; REQUIRED MINIMUM QTY.			
<u>Landscape Areas/Pervious Areas</u>		REQUIRED	PROVIDED
B-1 Commercial (Min. 15% shall be landscape)		83,002 sf	12,450 sf (15%)
One (1) Tree and (10) shrubs and (10) groundcovers per 1,500 sq ft of pervious		12,450 sf	8 TREES 83 SHRUBS 83+ GCS
1. Perimeter Buffers			
One (1) 14'-16' ht Tree/40 l.f. of property periphery abutting non residential and 24" hedge 5' wide		East: 166' North: 198.7' West: 259.9'	5 TREES 83 SHRUBS 5 TREES 100 SHRUBS 5 TREES 100 SHRUBS 7 TREES 130 SHRUBS 7 TREES 130 SHRUBS (120 EX)
Right-of-way Buffer			
One (1) 14'-16' Ht. Tree/40 l.f. of ROW		Min. 10' wide	
One (1) 8'-10' Ht. Tree/100 l.f. of ROW & 24" Hedge			
"VUA overhang D curb does not count towards buffer width but counts toward pervious area."			
W. Sample Rd.		308.7 lf (under OH lines)	8 TREES 4 SMALL TREES 155 SHRUBS 8 TREES 4 SMALL TREES 155 SHRUBS
7. Parking Islands		(min. 11' wide + curb)	
One (1) Tree for each interior and terminal parking island and (20) shrubs		19 islands	19 TREES (2 EX.) 380 SHRUBS
11. Landscape Treatment			
No less than One Tree and Twenty shrubs in each landscape area			Complies
14. Foundation Planting			
Three (3) Palms or one (1) Palm that qualifies as a tree/40 lf of building facade that fronts public parking/vua		West: 158 lf	12 PALMS 40 SHRUBS 119 GCS 12 PALMS 138 SHRUBS 151 GCS
		South: 109 lf	9 PALMS 28 SHRUBS 82 GCS 9 PALMS 28 SHRUBS 82 GCS
		East: 85.7 lf	7 PALMS 22 SHRUBS 65 GCS 7 PALMS 22 SHRUBS 70 GCS
TOTAL TREES			53 TREES 28 PALMS 4 SMALL TREES 553 SHRUBS 359 GR. COVERS
TOTAL SHRUBS			53 TREES* 28 PALMS 4 SMALL TREES 707 SHRUBS 631 GR. COVERS
98.80.i: VARIETY			
Minimum Tree Species			6
Minimum Shrub Species			6
Minimum 20% Flowering Species (10'x 5', 2.5" DBH, 4' ct)			13
Maximum 20% Palm Species (12-14' grey wood; Sabal Palms at 8' clear trunk)			11
Max. 20% shall be Palm Species (counted 3:1)			11
Minimum 50% Native Trees			26
Min. 40% shall be large trees (2.5" DBH, 14-16', 6', 5' ct)			22
Max. 20% shall be medium trees (2" DBH, 12-13' HT 5', 4.5' ct)			11
Max. 20% shall be small trees (1.5" DBH, 8'-10' Ht, 4.5', 4' ct)			11
98.81 TREE PRESERVATION			
See Mitigation Requirements on Sheet L-1.0			
* Includes 11 Existing Trees On site from (7) Canopy Trees and (4) Trees from 13 palms @ 3:1.			
**Refer to sheet L-1.0 Disposition Chart for mitigation deficit to be paid to City Tree Trust Fund			
21 REPLACEMENT TREES			10 REPLACEMENT TREES**

Digitally signed by Michael D Grosswirth
DN: c=US, o=THOMAS ENGINEERING GROUP LLC, dnQualifier=A01410C000001877FAF412B0005F98C, cn=Michael D Grosswirth
Date: 2023.08.24 13:39:27 -04'00'

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11502 W. FLETCHER AVE.
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CAD I.D.: F220048 LANDSCAPE

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REGISTERED LANDSCAPE ARCHITECT

MICHAEL D. GROSSWIRTH

LA 6666871

STATE OF FLORIDA

August 24, 2023

SHEET TITLE:

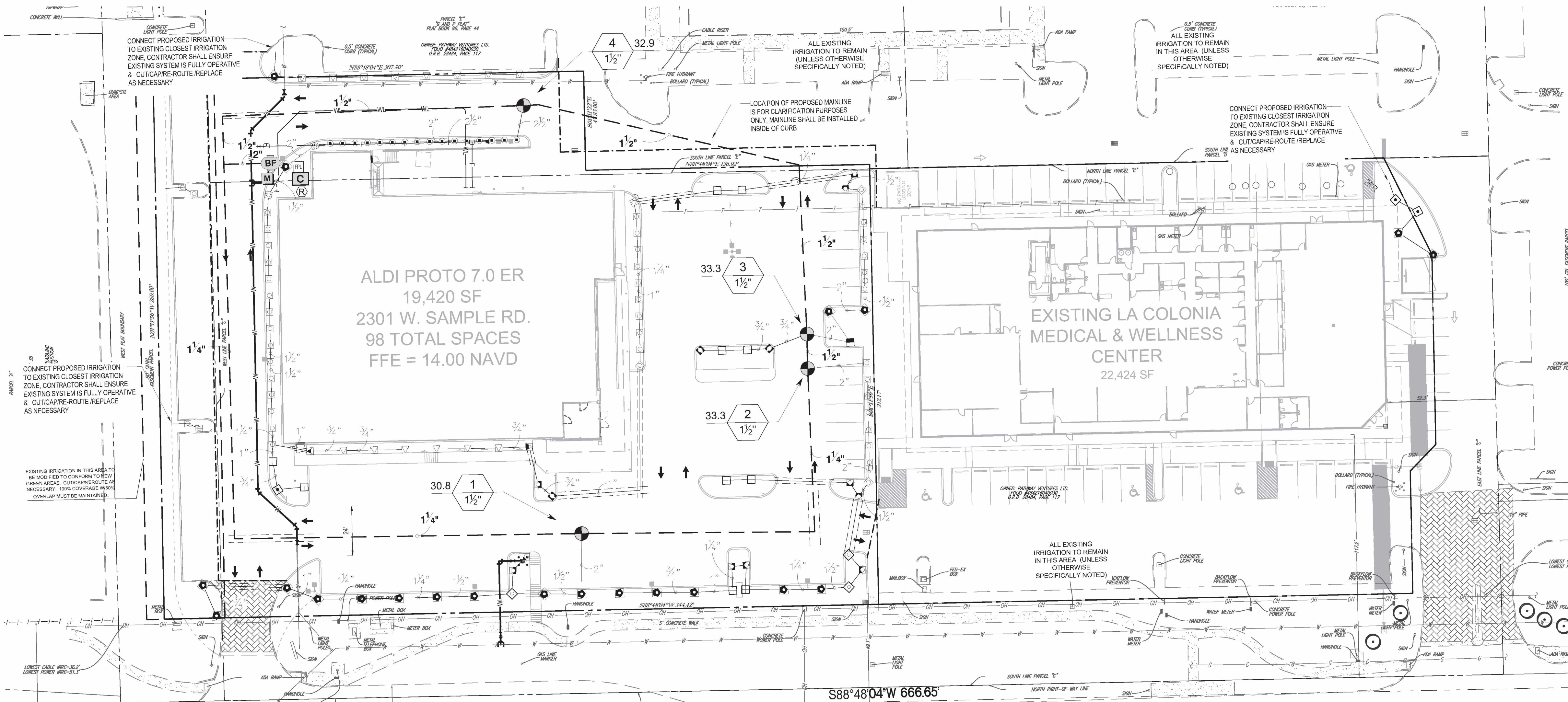
LANDSCAPE DETAILS & CODE REQUIREMENTS

SHEET NUMBER:

L-2.2

Michael D
Grosswirth

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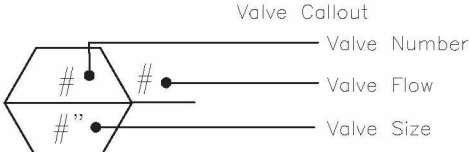


CRITICAL ANALYSIS

Generated:	2022-11-30 11:01
P.O.C. NUMBER: 01	
Water Source Information:	New 1 1/2" Water Meter, 30 GPM @ 55 PSI
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	93 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	2.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	54 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	33.33 GPM
Flow Available at POC:	93 GPM
Residual Flow Available:	59.67 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	3.13 PSI
Fittings Loss:	0.31 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.59 PSI
Pressure Req. at Critical Station:	37.0 PSI
Loss for Fittings:	0.85 PSI
Loss for Main Line:	8.52 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Water Meter:	1.92 PSI
Critical Station Pressure at POC:	48.3 PSI
Pressure Available:	54 PSI
Residual Pressure Available:	5.68 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▲ LCS RCS GST SST	Rain Bird 1806-PRS 15 Strip Series Turf Spray 6" popup with pressure regulator.	16
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	41
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	10
Q T H F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	10
Q T H F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	1
Q T H F	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	52
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	Rain Bird PEB Electric Remote Control Valve	4
BF	Hunter PAVB-100 1" Heavy-Duty PVC, 1" Atmospheric Vacuum Breaker.	1
C	Rain Bird ESP-13Mi Modular Controller, 13 stations, indoor model.	1
R	Rain Bird RSD-Bex Rain Sensor, with bracket, extension wire	1
M	Water Meter 1-1/2" New 1 1/2" Water Meter, 30 GPM @ 55 PSI	1
	Irrigation Lateral Line: Polyethylene and PVC Class 160 Polyethylene SDR-7 up to 1-1/4, then PVC Class 160 SDR 26 for 1-1/2" and larger. Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.	1,748 l.f.
	Irrigation Mainline: Polyethylene and PVC Class 200	964.7 l.f.
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	367.9 l.f.



NOTE: THIS SITE MAY CONTAIN EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES.

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED AND SHALL HAVE A MINIMUM 50% OVERLAP.

PLEASE REFER TO SHEET L-3.1 FOR IRRIGATION SCHEDULES AND NOTES, AND SHEET L-3.2 FOR IRRIGATION DETAILS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1-1/2"	Turf Spray	30.76	13	249.6	30	3.44	37.0	41.3	0.81 in/h
2	Rain Bird PEB	1-1/2"	Turf Spray	33.28	24	343.8	30	3.54	37.1	43.0	0.89 in/h
3	Rain Bird PEB	1-1/2"	Turf Spray	33.33	35	549.3	30	5.23	38.8	44.6	0.98 in/h
4	Rain Bird PEB	1-1/2"	Turf Spray	32.86	41	375.0	30	1.62	35.2	40.9	1.17 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Turf Spray	0.81 in/h	1	74	2,276	
2	Rain Bird PEB	Turf Spray	0.89 in/h	1	68	2,263	
3	Rain Bird PEB	Turf Spray	0.98 in/h	1	62	2,066	
4	Rain Bird PEB	Turf Spray	1.17 in/h	1	52	1,709	
		TOTALS:			256	8,315	

NOTE A:
POINTS OF CONNECTION SHALL BE FROM A NEW 1 1/2" WATER METER @ 55 PSI CONNECTED TO WATER LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED 40.9 PSI @ POC
DESIGN WATER PRESSURE 55 PSI
MAXIMUM SYSTEM DEMAND 33.33 GPM

NOTE B:
CONTROLLER IS EXISTING AS SHOWN. CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

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JUPITER, FL 33469
P: (813) 379-4100
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1	11/07/22			MDG



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CHECKED BY:	MDG
DATE:	05/28/2022
CAD I.D.:	F220048 IRRIGATION

PROJECT:

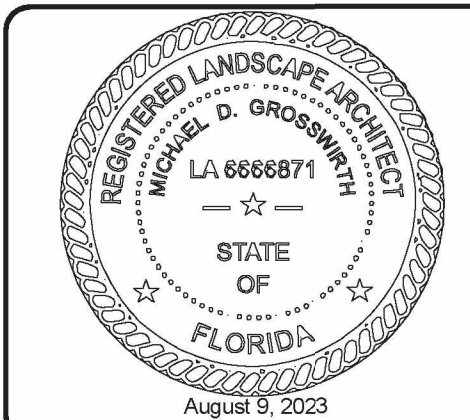
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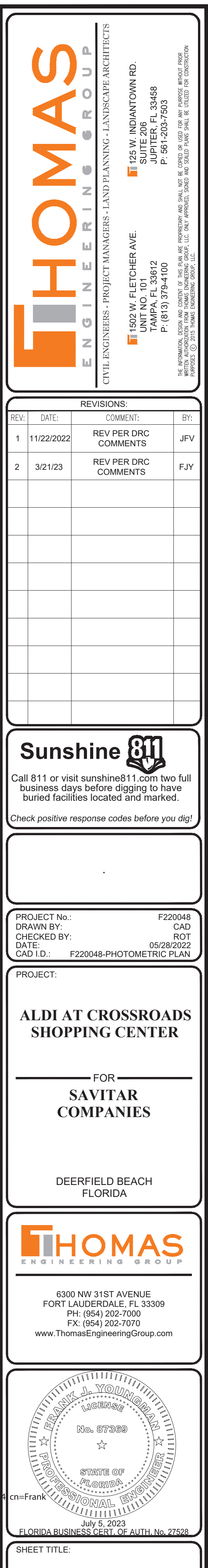


SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-3.0



TRAFFIC IMPACT STUDY

Aldi – Deerfield Deerfield Beach, FL

Prepared for:
Thomas Engineering Group, LLC.
Fort Lauderdale, FL

Prepared by:


Engineering & Planning, Inc.

1172 SW 30th Street
Palm City, FL 34990
(772) 286-8030



Digitally signed by
Shaun MacKenzie
Date: 2023.07.06
14:27:30 -04'00'

Shaun G. MacKenzie P.E.
PE Number 61751

009052
Revised July
Revised March 2023
February 2023
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CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) performed a traffic analysis for the proposed Aldi Deerfield. The project is located in an existing shopping plaza located at 2301 West Sample Road. The project is north of West Sample Road and west of South Powerline Road. The applicant is proposing to demolish a 25,039 square foot (SF) strip retail building and construct a 19,420 SF grocery store. The ITE land Use code 850-Supermarket is being utilized.

The proposed site will generate the following net external trips:

- 1,641 daily, 43 AM peak hour (25 in/18 out), and 156 PM peak hour (78 in/78 out) trips.

The proposed site will generate the following additional driveway trips:

- 2,159 daily, 56 AM peak hour (33 in/23 out), and 205 PM peak hour (103 in/102 out) trips.

The applicant proposes to convert the westernmost driveway on Sample Road from an existing full opening to a directional opening to prevent direct left-turns out of the property. With the proposed changes, the access operates acceptably. The change in access will reduce vehicular conflict points and provide safer conditions for motorists.

The site meets Deerfield Beach's concurrency requirements.

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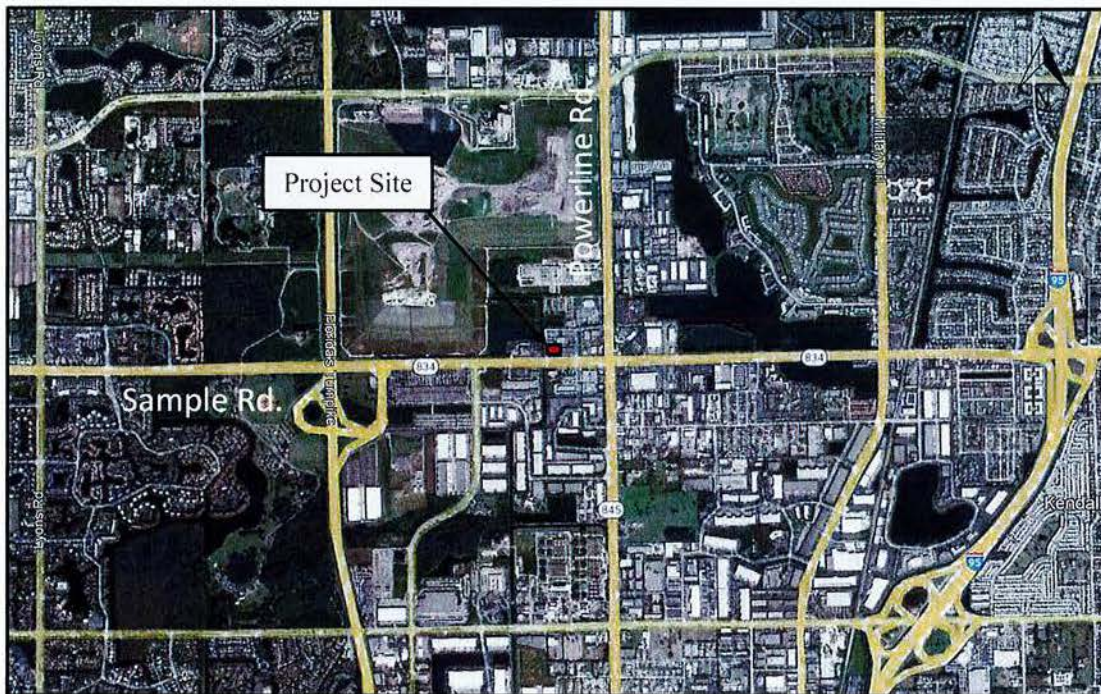
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Figure 1. Site Location



CURRENT DATA

The information contained below was used to develop the foregoing traffic analysis.

- Institute of Traffic Engineers' (ITE) Report *Trip Generation (11th Edition)*
- FDOT Online – Historical Traffic Data
- FDOT Access Management Guidebook
- Mackenzie Engineering & Planning, Inc. Turning Movement Counts

PROJECT TRAFFIC – CONCURRENCY

Trip Generation

The study uses trip generation rates for Supermarket (ITE Land Use 850) for the Aldi grocery store as published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition)*. The site has an existing 25,039 square feet (SF) strip retail building. However, no credit was applied related to the demolition of the existing building with respect to trips and impacts.

Proposed Trip Generation

- 19,420 SF grocery store

The proposed site will generate the following new external trips:

- 1,641 daily, 43 AM peak hour (25 in/18 out), and 156 PM peak hour (78 in/78 out) trips.

The proposed site will generate the following net driveway trips:

- 2,159 daily, 56 AM peak hour (33 in/23 out), and 205 PM peak hour (103 in/102 out) trips

Internal Capture

Internal capture is not utilized because the City requested an isolated trip generation relating to only the shopping center to be demolished and the supermarket.

Pass-by Rate

The proposed pass-by capture rates are in accordance with the ITE pass-by rates.

Table 1 presents the project's trip generation.



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Table 1. Trip Generation

Land Use			Intensity		Daily			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
<u>Proposed Traffic</u>													
Supermarket			19.420	1000 SF	2,159	1,080	1,079	56	33	23	205	103	102
<u>Pass-By Traffic</u>			AM PM										
Supermarket			24.0%	24.0%	518	259	259	13	8	5	49	25	24
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)					1,641	821	820	43	25	18	156	78	78
DRIVEWAY VOLUMES					2,159	1,080	1,079	56	33	23	205	103	102
Note: Trip generation was calculated using the following data:													
				Pass-by Rate			AM Peak Hour		PM Peak Hour				
							in/out	Rate	in/out	Equation			
Land Use	ITE Code	Unit	Daily Rate					59/41	2.86	50/50	Ln(T) = 0.81 Ln(X) + 2.92		
Supermarket	850	1000 SF	T = 83.39(X) + 539.33		24%								

ITE 11th Edition

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Engineering & Planning, Inc.

TRAFFIC ASSIGNMENT

Traffic distribution was developed based upon the number of households within 2 miles of the project site. These households were applied as trip were using traffic engineering rationale similar to the gravity model (see Figure 2). The traffic assignment was developed based on the trip origin location and the roadway network. The household traffic analysis zone (TAZ) data was obtained from the 2015 Southeast Florida Regional Planning Model version 8.1 and is shown in Exhibit 2. The overall distribution is summarized by general directions and is depicted below:

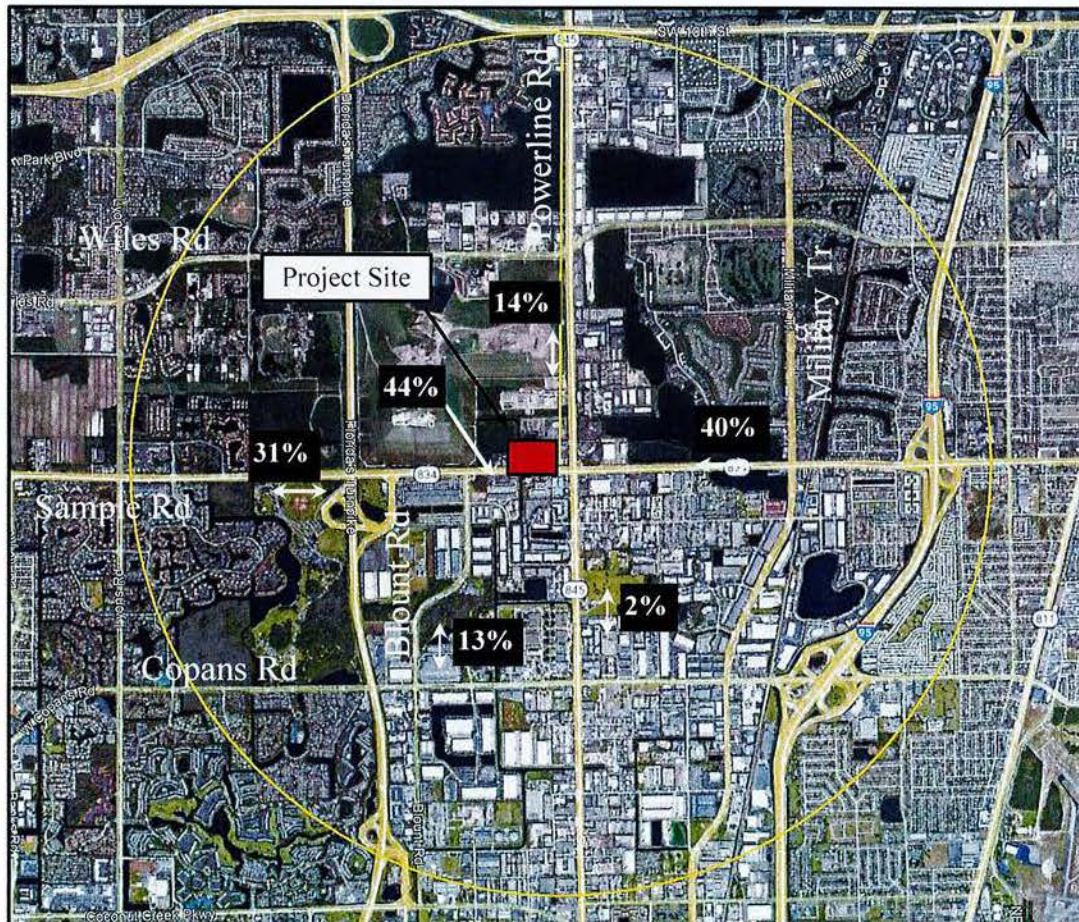
NORTH – 15 percent

SOUTH – 1 percent

WEST – 55 percent

EAST – 30 percent

Figure 2. Trip Assignment



SIGNIFICANCE

The City Code does not define project significance. Therefore, in order to provide a conservative analysis, study utilized considered a facility significantly impacted if the project's peak hour trips use more than one percent (1%) roadway's capacity. The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. The roadway capacities were obtained from the City's comprehensive plan policy TE 1.2.2. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. The study examined significantly impacted roadways within 2 miles of the project. As shown in Table 2, none of the surrounding roadways are significantly impacted by the project.

Table 2. PM Peak Hour Significance Analysis

Roadway	From	To	E + C Lanes	Capacity (1)(2)	Assign	Project Traffic	Impact	Significant Impact? (Y/N)
SAMPLE RD.	FL TURNPIKE	BLOUNT RD	6	8,190	18%	28	0.34%	NO
	BLOUNT RD	PROJECT SITE	6	8,190	44%	69	0.84%	NO
	PROJECT SITE	POWERLINE RD	6	8,190	41%	64	0.78%	NO
POWERLINE ROAD	WILES RD	SAMPLE RD	6	8,190	14%	22	0.27%	NO
	SAMPLE RD	COPANS RD	6	8,190	1%	2	0.02%	NO
BLOUNT RD	SAMPLE RD	COPANS RD	4	5442	26%	41	0.75%	NO

(1) based on service volumes published in the Deerfield Beach Comprehensive Plan (policy TE 1.2 .2)

(2) Peak hour two way maximum service volume

(3) Peak hour two way project traffic

HISTORICAL GROWTH

Historic growth rates were developed based on historical FDOT Traffic Online data as shown in Table 3. The historic annual growth on the surrounding facilities between 2016 and 2021 is -7.7%. MEP conservatively used a 2.0% growth rate. 2020 counts were not considered due to COVID 19 implications with traffic.



Engineering & Planning, Inc.
Table 3. Growth Rate Calculation

Station	Description	Average Daily Traffic					Annual Absolute Growth	Growth Rate
		2016	2017	2018	2019	2021		
860255	Sample E. of Powerline	44221	42597	43191	43415	42214	-277.676	-0.7%
860012	Sample W. of Powerline	37500	36000	39500	36500	30500	-1283.78	-3.5%
860129	Powerline S. of Sample	45500	41000	40000	42000	32500	-2209.46	-6.8%
867105	Powerline N. of Sample	58500	59000	545000	58000	50000	-8250	-16.5%
Weighted Average							-7.7%	
Growth Rate Used							2.0%	

ASSURED AND PROGRAMMED CONSTRUCTION

A review conducted of the Five-Year Plans of Broward County and FDOT, as well as those improvements committed by the developers of projects in the area. No improvements are identified in the plans adding capacity within the study area.

ROADWAY ANALYSIS

The 2022 peak hour traffic volumes were increased based on the annual compound growth rate to develop the projected year 2024 background growth traffic volumes. Background traffic volumes were developed by adding the existing traffic volumes adjusted by FDOT peak season correction factor (PSCF), traffic growth trips. The post development 2024 traffic volumes were developed by adding background traffic volume plus project traffic. The post development traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to meet the adopted service volume. No roadways are significantly impacted by the project. Therefore, the adjacent roadway link was analyzed. Based on the analysis, Sample Road is projected to meet the adopted service volume in 2024 with the proposed development as shown in Table 4.

Table 4. 2024 PM Peak Hour Roadway Analysis

Roadway	From	To	E + C Lanes	2022 Peak Hour Volumes (1)	Growth Rate	2024 Background	Assignment	Project Traffic	2024 Buildout	Roadway Capacity	Acceptable?
SAMPLE RD.	FL TURNPIKE	PROJECT SITE	6	4,427	2.00%	4,606	44%	69	4,675	8,190	YES

(1) See Sample RD & Driveway 4 PM Peak Hour Intersection Volume Development Sheet (Exhibit 3)

CONCURRENCY

No roads are significantly impacted by the project and the adjacent roadway meets the adopted service volume. Therefore, concurrency is met.

ACCESS ANALYSIS

The property has five existing points of access. The accesses are as follows:

- Driveway 1 & Powerline Road – Right-in/Right-out
- Driveway 2 & Powerline Road – Right-in/Right-out
- Driveway 3 & Sample Road – Right-in
- Driveway 4 & Sample Road – Right-in/Right-out/Left-in
- Driveway 5 & Sample Road – Full opening

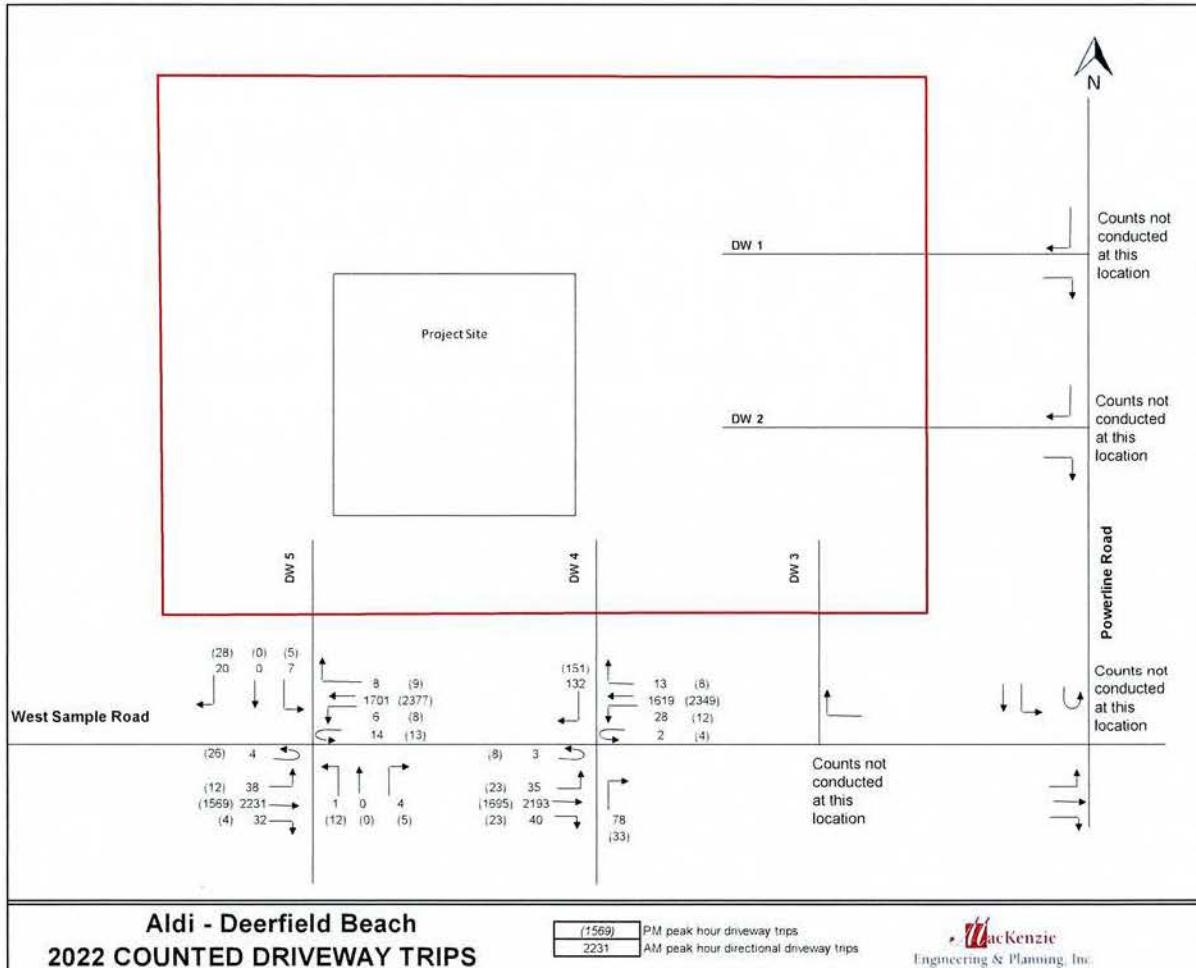
Methodology

A trip generation was developed for the proposed project. Counts performed in 2022 were adjusted to peak season 2024 volumes. Trip generation from the proposed project was added to each driveway. The properties western (driveway 5) and eastern (Driveway 4) Sample Road driveways were analyzed for acceptable performance. Driveways 1, 2 and 3 do not require analysis based on the methodology.

Volume Development

Driveway volumes were determined based on counted existing volumes and proposed project driveway volumes. Driveway distribution and assignment were justified using MEP turning movement counts. Figure 3A displays the existing 2022 counted driveway volumes. Figure 3B displays the background (pre-development) 2024 peak season peak hour driveway volumes. Figure 3C displays the proposed additional traffic at the driveways due to the proposed project. Figures 3D and 3E display the AM and PM peak hour driveway volumes (2024 background volumes plus proposed project traffic), respectively. The applicant proposed to modify median of driveway 5 to a directional opening, which prevents direct left-turns out of the driveway to Sample Road. The existing side street left-turns were diverted to adjacent medians as U-turns. The diverted trips are shown in Figures 3D and 3E.

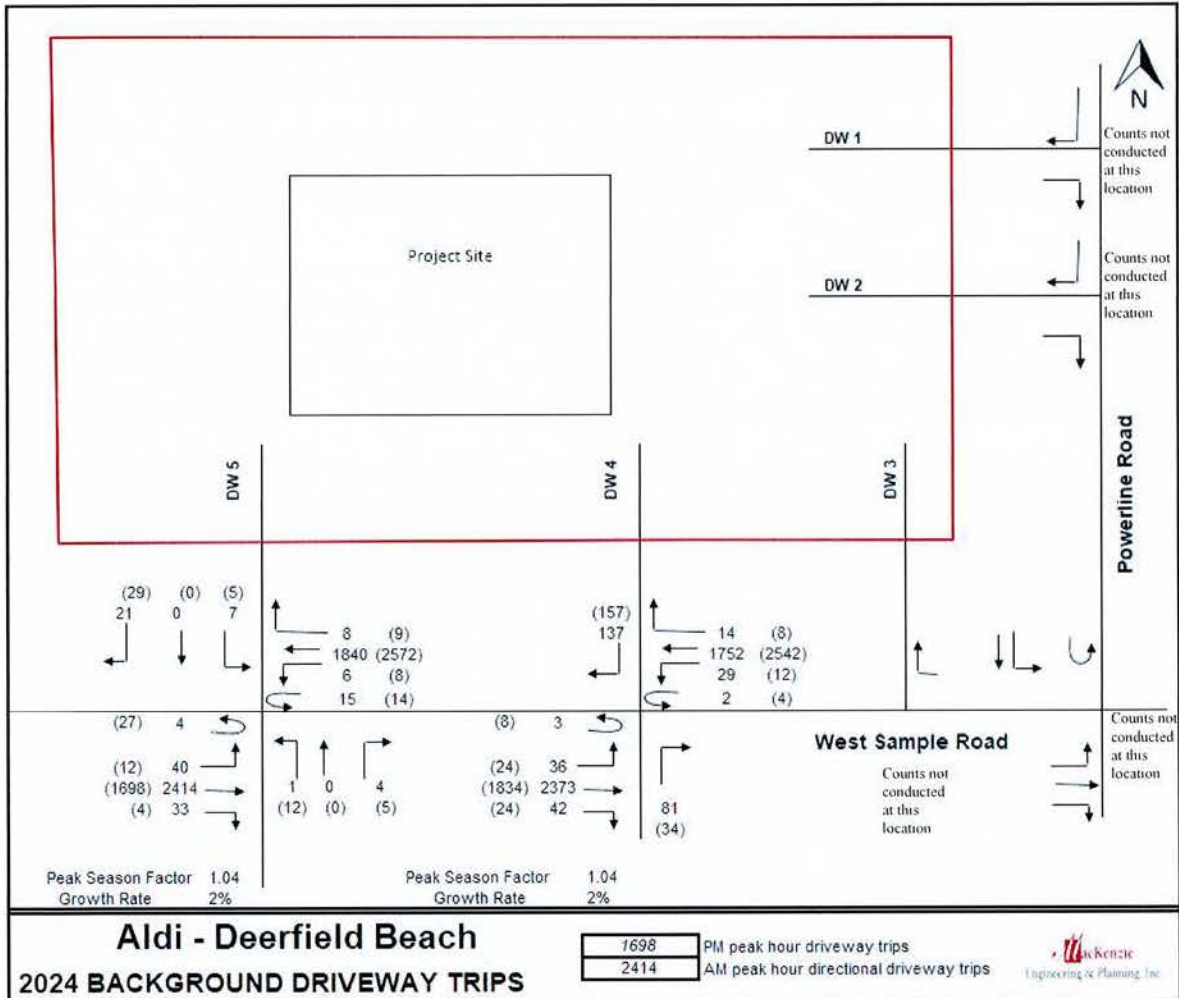
Figure 3A. 2022 Existing Driveway Volumes





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Figure 3B. 2024 Background Driveway Volumes





Engineering & Planning, Inc.
Figure 3C. Project Driveway Volumes

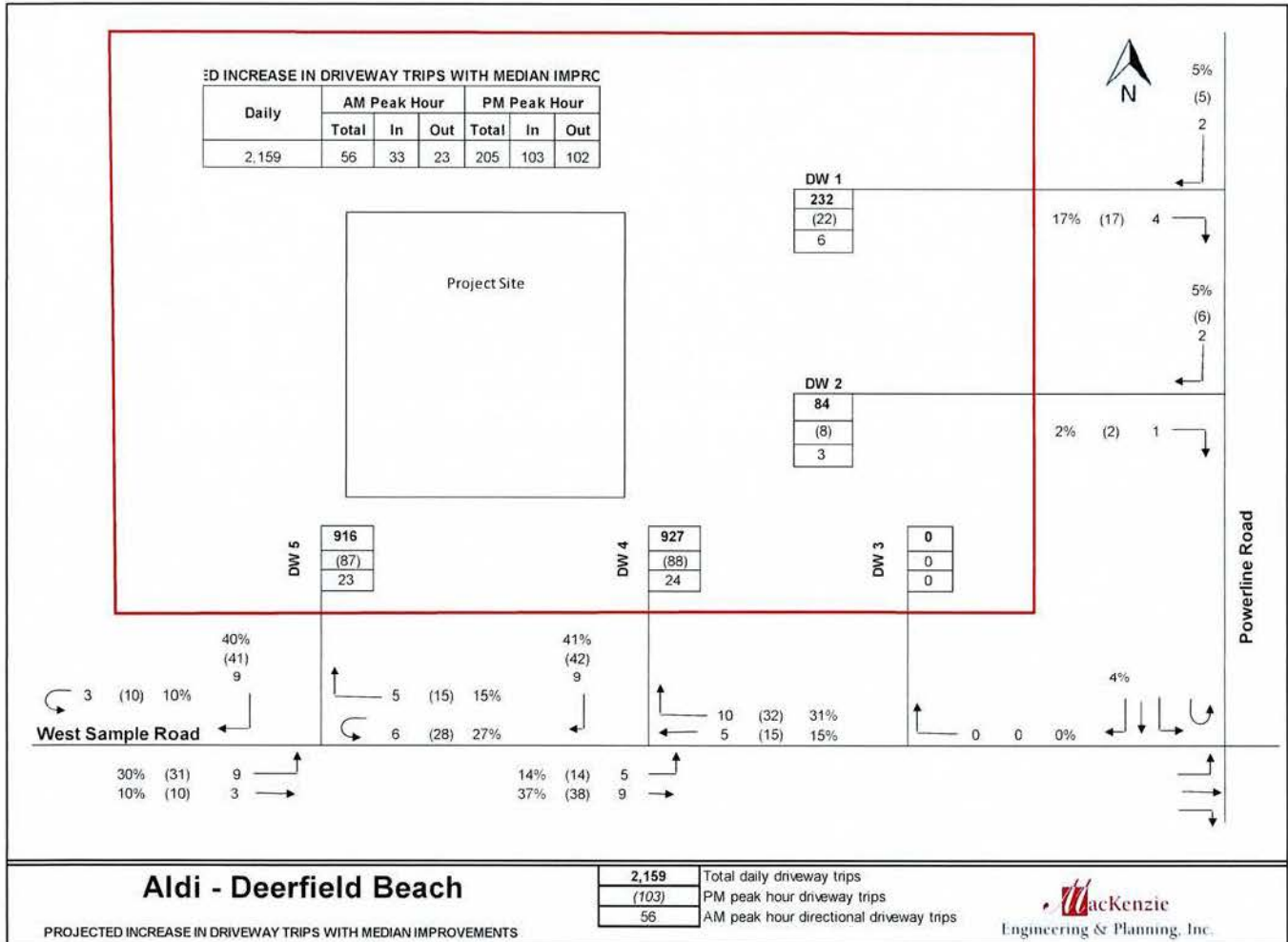


Figure 3D. AM Peak Hour Total Driveway Volumes

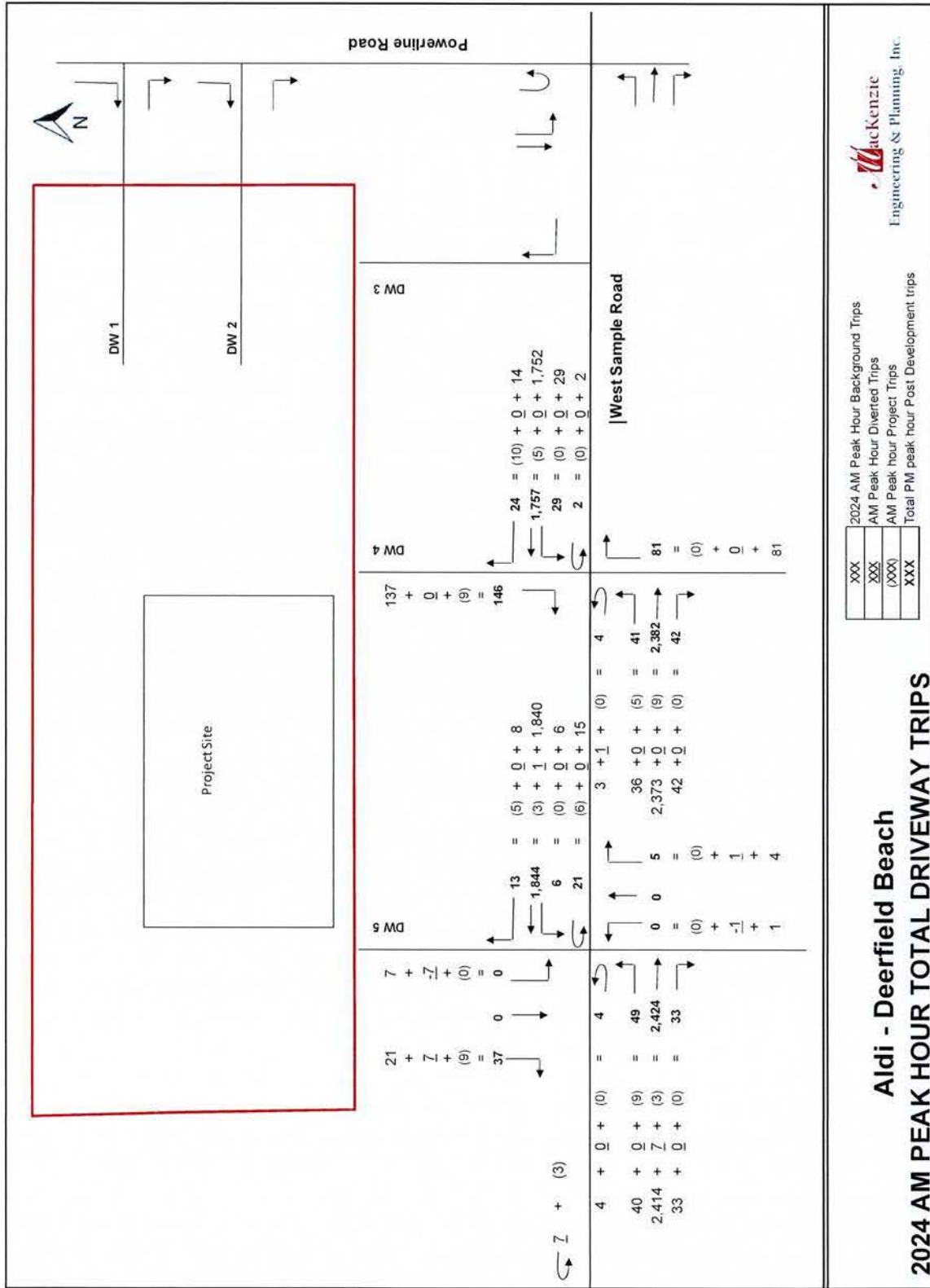
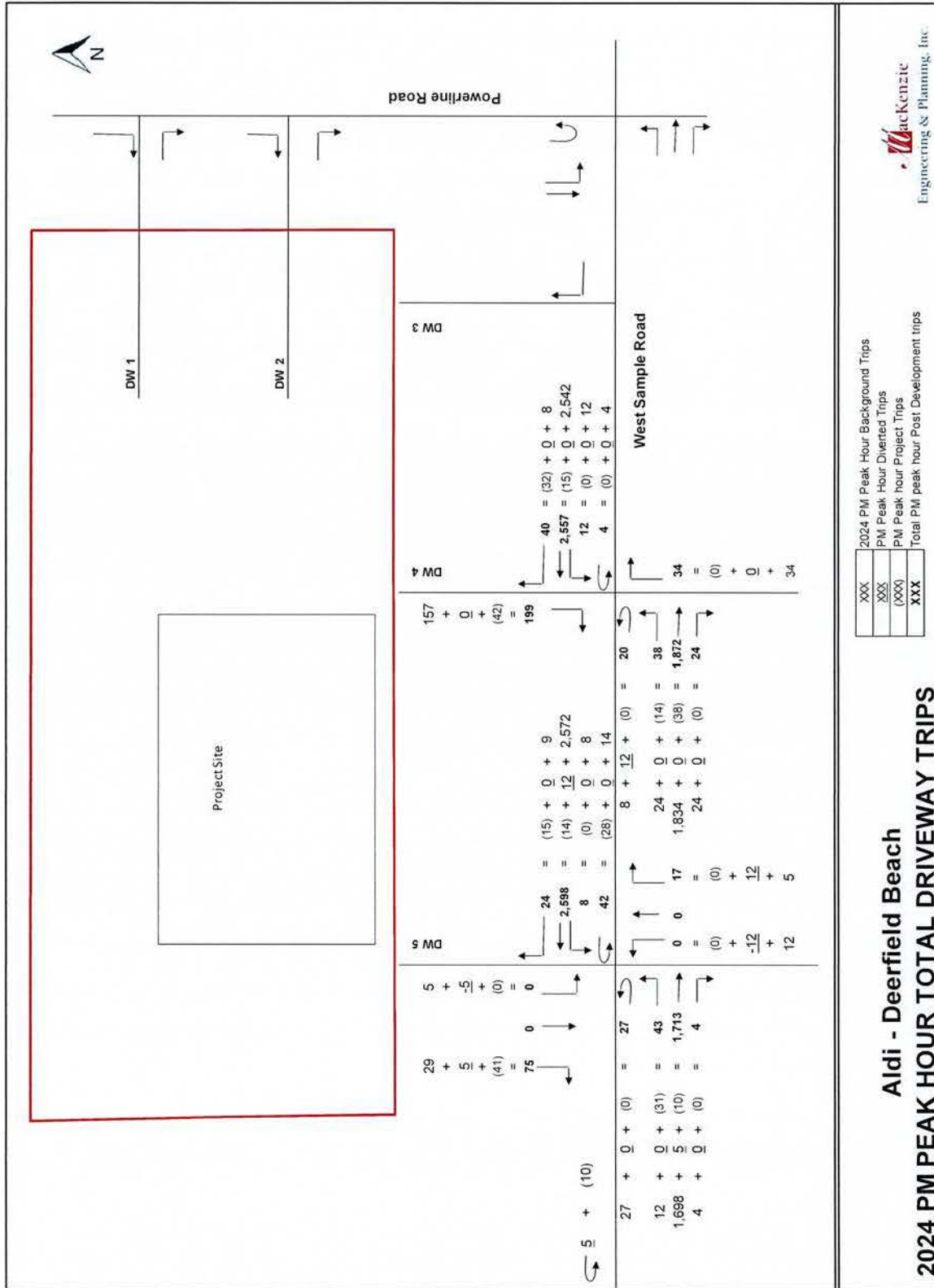


Figure 3E. PM Peak Hour Total Driveway Volumes



Driveway Analysis

Driveway 5

The site's Driveway 5 has existing left turn and right turn lanes. MEP evaluated the Driveway 5 intersection using the HCM 6th Edition within Synchro 11 software. With the current lane configuration, the intersection fails during the peak hours at the southbound and northbound approaches. The applicant proposes to restrict the median opening to a directional opening (left-in/right-in/right-out). MEP analyzed the additional diverted traffic at Driveway 4. Driveway 5 is projected to operate acceptably with the proposed improvements as shown in Table 5.

Table 5. Driveway 5 & Sample Rd. Volume-to-Capacity Ratio

		Driveway 5					
		AM			PM		
		EXIST	PRE	POST	EXIST	PRE	POST
V/C Ratio	NB	0.085	0.105	0.011	0.201	0.221	0.039
	EBL	0.079	0.079	0.095	0.087	0.099	0.279
	WBL	0.038	0.043	0.051	0.034	0.034	0.074
	SB	0.266	0.286	0.085	0.261	0.286	0.172
ACCEPTABLE?		YES	YES	YES	YES	YES	YES

The eastbound and westbound left turn lanes at driveway 5 were evaluated for adequate left-turn length. The eastbound left turn lane is approximately 300 feet long. The recommended eastbound turn lane length is 235 feet (50 feet of queueing plus 185 feet of deceleration based on the 45 MPH posted speed). The existing eastbound turn lane is adequate. The westbound left turn lane is approximately 265 feet long. The recommended westbound turn lane length is 235 feet (50 feet of queueing plus 185 feet of deceleration based on the 45 MPH posted speed). The existing westbound turn lane is adequate.

Driveway 4

The site's Driveway 4 has existing left turn and right turn lanes. MEP evaluated the Driveway 4 intersection using the HCM 6th Edition within Synchro 11 software. MEP analyzed the additional diverted traffic at Driveway 4. Driveway 4 is projected to operate acceptably with the proposed improvements as shown in Table 6.

Table 6. Driveway 4 & Sample Rd. Volume-to-Capacity Ratio

		Driveway 4					
		AM			PM		
		EXIST	PRE	POST	EXIST	PRE	POST
V/C Ratio	NB	0.186	0.186	0.186	0.078	0.078	0.078
	EBL	0.072	0.072	0.083	0.105	0.128	0.245
	WBL	0.083	0.102	0.104	0.028	0.028	0.028
	SB	0.314	0.335	0.335	0.360	0.360	0.456
ACCEPTABLE?		YES	YES	YES	YES	YES	YES

The eastbound left turn lane at driveway 4 was evaluated for adequate left-turn length. The left turn lane is approximately 265 feet long. The recommended turn lane length is 235 feet (50 feet of queueing plus 185 feet of deceleration based on the 45 MPH posted speed). The existing turn lane is adequate.

Driveway Summary

The applicant proposes to convert the westernmost driveway on Sample Road from an existing full opening to a directional opening to prevent direct left-turns out of the property. With the proposed changes, the access operates acceptably. The change in access will reduce vehicular conflict points and provide safer conditions for motorists.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) performed a traffic analysis for the proposed Aldi Deerfield. The project is located in an existing shopping plaza located at 2301 West Sample Road. The project is north of West Sample Road and west of South Powerline Road. The applicant is proposing to demolish a 25,039 square foot (SF) strip retail building and construct a 19,420 SF grocery store. The ITE land Use code 850- Supermarket is being utilized.

The proposed site will generate the following net external trips:

- 1,641 daily, 43 AM peak hour (25 in/18 out), and 156 PM peak hour (78 in/78 out) trips.

The proposed site will generate the following additional driveway trips:

- 2,159 daily, 56 AM peak hour (33 in/23 out), and 205 PM peak hour (103 in/102 out) trips.

The applicant proposes to convert the westernmost driveway on Sample Road from an existing full opening to a directional opening to prevent direct left-turns out of the property. With the proposed changes, the access operates acceptably. The change in access will reduce vehicular conflict points and provide safer conditions for motorists.

The site meets Deerfield Beach's concurrency requirements.

APPENDIX

Exhibit 1. Trip Generation – Concurrency

Exhibit 2. Trip Distribution

Exhibit 3. Volume Development Worksheets

Exhibit 4. Detailed Intersection Analysis Sheets (HCM 6th Edition)

App A . Trip Generation Rates

App B. Peak Season Factor Category Report (2022)

App C. Driveway Counts

App D. FDOT Access Management Guidebook

App E. Site Plan

Exhibit 1											
TRIP GENERATION											
Aldi - Deerfield Beach											
Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
<u>Proposed Traffic</u>											
Supermarket	19.420	1000 SF	2,159	1,080	1,079	56	33	23	205	103	102
<u>Pass-By Traffic</u>	AM	PM									
Supermarket	24.0%	24.0%	518	259	259	13	8	5	49	25	24
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			1,641	821	820	43	25	18	156	78	78
DRIVEWAY VOLUMES			2,159	1,080	1,079	56	33	23	205	103	102
Note: Trip generation was calculated using the following data:											
				Pass-by Rate		AM Peak Hour		PM Peak Hour			
Land Use	ITE Code	Unit	Daily Rate			in/out	Rate	in/out	Equation		
Supermarket	850	1000 SF	T = 83.39(X) + 539.33	24%		59/41	2.86	50/50	Ln(T) = 0.81 Ln(X) + 2.92		

ITE 11th Edition

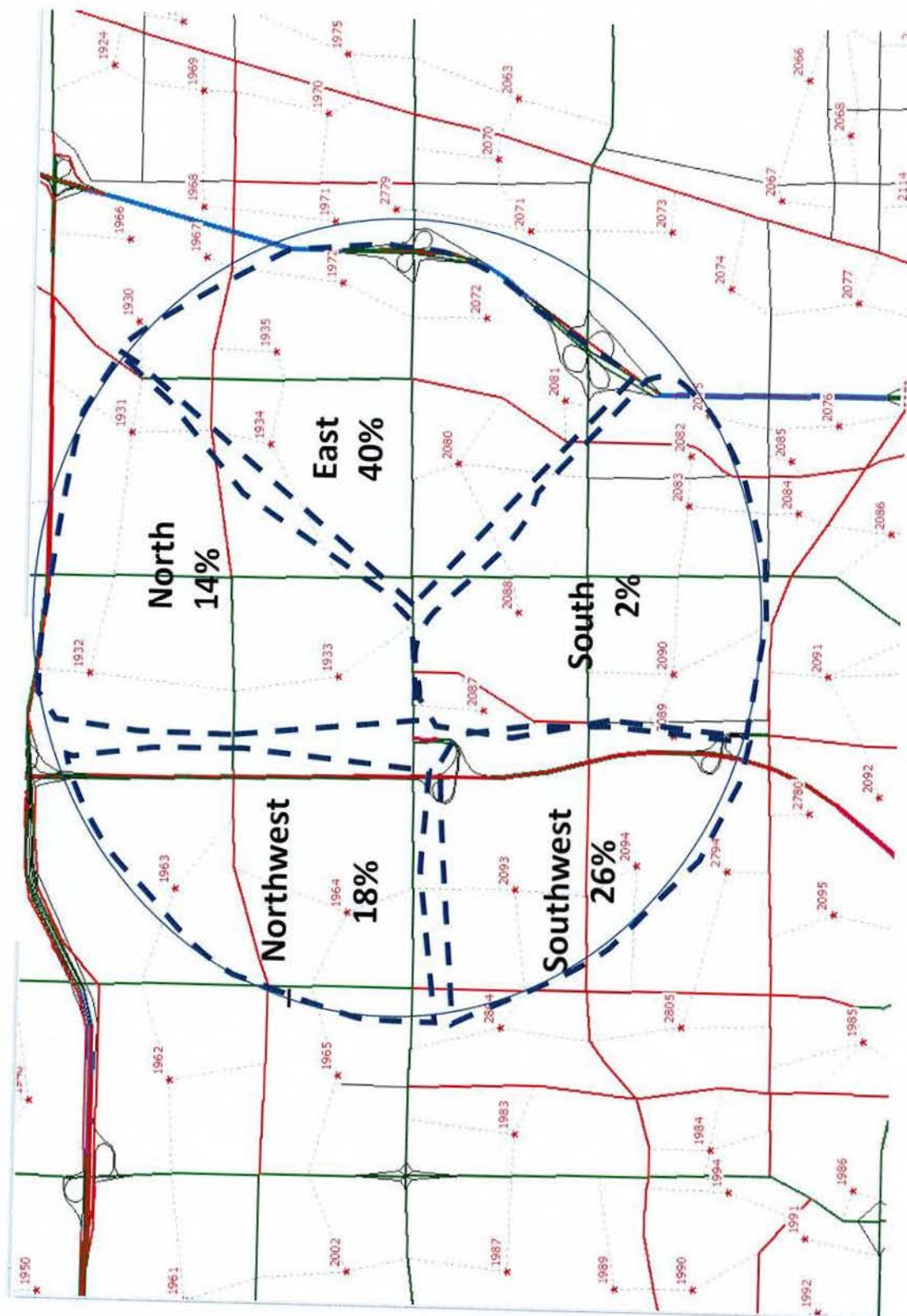
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EXHIBIT 2

HOUSEHOLD TAZ DATA WITHIN 2 MILES OF PROJECT

Households						
TAZ	Southwest	NorthWest	North	East	South	
1933			0			
1932			1,666			
1931			1,114			
1934				1,789		
1935				1,000		
1972				1,327		
2072				1,115		
2081				0		
1967				512		
1930				1,640		
2080				503		
2087					0	
2088					0	
2089					0	
2090					4	
2083					164	
2082					37	
2075					0	
2093	2,340					
2094	2,669					
1963		2,468				
1964		1,135				
	5,009	3,603	2,780	7,886	205	19,483
	26%	18%	14%	40%	2%	100%

EXHIBIT 2



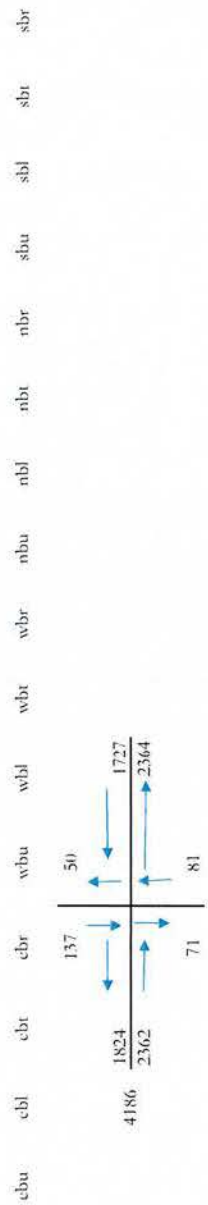
Aldi - Deerfield Beach
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 3
Sample Rd. & DW 4

	ebu	cbl	cbl	cbr	wbu	wbl	wbl	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	2	6	483	7	0	5	324	3				16				35
7:15 AM	2	12	512	4	1	4	368	0				13				35
7:30 AM	1	13	590	5	1	6	420	3				16				35
7:45 AM	0	9	533	16	0	8	396	5				21				32
8:00 AM	1	4	546	11	0	3	454	2				20				41
8:15 AM	1	9	524	8	1	11	349	3				21				24
8:30 AM	3	14	474	7	1	8	356	4				22				47
8:45 AM	6	8	494	10	1	8	400	4				21				35
Peak Hour Traffic Volume	16	75	4156	68	5	53	3067	24	0	0	0	150	0	0	0	284
7:30 AM	3	35	2193	40	2	28	1619	13	0	0	0	78	0	0	0	132

Count Taken: 12/20/2022
Buildout year: 2024
Growth Rate: 2.0%
PSCF: 1.04

	ebu*	cbl*	cbl	cbr*	wbu*	wbl*	wbl	wbr*	nbu	nbl	nbt	nbr*	sbu	sbl	sbt	sbr*
12/20/2022	3	35	2193	40	2	28	1619	13	0	0	0	78	0	0	0	132
Peak Season Factor	0	1	88	2	0	1	65	1	0	0	0	5	0	0	0	5
Adjusted Volumes	3	36	2281	42	2	29	1684	14	0	0	0	81	0	0	0	137
Growth 2%	0	0	92	0	0	0	68	0								
2024 Volumes	3	36	2373	42	2	29	1752	14	0	0	0	81	0	0	0	137
Diverted Traffic	1															
Background with Median Improvements	4	36	2373	42	2	29	1752	14	0	0	0	81	0	0	0	137
Project Trips	0	5	9	0	0	0	5	10	0	0	0	5	0	0	0	9
Post Dev W Div	4	41	2382	42	2	29	1757	24	0	0	0	81	0	0	0	146
Project Traffic	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Improved Assignment	0% _{bu}	14% _{bu}	37% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	15% _{bu}	31% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	0% _{bu}	41% _{bu}

* No growth applied to driveways



Aldi - Deerfield Beach
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 3
Sample Rd. & DW 4

4:00 PM	ebu	cbt	cbt	wbu	wbl	wbt	wbr	nbt	nbt	nbt	nbt	sbt	sbt	sbr
4:15 PM	3	4	434	0	2	6	580	3			8			35
4:30 PM	3	12	410	4	2	2	521	4			6			36
4:45 PM	1	6	429	8	1	1	584	2						35
5:00 PM	1	7	423	6	3	5	580	1			12			46
5:15 PM	2	4	439	6	0	4	583	2			6			37
5:30 PM	4	6	404	3	0	2	602	3			6			33
5:45 PM	3	11	439	5	0	2	547	1			4			24
6:00 PM	0	2	407	1	1	6	561	5			9			25

Peak Hour Traffic Volume

4:30 PM	8	23	1695	23	4	12	2349	8	0	0	33	0	0	151
---------	---	----	------	----	---	----	------	---	---	---	----	---	---	-----

Count Taken: 12/20/2022
Buildout year: 2024
Growth Rate: 2.0%
PSC: 1.04

12/20/2022	ebu*	cbt*	cbt	wbu*	wbl*	wbt*	wbr*	nbt	nbt	nbt	nbt	sbt	sbt	sbr*
Peak Season Factor	0	1	68	1	0	0	94	0	0	0	1	0	0	6
Adjusted Volumes	8	24	1763	24	4	12	2443	8	0	0	34	0	0	157

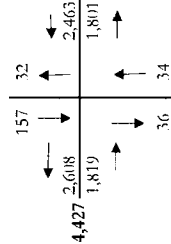
Growth 2%	0	0	71	0	0	0	99							
2024 Volumes	8	24	1834	24	4	12	2542	8	0	0	34	0	0	157

Background with Median Improvements	12	24	1834	24	4	12	2542	8	0	0	34	0	0	157
Project Trips	0	14	38	0	0	0	15	32	0	0	0	0	0	42
Post Dev W Div	20	38	1872	24	4	12	2557	40	0	0	34	0	0	199

Project Traffic Improved Assignment	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})	(P _{bu})
	14 ^{bu}	37 ^{bu}	15 ^{bu}	31 ^{bu}	15 ^{bu}	31 ^{bu}	15 ^{bu}	31 ^{bu}	15 ^{bu}	31 ^{bu}	15 ^{bu}	31 ^{bu}	15 ^{bu}	31 ^{bu}

* No growth applied to driveways

ebu	cbt	cbt	wbu	wbl	wbt	wbr	nbt	nbt	nbt	nbt	sbt	sbt	sbr
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



Aldi - Deerfield Beach
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 3
Sample Rd. & DW/ 5

	ebu	cbl	cbl *	cbl *	cbr	wbu	wbl	wbl *	wbr *	wbu	nbl	nbt	nbr	sbl	sbt	sbr
7:00 AM	1	7	528	5	5	1	1	323	3		1	0	1	4	0	4
7:15 AM	1	6	561	5	5	5	4	392	0		1	0	3	0	0	4
7:30 AM	1	4	608	5	1	1	2	454	3		1	0	0	4	0	2
7:45 AM	1	9	530	4	7	7	2	445	3		0	0	0	0	0	7
8:00 AM	1	13	539	13	4	4	1	411	2		0	0	4	2	0	6
8:15 AM	1	12	554	10	2	2	1	411	0		0	0	0	1	0	5
8:30 AM	2	11	544	7	1	1	5	377	3		0	1	0	0	0	4
8:45 AM	3	9	491	10	8	8	4	466	4		3	0	3	0	0	6
Peak Hour Traffic Volume	11	71	4355	59	29	29	20	3259	18	0	6	1	11	0	11	38
7:30 AM	4	38	2231	32	14	14	6	1701	8	0	1	0	4	0	7	20

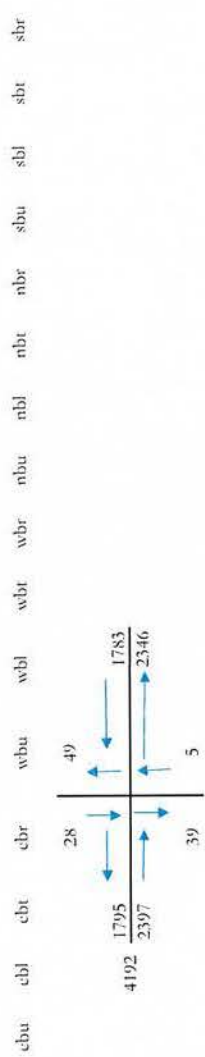
Count Taken: 10/25/2022
Buildout year: 2024
Growth Rate: 2.0%
PSCF: 1.04

	ebu	cbl *	cbl *	cbl *	cbr	wbu	wbl *	wbl *	wbr *	wbu	nbl	nbt	nbr *	sbl	sbt	sbr *
10/25/2022	4	38	2231	32	14	14	6	1701	8	1	0	4	4	7	0	20
Peak Season Factor	0	2	89	1	1	1	0	68	0	0	0	0	0	0	0	1
Adjusted Volumes	4	40	2320	33	15	15	6	1769	8	1	0	4	4	7	0	21

Growth 2%	2.0%															
2024 Volumes	4	40	2414	33	15	15	6	1840	8	1	0	4	4	7	0	21
Improved	0	0	7	0	0	0	0	1	0	1	0	1	1	-7	0	7
Background with Median Improvements	4	40	2421	33	15	15	6	1841	8	0	0	5	5	0	0	28
Project Trips	0	9	3	0	6	6	0	3	5	0	0	0	0	0	0	9
Post Dev W Div	4	49	2424	33	21	21	6	1844	13	0	0	5	5	0	0	37

Project Traffic	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Improved Assignment	30%	10%	10%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%

* No growth applied to driveways



Aldi - Deerfield Beach
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 3
Sample Rd. & DW 5

	ebu	cbl	cbr	wbu	wbl	wbr	nbu	nbl	nbt	nbr	sbl	sbt	sbr
4:00 PM	2	6	379	4	5	1	586	5	2	0	1	0	6
4:15 PM	2	3	376	1	5	1	529	3	2	0	1	0	8
4:30 PM	8	3	393	1	3	1	569	2	5	0	0	0	1
4:45 PM	7	4	377	1	6	4	545	2	2	0	1	0	4
5:00 PM	4	4	448	1	2	2	639	3	5	0	4	0	8
5:15 PM	7	1	351	1	2	1	624	2	0	0	0	1	15
5:30 PM	2	3	343	1	8	5	584	5	1	0	5	0	17
5:45 PM	8	6	346	2	5	2	534	6	4	0	1	2	8
6:00 PM	40	30	3013	12	36	17	4610	28	0	21	0	8	67

Peak Hour Traffic Volume

4:30 PM	26	12	1569	4	13	8	2377	9	0	12	0	5	0	28
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Count Taken: 10/25/2022
Buildout year: 2024
Growth Rate: 2.0%
PSCF: 1.04

	ebu*	cbl*	cbr	ebcr*	wbu*	wbl*	wbr*	nbu	nbl	nbt	nbr*	sbl	sbt	sbr*
10/25/2022	26	12	1569	4	13	8	2377	9	0	12	0	5	0	28
Peak Season Factor	1	0	63	0	1	0	95	0	0	0	0	0	0	1
Adjusted Volumes	27	12	1632	4	14	8	2472	9	0	12	0	5	0	29

Growth 2%	0	0	66	0	0	0	2.0%	100						
2024 Volumes	27	12	1698	4	14	8	2572	9	0	12	0	5	0	29

Diverted Traffic
Background with Median Improvements
Project Trips

Post Dev W Div	27	43	1713	4	42	8	2598	24	0	0	17	0	0	75
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Project Traffic	In	Out	ebcr	wbu	wbl	wbr	nbu	nbl	nbt	nbr	sbl	sbt	sbr
Improved Assignment	10%	30%	10%	27%	0%	14%	15%	0%	0%	0%	0%	0%	40%

* No growth applied to driveways

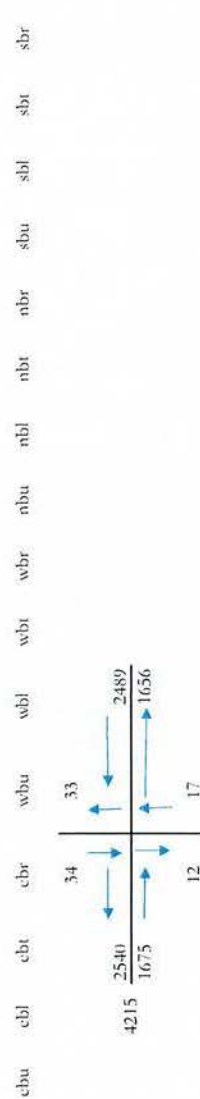


EXHIBIT 4

HCM 6th TWSC
1: Sample & DW 5

AM Existing
Aldi Deerfield Beach

Intersection														
Int Delay, s/veh	0.6													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗		↕			↕	
Traffic Vol, veh/h	4	40	2320	33	15	6	1769	8	1	0	4	7	0	21
Future Vol, veh/h	4	40	2320	33	15	6	1769	8	1	0	4	7	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	42	2442	35	16	6	1862	8	1	0	4	7	0	22
Major/Minor	Major1				Major2				Minor1			Minor2		
Conflicting Flow All	1359	1870	0	0	1783	2477	0	0	3323	4448	1221	2975	4475	931
Stage 1	-	-	-	-	-	-	-	-	2534	2534	-	1906	1906	-
Stage 2	-	-	-	-	-	-	-	-	789	1914	-	1069	2569	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	6.44	6.54	7.14	6.44	6.54	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	7.34	5.54	-	7.34	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6.74	5.54	-	6.74	5.54	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	3.82	4.02	3.92	3.82	4.02	3.92
Pot Cap-1 Maneuver	*775	*576	-	-	*775	356	-	-	9	1	*458	15	1	*458
Stage 1	-	-	-	-	-	-	-	-	16	55	-	45	115	-
Stage 2	-	-	-	-	-	-	-	-	318	114	-	213	52	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*589	*589	-	-	*577	577	-	-	8	1	*459	14	1	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	14	26	-	34	20	-
Stage 1	-	-	-	-	-	-	-	-	15	51	-	41	111	-
Stage 2	-	-	-	-	-	-	-	-	291	110	-	195	48	-
Approach	EB				WB				NB			SB		
HCM Control Delay, s	0.2				0.1				68.4			48.8		
HCM LOS									F			E		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	62	*589	-	-	577	-	-	111						
HCM Lane V/C Ratio	0.085	0.079	-	-	0.038	-	-	0.266						
HCM Control Delay (s)	68.4	11.6	-	-	11.5	-	-	48.8						
HCM Lane LOS	F	B	-	-	B	-	-	E						
HCM 95th %tile Q(veh)	0.3	0.3	-	-	0.1	-	-	1						
Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Aldi Deerfield Beach AM Existing

MEP
AM Existing

Intersection														
Int Delay, s/veh	0.6													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗		↕			↕	
Traffic Vol, veh/h	4	40	2414	33	15	6	1840	8	1	0	4	7	0	21
Future Vol, veh/h	4	40	2414	33	15	6	1840	8	1	0	4	7	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	42	2541	35	16	6	1937	8	1	0	4	7	0	22

Major/Minor	Major1		Major2		Minor1		Minor2	
Conflicting Flow All	1414	1945	0	0	1855	2576	0	0
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-
Pot Cap-1 Maneuver	*775	*576	-	-	*775	287	-	-
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-
Platoon blocked, %	1	1	-	-	1	1	-	-
Mov Cap-1 Maneuver	*589	*589	-	-	*519	519	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	85.3	53.4
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	50	*589	-	-	519	-	-	103
HCM Lane V/C Ratio	0.105	0.079	-	-	0.043	-	-	0.286
HCM Control Delay (s)	85.3	11.6	-	-	12.2	-	-	53.4
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	0.3	0.3	-	-	0.1	-	-	1.1

Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

HCM 6th TWSC
1: Sample & DW 5

AM Post
Aldi Deerfield Beach

Intersection														
Int Delay, s/veh	0.3													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	4	49	2424	33	21	6	1844	13	0	0	5	0	0	37
Future Vol, veh/h	4	49	2424	33	21	6	1844	13	0	0	5	0	0	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	52	2552	35	22	6	1941	14	0	0	5	0	0	39
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1417	1955	0	0	1863	2587	0	0	-	-	1276	-	-	971
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	*576	-	-	*775	280	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*585	*585	-	-	*554	554	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.2			0.2			12.9			13.6				
HCM LOS							B			B				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	*585	-	-	554	-	-	459						
HCM Lane V/C Ratio	0.011	0.095	-	-	0.051	-	-	0.085						
HCM Control Delay (s)	12.9	11.8	-	-	11.8	-	-	13.6						
HCM Lane LOS	B	B	-	-	B	-	-	B						
HCM 95th %tile Q(veh)	0	0.3	-	-	0.2	-	-	0.3						
Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	0.7													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗		↔			↕	
Traffic Vol, veh/h	27	12	1632	4	14	8	2472	9	12	0	5	5	0	29
Future Vol, veh/h	27	12	1632	4	14	8	2472	9	12	0	5	5	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	13	1718	4	15	8	2602	9	13	0	5	5	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1900	2611	0	0	1254	1722	0	0	2887	4457	859	3417
Stage 1	-	-	-	-	-	-	-	-	1800	1800	-	2648
Stage 2	-	-	-	-	-	-	-	-	1087	2657	-	769
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	6	6.54	5	6
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6	5.54	-	6
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6	5.54	-	6
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	3.82	4.02	3.92	3.82
Pot Cap-1 Maneuver	*775	266	-	-	*775	*576	-	-	25	1	*459	12
Stage 1	-	-	-	-	-	-	-	-	105	130	-	34
Stage 2	-	-	-	-	-	-	-	-	259	47	-	383
Platoon blocked, %	1	1	-	-	1	1	-	-	-	1	-	-
Mov Cap-1 Maneuver	*474	474	-	-	*685	*685	-	-	21	1	*459	11
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	67	4	-	27
Stage 1	-	-	-	-	-	-	-	-	96	119	-	31
Stage 2	-	-	-	-	-	-	-	-	234	45	-	346

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.1	55.4	40.3
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	89	474	-	-	*685	-	-	137
HCM Lane V/C Ratio	0.201	0.087	-	-	0.034	-	-	0.261
HCM Control Delay (s)	55.4	13.3	-	-	10.4	-	-	40.3
HCM Lane LOS	F	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	0.7	0.3	-	-	0.1	-	-	1

Notes			
~ Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection														
Int Delay, s/veh	0.8													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗		↔			↕	
Traffic Vol, veh/h	27	12	1698	4	14	8	2572	9	12	0	5	5	0	29
Future Vol, veh/h	27	12	1698	4	14	8	2572	9	12	0	5	5	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	-	-	-	-
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	13	1787	4	15	8	2707	9	13	0	5	5	0	31

Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1976	2716	0	0	1305	1791	0	0	2998	4631	894	3550	4626	1354
Stage 1	-	-	-	-	-	-	-	-	1869	1869	-	2753	2753	-
Stage 2	-	-	-	-	-	-	-	-	1129	2762	-	797	1873	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	6	6.54	5	6	6	5
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	6	5.54	-	6	6	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	6	5.54	-	6	6	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	3.82	4.02	3.92	3.82	4.02	3.92
Pot Cap-1 Maneuver	*775	211	-	-	*775	*576	-	-	21	1	*459	10	2	*459
Stage 1	-	-	-	-	-	-	-	-	96	120	-	30	29	-
Stage 2	-	-	-	-	-	-	-	-	246	41	-	370	94	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*415	415	-	-	*685	*685	-	-	18	1	*459	9	2	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	60	-	-	24	18	-
Stage 1	-	-	-	-	-	-	-	-	86	108	-	27	28	-
Stage 2	-	-	-	-	-	-	-	-	222	40	-	330	85	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.1	61.6	45
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	81	415	-	-	*685	-	-	125
HCM Lane V/C Ratio	0.221	0.099	-	-	0.034	-	-	0.286
HCM Control Delay (s)	61.6	14.6	-	-	10.4	-	-	45
HCM Lane LOS	F	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	0.8	0.3	-	-	0.1	-	-	1.1

Notes														
-	Volume exceeds capacity	\$	Delay exceeds 300s	+	Computation Not Defined	*	All major volume in platoon							

Intersection														
Int Delay, s/veh	0.8													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	27	43	1713	4	42	8	2598	24	0	0	17	0	0	75
Future Vol, veh/h	27	43	1713	4	42	8	2598	24	0	0	17	0	0	75
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	250	-	225	-	205	-	135	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	1	-	-	1	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	45	1803	4	44	8	2735	25	0	0	18	0	0	79
Major/Mlnor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1996	2760	0	0	1316	1807	0	0	-	-	902	-	-	1368
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	192	-	-	*775	*576	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*264	264	-	-	*713	*713	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.9			0.2			13.2			14.5				
HCM LOS							B			B				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	264	-	-	*713	-	-	459						
HCM Lane V/C Ratio	0.039	0.279	-	-	0.074	-	-	0.172						
HCM Control Delay (s)	13.2	23.9	-	-	10.5	-	-	14.5						
HCM Lane LOS	B	C	-	-	B	-	-	B						
HCM 95th %tile Q(veh)	0.1	1.1	-	-	0.2	-	-	0.6						
Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	1													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔ ↑↑↑	↑↑↑	↗		↔ ↑↑↑	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	3	36	2281	42	2	29	1384	14	0	0	81	0	0	137
Future Vol, veh/h	3	36	2281	42	2	29	1384	14	0	0	81	0	0	137
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	38	2401	44	2	31	1773	15	0	0	85	0	0	144

Major/Minor	Major1		Major2		Minor1		Minor2	
Conflicting Flow All	1294	1788	0	0	1753	2445	0	0
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-
Pot Cap-1 Maneuver	*775	*576	-	-	*775	381	-	-
Stage 1	-	-	-	-	-	-	0	0
Stage 2	-	-	-	-	-	-	0	0
Platoon blocked, %	1	1	-	-	1	1	-	-
Mov Cap-1 Maneuver	*574	*574	-	-	*391	391	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.3	14.6	16.4
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	459	*574	-	-	391	-	-	459
HCM Lane V/C Ratio	0.186	0.072	-	-	0.083	-	-	0.314
HCM Control Delay (s)	14.6	11.8	-	-	15	-	-	16.4
HCM Lane LOS	B	B	-	-	C	-	-	C
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0.3	-	-	1.3

Notes			
-: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection														
Int Delay, s/veh	1													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	3	36	2373	42	2	29	1752	14	0	0	81	0	0	146
Future Vol, veh/h	3	36	2373	42	2	29	1752	14	0	0	81	0	0	146
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	38	2498	44	2	31	1844	15	0	0	85	0	0	154
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1346	1859	0	0	1823	2542	0	0	-	-	1249	-	-	922
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	*576	-	-	*775	309	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*573	*573	-	-	*320	320	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.2			0.3			14.6			16.7				
HCM LOS							B			C				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	*573	-	-	320	-	-	459						
HCM Lane V/C Ratio	0.186	0.072	-	-	0.102	-	-	0.335						
HCM Control Delay (s)	14.6	11.8	-	-	17.5	-	-	16.7						
HCM Lane LOS	B	B	-	-	C	-	-	C						
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0.3	-	-	1.5						
Notes														
-: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	1													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔ ↑↑↑	↔ ↑↑↑	↔ ↑		↔ ↑↑↑	↔ ↑↑↑	↔ ↑			↔ ↑			↔ ↑
Traffic Vol, veh/h	4	41	2382	42	2	29	1757	24	0	0	81	0	0	146
Future Vol, veh/h	4	41	2382	42	2	29	1757	24	0	0	81	0	0	146
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	43	2507	44	2	31	1849	25	0	0	85	0	0	154
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1350	1874	0	0	1830	2551	0	0	-	-	1254	-	-	925
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	*576	-	-	*775	303	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-	-	-	1	-	-	1
Mov Cap-1 Maneuver	*572	*572	-	-	*314	314	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.2			0.3			14.6			16.7				
HCM LOS							B			C				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	*572	-	-	314	-	-	459						
HCM Lane V/C Ratio	0.186	0.083	-	-	0.104	-	-	0.335						
HCM Control Delay (s)	14.6	11.9	-	-	17.8	-	-	16.7						
HCM Lane LOS	B	B	-	-	C	-	-	C						
HCM 95th %tile Q(veh)	0.7	0.3	-	-	0.3	-	-	1.5						
Notes														
- : Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	0.9													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔↔↔	↔		↔	↔↔↔	↔			↔			↔
Traffic Vol, veh/h	8	24	1763	24	4	12	2443	8	0	0	34	0	0	157
Future Vol, veh/h	8	24	1763	24	4	12	2443	8	0	0	34	0	0	157
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	25	1856	25	4	13	2572	8	0	0	36	0	0	165
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1877	2580	0	0	1355	1881	0	0	-	-	928	-	-	1286
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	5	-	-	5
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	284	-	-	*775	*576	-	-	0	0	*459	0	0	*459
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*320	320	-	-	*607	*607	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.3			0.1			13.5			17.2				
HCM LOS							B			C				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	320	-	-	*607	-	-	459						
HCM Lane V/C Ratio	0.078	0.105	-	-	0.028	-	-	0.36						
HCM Control Delay (s)	13.5	17.6	-	-	11.1	-	-	17.2						
HCM Lane LOS	B	C	-	-	B	-	-	C						
HCM 95th %tile Q(veh)	0.3	0.3	-	-	0.1	-	-	1.6						
Notes														
-: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	0.9													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↑↑↑	↗		↔	↑↑↑	↗			↗			↗
Traffic Vol, veh/h	8	24	1834	24	4	12	2542	8	0	0	34	0	0	157
Future Vol, veh/h	8	24	1834	24	4	12	2542	8	0	0	34	0	0	157
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	25	1931	25	4	13	2376	8	0	0	36	0	0	165
Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1953	2684	0	0	1409	1956	0	0	-	-	966	-	-	1338
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	226	-	-	*775	*576	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-			1			1
Mov Cap-1 Maneuver	*264	264	-	-	*607	*607	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB				
HCM Control Delay, s	0.3			0.1			13.5			17.2				
HCM LOS							B			C				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1						
Capacity (veh/h)	459	264	-	-	*607	-	-	459						
HCM Lane V/C Ratio	0.078	0.128	-	-	0.028	-	-	0.36						
HCM Control Delay (s)	13.5	20.6	-	-	11.1	-	-	17.2						
HCM Lane LOS	B	C	-	-	B	-	-	C						
HCM 95th %tile Q(veh)	0.3	0.4	-	-	0.1	-	-	1.6						
Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Intersection														
Int Delay, s/veh	1.2													
Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations														
Traffic Vol, veh/h	20	38	1872	24	4	12	2557	40	0	0	34	0	0	199
Future Vol, veh/h	20	38	1872	24	4	12	2557	40	0	0	34	0	0	199
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	-	216	-	180	-	188	-	421	-	-	0	-	-	0
Veh in Median Storage, #	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	40	1971	25	4	13	2392	42	0	0	36	0	0	209

Major/Minor	Major1			Major2			Minor1			Minor2				
Conflicting Flow All	1965	2734	0	0	1438	1996	0	0	-	-	986	-	-	1346
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.64	5.34	-	-	5.64	5.34	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.32	3.12	-	-	2.32	3.12	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	*775	203	-	-	*775	*576	-	-	0	0	*458	0	0	*458
Stage 1	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Stage 2	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Platoon blocked, %	1	1	-	-	1	1	-	-	-	-	1	-	-	1
Mov Cap-1 Maneuver	*249	249	-	-	*607	*607	-	-	-	-	*459	-	-	*459
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.1	13.5	19.3
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	459	249	-	-	* 607	-	-	459
HCM Lane V/C Ratio	0.078	0.245	-	-	0.028	-	-	0.456
HCM Control Delay (s)	13.5	24.1	-	-	11.1	-	-	19.3
HCM Lane LOS	B	C	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.3	0.9	-	-	0.1	-	-	2.3

Notes														
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon														

Appendix A

Trip Generation Rates

Land Use: 850

Supermarket

Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

Additional Data

In prior editions of *Trip Generation Manual*, a separate land use code was assigned to a discount supermarket. With the addition of new supermarket data points, an examination of the database reveals very little difference between trip generation rates for the traditional supermarket and a reported discount supermarket. This examination looked at both the small discount supermarkets and the large discount supermarkets. As a result, all types of supermarkets are included in this land use database.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, District of Columbia, Florida, Georgia, Illinois, Kentucky, Maryland, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

213, 221, 236, 251, 273, 305, 359, 365, 438, 440, 442, 447, 448, 514, 520, 537, 552, 577, 610, 715, 716, 728, 738, 746, 854, 870, 882, 893, 917, 926, 935, 946, 959, 961, 966, 975, 1004, 1009, 1025, 1058, 1063, 1064

Supermarket (850)

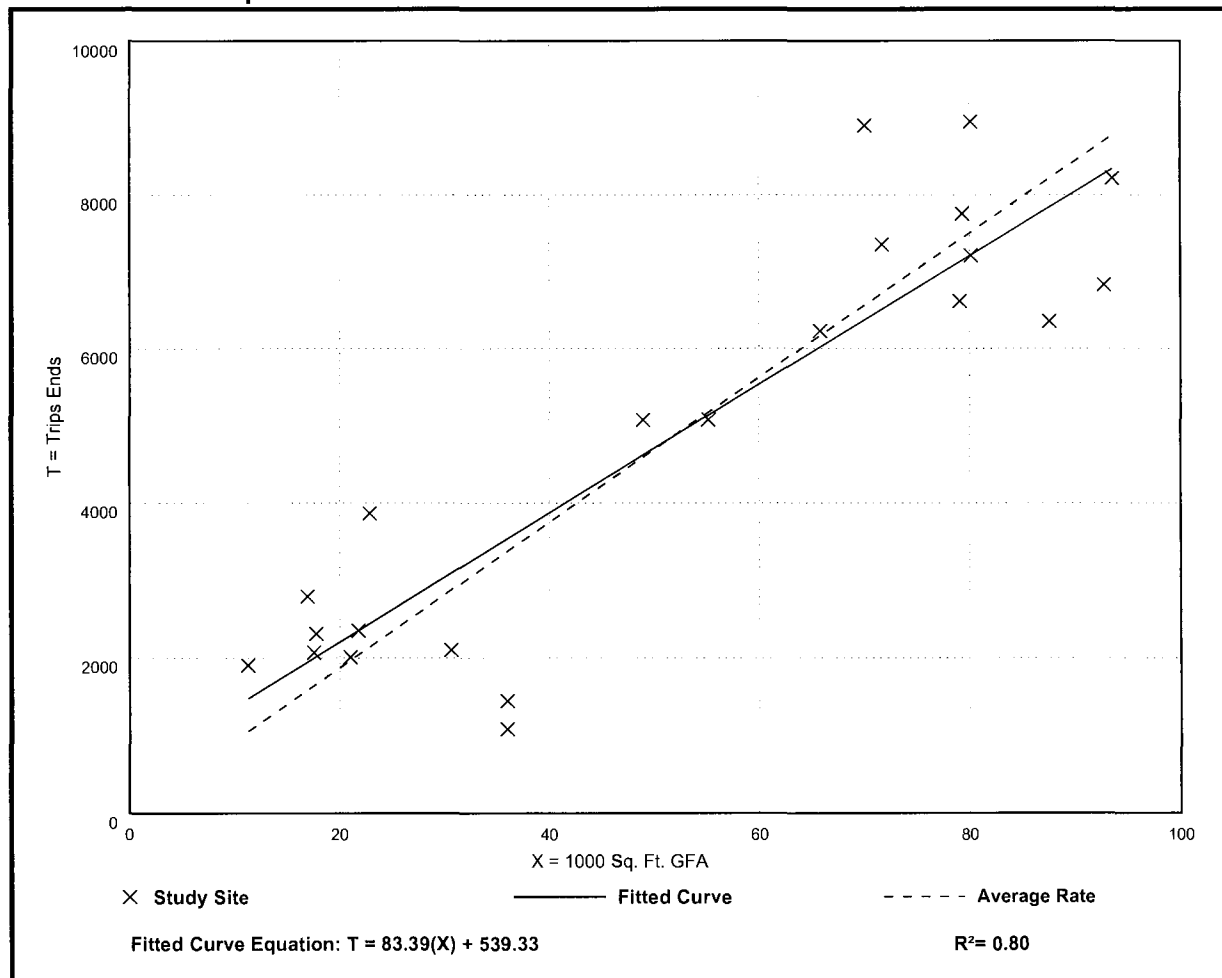
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
93.84	30.09 - 170.24	27.05

Data Plot and Equation



Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

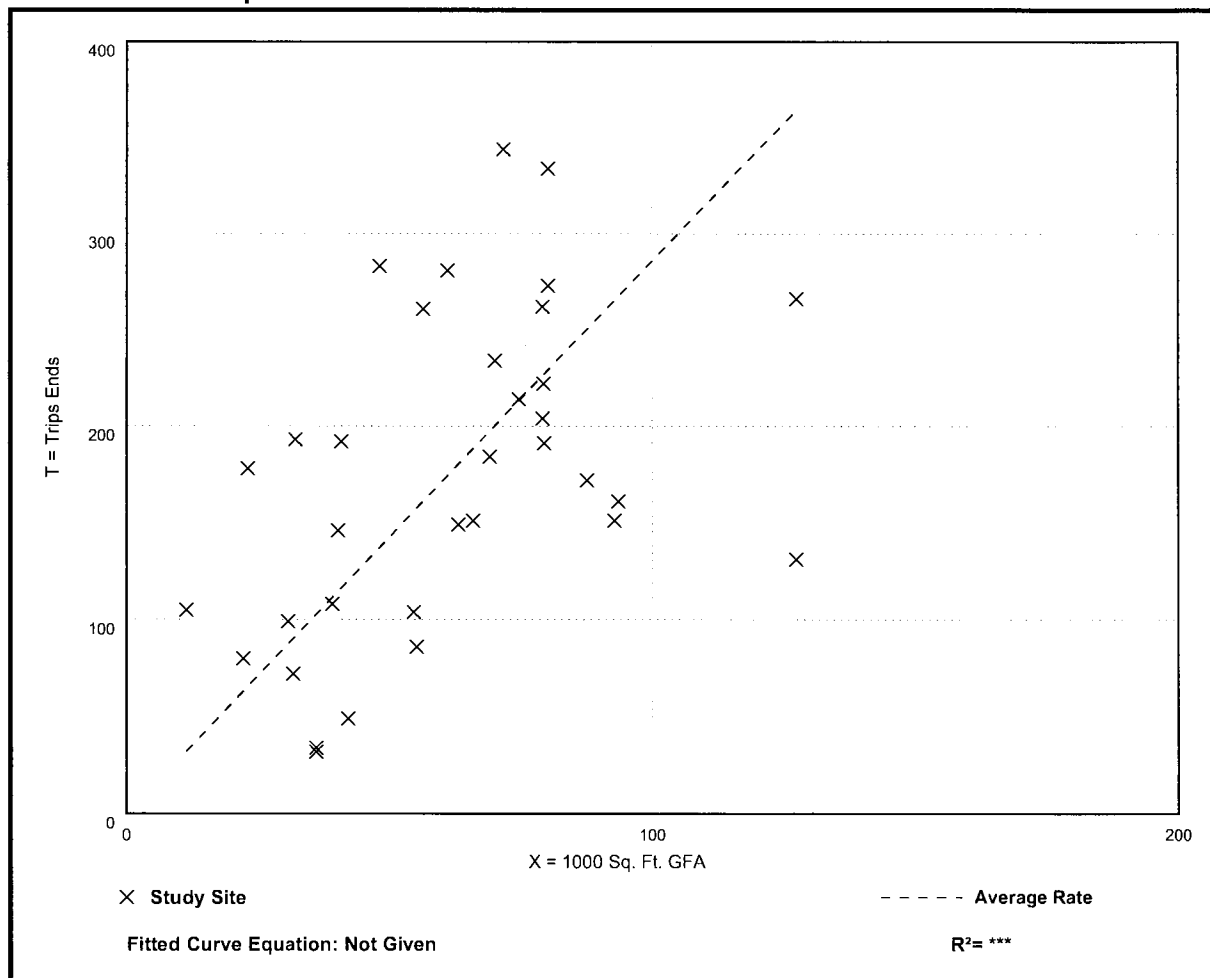
Avg. 1000 Sq. Ft. GFA: 61

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

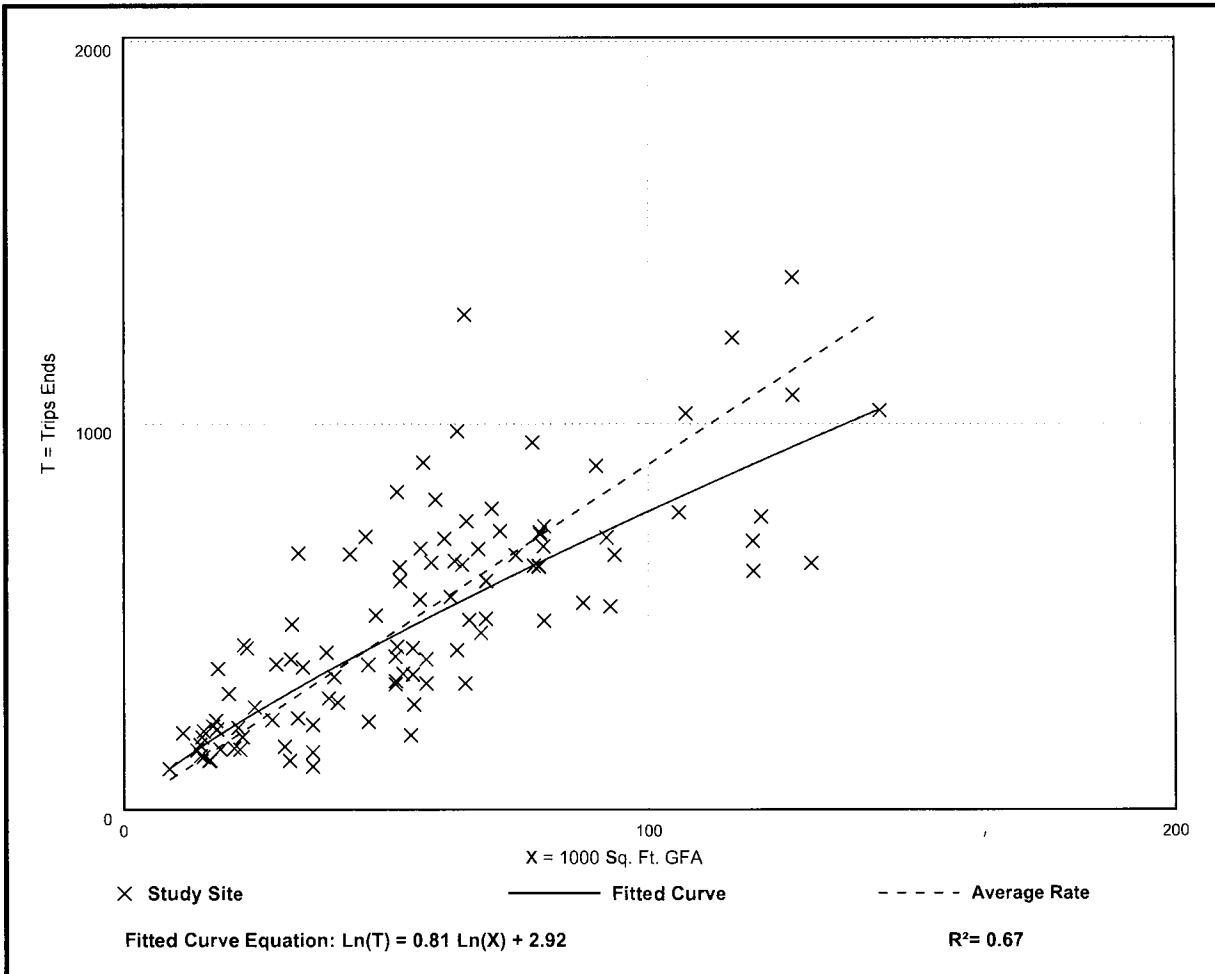
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



Appendix B

Peak Season Factor Category Report

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8601 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2022 - 01/01/2022	1.00	1.03
2	01/02/2022 - 01/08/2022	1.01	1.04
3	01/09/2022 - 01/15/2022	1.03	1.06
4	01/16/2022 - 01/22/2022	1.02	1.05
5	01/23/2022 - 01/29/2022	1.00	1.03
6	01/30/2022 - 02/05/2022	0.99	1.02
* 7	02/06/2022 - 02/12/2022	0.98	1.01
* 8	02/13/2022 - 02/19/2022	0.97	1.00
* 9	02/20/2022 - 02/26/2022	0.97	1.00
*10	02/27/2022 - 03/05/2022	0.96	0.99
*11	03/06/2022 - 03/12/2022	0.96	0.99
*12	03/13/2022 - 03/19/2022	0.96	0.99
*13	03/20/2022 - 03/26/2022	0.96	0.99
*14	03/27/2022 - 04/02/2022	0.97	1.00
*15	04/03/2022 - 04/09/2022	0.97	1.00
*16	04/10/2022 - 04/16/2022	0.98	1.01
*17	04/17/2022 - 04/23/2022	0.98	1.01
*18	04/24/2022 - 04/30/2022	0.99	1.02
*19	05/01/2022 - 05/07/2022	0.99	1.02
20	05/08/2022 - 05/14/2022	1.00	1.03
21	05/15/2022 - 05/21/2022	1.00	1.03
22	05/22/2022 - 05/28/2022	1.01	1.04
23	05/29/2022 - 06/04/2022	1.01	1.04
24	06/05/2022 - 06/11/2022	1.02	1.05
25	06/12/2022 - 06/18/2022	1.03	1.06
26	06/19/2022 - 06/25/2022	1.02	1.05
27	06/26/2022 - 07/02/2022	1.02	1.05
28	07/03/2022 - 07/09/2022	1.02	1.05
29	07/10/2022 - 07/16/2022	1.02	1.05
30	07/17/2022 - 07/23/2022	1.02	1.05
31	07/24/2022 - 07/30/2022	1.01	1.04
32	07/31/2022 - 08/06/2022	1.01	1.04
33	08/07/2022 - 08/13/2022	1.00	1.03
34	08/14/2022 - 08/20/2022	1.00	1.03
35	08/21/2022 - 08/27/2022	1.01	1.04
36	08/28/2022 - 09/03/2022	1.02	1.05
37	09/04/2022 - 09/10/2022	1.03	1.06
38	09/11/2022 - 09/17/2022	1.04	1.07
39	09/18/2022 - 09/24/2022	1.03	1.06
40	09/25/2022 - 10/01/2022	1.02	1.05
41	10/02/2022 - 10/08/2022	1.01	1.04
42	10/09/2022 - 10/15/2022	1.00	1.03
43	10/16/2022 - 10/22/2022	1.00	1.03
44	10/23/2022 - 10/29/2022	1.01	1.04
45	10/30/2022 - 11/05/2022	1.01	1.04
46	11/06/2022 - 11/12/2022	1.01	1.04
47	11/13/2022 - 11/19/2022	1.02	1.05
48	11/20/2022 - 11/26/2022	1.01	1.04
49	11/27/2022 - 12/03/2022	1.01	1.04
50	12/04/2022 - 12/10/2022	1.00	1.03
51	12/11/2022 - 12/17/2022	1.00	1.03
52	12/18/2022 - 12/24/2022	1.01	1.04
53	12/25/2022 - 12/31/2022	1.03	1.06

* PEAK SEASON

23-FEB-2023 09:11:21

830UPD

4_8601_PKSEASON.TXT

Appendix C

Driveway Counts

Driveway 5

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD WEST DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample
Site Code : 220172
Start Date : 10/25/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES																	
2301 WEST DRIVEWAY				W SAMPLE ROAD				2300 WEST DRIVEWAY				W SAMPLE ROAD					
Southbound				Westbound				Northbound				Eastbound					
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	4	0	4	1	1	323	3	0	1	0	1	1	7	528	5	879
07:15 AM	0	0	0	4	5	4	392	0	0	1	0	3	1	6	561	5	982
07:30 AM	0	4	0	2	1	2	434	3	0	1	0	0	1	4	608	5	1065
07:45 AM	0	0	0	7	7	2	445	3	0	0	0	0	1	9	530	4	1008
Total	0	8	0	17	14	9	1594	9	0	3	0	4	4	26	2227	19	3934
08:00 AM	0	2	0	6	4	1	411	2	0	0	0	4	1	13	539	13	996
08:15 AM	0	1	0	5	2	1	411	0	0	0	0	0	1	12	554	10	997
08:30 AM	0	0	0	4	1	5	377	3	0	0	1	0	2	11	544	7	955
08:45 AM	0	0	0	6	8	4	466	4	0	3	0	3	3	9	491	10	1007
Total	0	3	0	21	15	11	1665	9	0	3	1	7	7	45	2128	40	3955
04:00 PM	0	1	0	6	5	1	586	5	0	2	0	1	2	6	379	4	998
04:15 PM	0	0	0	8	5	1	529	3	0	2	0	1	2	3	376	1	931
04:30 PM	0	2	0	1	3	1	569	2	0	5	0	0	8	3	393	1	988
04:45 PM	0	0	0	4	6	4	545	2	0	2	0	1	7	4	377	1	953
Total	0	3	0	19	19	7	2229	12	0	11	0	3	19	16	1525	7	3870
05:00 PM	0	2	0	8	2	2	639	3	0	5	0	4	4	4	448	1	1122
05:15 PM	0	1	0	15	2	1	624	2	0	0	0	0	7	1	351	1	1005
05:30 PM	0	0	0	17	8	5	584	5	0	1	0	5	2	3	343	1	974
05:45 PM	0	2	0	8	5	2	534	6	0	4	0	1	8	6	346	2	924
Total	0	5	0	48	17	10	2381	16	0	10	0	10	21	14	1488	5	4025
Grand Total	0	19	0	105	65	37	7869	46	0	27	1	24	51	101	7368	71	15784
Apprch %	0	15.3	0	84.7	0.8	0.5	98.2	0.6	0	51.9	1.9	46.2	0.7	1.3	97.1	0.9	
Total %	0	0.1	0	0.7	0.4	0.2	49.9	0.3	0	0.2	0	0.2	0.3	0.6	46.7	0.4	
LIGHT VEHICLES	0	18	0	101	64	37	7475	45	0	27	1	22	51	89	7010	70	15010
% LIGHT VEHICLES	0	94.7	0	96.2	98.5	100	95	97.8	0	100	100	91.7	100	88.1	95.1	98.6	95.1
HEAVY VEHICLES	0	1	0	4	1	0	394	1	0	0	0	2	0	12	358	1	774
% HEAVY VEHICLES	0	5.3	0	3.8	1.5	0	5	2.2	0	0	0	8.3	0	11.9	4.9	1.4	4.9

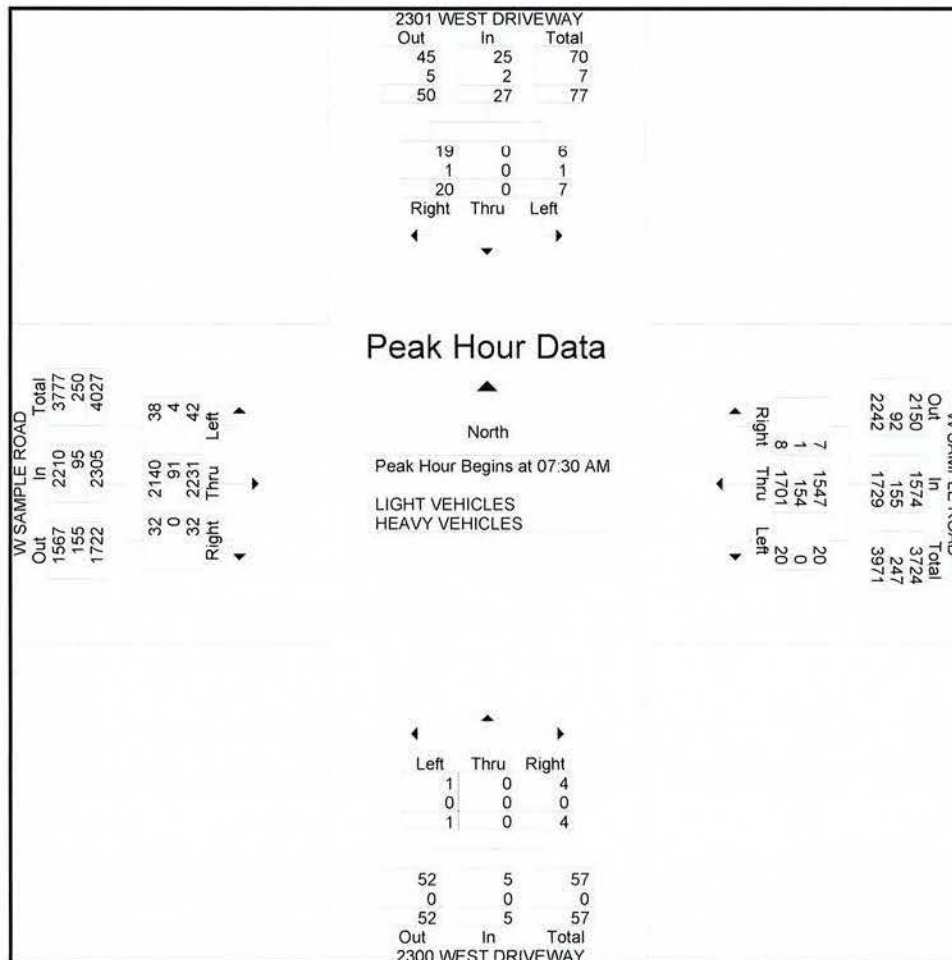
Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD WEST DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample
Site Code : 220172
Start Date : 10/25/2022
Page No : 2

2301 WEST DRIVEWAY Southbound						W SAMPLE ROAD Westbound					2300 WEST DRIVEWAY Northbound						W SAMPLE ROAD Eastbound					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 07:30 AM																						
07:30 AM	0	4	0	2	6	1	2	434	3	440	0	1	0	0	1	1	4	608	5	618	1065	
07:45 AM	0	0	0	7	7	7	2	445	3	457	0	0	0	0	0	1	9	530	4	544	1008	
08:00 AM	0	2	0	6	8	4	1	411	2	418	0	0	0	4	4	1	13	539	13	566	996	
08:15 AM	0	1	0	5	6	2	1	411	0	414	0	0	0	0	0	1	12	554	10	577	997	
Total Volume	0	7	0	20	27	14	6	1701	8	1729	0	1	0	4	5	4	38	2231	32	2305	4066	
% App. Total	0	25.9	0	74.1		0.8	0.3	98.4	0.5		0	20	0	80		0.2	1.6	96.8	1.4			
PHF	.000	.438	.000	.714	.844	.500	.750	.956	.667	.946	.000	.250	.000	.250	.313	1.00	.731	.917	.615	.932	.954	
LIGHT VEHICLES								1547										2140				
% LIGHT VEHICLES	0	85.7	0	95.0	92.6	100	100	90.9	87.5	91.0	0	100	0	100	100	100	89.5	95.9	100	95.9	93.8	
HEAVY VEHICLES																						
% HEAVY VEHICLES	0	14.3	0	5.0	7.4	0	0	9.1	12.5	9.0	0	0	0	0	0	0	10.5	4.1	0	4.1	6.2	



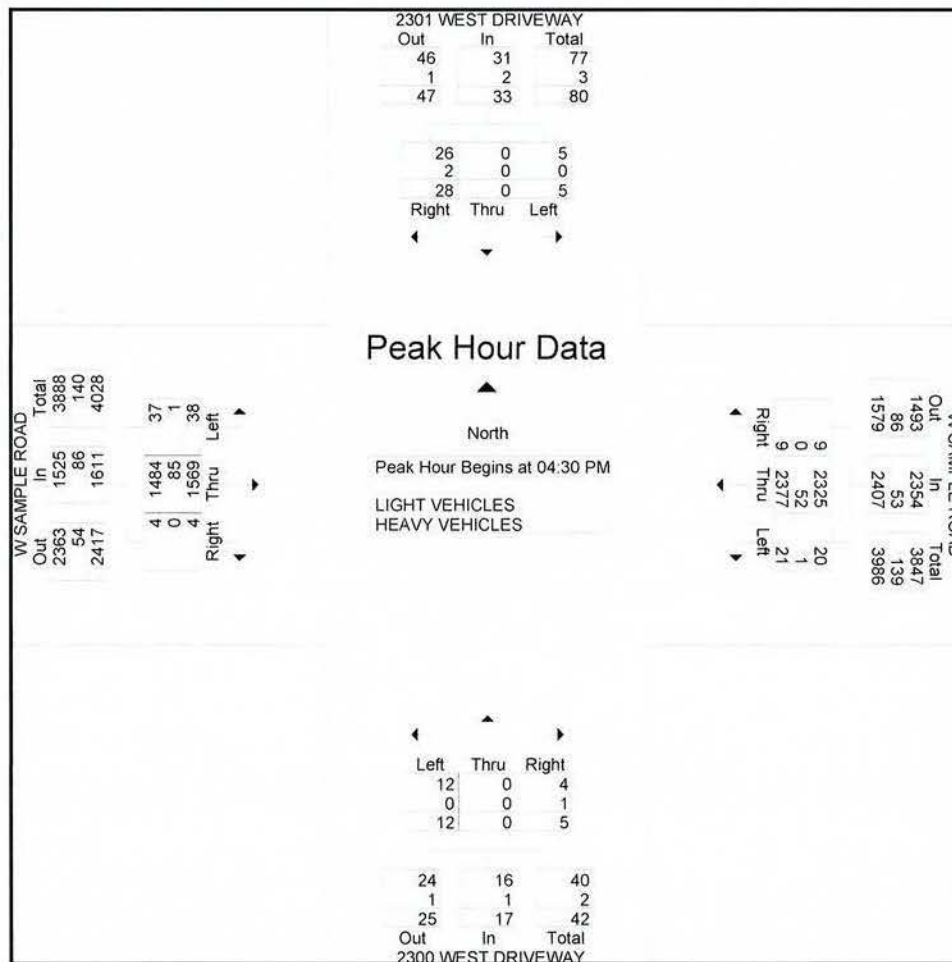
Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD WEST DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample
Site Code : 220172
Start Date : 10/25/2022
Page No : 3

	2301 WEST DRIVEWAY Southbound					W SAMPLE ROAD Westbound					2300 WEST DRIVEWAY Northbound					W SAMPLE ROAD Eastbound					
Start Time	UTurn	Left	Thru	Right	App Total	UTurn	Left	Thru	Right	App Total	UTurn	Left	Thru	Right	App Total	UTurn	Left	Thru	Right	App Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	2	0	1	3	3	1	569	2	575	0	5	0	0	5	8	3	393	1	405	988
04:45 PM	0	0	0	4	4	6	4	545	2	557	0	2	0	1	3	7	4	377	1	389	953
05:00 PM	0	2	0	8	10	2	2	639	3	646	0	5	0	4	9	4	4	448	1	457	1122
05:15 PM	0	1	0	15	16	2	1	624	2	629	0	0	0	0	0	7	1	351	1	360	1005
Total Volume	0	5	0	28	33	13	8	2377	9	2407	0	12	0	5	17	26	12	1569	4	1611	4068
% App. Total	0	15.2	0	84.8		0.5	0.3	98.8	0.4		0	70.6	0	29.4		1.6	0.7	97.4	0.2		
PHF	.000	.625	.000	.467	.516	.542	.500	.930	.750	.932	.000	.600	.000	.313	.472	.813	.750	.876	1.00	.881	.906
LIGHT VEHICLES								2325										1484			
% LIGHT VEHICLES	0	100	0	92.9	93.9	92.3	100	97.8	100	97.8	0	100	0	80.0	94.1	100	91.7	94.6	100	94.7	96.5
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	0	7.1	6.1	7.7	0	2.2	0	2.2	0	0	0	20.0	5.9	0	8.3	5.4	0	5.3	3.5



Driveway 4

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD MIDDLE DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample east driveway
Site Code : 220191
Start Date : 12/20/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	2301 MIDDLE DRIVEWAY From North				W SAMPLE ROAD From East				BURGER KING 2200 DRIVEWAY From South				W SAMPLE ROAD From West				Int. Total
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
07:00 AM	0	0	0	35	0	5	324	3	1	0	0	15	2	6	483	7	881
07:15 AM	0	0	0	35	1	4	368	0	0	0	0	13	2	12	512	4	951
07:30 AM	0	0	0	35	1	6	420	3	0	1	0	15	1	13	590	5	1090
07:45 AM	0	0	0	32	0	8	396	5	0	0	0	21	0	9	533	16	1020
Total	0	0	0	137	2	23	1508	11	1	1	0	64	5	40	2118	32	3942
08:00 AM	0	0	0	41	0	3	454	2	0	0	0	20	1	4	546	11	1082
08:15 AM	0	0	0	24	1	11	349	3	1	0	0	21	1	9	524	8	952
08:30 AM	0	0	0	47	1	8	356	4	0	0	0	22	3	14	474	7	936
08:45 AM	0	0	0	35	1	8	400	4	0	0	0	21	6	8	494	10	987
Total	0	0	0	147	3	30	1559	13	1	0	0	84	11	35	2038	36	3957
04:00 PM	0	0	0	35	2	6	580	3	0	0	0	8	3	4	434	0	1075
04:15 PM	0	0	0	36	2	2	521	4	0	0	0	6	3	12	410	4	1000
04:30 PM	0	0	0	35	1	1	584	2	0	0	0	9	1	6	429	8	1076
04:45 PM	0	0	0	46	3	5	580	1	0	0	0	12	1	7	423	6	1084
Total	0	0	0	152	8	14	2265	10	0	0	0	35	8	29	1696	18	4235
05:00 PM	0	0	0	37	0	4	583	2	0	0	0	6	2	4	439	6	1083
05:15 PM	0	0	0	33	0	2	602	3	0	0	0	6	4	6	404	3	1063
05:30 PM	0	0	0	24	2	0	547	1	0	0	0	4	3	11	439	5	1036
05:45 PM	0	0	0	25	1	6	561	5	0	0	0	9	0	2	407	1	1017
Total	0	0	0	119	3	12	2293	11	0	0	0	25	9	23	1689	15	4199
Grand Total	0	0	0	555	16	79	7625	45	2	1	0	208	33	127	7541	101	16333
Apprch %	0	0	0	100	0.2	1	98.2	0.6	0.9	0.5	0	98.6	0.4	1.6	96.7	1.3	
Total %	0	0	0	3.4	0.1	0.5	46.7	0.3	0	0	0	1.3	0.2	0.8	46.2	0.6	
LIGHT VEHICLES	0	0	0	499	15	77	7280	45	2	1	0	204	33	120	7157	97	15530
% LIGHT VEHICLES	0	0	0	89.9	93.8	97.5	95.5	100	100	100	0	98.1	100	94.5	94.9	96	95.1
HEAVY VEHICLES	0	0	0	56	1	2	345	0	0	0	0	4	0	7	384	4	803
% HEAVY VEHICLES	0	0	0	10.1	6.2	2.5	4.5	0	0	0	0	1.9	0	5.5	5.1	4	4.9

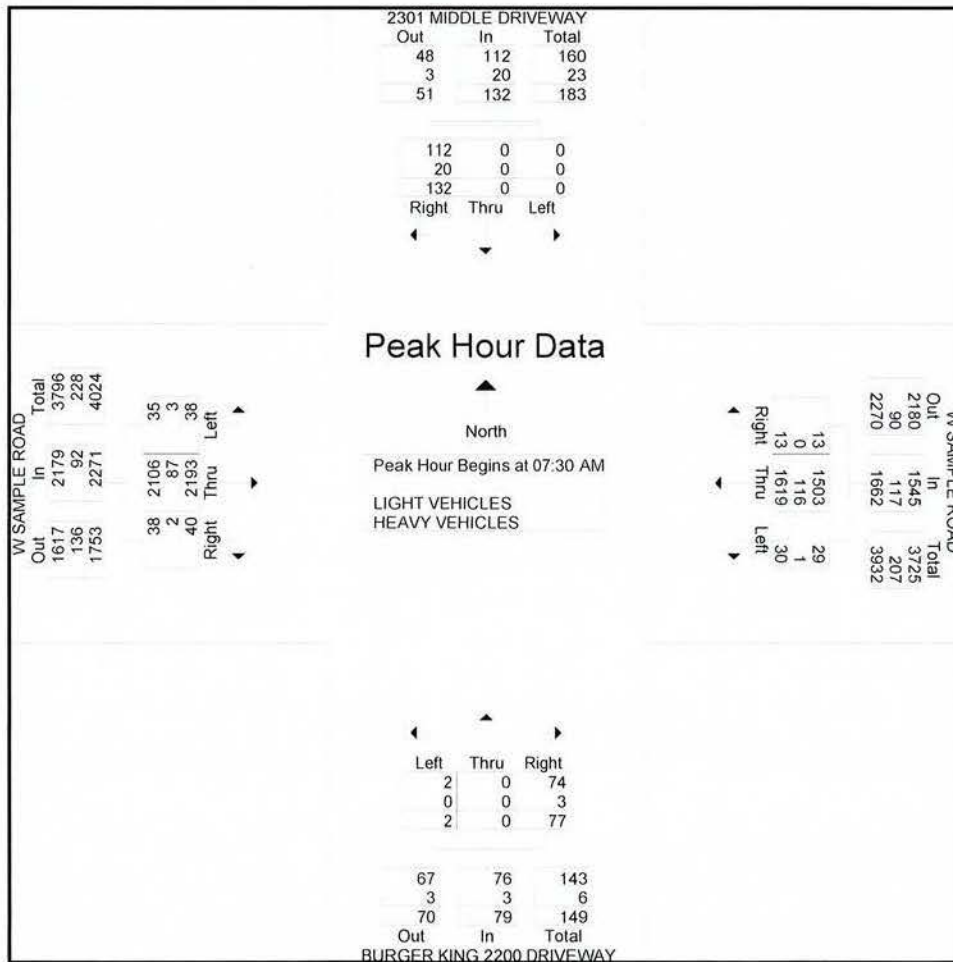
Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD MIDDLE DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample east driveway
Site Code : 220191
Start Date : 12/20/2022
Page No : 2

2301 MIDDLE DRIVEWAY From North					W SAMPLE ROAD From East					BURGER KING 2200 DRIVEWAY From South					W SAMPLE ROAD From West						
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	0	35	35	1	6	420	3	430	0	1	0	15	16	1	13	590	5	609	1090
07:45 AM	0	0	0	32	32	0	8	396	5	409	0	0	0	21	21	0	9	533	16	558	1020
08:00 AM	0	0	0	41	41	0	3	454	2	459	0	0	0	20	20	1	4	546	11	562	1082
08:15 AM	0	0	0	24	24	1	11	349	3	364	1	0	0	21	22	1	9	524	8	542	952
Total Volume	0	0	0	132	132	2	28	1619	13	1662	1	1	0	77	79	3	35	2193	40	2271	4144
% App. Total	0	0	0	100		0.1	1.7	97.4	0.8		1.3	1.3	0	97.5		0.1	1.5	96.6	1.8		
PHF	.000	.000	.000	.805	.805	.500	.636	.892	.650	.905	.250	.250	.000	.917	.898	.750	.673	.929	.625	.932	.950
LIGHT VEHICLES								1503										2106			
% LIGHT VEHICLES	0	0	0	84.8	84.8	100	96.4	92.8	100	93.0	100	100	0	96.1	96.2	100	91.4	96.0	95.0	95.9	94.4
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	0	15.2	15.2	0	3.6	7.2	0	7.0	0	0	0	3.9	3.8	0	8.6	4.0	5.0	4.1	5.6



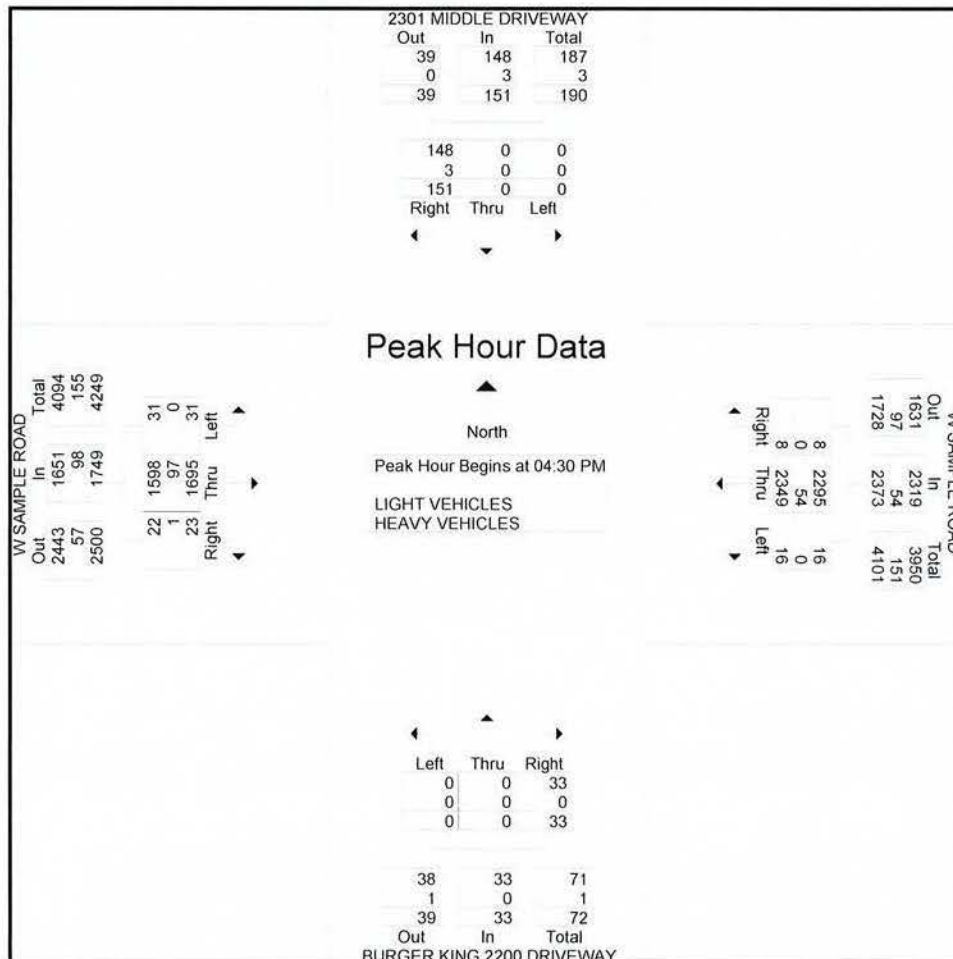
Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

2301 WEST SAMPLE ROAD MIDDLE DRIVEWAY &
SAMPLE ROAD, POMPANO BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 2301 west sample east driveway
Site Code : 220191
Start Date : 12/20/2022
Page No : 3

	2301 MIDDLE DRIVEWAY From North					W SAMPLE ROAD From East					BURGER KING 2200 DRIVEWAY From South					W SAMPLE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	0	0	35	35	1	1	584	2	588	0	0	0	9	9	1	6	429	8	444	1076
04:45 PM	0	0	0	46	46	3	5	580	1	589	0	0	0	12	12	1	7	423	6	437	1084
05:00 PM	0	0	0	37	37	0	4	583	2	589	0	0	0	6	6	2	4	439	6	451	1083
05:15 PM	0	0	0	33	33	0	2	602	3	607	0	0	0	6	6	4	6	404	3	417	1063
Total Volume	0	0	0	151	151	4	12	2349	8	2373	0	0	0	33	33	8	23	1695	23	1749	4306
% App. Total	0	0	0	100		0.2	0.5	99	0.3		0	0	0	100		0.5	1.3	96.9	1.3		
PHF	.000	.000	.000	.821	.821	.333	.600	.975	.667	.977	.000	.000	.000	.688	.688	.500	.821	.965	.719	.970	.993
LIGHT VEHICLES								2295										1598			
% LIGHT VEHICLES	0	0	0	98.0	98.0	100	100	97.7	100	97.7	0	0	0	100	100	100	100	94.3	95.7	94.4	96.4
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	0	2.0	2.0	0	0	2.3	0	2.3	0	0	0	0	0	0	0	5.7	4.3	5.6	3.6



Appendix D

Deerfield Comprehensive Plan Roadway Capacities

network of roads where multiple, viable alternative travel paths or modes are available for common trips. An areawide level of service (LOS) standard, consistent with Broward County's Comprehensive Plan shall be established for The City of Deerfield Beach, for the purpose of issuing development orders and permits, based on how mobility will be accomplished within the Northeast District. In addition, arterials subject to the maximum service volume levels per Policy TE 1.2.2, and the multiple viable alternative travel paths or modes for common trips are depicted in Maps 3.8 through Maps 3.10.

1. Roadway facilities forming the boundary of a Concurrency District are part of that District.

Policy TE 1.2.2: The County's concurrency management system shall establish the following transportation LOS standards for the Northeast District.

1. Within the Northeast District, the transportation LOS standards for the purpose of issuing development orders and permits are to achieve and maintain the following by FY 2013.
 - a. Overall - Increase the number of bus stops by 25 percent from FY 2009 to FY 2013. Traffic volumes on arterial roadways in the Northeast District shall remain less than the maximum service volumes as displayed below. These volumes do not apply to SIS and TRIP funded roadway facilities, and cannot be used in a manner that would result in interference with mainline operations on SIS roadway corridors. The County and FDOT will work together during 2009 to revise downward the volumes in the table.

Peak Hour Two-Way Maximum Service Volumes

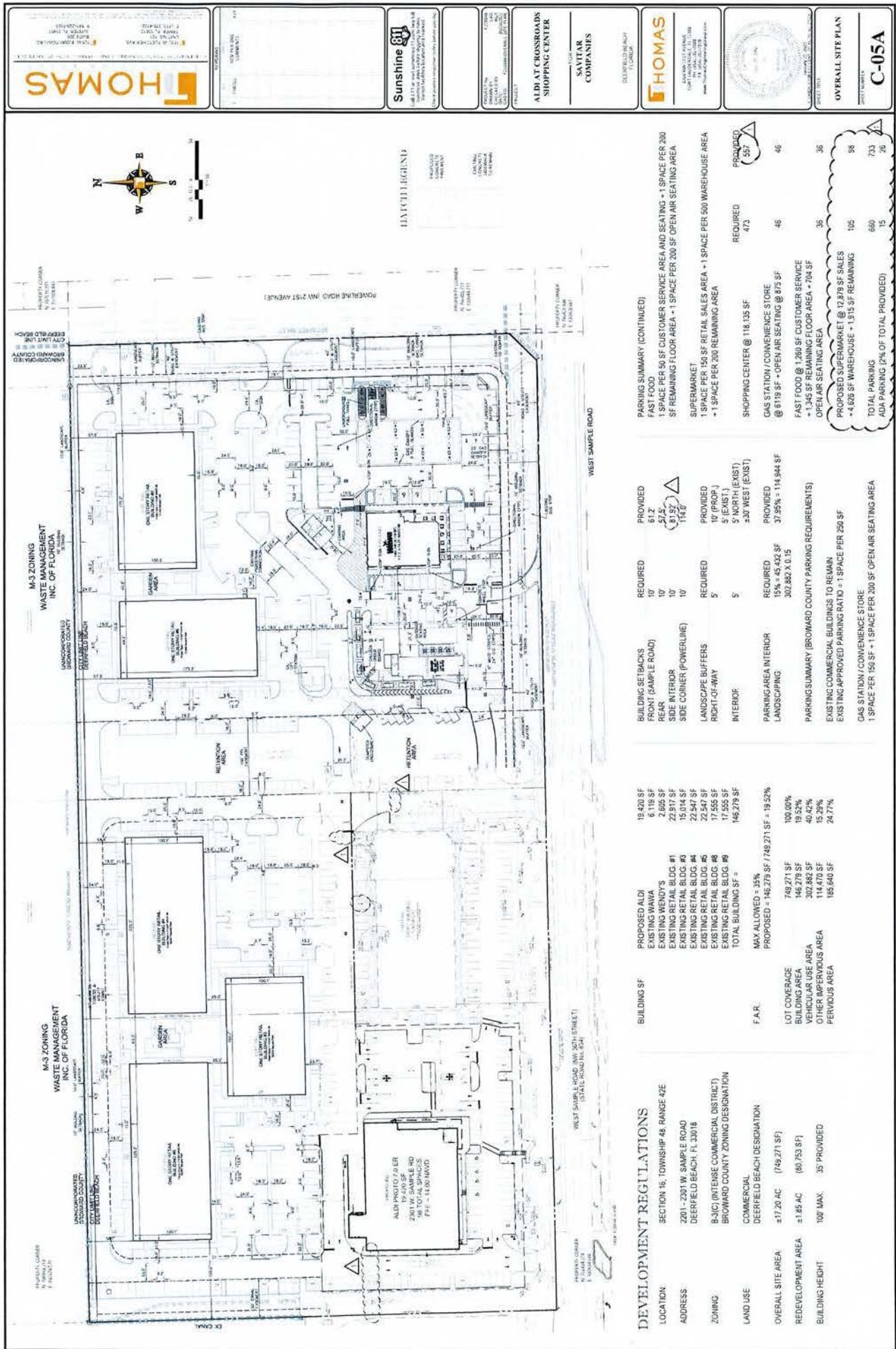
	State and County Roadways
Two-lane arterials	2555
Four-lane arterials	5442
Six-lane arterials	8190
Eight-lane arterials	10605

The Maximum Service Volumes are calculated from "Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas," published by the Florida Department of Transportation, as 75% above the volumes for Class IV State Two-Way Arterials, for Level of Service E, for the Eastern Core District; and as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D, for all other Districts.

[Note: Headway standards apply only to non-contract BCT routes].

Appendix E

Site Plan



DEVELOPMENT REGULATIONS

LOCATION:	SECTION 16, TOWNSHIP 48, RANGE 42E
ADDRESS:	2201 W. SAMPLE ROAD DEERFIELD BEACH, FL 33418
ZONING:	B-3C1 (INTENSE COMMERCIAL DISTRICT) BROWARD COUNTY ZONING DESIGNATION
LAND USE:	COMMERCIAL DEERFIELD BEACH DESIGNATION
OVERALL SITE AREA:	±17.20 AC (749,271 SF)
REDEVELOPMENT AREA:	±1.85 AC (80,753 SF)
BUILDING HEIGHT:	100' MAX 35' PROVIDED

BUILDING SF

PROPOSED ALDI	19,420 SF
EXISTING WENDY'S	6,119 SF
EXISTING RETAIL BLDG #1	2,805 SF
EXISTING RETAIL BLDG #2	15,917 SF
EXISTING RETAIL BLDG #3	15,917 SF
EXISTING RETAIL BLDG #4	22,842 SF
EXISTING RETAIL BLDG #5	22,842 SF
EXISTING RETAIL BLDG #6	17,558 SF
EXISTING RETAIL BLDG #7	17,558 SF
TOTAL BUILDING SF =	146,279 SF
MAX ALLOWED = 35%	
PROPOSED = 146,279 SF / 749,271 SF = 19.52%	
F.A.R.	
LOT COVERAGE	749,271 SF
BUILDING AREA	146,279 SF
VEHICULAR USE AREA	302,882 SF
OTHER IMPERVIOUS AREA	114,470 SF
PERVIOUS AREA	185,640 SF

BUILDING SETBACKS

FRONT (SAMPLE ROAD)	PROVIDED	61.2'
REAR INTERIOR	REQUIRED	10'
SIDE INTERIOR	REQUIRED	10'
SIDE CORNER (POWERLINE)	REQUIRED	10'
LANDSCAPE BUFFERS	REQUIRED	5'
RIGHT-OF-WAY	REQUIRED	5'
INTERIOR	REQUIRED	5'
PARKING AREA INTERIOR	REQUIRED	15' ± 45,432 SF
LANDSCAPING	REQUIRED	302,882 X 0.15

PARKING SUMMARY (CONTINUED)

FAST FOOD	1 SPACE PER 50 SF CUSTOMER SERVICE AREA AND SEATING + 1 SPACE PER 200 SF REMAINING FLOOR AREA + 1 SPACE PER 200 SF OPEN AIR SEATING AREA
SUPERMARKET	1 SPACE PER 150 SF RETAIL SALES AREA + 1 SPACE PER 500 WAREHOUSE AREA + 1 SPACE PER 200 REMAINING AREA
SHOPPING CENTER @ 118,135 SF	473 REQUIRED
GAS STATION / CONVENIENCE STORE @ 6119 SF + OPEN AIR SEATING @ 875 SF	46 REQUIRED
FAST FOOD @ 1,260 SF CUSTOMER SERVICE + 1,345 SF REMAINING FLOOR AREA + 704 SF OPEN AIR SEATING AREA	36 REQUIRED
PROPOSED SUPERMARKET @ 12,879 SF SALES + 4,628 SF WAREHOUSE + 1,915 SF REMAINING	105 REQUIRED
TOTAL PARKING	660 REQUIRED
ADA PARKING (2% OF TOTAL PROVIDED)	13 REQUIRED



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
November 18, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 18, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Thomas
Thomas Engineering Group
6300 NW 31st Avenue
Fort Lauderdale, FL

Dear Ryan Thomas:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **October 13, 2022**

Broward County - Deerfield Beach; SR 834; Sec. # 86028000; MP: 5.90; Access Class - 3;

Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 446195.1-Thuc Le-RESURFACING, FM 439891.5- Vanita Saini- ITS COMMUNICATION SYSTEM

Request:

- **Driveway 1:** Use existing full access driveway on the north side of SR 834 adjacent to the west property line.
- **Driveway 2:** Use existing right-in/left-in/right-out access driveway on the north side of SR 834 approximately 555 feet east of Driveway 1.
- **Driveway 3:** In-only driveway on the north side of SR 834 approximately 245 feet east of Driveway 2.

SITE SPECIFIC INFORMATION

Project Name & Address: **ALDI Deerfield – 2301 W Sample Road #1-1A, Deerfield Beach, FL**

Property Owner: **PATHWAY VENTURES LTD;** Parcel Size: **17.20 Acres** Development Size: **25,200 SF ALDI Grocery Store**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **All existing driveway lengths and right turn lanes on the north side of SR 834 at Driveways 1, 2 and 3 shall remain.**

Comments:

- **Not a significant change, trip generation comparison on file.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Digitally signed by:
Dalila Fernandez
Date: 2022.11.18
09:44:34 -05'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-10-13\3. 86028000 MP 5.9 SR 834_ALDI Deerfield\86028 MP 5.9 SR 834_ALDI Deerfield.docx

www.dot.state.fl.us



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2151

Agenda Date: 10/3/2023

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2023-116: APPLICATION NO. 23-P-235

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The Applicant is requesting approval to amend the restrictive note on the "Hillsboro Food Bazaar Plaza Plat" (Plat Book 180 Page 174) to no development on Parcel B, which is currently a vacant site. The applicant is requesting this plat amendment so that he may obtain previously paid funds for road improvements from Broward County for a development that did not come to fruition. The Broward County Resilient Environment Department, Urban Planning Division staff has indicated that requesting no development on this site is the only manner in which the funds can be refunded.

The applicant is requesting to amend the restrictive note as follows:

Existing Note: *"This plat is restricted to 23,836 square feet of commercial use (18,836 square feet existing and 5,000 square feet proposed) on parcel A; and 12,000 square feet of commercial use on parcel B. No freestanding banks or drive-thru banks facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts."*

Proposed Note: *"This plat is restricted to 23,836 square feet of commercial use on Parcel A; and no development on Parcel B."*

Per Broward County platting requirements, no local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat, including the parcel for the permit, has been approved by the Broward County Commission.

The County requires approval from the City as part of their approval process for the plat.

Recommendation

Staff recommends consideration.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY ESPIN REALTY, INC., TO AMEND THE PLAT NOTE FOR THE HILLSBORO FOOD BAZAAR PLAZA PLAT TO PROVIDE FOR NO DEVELOPMENT ON PARCEL B FOR THE .935 ACRE SITE LOCATED AT 190 W. HILLSBORO BLVD., WITHIN THE B-1 BUSINESS, COMMUNITY ZONING DISTRICT (APPLICATION NO. 23-P-235); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-P-235 (the “Plat Application”) has been submitted to the City by Espin Realty, Inc. (the “Applicant”) to amend the plat note for the Hillsboro Food Bazaar Plaza Plat (Plat Book 180 Page 174) to provide for “no development on Parcel B” for the .935 gross acre site located at 190 W. Hillsboro Blvd., within the B-1 Business, Community Zoning District; and

WHEREAS, the site is approximately .935 gross acres described as HILLSBORO FOOD BAZAAR PLAZA 180-174 B PARCEL B, as more particularly described in the file and located at 190 W. Hillsboro Blvd., Deerfield Beach, Florida (the “Property”); and

WHEREAS, on May 1, 2012 the City Commission approved Application #11-P-19 for a plat that would include the existing grocery store at 202 W. Hillsboro Blvd., and the future development of an auto parts store on the Property, but the auto parts store was never developed and the Property currently remains vacant; and

WHEREAS, the Applicant is requesting an amendment to the restrictive plat note for the Property with respect to Parcel B, which is currently platted for 12,000 square feet of commercial use, to provide that there shall be “no development on Parcel B” so that the Applicant can receive the funds the Applicant provided to the County in connection with the construction cost of a right turn lane that would have been required for development of Parcel B; and

WHEREAS, the Plat Application was reviewed by pertinent City staff and recommended for approval; and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby approved, subject to the conditions set forth in the Plat Application and the Development Review Comments, as amended and dated August 28, 2023, which conditions are hereby incorporated herein by this reference.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION SUBMITTED BY ESPIN REALTY, INC., TO AMEND THE PLAT NOTE FOR THE HILLSBORO FOOD BAZAAR PLAZA PLAT TO PROVIDE FOR NO DEVELOPMENT ON PARCEL B FOR THE .935 ACRE SITE LOCATED AT 190 W. HILLSBORO BLVD., WITHIN THE B-1 BUSINESS, COMMUNITY ZONING DISTRICT (APPLICATION NO. 23-P-235); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-P-235 (the “Plat Application”) has been submitted to the City by Espin Realty, Inc. (the “Applicant”) to amend the plat note for the Hillsboro Food Bazaar Plaza Plat (Plat Book 180 Page 174) to provide for “no development on Parcel B” for the .935 gross acre site located at 190 W. Hillsboro Blvd., within the B-1 Business, Community Zoning District; and

WHEREAS, the site is approximately .935 gross acres described as HILLSBORO FOOD BAZAAR PLAZA 180-174 B PARCEL B, as more particularly described in the file and located at 190 W. Hillsboro Blvd., Deerfield Beach, Florida (the “Property”); and

WHEREAS, the City Commission has reviewed the Plat Application and finds that the Plat Application fails to satisfy the requirements of _____.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby denied based upon the failure to meet the requirements of _____.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

ATTEST:

BILL GANZ, MAYOR

HEATHER MONTEMAYOR, CITY CLERK



PUBLIC HEARING NOTICE

September 18, 2023

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2023-116: APPLICATION NO. 23-P-235

Applicant: **Espin Realty represented by Juan Espinal**

Proposal: Request to amend 12,000 square feet of commercial use, to no development on Parcel B of the Hillsboro Food Bazaar Plaza Plat" (Plat Book 180, Page 174).

Location: The property is generally described as HILLSBORO FOOD BAZAAR PLAZA PLAT 180-174 B PARCEL B, more particularly described in the file, and located at **190 W Hillsboro Blvd.**

A public hearing will be held on **TUESDAY, OCTOBER 3, 2023 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on September 22, 2023 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk

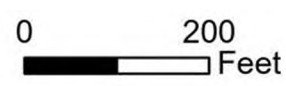


Public Hearing Notice Map

Plat Note Amendment Application No. 23-P-235

190 W Hillsboro Blvd

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas





Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	23-P-235
Project Name:	Espin Realty
Applicant:	Juan Espinal
Agent:	N/A
Requested Action/Description:	Request to amend
Location:	190 W Hillsboro Blvd.
Legal Description:	HILLSBORO FOOD BAZAAR PLAZA 180-174 B PARCEL B
Size:	.935 gross acres (40,745 SF)
Existing Zoning:	B-1 Business, Community
Existing Use:	Vacant
Future Land Use Plan Designation:	Commercial
Surrounding Land Use and Zoning:	
Existing Use:	Zoning:
North: Shopping Center	B-1 Business, Community
East: Optometrist	B-1 Business, Community
South: Single- Family Homes and Vacant Lots	RS-7 Single Family
West: Grocery Store	B-1 Business, Community
Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	Existing: 23,836 of Commercial Use (18,836 s.f. existing and 5,000 s.f. proposed) on Parcel A and 12,000 s.f. of commercial use on Parcel B. No freestanding bank or drive-thru facilities are permitted without approval of the Board of County Commissioners, who shall review and address these for increased impacts.

Proposed: This Plat is restricted to 23,836 s.f. of commercial use on Parcel A, and no development on Parcel B.

Department Comments & Requirements

REQUEST:

The Applicant is requesting approval to amend the restrictive note on the "Hillsboro Food Bazaar Plaza" Plat, so that he may obtain previously paid funds for road improvements from Broward County, for a development in 2012 that did not come to fruition.

Existing Note:

"This plat is restricted to 23,836 square feet of commercial use (18,836 square feet existing and 5,000 square feet proposed) on parcel A; and 12,000 square feet of commercial use on parcel B. No freestanding banks or drive-thru banks facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts."

Proposed Note:

"This plat is restricted to 23,836 square feet of commercial use on Parcel A; and no development on Parcel B."

BACKGROUND:

On May 1, 2012 the City Commission approved Application #11-P-19 for a plat that would include the existing grocery store at 202 W Hillsboro Blvd., and the future development of an auto parts store on the subject site. Approval of this the plat included the dedication of a right turn lane onto SW 1 Ter, as FDOT indicated no direct access to the site would be provided off of Hillsboro Blvd. As a result, the applicant was required to provide 110% of the construction cost of the turn lane to Broward County.

Subsequently, the proposed development never occurred, but the property was still platted, the turn lane dedicated, and the money collected for the turn lane construction. The turn lane was never built because the development was never constructed. The applicant is now requesting to obtain a refund on the funds collected by Broward County, and the Broward County Resilient Environment Department, Urban Planning Division, has indicated that the only way to accomplish this is through a plat note that will not permit development on the site. Should the property be developed in the future, a new plat note will be required and the cost of the turn lane paid by the new developer. The applicant is fully aware of this requirement.

COMMENTS:

The application was reviewed by the Development Review Committee (DRC), for which the only pertinent review was by the Planning & Zoning Division. Staff comments related to assuring that the course of action and wording of the Plat Note met the requirements and concerns of the Broward County Resilient Environment Department, Urban Planning Division. All staff comments have been addressed and staff DRC comments are attached to this report.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Espin Realty	Application No.:	23-P-235
Reviewer Name:	Bonnie Jacobson	Project Address:	190 W Hillsboro Blvd.
Department/Division:	Planning Division		
Position:	Sr. Planner		
Date of Review:	08/25/23		
Submittal No.:	2		

A. APPLICATION / GENERAL COMMENTS:

1.	Based on conversation with Karina Da Luz, Planning Section Supervisor of the Urban Planning Division of the Broward County Resilient Environment Dept, the word "current" shall be removed from the proposed plat note amendment.
1a.	Comment addressed.
2.	The Project coordinator, Bonnie Jacobson, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
2a.	Comment acknowledged.
3.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist .
3a.	Comment acknowledged.
4.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
4a.	Comment acknowledged.
5.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
5a.	Comment acknowledged.
6.	All resubmittals shall be provided with a written narrative responding to all comments.
6a.	Comment acknowledged.

Bonnie Jacobson

From: Da Luz, Karina <KDALUZ@broward.org>
Sent: Monday, July 31, 2023 1:24 PM
To: Bonnie Jacobson
Subject: RE: Confirming Plat Note Language

Hi Bonnie,

Thanks for reaching out. You may remove the "current" from the note language.

"This plat is restricted to 23,836 square feet of commercial use on Parcel A, and no development on Parcel B."

Regards,

Karina



KARINA DA LUZ, PLANNING SECTION SUPERVISOR

Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324

kdaluz@broward.org | 954.357.6623

[Broward.org/Planning](https://www.broward.org/Planning) | [#BrowardNEXT](#) | [ePermits](#) |

[PLEASE REVIEW OUR UPDATED DEVELOPMENT & ENVIRONMENTAL REVIEW GUIDE](#)

Click [here](#) to conduct your Government Center West (Plantation) business electronically.

From: Bonnie Jacobson BJacobson@deerfield-beach.com

Sent: Monday, July 31, 2023 1:22 PM

To: Da Luz, Karina KDALUZ@broward.org

Subject: Confirming Plat Note Language

Hi Karina:

After all the back and forth with Mr. Espinal, I just want to make sure that the language that you want on the plat note for the vacant site at 190 W Hillsboro Blvd., Deerfield Beach, is correct.

This is the language Mr. Espinal is proposing:

"This plat is restricted to 23,836 square feet of commercial use on Parcel A, and no current development on Parcel B."

Please confirm that this is the correct language, and then we can move forward with processing his application for City approval.

Thanks,
Bonnie



DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

- | | |
|--|--|
| ☐ New Site Plan / Site Plan Modification (See Attachment A) | ☒ Plat or Plat Note Amendment (See Attachment F) |
| ☐ Community Appearance Board (See Attachment B) | ☐ Conditional Use (See Attachment G) |
| ☐ Variance (See Attachment C) | ☐ Vacation & Abandonment (See Attachment H) |
| ☐ Technical Deviation (See Attachment D) | ☐ ROW Variance (See Attachment I) |
| ☐ Rezoning (See Attachment E) | ☐ Sign Variance (See Attachment J) |

Project Name: Hillsboro Food Bazaar Plaza

Property Owner: Juan F. Espinal

Applicant (If different from Owner): _____

Agent (If different from Owner/Applicant): _____

Address of Property: 190 W. Hillsboro BLVD Deerfield Beach FL, 33441

Legal Description of Property (lot, block, tract, subdivision): Parcel B Hillsboro Food Bazaar Plaza, according to the plat thereof, recorded in Plat Book 180 page 174 of Public Record of Broward County, Florida.

Description of Project: Amend Plate Note

New Development (Y/N): _____

Zoning District: _____

Existing Use: _____

Lot Area (acres): _____

Sq. Ft. of Structure (existing): _____

B-1

Vacant

40,745 (0.935 acres)

none

Modification to Existing Development (Y/N): Y

Future Land Use Category: _____

Proposed Use: _____

Number of Dwelling Units (proposed): _____

Sq. Ft. of Structure (proposed): _____

Commercial

Vacant

N/A

N/A

Agent Signature: _____

N/A

Name Printed: _____

Address: _____

Telephone: _____

Email: _____

Owner Signature: _____

Name Printed: _____

Address: _____

Telephone: _____

Email: _____

Juan F. Espinal

202 W Hillsboro Blvd Deerfield Beach FL 33441

954-654-4219

Juanesp86@yahoo.com





For Office Use Only
Application No. 23-P-235
Submittal Date: _____

ATTACHMENT F APPLICATION FOR PLAT OR PLAT NOTE AMENDMENT

Pursuant to Code Section 98-12.

Application Type (Check applicable box)

☐ Plat Approval

☒ Plat Note Amendment

**COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

An application must be deemed complete and in compliance with the Land Development Code by Staff prior to the items being scheduled for public hearing.

REQUIRED SUBMITTALS

All of the following items must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A*):

- ☒ **Complete Application** (including Development Plan Application Form)
- ☒ **Application Processing Fee** (See fee schedule)
- ☒ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.
- ☒ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.
- ☒ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.
- ☒ **Public Notice Requirements** (for applications requiring City Commission approval only) as required by the provisions set forth in Code Section 98-35(1).
- ☐ **(5) 24"x 36", (1) 11"x17", & (1) Electronic Copy of Current Boundary Survey** (12 months or less) signed and sealed by a Florida registered surveyor of the subject property, containing the information required by Code Section 98-13(b)(8)(b).
- ☒ **(5) 24"x 36", (1) 11"x17", & (1) Electronic Copy of Proposed Plat** consistent with requirements set forth in Article IX Division 3 of the Broward County Land Development Code.
- ☒ **One (1) Digital CD** of required submittals listed above must be provided.
- ☒ **Other Information** may be required as determined by staff.

Page 1 of 2

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • Questions? Web.planning@deerfield-beach.com

PROPOSED NOTE AMENDMENT (To be completed for plat note amendment applications only.)

Existing Plat Note: this plat is restricted to 23,836 square feet of commercial use(18,836 square feet existing and 5,000 square feet proposed) on parcel A; and 12,000 square feet of commercial use on parcel B. No free standing banks or drive -thru banks facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note: This plat is restricted to 23,836 square feet of commercial use on Parcel A; and no development on Parcel B

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

Ben Preston, Est. \$1,000.00

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)



4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Juan F. Espinal, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

Date

7/19/23

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 19 day of July, 2023 by

Juan F. Espinal (Affiant), who is personally

known to me or has produced FLDL identification.

My commission expires: May 9, 2024

Commission No.: 66 962219



DAVID J. PERSTEN
Commission # GG 962219
Expires May 9, 2024
Bonded Thru Budget Notary Services

David J Persten
(Signature of Notary Public - State of Florida)

David J Persten
(Print, Type, or Stamp Commissioned Name of
Notary Public)





202 W. Hillsboro BLVD
Deerfield Beach FL, 33441

7/17/2023

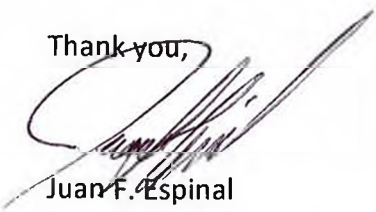
To whom this may concern,

In 2012 we sought to develop the vacant parcel located @ 190 W. Hillsboro BLVD with a NNN lease (AutoZone auto part store). In the process we had to Plat the property and also dedicate a right turn lane or Right of Way lane to complete construction. Since then we have terminated the deal.

Furthermore, part of the requirements were to allocate 110% of the construction cost of the right turn lane with Broward County. Since the project was terminated we are looking to get a refund on the funds provided to the county for the right turn lane.

Also, Broward County is requiring a Plat amendment to allow no future development on this site in order to get our funds back. We fully understand that any future development on this property located @ 190 W. Hillsboro BLVD would require us to amend the Plat once more and continue the same process of allocating the funds for the right turn lane or right of way.

Thank you,



Juan F. Espinal

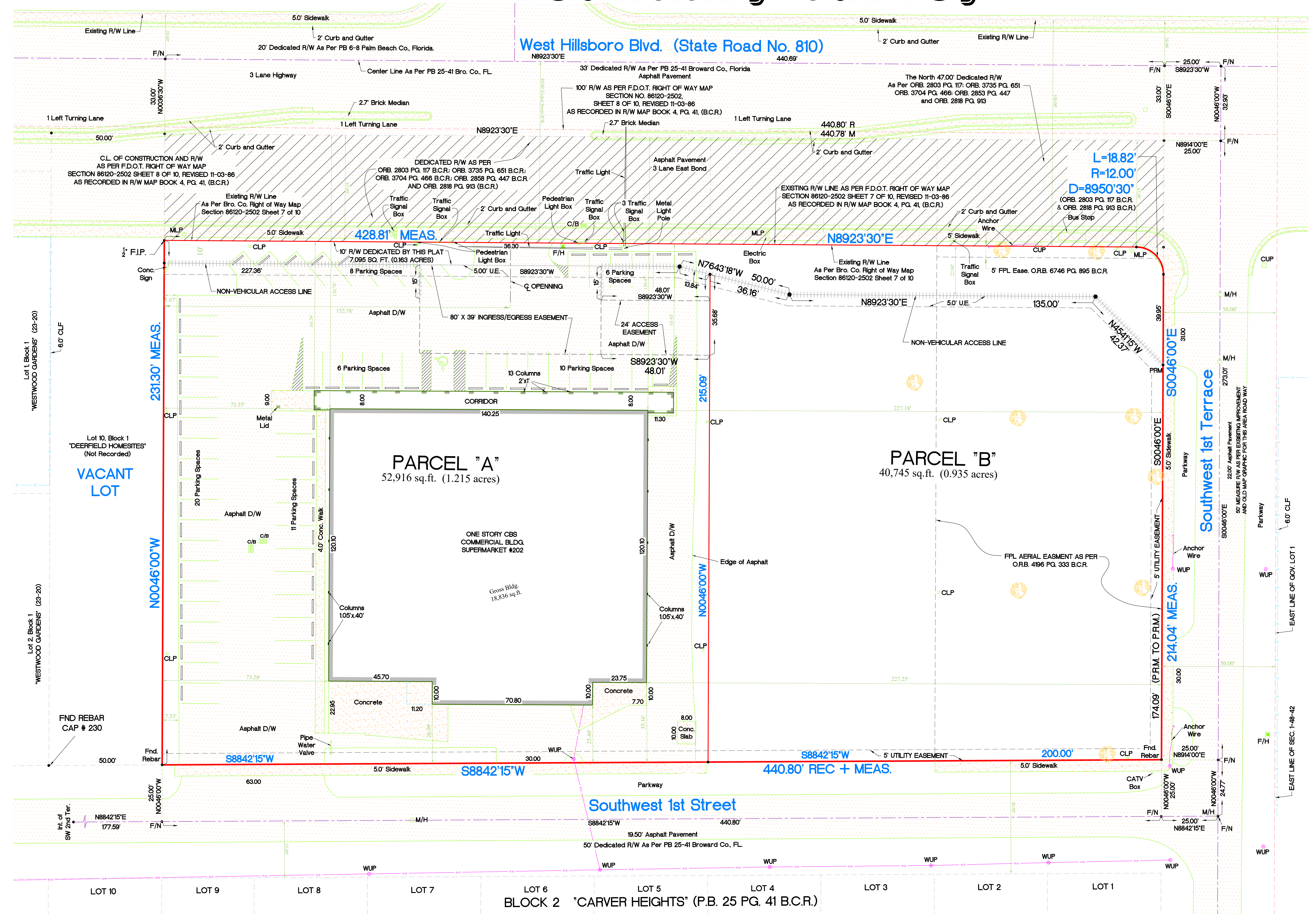


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO LB 7498
13050 SW 133RD COURT
MIAMI, FLORIDA 33186
EMAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588
FX: 206-495-0778

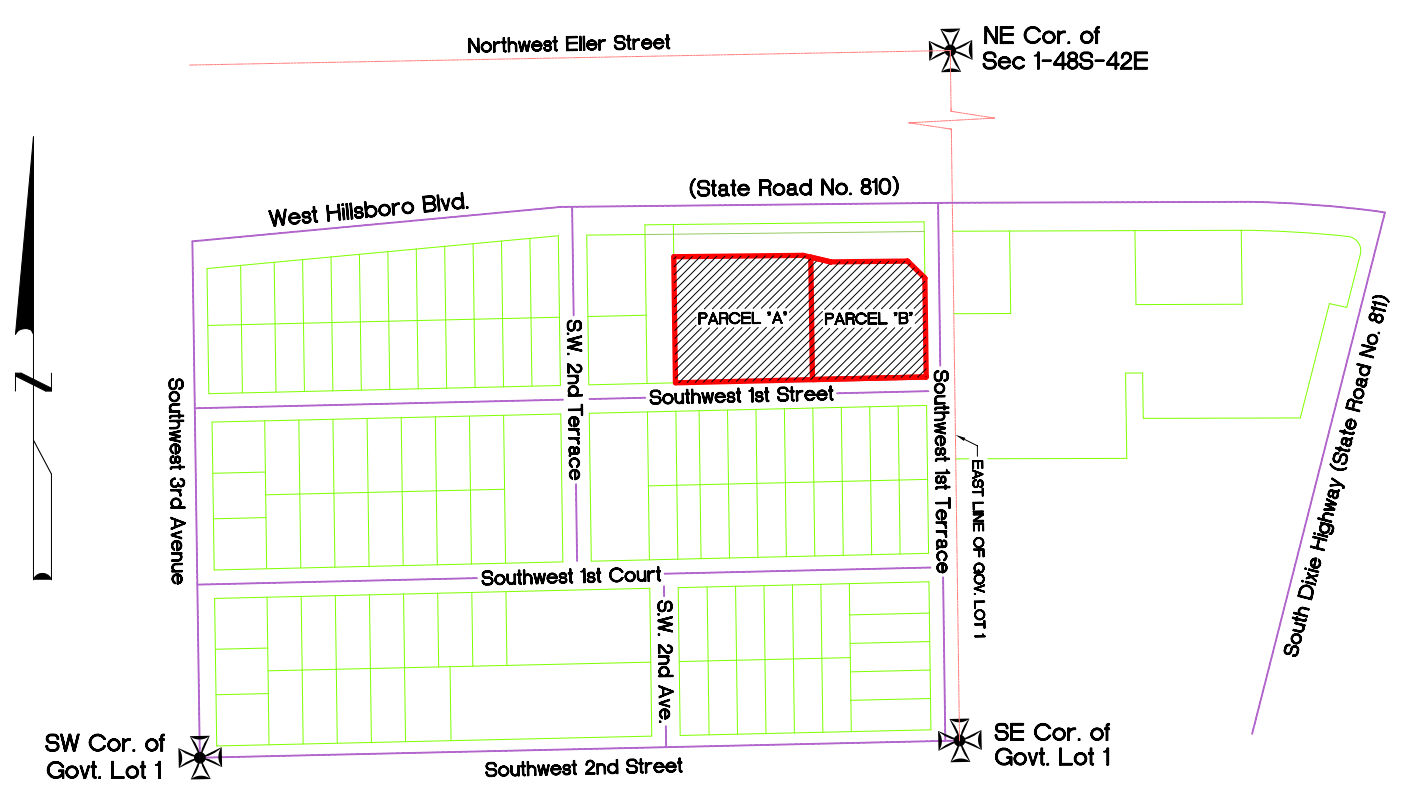
Graphic Scale 1" = 25'

Abbreviations of Legend

- [illegible]



Location Sketch N.T.S.



CERTIFIED ONLY TO:
ESPIN REALTY INC.

PROPERTY ADDRESS:
162, 180, 190 & 202 West Hillsboro Blvd.
Deerfield Beach, Florida 33441

LEGAL DESCRIPTION:

Parcel "A" and "B" of: "HILLSBORO FOOD
BAZAAR PLAZA", according to the plat
thereof, recorded in Plat Pook 180, Page 174, of
the Public Record of Broward County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 192

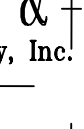
Comm Panel	125101
Panel #	0109
Firm Zone:	"X"
Date of Firm:	08-18-1992
Base Flood Elev.	N/A
F.Floor Elev.	18.25'
Garage Elev.	N/A
Suffix:	"F"
Elev. Reference to NGVD 1929	

JOB #	23-727
DATE	07-06-2023
PB	25-41 Bro.

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Shown on Survey are as per plot of record unless otherwise noted.
- #2 Benchmark: Broward County Public Works Dep.
BM Loc. #2989; Name: 01-48-42; Elev. +12.509'
- #3 Bearings as Shown hereon are Based upon
West Hillsboro Boulevard, S89°23'30"W
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 10-2-10; 6-24-11; 2-01-12; 8-25-14; 1-16-15; 7-6-23
- #7 Completed Survey Field Date: 6-23-11; 8-22-14; 1-15-15; 7-5-23
- #8 Dis: No 2023, Station Surveying Sign
- #9 Last Revised:
- #10 Zoned Building setback line not determined

AFA &
Company, Inc.



Professional
Surveyors & Mappers LB 749
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

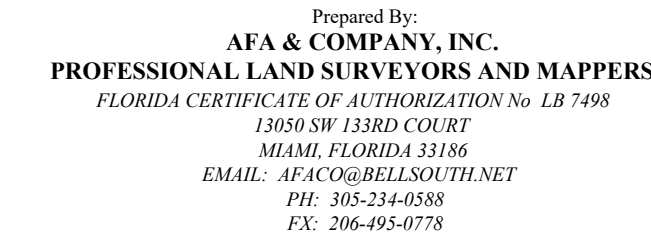
This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 54-F, 050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.



Armando F. Alvarez,
Professional Surveyor & Mapper #5526
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal



Abbreviations of Legend

- [illegible]

**PROPERTY ADDRESS:**

162, 180, 190 & 202 West Hillsboro Blvd.
Deerfield Beach, Florida 33441

LEGAL DESCRIPTION:

Parcel "A" and "B" of: "HILLSBORO FOOD
BAZAAR PLAZA", according to the plat
thereof, recorded in Plat Pook 180, Page 174, of
the Public Record of Broward County, Florida.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	125101
Panel #	0109
Firm Zone:	"X"
Date of Firm:	08-18-1992
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F.Floor Elev.	18.25'
Garage Elev.	N/A
Suffix:	"F"
Elev. Reference to NGVD 1929	

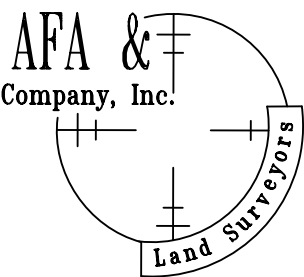
JOB #	23-727
DATE	07-06-2023
PB	25-41 Bro.

Surveyors Notes:

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and/or Right of Way Records. The Easement / Right of Way
Shown on Survey are as per plot of record unless otherwise noted.
- #2 Benchmark: Broward County Public Works Dep.
BM Loc. #2899; N=1048-42; Elev. +12.509'
- #3 Bearings as Shown hereon are Based upon
West Hillsboro Boulevard, S89°23'30"W
- #4 Please See Abbreviations
- #5 Drawn By A. Torres
- #6 Date: 10-2-10; 6-24-11; 2-01-12; 8-25-14; 1-16-15; 7-6-23
- #7 Completed Survey Field Date: 6-23-11; 8-22-14; 1-15-15; 7-5-23
- #8 Disc No 2023, Station Surveying Sign
- #9 Last Revised:
- #10 Zoned Dividing setback line not determinant

Surveyor's Notes:

- 011 The heretofore captioned Property was surveyed and described based on the legal Description Provided by Client.
- 012 This Certificate is not intended to constitute a warranty, nor is it not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- 013 There may be additional Restrictions not Shown on this survey that are not shown on this survey. The Surveyor does not warrant the Accuracy of the Survey. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 014 Accuracy:
- 015 The expected use of land, as classified in the Minimum technical tolerance (50:17,050), is commercial. The minimum relative distance between corners for this type of survey is 1.0 foot (1/10,000 feet). The survey was obtained by means of a total station calculation of a closed geometric figure was found to exceed this requirement.
- 015 Contiguity: Contiguity or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 016 Not valid without the signature and original seal of a Florida Licensed Professional Surveyor. This survey is not intended to be a map or reports by other than the signing party or parties.
- 017 Contact the appropriate authority prior to any design work on the heretofore described parcel for building and zoning information.
- 018 The Surveyor does not warrant the Accuracy of the Survey. Contact appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified if any changes are made from this survey hereon.
- 019 Ownership subject to Option of Title.



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5522
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2154

Agenda Date: 10/3/2023

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2023-117: APPLICATION NO. 22-I2-08

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

Kamps Pallets is a national pallet supplier specializing in storage, retail and recycling of wood pallets. Currently the site operates as a pallets recycling plant, with a small office building and an exterior lounge and storage area. The applicant is proposing to improve existing conditions in order to provide office and lounge spaces to the administrative staff, a canopy and barn structure, and a storage building. As a residential complex is across the lake, this property will have to ensure it meets the landscape requirements for the water. To that effect, the proposed development exceeds setback and landscape requirements and meets all required buffer requirements with fencing and landscaping around the perimeter of the site designed to coordinate with the building design, site improvements.

A traffic impact analysis was provided with no estimated increase in traffic of the existing 296 trips per day, which meets the Deerfield Beach concurrency requirements. The site meets all setback, bulk, parking, lighting, landscape and appearance requirements.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

The item was heard by the Community Appearance Board on August 9, 2023. The Community Appearance Board unanimously approved the application as submitted.

The Planning and Zoning Board heard this item on September 7, 2023 and unanimously recommended approval of the application as submitted.

Recommendation

Staff recommends consideration.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN APPLICATION FROM LGL REALTY, LTD. TO IMPROVE THE CURRENT SITE CONDITIONS AND CONSTRUCT A NEW 1,990 SQUARE FOOT TRAILER STYLE BUILDING, A 324 SQUARE FOOT MASONRY BUILDING, A 8,324 SQUARE FOOT BARN STYLE OPEN STRUCTURE, A 339 SQUARE FOOT CANOPY, AND A 5,688 SQUARE FOOT FUTURE CANOPY EXPANSION OF THE OPEN STRUCTURE BARN, AT THE PROPERTY LOCATED AT 1811 & 1815 S. POWERLINE ROAD, DEERFIELD BEACH, FLORIDA (APPLICATION NO. 22-I2-08); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 22-I2-08 (the “Site Plan Application”) has been submitted to the City by LGL Realty, Ltd. (the “Applicant”) seeking site plan approval to improve the current site conditions and construct a new 1,990 square foot trailer style building, a 324 square foot masonry building, a 8,324 square foot barn style open structure, a 339 square foot canopy, and a 5,688 square foot future canopy expansion of the open structure barn, on the property located at 1811 & 1815 S. Powerline Road, Deerfield Beach, Florida (collectively, the “Development”); and

WHEREAS, the Development site is approximately 6.36 acres legally described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PA VEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, as more particularly described in the file and located at 1811 & 1815 S. Powerline Road, Deerfield Beach, Florida in the I-2 Zoning District (the “Property”); and

WHEREAS, the Property currently operates as a pallets recycling plant, with a small office building and an exterior lounge and storage area, and the Applicant is proposing to improve existing conditions in order to provide office and lounge spaces to the administrative staff, a canopy and barn structure, and a storage building; and

WHEREAS, the Site Plan Application was reviewed by pertinent City staff, the Community Appearance Board recommended approval of the Site Plan Application on August 9, 2023, and the Planning and Zoning Board voted to recommend approval on September 7, 2023; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that all applicable Land Development Code requirements have been met, the Site Plan Application is consistent with the City's Comprehensive Plan and approval of the Site Plan Application is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the Development Review Comments as amended, and dated September 7, 2023, which conditions shall be satisfied by the Applicant.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN APPLICATION FROM LGL REALTY, LTD. TO IMPROVE THE CURRENT SITE CONDITIONS AND CONSTRUCT A NEW 1,990 SQUARE FOOT TRAILER STYLE BUILDING, A 324 SQUARE FOOT MASONRY BUILDING, A 8,324 SQUARE FOOT BARN STYLE OPEN STRUCTURE, A 339 SQUARE FOOT CANOPY, AND A 5,688 SQUARE FOOT FUTURE CANOPY EXPANSION OF THE OPEN STRUCTURE BARN, AT THE PROPERTY LOCATED AT 1811 & 1815 S. POWERLINE ROAD, DEERFIELD BEACH, FLORIDA (APPLICATION NO. 22-I2-08); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 22-I2-08 (the “Site Plan Application”) has been submitted to the City by LGL Realty, Ltd. (the “Applicant”) seeking site plan approval to improve the current site conditions and construct a new 1,990 square foot trailer style building, a 324 square foot masonry building, a 8,324 square foot barn style open structure, a 339 square foot canopy, and a 5,688 square foot future canopy expansion of the open structure barn, on the property located at 1811 & 1815 S. Powerline Road, Deerfield Beach, Florida (collectively, the “Development”); and

WHEREAS, the Development site is approximately 6.36 acres legally described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PA VEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, as more particularly described in the file and located at 1811 & 1815 S. Powerline Road, Deerfield Beach, Florida in the I-2 Zoning District (the “Property”); and

WHEREAS, the City Commission finds that the Site Plan Application for the Property fails to satisfy the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

Section 2. The Site Plan Application is hereby denied based upon the failure to meet the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



PUBLIC HEARING NOTICE

September 18, 2023

Dear Property Owner:

This is to notify you that the CITY COMMISSION of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

P.H. 2023-117: APPLICATION NO. 22-12-08

Applicant: **LGL Realty LTD represented by Ahrens Companies**

Proposal: Seeking Major site plan to improve the current site conditions by constructing a 1,990 square foot trailer style building, a 324 square foot masonry building for storage, an open structure with 8,324 square feet for pallet cleaning and refurbishment, and a 5,688 square foot future canopy expansion of the open structure barn on a 6.36-acre site

Location: The property is generally described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PA VEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, more particularly described in the file, and located at **1811 & 1815 S Powerline Rd.**

A public hearing will be held on **TUESDAY, OCTOBER 3, 2023 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on September 22, 2023 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The above notice is required by State Law (FS 286.0105). **Any person desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed to appeal any decision of the City Commission.

Any person requiring auxiliary aids and services at this hearing may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

Heather Montemayor, CMC, City Clerk

500ft Public Notification Boundary

1815

1811

NW 42 WAY

NW 48 ST

Subject Property

Public Hearing Notice Map

App 22-12-08

1811 S Powerline Rd
1815 S Powerline Rd

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas



0 200
Feet





PUBLIC NOTICE

APPLICATION 22-12-08

August 14, 2023

Dear Property Owner:

This is to notify you that the **PLANNING AND ZONING BOARD** of the City of Deerfield Beach, a municipal corporation of Florida, shall hear an application for:

LGL Realty LTD Represented by Ahrens Companies

Seeking Major site plan to improve the current site conditions by constructing a 1,990 square foot trailer style building, a 324 square foot masonry building for storage, an open structure with 8,324 square feet for pallet cleaning and refurbishment, and a 5,688 square foot future canopy expansion of the open structure barn on a 6.36-acre site described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, more particularly described in the file, and located at **1811 & 1815 S Powerline Rd.**

A public hearing will be held on **THURSDAY, September 7, 2023, at 7:00 P.M.** in the **City Hall Commission Chambers, located at 150 NE 2nd Avenue, Deerfield Beach, FL 33441.** All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/boardagendas or you may contact the Planning Office during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State Law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. If anyone requires auxiliary aids for communication, please call (954) 480-4206.

Eric M. Power
Director of Planning & Development Services



Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	22-I2-08
Project Name:	LGL Realty (Kamps Pallets)
Applicant:	LGL Realty LTD
Agent:	Rodney Crockett
Requested Action/Description:	Major site plan to improve current site conditions and construct a 1,990 square foot trailer style building, a small 324 square foot masonry building, an 8,324 square foot barn style open structure, a 339 square foot canopy, and a 5,688 square foot future canopy expansion of the open structure barn.
Location:	1811 & 1815 S Powerline Rd.
Legal Description:	Generally described as PARCEL "C", LESS THE EASTERLY 80.08 FEET AND THE WESTERLY 9.00 FEET THEREOF THE PAVEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASTERLY 68.00 FEET OF PARCEL "A", ALL OF PARCEL "B" AND THE WESTERLY 9.00 FEET OF PARCEL "C", THE PA VEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, more particularly described in the file.
Size:	6.36 acres
Existing Zoning:	I-2 Industrial, Limited Heavy
Existing Land Use:	Industrial
Future Land Use Plan Designation:	Industrial

Department Comments & Requirements

Surrounding Land Use and Zoning:

	<u>Existing Land Use</u>	<u>Zoning</u>
North:	Lake	A-5 c*
East:	Office building	I-2 Industrial, Limited Heavy
South:	Office building	I-2 Industrial, Limited Heavy
West:	Office building	I-2 Industrial, Limited Heavy

Applicable Regulations:

Deerfield Beach Land Development Code

Plat Restrictions:

None

REQUEST: Major site plan to improve current site conditions and construct a 1,990 square foot trailer style building, a small 324 square foot masonry building, an 8,324 square foot barn style open structure, a 339 square foot canopy, and a 5,688 square foot future canopy expansion of the open structure barn

BACKGROUND:

Kamps Pallets is a national pallet supplier specializing in storage, retail and recycling of wood pallets. Currently the site operates as a pallets recycling plant, with a small office building and an exterior lounge and storage area. The applicant is proposing to improve existing conditions in order to provide office and lounge spaces to the administrative staff, a canopy and barn structure, and a storage building. As a residential complex is across the lake, this property will have to ensure it meets the landscape requirements for the water. To that effect, the proposed development exceeds setback and landscape requirements and meets all required buffer requirements with fencing and landscaping around the perimeter of the site designed to coordinate with the building design, site improvements.

A traffic impact analysis was provided with no estimated increase in traffic of the existing 296 trips per day, which meets the Deerfield Beach concurrency requirements. The site meets all setback, bulk, parking, lighting, landscape and appearance requirements.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

The item was heard by the Community Appearance Board on August 9, 2023. The Community Appearance Board unanimously approved the application as submitted.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Traffic). Staff comments have been addressed and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan. Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Industrial, and the proposed industrial building and on-site improvements to serve the purpose of pallets distribution is an industrial use.
2. Land Development Requirements: Pursuant to the City of Deerfield Beach official zoning map, the property is currently located within the I-2 Limited Heavy Industrial zoning district. The proposed development complies with all the zoning requirements for the I-2 Industrial, Limited Heavy zoning district, and the proposed use is a permitted use within that zoning district.
3. Finding of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17(15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500-feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

(a) Permitted uses, structures and activities allowed within the zoning category;

All of the proposed uses are permitted within the I-2 Industrial, Limited Heavy zoning district and the structures are designed to meet all required setbacks and bulk Industrial, Limited Heavy requirements in that zoning district.

(b) Building location, dimensions, height and floor area;

Building #1 is proposed to be located 93.57 feet from the front property line west of the parking lot; Building #2 proposed to the southwest corner of building #1; Building #3 proposed to the south of building #1; lastly, building #4 and the open barn structure proposed along the southern property line setback 62.28 feet. All proposed buildings and improvements of the site exceed all setback requirements. The buildings are +/- 12 feet high, and a maximum lot of coverage and floor area ratio of 0.06. All bulk requirements for this zoning district are met.

(c) Location and extent of parking, access drives and service areas;

The paved parking and access drives are all located to the eastern portion of the site. The parking provided for the site exceeds what is required by code, by one (1) space. The paved area on the Western portion of the property is provided for truck circulation and day to day operations. The trash area is located in the back of the site and provides sufficient access for the garbage truck and is screened by landscaping. The proper turning radii for the fire truck were provided on the site.

(d) Traffic generation, hours of operation, noise levels and outdoor lighting;

The proposed development plan did not require review by the City's traffic engineering consultant as there was no estimated increase in traffic from the existing 296 trips per day. This meets the concurrency requirement for Deerfield beach and was determined to be sufficient. The site is in a location where noise will be minimal, and the site is not close to any uses that will be impacted by noise. The propose outdoor lighting meets the code requirements for lighting.

(e) Alteration of light and air;

The proposed office buildings and open barn structure are not anticipated to impact light and airflow. The height of the proposed structures complies with the height requirements as proposed in the Limited Heavy, Industrial zoning district. (LDC Section 98-61 – Schedule of dimensional regulations).

(f) Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;

The proposed development exceeds setback and landscape requirements and meets all required buffer requirements. The fencing and landscaping around the perimeter of the site is designed to coordinate with the building design, site improvements, and the trash enclosure which is heavily screened by landscaping. The landscaping and architecture of the building were designed to be compatible with the surrounding buildings and uses.

(g) Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;

The proposed use is situated on S. Powerline Rd. a major industrial corridor, surrounding by other heavy industrial uses. Therefore, the proposed industrial building and associated use does not pose a significant risk to the safety or security of minors.

(h) Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches, parks, playgrounds and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

There are no residences or places where children under the age of 18 gather, in the vicinity of the proposed industrial building. The building is considerably setback from the front property line and is surrounded by similar heavy industrial uses. No schools, day care facilities or parks surround the property.

(i) Conditions, uses or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.

The closest multifamily residences that are located within 500 feet of the subject property, are across the lake to the North of the property. These residences will not be impacted by the proposed development as the lake on the south side of S Powerline Rd and the road itself, provide a significant separation from the proposed use.

SUMMARY & REQUIREMENTS

Staff's review of application 22-I2-08 has found that the proposed project is consistent with the goals, objectives and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL Realty, LTD	Application No.:	22-12-08
Reviewer Name:	Rafaela Thermidor	Project Address:	1811 & 1815 S. Powerline Rd.
Department/Division:	Planning & Zoning		
Position:	Planner		
Date of Review:	6/14/23		
Submittal No.:	3		

A. APPLICATION / GENERAL COMMENTS:

1.	All resubmittals shall be provided with a written narrative responding to all comments.
1.a	Complete.
2.	The Project coordinator shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
2.a	Complete.
3.	Prior to resubmittal, contact Rafaela Thermidor, rthermidor@deerfield-beach.com and Cheydene Grant at CGrant@deerfield-beach.com to schedule a Development Review Committee meeting.
3.a	Complete.
4.	You are required to contact Broward County's Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-357-6666) concerning their transit-oriented concurrency process. Provide documentation that this has been completed and that any payments have been made as appropriate. The Department name has been changed from Environmental Protection and Growth Management Department to Resilient Environment Department.
4.a	Complete. Application Number 444364.
5.	This property is subject to Broward County transportation concurrency approval, based on the level of development intensity shown on the plat for this site. At this time, the applicant is advised to verify with Broward County whether an amendment to the restrictive note on the plat is required. Plat note amendments also require City approval pursuant to subsection 98-17 of the Land Development Code. The issuance of building permits may be delayed until such requirements are satisfied.
5.a	Complete. Review #0087856.

Development Plan Application Comments

6.	Per Sec. 98-35, all applications proceeding to City Commission shall comply with requirements for public notice, including submittal of all required fees, documents, and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist is attached and can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist .
6.a	Complete.
7.	As with all developments in Deerfield Beach, before a building permit can be issued, this development must receive approval from the Broward County Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-357-6666).
7.a	Complete.
8.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
8.a	Complete.
9.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
9.a	Complete.
10.	Cost recovery fees – pursuant to Chapter 98, Article VII of the Land Development Code, cost recovery fees will be payable by the Applicant for review and public notice of the proposed. A cost recovery account will need to be established with the City, with payment required prior to being scheduled for the first public hearing. This fee is payable to the City of Deerfield Beach. Should the City's consult fees exceed the deposit amount, additional fees may be payable by the Applicant. The amount of cost recovery fees required are to be determined.
10.a	Complete.
11.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. 1. Fire Rescue \$ <u>TBD</u> 2. Police \$ <u>TBD</u> 3. Parks \$ <u>TBD</u>
11.a	Complete.
12.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrence Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18

Development Plan Application Comments

	of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
12.a	Complete.
13.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.
13.a	Complete.
14.	The traffic statement provided dated January 7, 2022 includes two past traffic statements dated January 19, 2021. Remove outdated traffic statements with the resubmittal as site plan proposal has changed. Update traffic statement providing the total proposed square footage and use on site to reflect the traffic analysis. Upon receipt, review by the City's Traffic Engineering consultant may be required and cost recovery fees may be payable.
14.a	Complete
15.	Site plan demonstrates a 5,688 square foot future addition. Proposed future addition must either be included as part of this submittal or removed from plans. Any addition after the approval of this site plan submittal, will require a minor site plan application.
15.a	Complete.

B. PROJECT NARRATIVE:

1.	The narrative indicates that both properties are unified with the same ID Control. Currently, BCPA shows two different property ID numbers. Provide proof of said document.
1.a	Complete.
2.	Project narrative must be revised to include detail on the following information: the use and function of all proposed buildings/structures, traffic circulation, etc. Be advised that additional comments may be forthcoming based upon further review of the information provided.
2.a	Complete.

C. SURVEY:

1.	Note #1 indicates the survey does not include information from a title commitment/opinion of title. Per Section 98-13(8)(b)(5), Provide a title policy, title commitment, title search/exam, opinion of title or property information report current to within one year, identifying any encroachment, encumbrance, violation, or variance, as well as the date, policy number, issuers name, address and the disposition of all schedule B-II encumbrances. Update survey to reflect requirement above.
1.a.	Complete.

D. SITE PLAN:

1.	The site plan illustrates building #3 as a 30'x21.50' for a total of 645 square foot building however, the survey illustrates an existing metal trailer at 28.1'x8' for a total
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Development Plan Application Comments

	of 224.8 square foot mobile trailer. Clarify the discrepancies between the certified survey and the site plan. If new building proposed, provide detail within narrative and label on plans as “proposed”. All work seeking approval from City Commission must be labeled as “proposed”, regardless if they have been constructed. Be advised that work performed without the benefit of City approval may result in demolition to comply with Land Development Regulations.
1.a	Complete.
2.	Per Section 98-12(i), Provide a detailed demo plan as part of the site plan application including all canopies, trailers, metal containers, fence, gates, landscaping, concrete etc. to be removed, relocated or remain.
2.a	Complete.
3.	Per Section 98-56B(d)(2), a 30-foot eastern buffer and 8’ to 10’ pre-cast concrete wall is required along the lake. While the earthen buffer and wall is in place, the wall is damaged in some areas. The damage to the wall must be fixed prior to the issuance of a C.O. for this property. Provide a section detail of the wall.
3.a	Complete.
4.	Sidewalk was not demonstrated on plans. Show sidewalk dimensions – sidewalks will be required along all roadways – a minimum five-foot (5’) width along property lines abutting a Broward County Trafficway, and a minimum four-foot (4’) width along property lines abutting all other roadways. Sidewalks will be continued through all drives (ingress/egress access points to said project).
4.a	Complete.
5.	Parking calculations must include all uses proposed on site. Parking calculation is missing building #2. Note: Per Schedule B of the Land Development Code, Outdoor storage requires one parking space per 400 square feet of gross floor area, plus one space per 5,000 square feet of outside storage area, plus one space per truck, trailer etc. used in conjunction with the business; Please be advised that additional comments may be forthcoming following resubmittal of site plan set.
5.a	Complete.
6.	The parking calculation provided for Building #1 and #3 shall be calculated as a business office per Schedule B (41). The parking calculation for Building #4 shall be calculated as manufacturing per Schedule B (37). Building #5 is not applicable to parking requirements however the 20,000 sf of pallet stacking shall be calculated as outdoor storage per Schedule B (42). Note: Per Schedule B of the Land Development Code, Office buildings requires one space for each 250 square feet, of gross floor area and Manufacturing concerns not catering to the general public requires one space per every 500 square feet of floor area (first 10,000 square feet), plus one space per each 1,000 square feet over 10,000 square feet and Outdoor storage requires one parking space per 400 square feet of gross floor area, plus one space per 5,000 square feet of outside storage area, plus one space per truck, trailer etc. used in conjunction with the business;
6.a	Complete.

Development Plan Application Comments

7.	Per Section 98-77(1), walls may be located in the front and corner yards provided that they must be set back five feet from the property line for the purpose of landscape beautification and may not exceed eight feet in height. Provide height and setbacks on the site plan.
7.a	Complete.
8.	Per Section 98-77(2) Materials and construction, the construction of walls shall be precast concrete walls designed to simulate wood, of a quality acceptable to the building official and director.
8.a	Complete.
9.	Per Section 98-88(j)(4) and Schedule C, Parking Space Size and Configuration, all parking spaces including compact spaces shall meet the minimum dimensions for various types of parking spaces. Revise site plan to meet the "standard" and "compact" design dimensions as shown in Schedule C for all parking areas. Dimensions are not shown for parking near building #1. Provide a site data chart breaking down the number of standard spaces versus compact spaces. Provide detail with dimensions of all parking spaces for standard spaces, ADA and compact spaces on site plan. Note: Per Section 98-88(n)(4), For industrial uses in industrial zoning districts, industrial compact spaces may be provided in an amount not to exceed 25 percent of the total parking provided on the site.
9.a	Complete.
10.	Per Section 98-77, Any fences or walls installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or walls provided in accordance with this section shall be considered a violation of this Code. Currently, the wall along the lake is broken in several areas.
10.a	Complete.
11.	Per Section 98-16, It shall be the obligation of the owner of any property upon which improvements have been made pursuant to an approved development plan to maintain said property in a manner consistent with the development plan. Maintenance shall include, but not be limited to painting, repair, replacement of broken or missing items, cleaning, resurfacing and restriping of parking areas, broken or inoperable exterior light fixtures or reconstruction of substandard or deteriorated buildings.
11.a	Complete.

E. ELEVATIONS:

1.	Elevations must demonstrate compliance with Chapter 78 Community Appearance Board, <i>Sec. 78-7. - Evaluation criteria; minimum design criteria prerequisite to issuance of development permit.</i> Plans and elevations must demonstrate compliance with building design standards, screening, parking, lighting, etc.
1.a	Complete.
2.	Per Section 98-13(8)(d)(2) Provide the general location of building wall signs and conceptual monument sign.
2.a	Complete.
3.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
3.a	Complete.

Development Plan Application Comments

4.	Elevations must show building height at finish grade. Section 98-3 defines <i>Building height</i> as “the vertical distance from the finish grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the deck line for mansard roofs, and to the mean heights level between eaves and ridges for gable, hip and gambrel roofs.” Provide height of all buildings measured at finished grade.
4.a	Complete.

F.

FLOOR PLANS:	
1.	Per Section 98-13(8)(e)(2), Provide the proposed uses for each structure proposed on site. Floor plans should be labeled to demonstrate all uses (i.e. office, warehouse, breakroom, bathrooms, etc.) Building #2 is missing information.
1.a	Complete.

G.

PHOTOMETRIC PLAN:	
1.	Color of light poles was not provided. Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing building material and color. Revise sheet PH-102 to demonstrate proposed color and material.
1.a	Complete.
2.	Photometric plan does not demonstrate photometrics in foot candle for entirety of site. Per Section 98-13(8)(h)(3), Provide a minimum foot candle taken at the property line. Revise sheet to include photometrics for entire proposed within boundaries.
2.a	Complete.
3.	Per Section 98-13(8)(h)(4), Provide the location of all existing and proposed easements, notating any above ground utility lines.
3.a	Complete.
4.	Per Section 98-13(8)(h)(5), Provide the location of all existing off-site lighting, including rights-of-way lighting.
4.a	Complete.
5.	Per Section 98-88(j)(5), Lighting Standards, the intensity of illumination shall provide an average of one foot candle equal to one lumen per square foot, and shall be well distributed on the pavement areas; however, at no point shall illumination be less than one-fourth foot candle. Ensure exterior areas demonstrate compliance with lighting areas. Revise lighting plan to meeting the minimum requirements for illumination.
5.a.	Complete.
6.	Tables on Sheet PH-101 reference the Project Kamps Pavers Rev. 7. Which inconsistent with the applicable information. Amend discrepancy and ensure consistency throughout plan set.
6.a	Complete.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL Realty	Application No.:	22-12-08
Reviewer Name:	Harold Hoyte	Project Address:	1811 & 1815 S Powerline Rd.
Department / Division:	Landscape		
Position:	Landscape Architect		
Date of Review:	5/26/23		
Submittal No.:	3		

A. LANDSCAPE PLAN:

1.	Per Section 98-81 (h)(2), mitigation once determined, may be achieved in two ways; (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees which cannot be mitigated on site, the applicant will have to pay into the Beautification Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized. Mitigation is to be 1.5 times canopy per section 98-81 (h)2 (e). Appraisals are required for specimen trees (18 inches in good condition) scheduled for removal; Note, required existing or proposed trees cannot be used toward satisfying the mitigation requirement.
1.a	Comment not addressed. Add note on that states mitigation to be paid for \$5,400 for 9 trees not planted.
1.b	Comment address 5/26/23. Comment removed, additional trees planted.
2.	Per Section 98-80 (e) (11), add shrubs in the interior and terminal islands to meet code.
2.a	Comment address 3/14/23.
3.	Add tree disposition plan and list indicating trees that are to remain, remove or relocate to the landscape plan set.
3.a	Comment address 3/14/23.
4.	Remove retention areas from the landscape area calculation.
4.a	Comment address 3/14/23.
5.	Show proposed or existing utilities, adjust proposed landscape as necessary.
5.a	Comment address 3/14/23.
6.	Show sight triangles at 10'x50' per Section 98-80 (i)(4), adjust proposed landscape as necessary.
6.a	Comment address 3/14/23.
7.	Show continuous hedge along the lakeside of the existing concrete wall
7.a	Comment address 3/14/23.
8.	Add "SOD" and "SOD B" to the plant list.
8.a	Comment address 3/14/23.
9.	Show limits of sod around "Open-Barn" on LP1.

Development Plan Application Comments

9.a	Comment address 3/14/23.
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B.

IRRIGATION PLAN:	
1.	Submit a full set of irrigation plans for review.
1.a	Comment address 3/14/23.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL REALTY	Application No.:	22-12-08
Reviewer Name:	CAPT. MIKE HEFFERON		
Department / Division:	BSO FIRE PREVENTION		
Position:	CAPTAIN		
Date of Review:	05/11/23		
Submittal No.:	3		

A. APPLICATION / GENERAL COMMENTS:

	A complete set of permitted plans must be submitted for review and approval prior to all construction. All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.
1.	
1A	<u>ADDRESSED</u>

B. SITE PLAN:

	HYDRANT SPACING SHALL NOT EXCEED 350FT LINEAR SEPERATION (AS THE FIRE APPARATUS DRIVES) FOR COMMERCIAL PROPERTIES. HYDRANTS SHALL BE NO FURTHER THAN 175FT FROM THE BUYILDING BEING CONSTRUCTED
1.	
1.a	ADDRESSED
2.	KNOX KEY SWITCH FOR ALL ELECTRIC GATES IF EQUIPTED
2.A	ADDRESSED
	SHALL FOLLOW NFPA 1 FLORIDA FIRE PREVENTION CODE 7 TH EDITION SECTION 34.10 FOR STORAGE OF IDLE PALLETS AND THE REQUIRED CLEARANCE BETWEEN OUTSIDE IDLE PALLETS AND ANY BUILDING
3.	34.10.3.2 (A,B)
	NOT ADDRESSED (34.10.4.9) (2) WHERE THE ACCESS TO THE PALLET ARRAY IS BY A FIRE DEPT. ACCESS ROUTE COMPLYING WITH SECTION 18.2 THE NEAREST EDGE OF ANY INDIVIDUAL PALLET STACK SHALL BE NO MORE THAN 50 FT FROM THE ACCESS)
3.A	

Development Plan Application Comments

3B	ADDRESSED
----	-----------

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL REALTY LTD Major Site Plan	Application No.:	22-B1-210
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	03-08-23		
Submittal No.:	1		

A.

SITE PLAN:	
1.	If the proposed Handicap Accessible Parking stall located at the 811 S Powerline Road address lot is intended to serve Existing Building No. 1 at 815 S powerline Road, an ADA compliant sidewalk must be provided to the existing building access ramp.
1.a	Comment Addressed



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL Realty LTD Major Site Plan	Application No.:	22-12-08
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	03-08-23		
Submittal No.:	1		

A. CONCEPTUAL ENGINEERING PLAN:

1.	If the proposed Handicap Accessible Parking stall located at the 811 S Powerline Road address lot is intended to serve Existing Building No. 1 at 815 S powerline Road, an ADA compliant sidewalk must be provided to the existing building access ramp.
1.a	Comment Addressed

B. ADVISORY COMMENTS:

1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County EPGMD.
1.a	Acknowledged
2	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. <i>The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below:</i> <i>https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380</i>
2.a	Acknowledged

ENVIRONMENTAL SERVICES DEPARTMENT

3.	All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO "Green Book", Broward County and FDOT. Civil Engineering Plans must include, as applicable, the following: a. Demolition Plan b. Stormwater Pollution Prevention Plan/ E&SC Plan c. Paving, Grading and Drainage Plans and Details d. Water and Sewer Standard Details e. A signing, pavement striping and markings plan and details.
3.a	Acknowledged
4.	DAMAGE BY CONTRACTOR A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area. B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area. C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block. D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.
4.b	Acknowledged

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	LGL Realty LTD Major Site Plan	Application No:	22-12-08
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	02/27/2023		
Submittal No:			

A. RECYCLING & SOLID WASTE DIVISION:

1.	The above Site Plan Application, located at 1811-1815 S Powerline Rd. Deerfield Beach, FL 33442, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles.
----	--



DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

- | | |
|---|---|
| ☒ New Site Plan / Site Plan Modification (See Attachment A) | ☐ Plat or Plat Note Amendment (See Attachment F) |
| ☐ Community Appearance Board (See Attachment B) | ☐ Conditional Use (See Attachment G) |
| ☐ Variance (See Attachment C) | ☐ Vacation & Abandonment (See Attachment H) |
| ☐ Technical Deviation (See Attachment D) | ☐ ROW Variance (See Attachment I) |
| ☐ Rezoning (See Attachment E) | ☐ Sign Variance (See Attachment J) |

Project Name: LGL Realty, LTD.

Property Owner: LGL Realty, LTD. (f/k/a Southern Waste Systems, LTD.)

Applicant (if different from Owner): _____

Agent (if different from Owner/Applicant): Dean W. Millward, NCARB, AHRENS COMPANIES

Address of Property: 1811 SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442

Legal Description of Property (lot, block, tract, subdivision): Parcel "C", less the Eastrly 80.08 feet and the Westerly 9.00 feet thereof,

THE PAVEX PLAT, according to the Plat thereof, as recorded in Plat Book 151, Page 29, of the Public Records of Broward County, Florida. The Easterly 68.00 feet of Parcel "A", All of Parcel "B" and the Westerly 9.00 feet of Parcel "C", THE PAVEX PLAT, according to the Plat thereof, as recorded in Plat Book 151, Page 29, of the Public Records of Broward County, Florida

Description of Project: 277,102 SF INDUSTRIAL SITE

New Development (Y/N):	<u>No</u>	Modification to Existing Development (Y/N):	<u>Yes</u>
Zoning District:	<u>I-2</u>	Future Land Use Category:	<u>(no change)</u>
Existing Use:	<u>INDUSTRIAL</u>	Proposed Use:	<u>INDUSTRIAL</u>
Lot Area (acres):	<u>277,038 SF (combined)</u>	Number of Dwelling Units (proposed):	<u>0</u>
Sq. Ft. of Structure (existing):	<u>0</u>	Sq. Ft. of Structure (proposed):	<u>18,054</u>

Agent Signature: _____

Name Printed: Dean W. Millward

Address: 1461 Kinetic Road, Lake Park, FI 33403

Telephone: 561-839-2829

Email: permitting@ahrenscompanies.com

Owner Signature: _____

Name Printed: Charles Comangino

Address: 1601 Belvedere Rd, Suite S-202
West Palm Beach, FI 33406

Telephone: 561-284-2968

Email: CPereira@l2gholdings.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential	\$2,000+ \$20/\$361.08+ \$100= 461.08	\$2000 + \$20 / 1000 GFA + \$100 (Fire)	\$2,446.12	Site Plan Modification - Minor		\$500 + \$100 (Fire)	
Community Appearance Board (CAB)		\$50		Plat or Note Amendment		\$1000 + \$50/acre (Nonres) \$1000 + \$40/acre + \$10/unit (Res) \$550 (Note)	
Variance (Site Plan)		\$1000		Conditional Use		\$1000 / \$300	
Variance (ZASM)		\$300					
Sign Variance		\$550					
Technical Deviation		\$500		ROW Vacation / Abandonment		\$1,350	
Rezoning		\$2000		Easement Vacation / Abandonment		\$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

NARRATIVE:

The documentation submitted is seeking site plan approval for the property located 1811 and 1815 South Powerline Road, Deerfield, FL 33442. Currently there is a site plan approved dated 2000 with site drainage improvements, paved and concrete pavement areas.

The owner of both properties, LGL Realty LTD, will be unifying the properties upon approval of language in the Declaration of Unity Control draft provided as part of this application.

The proposed improvements to the site and property are critical to the ability to run the business properly and overall success of the new tenant, Kamps Pallets a national pallet solutions company, family owned and operated since 1973. At this location the proposed tenant will recycle, store, service, and sell pallets and expects to have over 30 employees, operating between the hours of 7:00 am to 4:30 pm.

Proposed improvements include:

1. Outdoor improvements include a new parking lot with 36 parking spaces. A 20 trailers parking area, in addition 5 loading trailers area with movable loading ramps for a total of 25 spaces.

A pallet stacking area, currently used with the same function. These pallets are constantly moving around on the site based on the customer requirements. Volume of inventory is different week by week, so flexibility of storage layout is important to the tenant. However, tenant has agreed to locate these pallets in compliance with the Fire Department accessibility requirements. In addition, the circulation has 20 feet wide access lanes.

The drainage system was redesigned to comply with codes and AHJ regulations.

There is a trailer style office building with 1,990 sf to accommodate the administrative department. A small 324 sf building (masonry) for storage, an open structure barn style with 8,324 sf for pallets cleaning, refurbish and a 339-sf canopy to protect a compressor. We are proposing a new 645 sf (masonry) building to provide a lounge support for employees. The client also seeks site plan approval for a 5,688 s.f. future canopy expansion of the Open Barn Structure – Building #4, which is not included in this construction phase. There is 6.25% of the total area of the site covered with buildings. Only increasing of the maximum lot coverage by 2.28%.

The owner seeks to improve the current site conditions with landscaping, outdoor lighting, functional parking, loading area and outdoor storage.

Dean W. Millward, NCARB
Ahrens Companies
1461 Kinetic Rd, Lake Park FL 3340

December 2, 2021

City of Deerfield Beach, FL
Planning and Zoning and Building Department

**Re: LGL Realty, LTD. Agent
Letter of Authorization**

To Whom It May Concern:

This letter shall identify Richard C. Ahrens and Alejandra Molina-Jackson, AIA, Ahrens Companies, as agents on my behalf for the purposes of filing and processing applications with the City of Deerfield Beach, related to my property located at 1811 and 1815 S Powerline rd, Deerfield Beach, Fl.

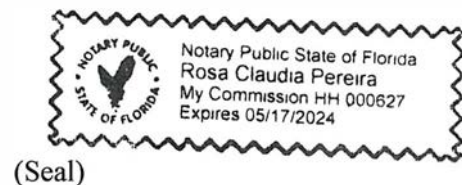
Very truly yours,



STATE OF FLORIDA)
 :
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by Charles Lomangino, Managing Partner on this 2nd day of December 2021, as owner of the property located at 1811 and 1815 S Powerline Rd, Deerfield Beach, Florida., who is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2nd day of December, 2021



Notary Public
State of Florida

My commission expires: 05/17/2024



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dean W. Millward, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

[Signature]
Signature

1/30/23
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

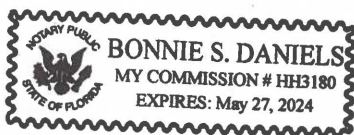
notarization, this 30 day of January, 2023 by

DEAN W. MILLWARD (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



Bonnie S. Daniels
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

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None

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Charles Lomangino, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Charles Lomangino
Signature

01-31-23

Date

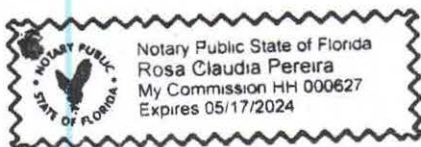
SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 31st day of January, 2023 by

Charles Lomangino (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: 05/17/24

Commission No.: HH000627



Rosa Claudia Pereira
(Signature of Notary Public - State of Florida)

Rosa Claudia Pereira

(Print, Type, or Stamp Commissioned Name of Notary Public)



Location Sketch
Not To Scale

Legal Description.

PARCEL 1:
The Easterly 68.00 feet of Parcel "A", All of Parcel "B" and the Westerly 9.00 feet of Parcel "C", THE PAVEX PLAT, according to the plat thereof, as recorded in Plat Book 151, Page 29, of the public records of Broward County, Florida.

TOGETHER WITH

PARCEL 2:
Parcel "C", LESS the Easterly 80.08 feet and the Westerly 9.00 feet, THE PAVEX PLAT, according to the plat thereof, as recorded in Plat Book 151, Page 29, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida and containing 277,103 square feet or 6.3614 acres, more or less.

TITLE NOTES:

There are no other Easements, Road Reservations or Right-of-ways of record affecting this property per Attorneys Title Fund Services File Number 1006019, dated September 21, 2022 at 11:00 P.M.

- 2) *Matters per Plot B 151, Page 29 of the Public Records of Broward County, Florida; O.R. Book 18143, Page 792 of the Public Records of Broward County, Florida; and O.R. Book 34064, Page 1479 of the Public Records of Broward County, Florida affects this property and as shown.*
- 4) *Declaration per O.R. Book 24625, Page 535 of the Public Records of Broward County, Florida and O.R. Book 37040, Page 1421 of the Public Records of Broward County, Florida; O.R. Book 37040, Page 1423 of the Public Records of Broward County, Florida; and O.R. Book 43397, Page 551 of the Public Records of Broward County, Florida affects this property (nothing plottable).*
- 5) *Reservations per Deed Book 452, Page 362 of the Public Records of Broward County, Florida affects this property and as shown to as Parcel 2.*
- 6) *Reservations per Deed Book 475, Page 323 of the Public Records of Broward County, Florida affects this property and as shown to as Parcel 1.*
- 7) *Reservations per Deed Book 590, Page 263 of the Public Records of Broward County, Florida does not affect this property.*
- 8) *Easement per O.R. Book 8988, Page 973 of the Public Records of Broward County, Florida does not affect this property.*
- 9) *Easement per O.R. Book 10731, Page 515 of the Public Records of Broward County, Florida does not affect this property.*
- 10) *Easement per O.R. Book 12340, Page 246 of the Public Records of Broward County, Florida does not affect this property.*
- 11) *Easement per O.R. Book 15140, Page 118 of the Public Records of Broward County, Florida does not affect this property.*
- 12) *Agreement per O.R. Book 24791, Page 60 of the Public Records of Broward County, Florida and O.R. Book 26890, Page 1927 of the Public Records of Broward County, Florida affects this property (nothing plottable).*
- 13) *Easement per O.R. Book 26890, Page 1916 of the Public Records of Broward County, Florida does not affect this property.*
- 14) *Easement per O.R. Book 21401, Page 147 of the Public Records of Broward County, Florida does not lie within this property.*
- 15) *Agreement per O.R. Book 30220, Page 535 of the Public Records of Broward County, Florida; O.R. Book 30320, Page 1253 of the Public Records of Broward County, Florida and O.R. Book 30320, Page 1261 of the Public Records of Broward County, Florida does not affect this property.*
- 16) *Easement per O.R. Book 30320, Page 1266 of the Public Records of Broward County, Florida does not affect this property.*

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 7th day of May, 2021.
Title Commitment added this 21st day of December, 2022.
(NOT RESURVEYED)

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida

Digitally signed
by Jerald A
McLaughlin:A01
410C00000177F
88B6A11000174
C4

Date: 2023.01.17
13:58:22 -05'00'

FLOOD ZONE LEGEND

	ZONE "AE" =(EL=11.0')
	ZONE "AH" =(EL=15.0')
	ZONE "AE" =(EL=13.0')
	ZONE "A" =AREA OF MINOR FLOOD HAZARD

LEGEND

[illegible]

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abated for other easements or rights-of-way of record by McLaughlin Engineering if any.
- 2) Underground Improvements if any not located.
- 3) This drawing is not valid unless tested with an embossed survey seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron bars 5/8" unless otherwise noted.
- 6) Reference Base Map: Broward County Engineering Department, BM # 1241, of June 12, 1968, at Station 1+75.0 (94.0468).
- 7) Elevation shows refer to North American Vertical Datum (1988), and are indicated thus: elev. = 12.50
- 8) This property lies in Flood Zones "AE", Elev.=11.0, "S1", and "A", Elev.=15.0 (100 Year Flood Zone) and "X-1", Elev.=12.0 (500 Year Flood Zone). See FIRM NO. 1201016E-H, Date: August 14, 2004, Community Panel No. 125101.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering does not warrant the accuracy of these data and does not accept any liability should be confirmed prior to design or construction.
- 10) Bearings shown refer to record plat 151/252 and assume the North arrow is correct and does not accept any liability.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) dates and converted using U.S. Army Corps of Engineers (USACE) datum conversion table: <http://www.usace.army.mil/USACE/eng/civilworks/geomorphic/geomorphic.htm>

OFFICE NOTES

FIELD BOOK NO. PRINT, (REF. DWG: V-5770 & V-5771), PRINT

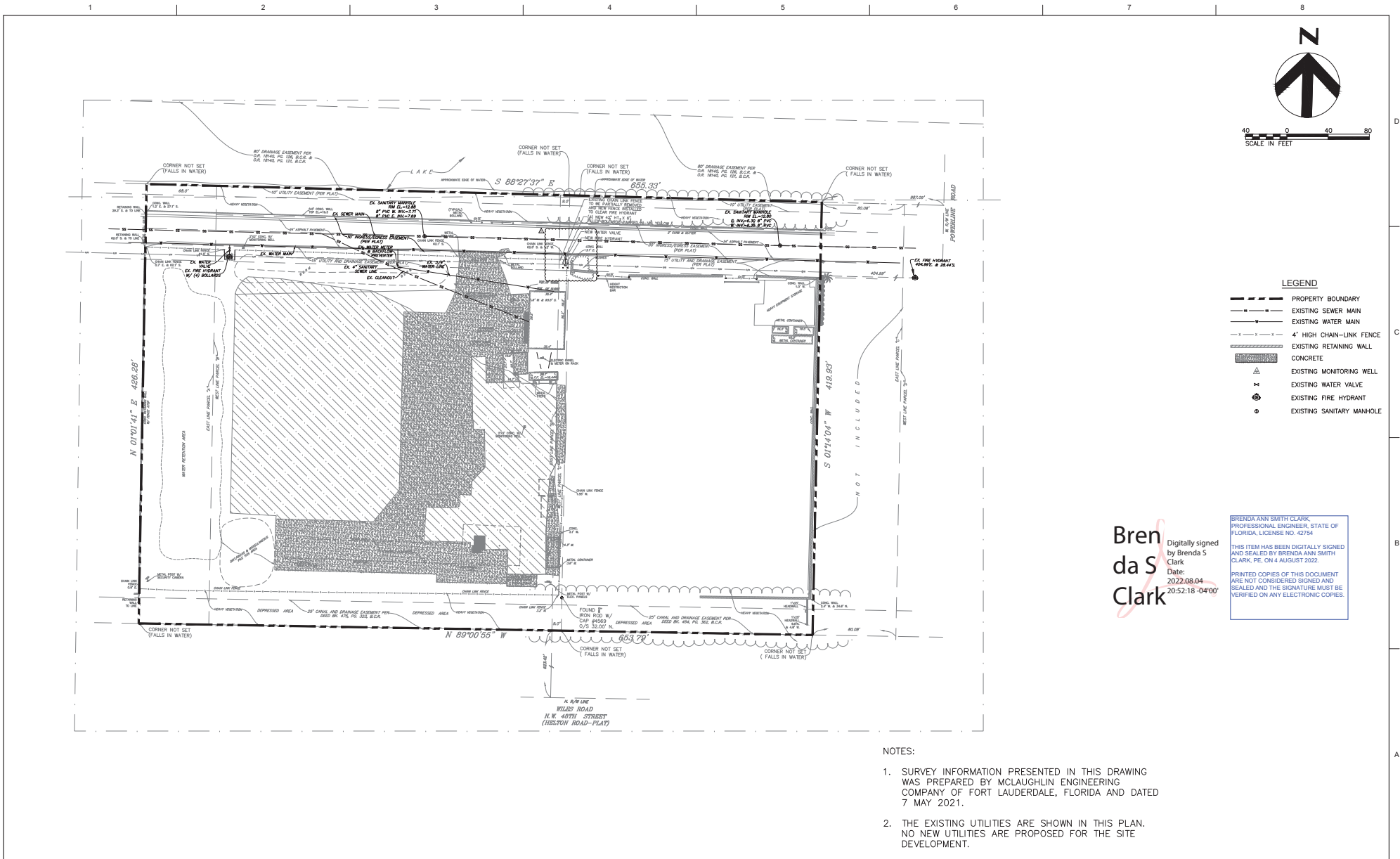
JOB ORDER NO. V-6138, V-7478

CHECKED BY: _____

DRAWN BY: KT, RDR

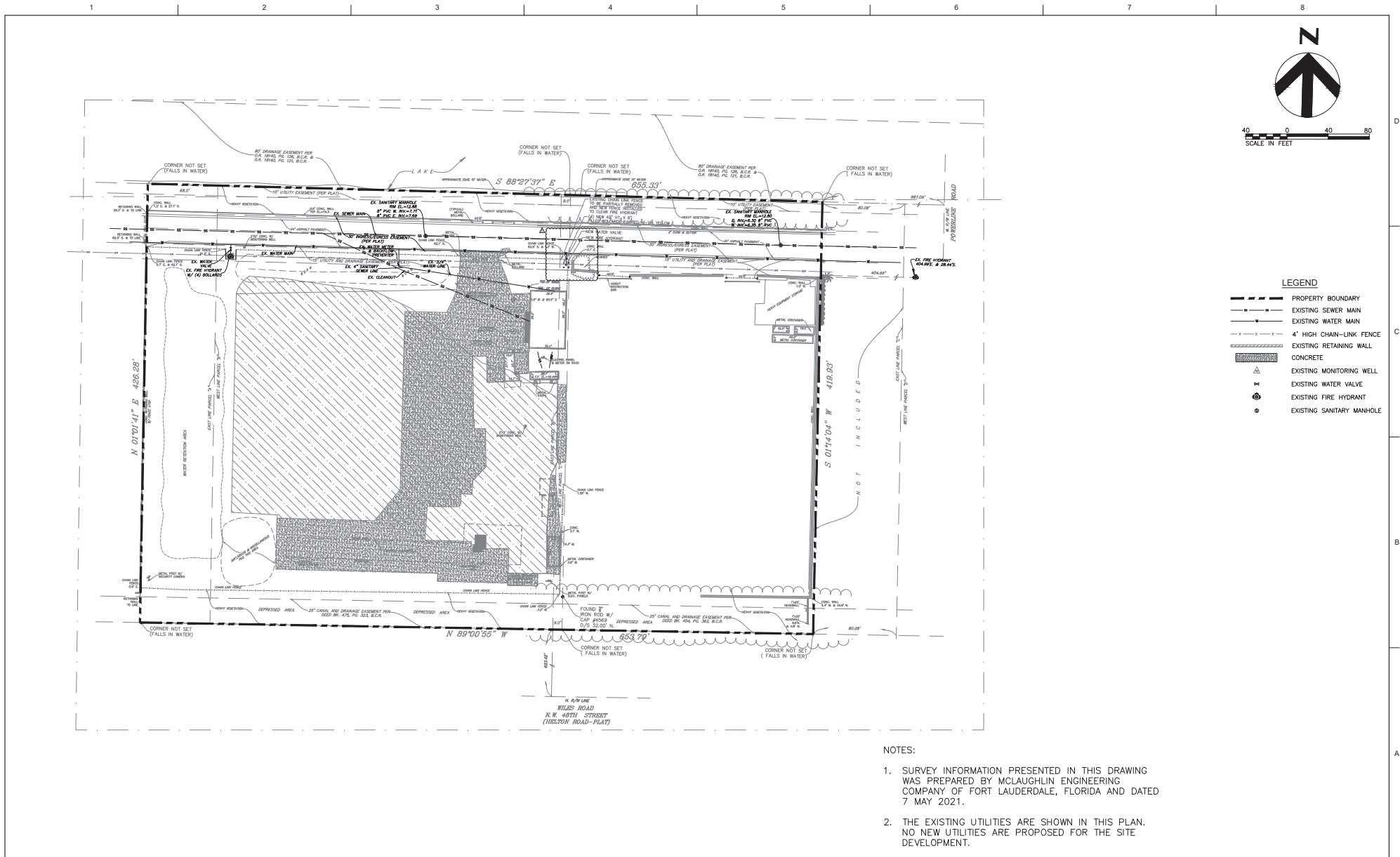
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FILE NO.: 21-3-017(22)



1 AUGUST RESPONSE TO COMMENTS		
ISSUE	DATE	DESCRIPTION
1	1 AUGUST	RESPONSE TO COMMENTS

PROJECT NUMBER	



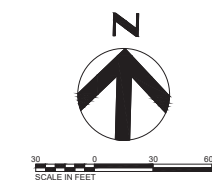
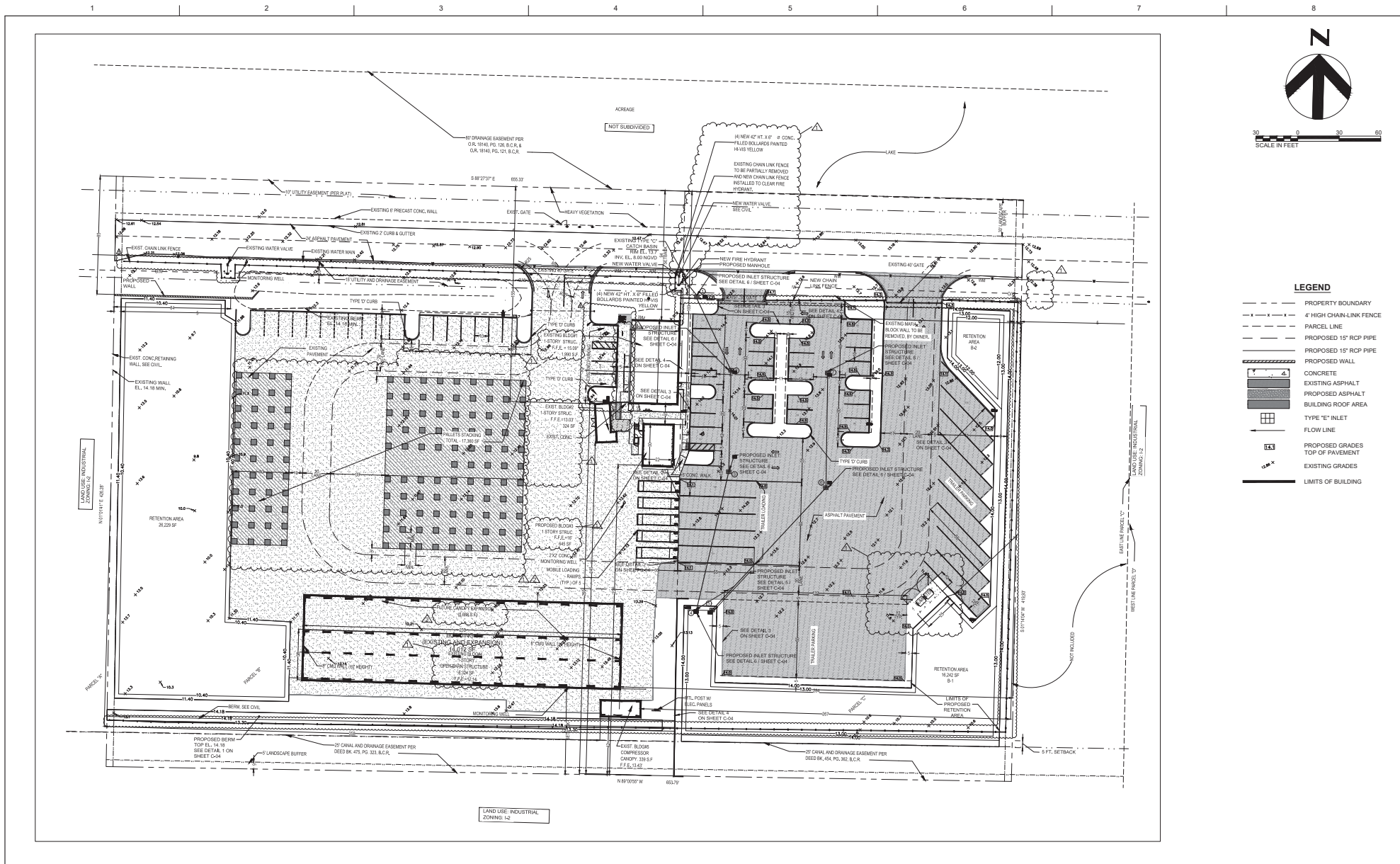
PROJECT MANAGER: B. CLARK, P.E.		
DRAWN BY: C. CARVAJAL		
PROJECT NUMBER:		
2	5/2023	DRC REVISION 2
1	1/2023	DRC REVISION 1
ISSUE	DATE	DESCRIPTION

CONCEPTUAL ENGINEERING PLANS
1811 / 1815 SOUTH POWERLINE ROAD
DEERFIELD BEACH, FLORIDA 33442

CONCEPTUAL WATER AND SEWER PLAN

FILENAME: C-02_Conceptual Water and Sewer Plan.dwg
SCALE: 1/40

SHEET
C-02



- LEGEND**
- PROPERTY BOUNDARY
 - 4' HIGH CHAIN-LINK FENCE
 - PARCEL LINE
 - PROPOSED 15" RCP PIPE
 - PROPOSED 15" RCP PIPE
 - PROPOSED WALL
 - CONCRETE
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - BUILDING ROOF AREA
 - TYPE 'E' INLET
 - FLOW LINE
 - PROPOSED GRADES
 - TOP OF PAVEMENT
 - EXISTING GRADES
 - LIMITS OF BUILDING



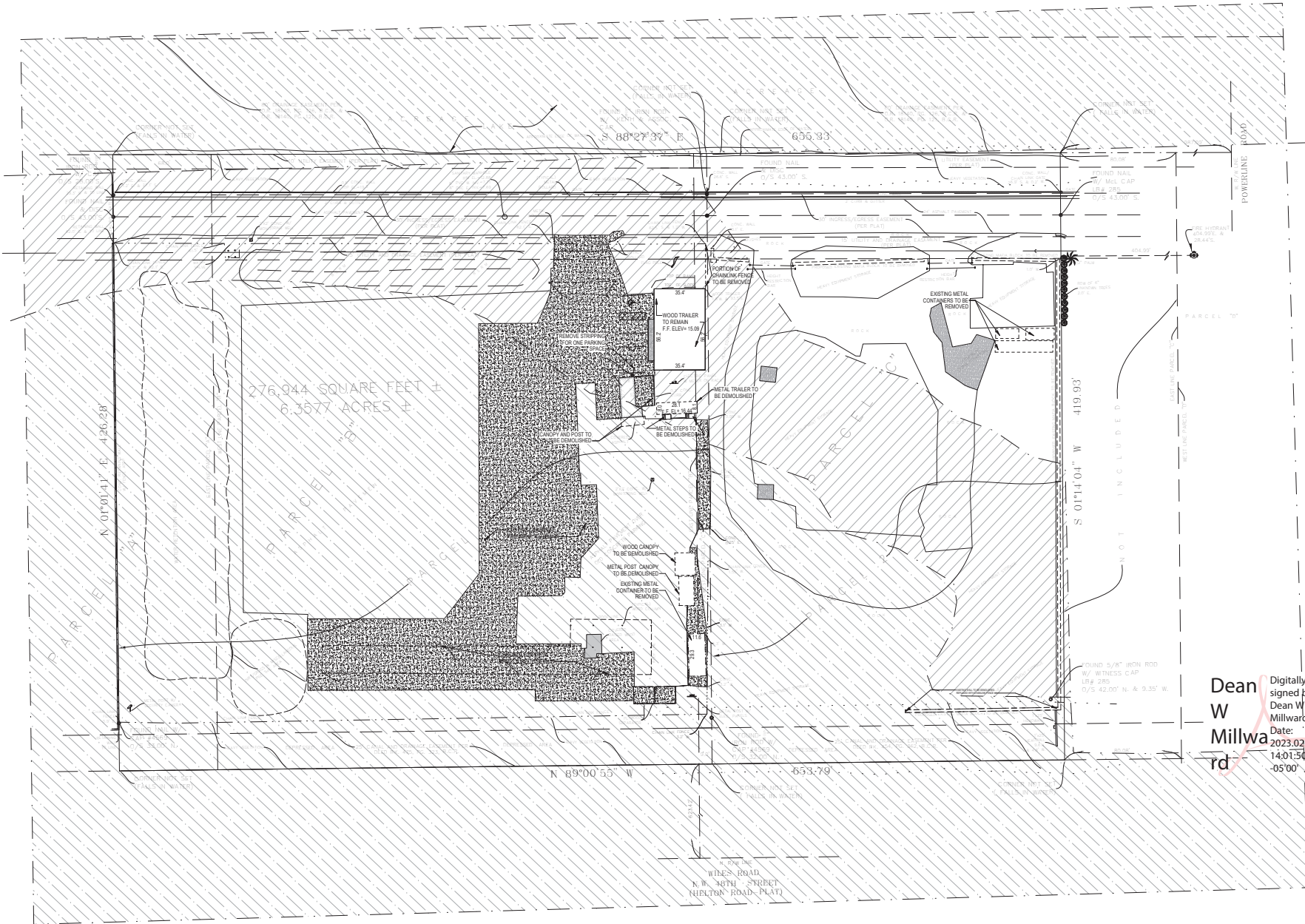
PROJECT MANAGER: B. CLARK, P.E.		
DRAWN BY: C. CARVAJAL		
PROJECT NUMBER:		
2	5/2023	DRG REVISION 2
1	1/2023	DRG REVISION 1
ISSUE	DATE	DESCRIPTION

CONCEPTUAL ENGINEERING PLANS
 1811 / 1815 SOUTH POWERLINE
 1815 SOUTH POWERLINE ROAD
 DEERFIELD BEACH, FLORIDA 33442

SURFACE WATER MANAGEMENT PLAN

FILENAME: C-03_Surface Water Management Plan.dwg
 SCALE: 1:30

SHEET
C-03



Dean W Millward
rd
Digitally signed by Dean W Millward
Date: 2023.02.08 14:01:50 -05'00'

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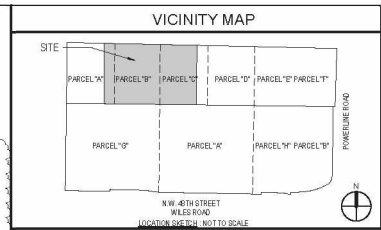
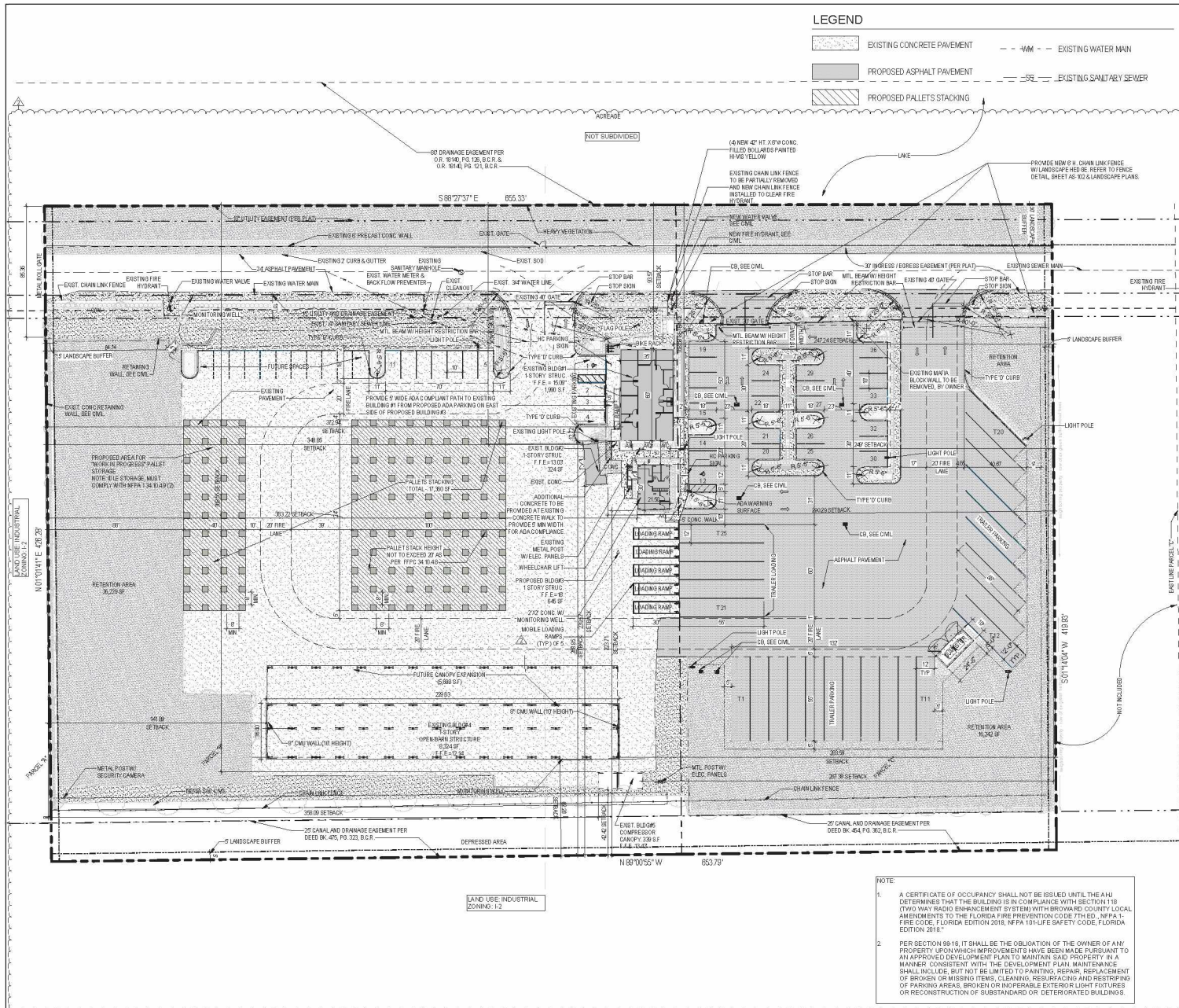
NO.	REVISION	DATE
1	ORC REV 1	01/28/2022

PROPOSED SITE PLAN
LGL Realty, LTD.
1811 / 1815 SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442



NAME: DEAN W. MILLWARD
LICENSE #: AR00007396
DATE: 01/28/2022
SCALE: 1" = 30'-0"
DRAWN: Author
JOB: 21-000025
SHEET TITLE: DEMOLITION SITE PLAN

SHEET #:
AS-100



DEVELOPMENT REGULATIONS

PROPERTY OWNER:	LGL Realty, LLC (aka Southern Wire Systems, LTD.)
SITE ADDRESS:	18111 & 18th SOUTH POWERLINE ROAD, DEERFIELD BEACH, FL 33442
LOT NO.:	4642/09 13 0020 & 4642/09 13 0030
ZONING DISTRICT:	12- LIMITED HEAVY INDUSTRIAL
LEGAL DESCRIPTION:	INDUSTRIAL
JURISDICTION:	DEERFIELD BEACH, FLORIDA
BUILDING HEIGHT:	75'0"
BUILDING SETBACKS:	FRONT (NORTH): 25' SIDE (WEST): 5' SIDE (EAST): 5' REAR (SOUTH): 10'
LANDSCAPE BUFFERS:	FRONT (NORTH): 30' SIDE (WEST): 5' SIDE (EAST): 5' REAR (SOUTH): 5'
MIN. LOT SIZE:	10,000 SF ± 20 ACRES
MAX. LOT COVERAGE:	100% ± 100,000 SF
FLOOR ZONE:	AE, AH, X
MIN. FIN. FL. ELEVATION:	9' NAVD

SITE DATA BREAKDOWN

TOTAL SITE:	27,100 SF ± 0.614 ACRES
IMPERVIOUS AREAS:	15,000 SF
PERVIOUS AREAS:	12,100 SF
TOTAL IMPERVIOUS AREA:	15,000 SF ± 0.614 ACRES
PERVIOUS AREAS:	12,100 SF
TOTAL PERVIOUS AREA:	12,100 SF ± 0.276 ACRES

PARKING CALCULATIONS

OFF-STREET PARKING REQUIREMENTS:	ALLOWED (REQ.)	PROVIDED
BUSINESS OFFICE: 1 PER EACH 200 SF OF GROSS FLOOR AREA	15 SPACES	10 NEW SPACES 5 EXISTING SPACES
20,000 SF OUTDOOR PALETTE/50,000 SF ± 4 SPACES	20 SPACES	21 NEW SPACES
MANUFACTURING INDUSTRIAL: 1 PER 500 ± 200 SF OF FLOOR AREA	8 SPACES	11 SPACES (FUTURE)
TOTAL CAR SPACES:	35 SPACES	36 SPACES
TOTAL TRAILER SPACES:	25 SPACES (6 SPACES DEDICATED FOR LOADING REQUIREMENT)	

LOADING REQUIREMENTS

OFF-STREET LOADING REQUIREMENTS:	REQUIRED	PROVIDED
10,000 - 20,000 SF ± 1 SPACE	1 SPACE	5 SPACES

BICYCLE PARKING

SEC. 7-7 EVALUATION CRITERIA, MIN. DESIGN CRITERIA PREREQUISITE TO SUBMITTAL OF DEV. PERMIT:	REQUIRED	PROVIDED
DESCRIPTION:	1 RACK	1 RACK ± 5 SPACES

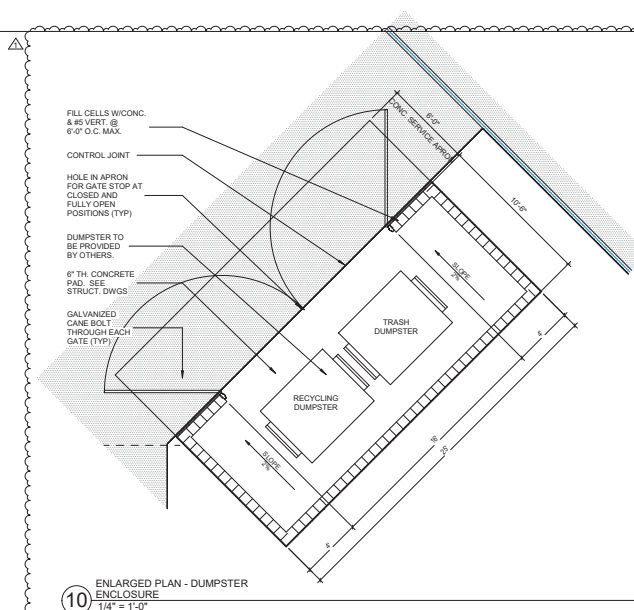
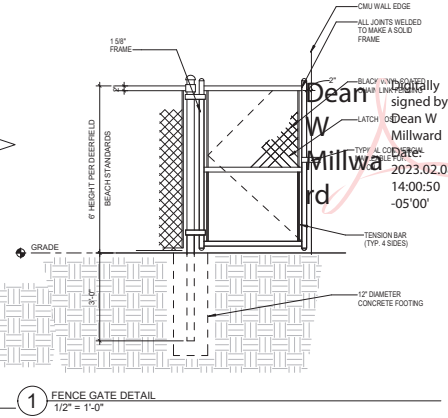
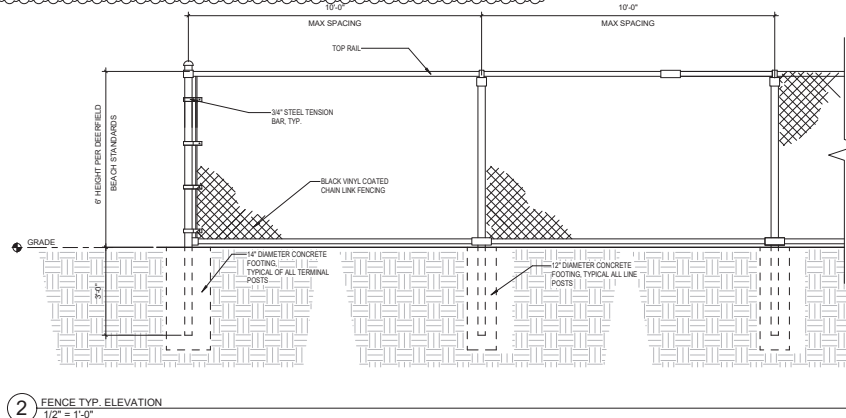
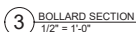
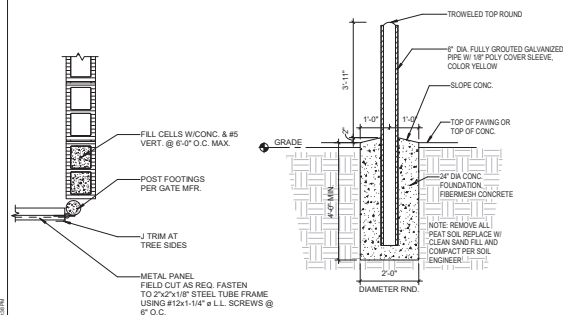
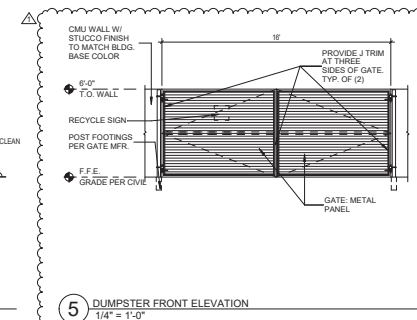
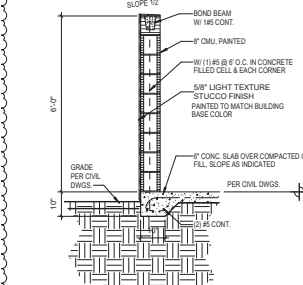
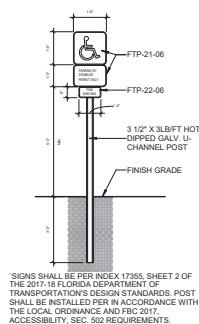
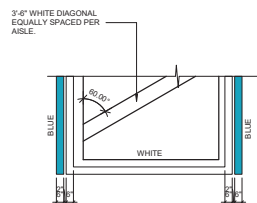
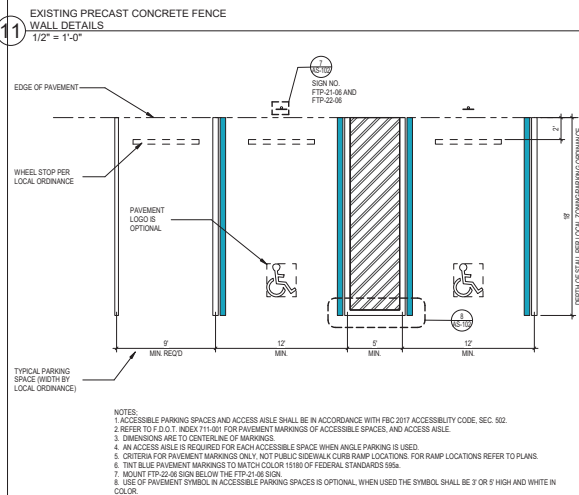
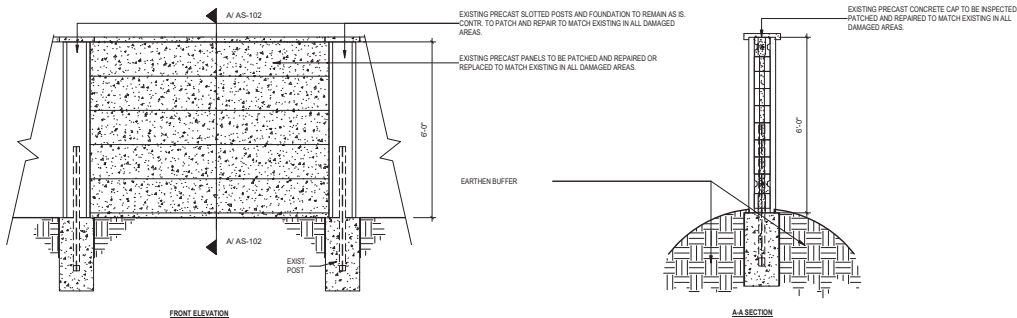
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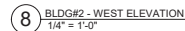
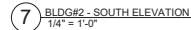
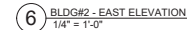
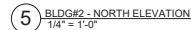
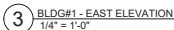
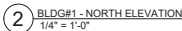
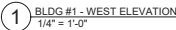
1481 INDIAN ROAD, LAKE PARK, FL 33403-1011

PROPOSED SITE PLAN
LGL Realty, LTD.

18111 18th SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442

AS-101





AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH: (561) 983-0004 LIC: HCB000515 HAA320000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1011

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NO.	REVISION	DATE
1	ERC REV 1	01/16/2023

NO.	REVISION	DATE
1	ORC REV 1	01/16/2023

PROPOSED SITE PLAN

1811 / 1815 SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442

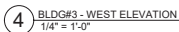
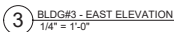
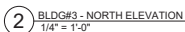
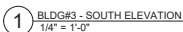


NAME:	DEAN W. MILLARD
LICENSE #:	AR00007396
DATE:	01/28/2022
SCALE:	1/4" = 1'-0"
DRAWN:	WA
JOB	21-000025
SHEET TITLE:	

BUILDING ELEVATIONS

SHEET #:

A-201



MATERIAL AND COLOR LEGEND			
MARK	DESCRIPTION	MATERIAL	COLOR
A1	BY CRIMP METAL ROOF PANEL	METAL	GAUWALVE
A2	METAL ROOF PANEL	METAL	GAUWALVE
B1	LIGHT TEXTURE STUCCO	CMU/ STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
B2	LIGHT TEXTURE STUCCO	CMU/ STUCCO	PPG1148-4 "MOUNTAIN STREAM"
B3	WALL W/ LIGHT TEXTURE STUCCO - 10' HEIGHT	CMU/ STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
B4	WALL W/ LIGHT TEXTURE STUCCO - 10' HEIGHT	CMU/ STUCCO	PPG1148-4 "MOUNTAIN STREAM"
C	WALL TRIM FASCA	METAL	MFR. STANDARD WHITE
D	HORIZ. SLIDER WINDOW WITH TRIM	ALUMINUM	MFR. ST. GRAY TINT GLASS/CLEAR ANODIZED ALUMINUM
E1	TRIM / BAND		PPG1041-1 "MOONLIT SNOW"
F	REVEAL		
G	EGG TUBES	METAL	MFR. STANDARD WHITE
H	DOWNSPOUTS	METAL	MFR. STANDARD WHITE
I1	RM DOOR	METAL	MFR. STANDARD WHITE
J	METAL CANOPY	METAL	MFR. STANDARD WHITE
K	PLYWOOD - GDE	PLYWOOD	
L	BY CRIMP METAL ROOF PANEL		
M	LIGHT TEXTURE STUCCO	CMU/ STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
N	LIGHT TEXTURE STUCCO	CMU/ STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
O	RM DOOR	METAL	MFR. STANDARD WHITE
P	WINDOW WITH TRIM	METAL	MFR. STANDARD WHITE
Q1	AC UNIT	METAL	MFR. STANDARD COLOR
Q2	AC UNIT	METAL	MFR. STANDARD COLOR
R1	WALL PACK LIGHTING	METAL	MFR. STANDARD COLOR
R2	WALL PACK LIGHTING	METAL	MFR. STANDARD COLOR
S1	RAILING AND GUERRISER	GAUWALVE	
S2	CONC. RAMP	CONC.	CONC.
S3	CONC. STAIR	CONC.	CONC.
S4	CONC. SUPPORTS	CONC.	CONC.
S5	CONC. SLAB	CONC.	CONC.
S6	EXIF WOOD POST COLUMN	WOOD	WOOD
S7	EXIF WOOD POST COLUMN	WOOD	WOOD
S8	ROOF BEAM	WOOD	WOOD
S9	ROOF SLOPE	WOOD	WOOD
S10	PRECAST PERIMA-COLUMNS	CONC.	CONC. PAINTED PPG1148-4 "MOUNTAIN STREAM"
T1	WHEELCHAIR LIFT	METAL	MFR. STANDARD COLOR

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH (501) 863-6104 LIC. #CIBC0061515 #AA210001694
14611 KINETIC ROAD, LAKE PARK, FL 33403-1911

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[illegible]

PROPOSED SITE PLAN

LGL Realty, LTD.



NAME: DEAN W. MILLAR
LICENSE #: AR0000739

DATE:	01/28/2022
TIME:	

SCALE:
1/4" = 1'-0"

DRAWN:

WA
JOB 21-000025

SHEET TITLE:

BUILDING ELEVATIONS

SHEET #:

A-202

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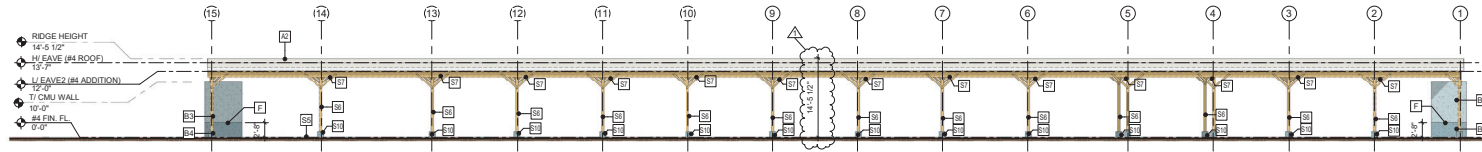
NO.	REVISION	DATE
1	ARC REV 1	01/16/2021
2	ARC REV 2	04/08/2021

PROPOSED SITE PLAN
LGL Realty, LTD.
1811 / 1815 SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442

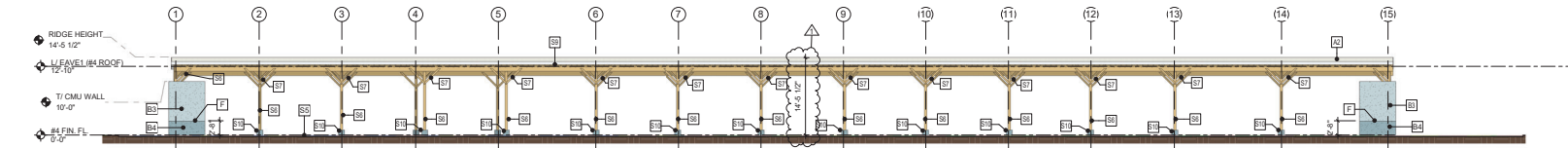


NAME: DEAN W. MILLARD
LICENSE #: AR0007396
DATE: 01/26/2022
SCALE: As indicated
DRAWN: JCB
ST-1000025
SHEET TITLE: BUILDING ELEVATIONS

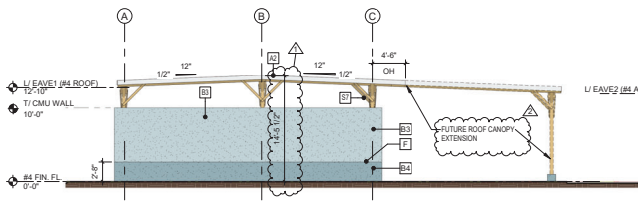
SHEET #:
A-203



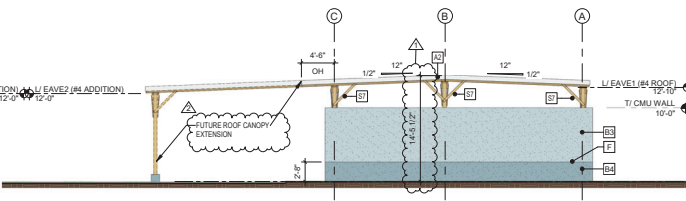
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3/32" = 1'-0"



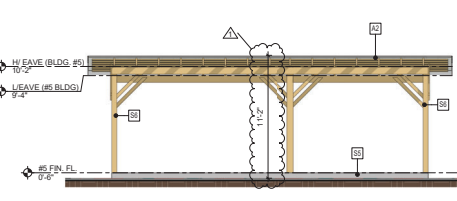
2 BLDG#4 - SOUTH ELEVATION
3/32" = 1'-0"



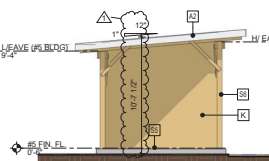
3 BLDG#4 - EAST ELEVATION
1/8" = 1'-0"



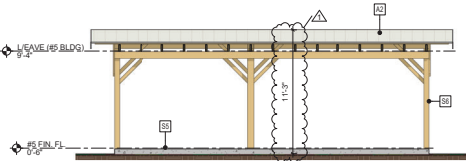
4 BLDG#4 - WEST ELEVATION
1/8" = 1'-0"



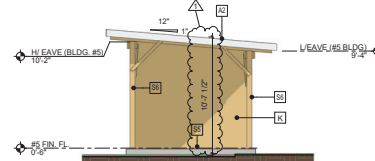
5 BLDG#5 CANOPY - NORTH ELEVATION
3/16" = 1'-0"



6 BLDG#5 CANOPY - EAST ELEVATION
3/16" = 1'-0"

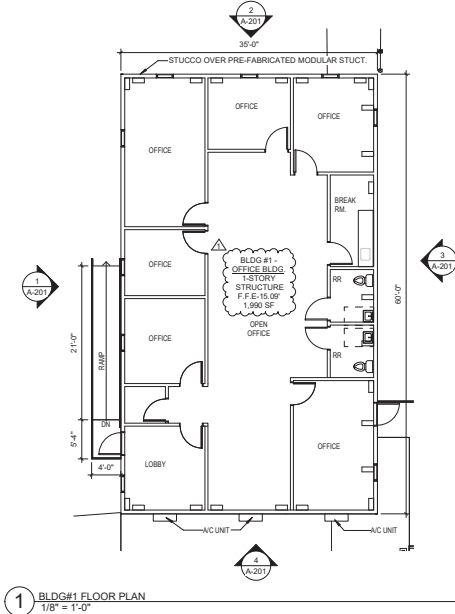


7 BLDG#5 CANOPY - SOUTH ELEVATION
3/16" = 1'-0"

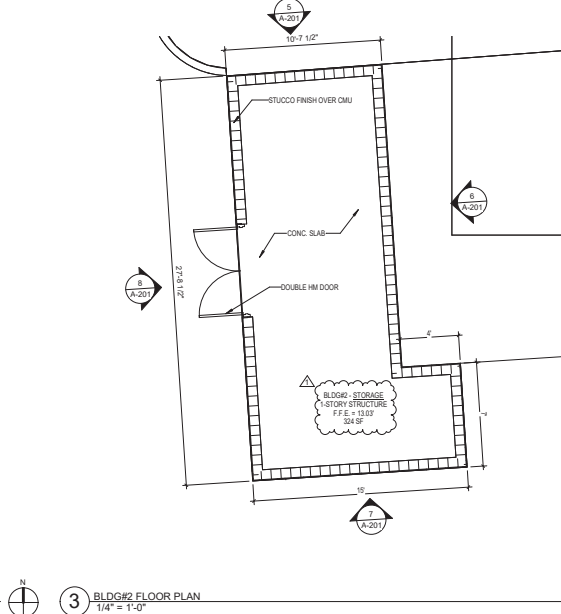


8 BLDG#5 CANOPY - WEST ELEVATION
3/16" = 1'-0"

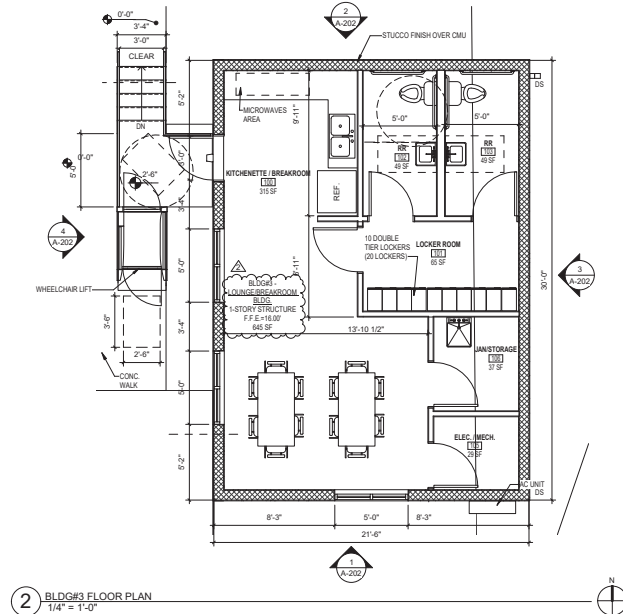
MATERIAL AND COLOR LEGEND			
MARK	DESCRIPTION	MATERIAL	COLOR
A1	OV CRIMP METAL ROOF PANEL	METAL	GALVALUME
A2	METAL ROOF PANEL	METAL	GALVALUME
B1	LIGHT TEXTURE STUCCO	CMU/STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
B2	LIGHT TEXTURE STUCCO	CMU/STUCCO	PPG1148-4 "MOUNTAIN STREAM"
B3	WALL W/ LIGHT TEXTURE STUCCO - 10' HEIGHT	CMU/STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
B4	WALL W/ LIGHT TEXTURE STUCCO - 10' HEIGHT	CMU/STUCCO	PPG1148-4 "MOUNTAIN STREAM"
C	PAVE TRIM / FASCIA	METAL	MFR. STANDARD WHITE
D	HORIZ. SLIDER WINDOW WITH TRIM	ALUM/GLASS	MFR. STD. GRAY TINT GLASS/CLEAR ANODIZED FRAME
E1	TRIM / BAND	PPG1041-1 "MOONLIT SNOW"	
F	V REVEAL	METAL	MFR. STANDARD WHITE
G	GUTTERS	METAL	MFR. STANDARD WHITE
H	DOWNSPOUTS	METAL	MFR. STANDARD WHITE
I1	HM DOOR	METAL	MFR. STANDARD WHITE
J1	METAL CANOPY	METAL	MFR. STANDARD WHITE
K	PLYWOOD - GOK	PLYWOOD	
L	LIGHT POLE. SEE SITE PHOTOMETRIC SHEET AS-103		
M	LIGHT TEXTURE STUCCO	STUCCO	PPG1148-4 "MOUNTAIN STREAM"
N	LIGHT TEXTURE STUCCO	STUCCO	PPG1148-3 "SCANDINAVIAN SKY"
O	HM DOOR	METAL	MFR. STANDARD WHITE
P	WINDOW WITH TRIM	METAL	MFR. STANDARD WHITE
Q1	AC UNIT	METAL	MFR. STANDARD COLOR
Q2	AC UNIT	METAL	MFR. STANDARD COLOR
R1	WALL PACK LIGHTING	METAL	MFR. STANDARD COLOR
R2	WALL PACK LIGHTING	METAL	MFR. STANDARD COLOR
S1	RAILING AND GUARDRAIL	METAL	GALV.
S2	CONC. RAMP	CONC.	CONC.
S3	CONC. STAIR	CONC.	CONC.
S4	SUPPORTS	CONC.	CONC.
S5	CONC. SLAB	CONC.	CONC.
S6	6"x6" WOOD POST COLUMN	WOOD	WOOD
S7	2"x4" KICKER	WOOD	WOOD
S8	ROOF BEAM	WOOD	WOOD
S9	ROOF JOIST	WOOD	WOOD
S10	PRECAST PERMA-COLUMNS	CONC.	CONC. PAINTED PPG1148-4 "MOUNTAIN STREAM"
T	WHEELCHAIR LIFT	METAL	MFR. STANDARD COLOR



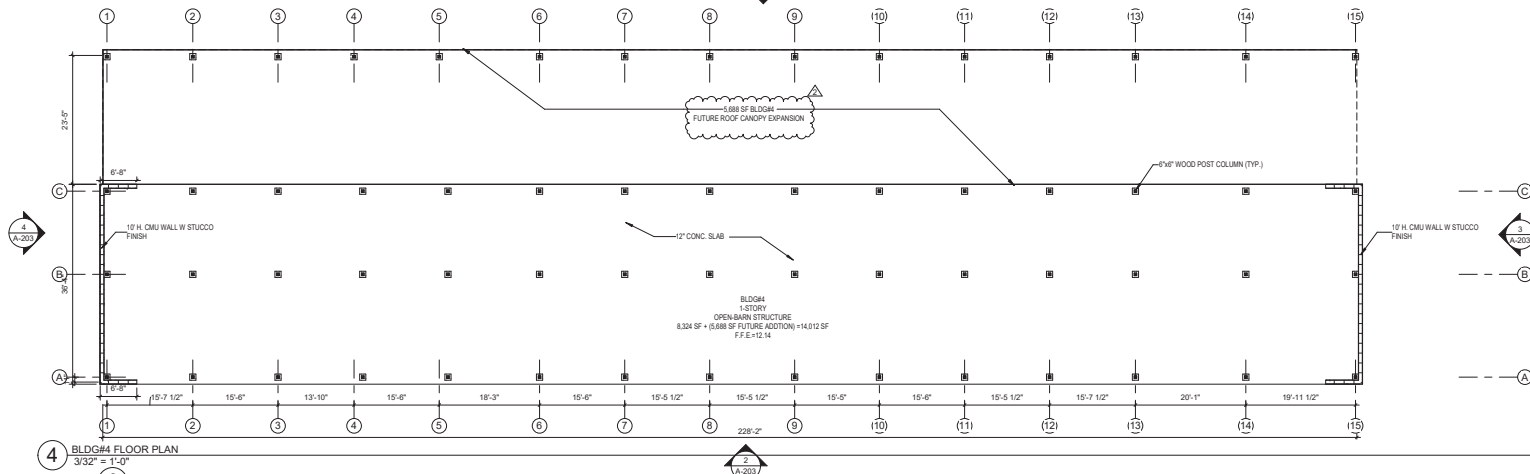
1 BLDG#1 FLOOR PLAN
1/8" = 1'-0"



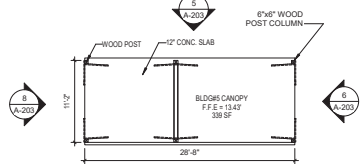
3 BLDG#2 FLOOR PLAN
1/4" = 1'-0"



2 BLDG#3 FLOOR PLAN
1/4" = 1'-0"



4 BLDG#4 FLOOR PLAN
3/32" = 1'-0"



5 BLDG#5 CANOPY FLOOR PLAN
1/8" = 1'-0"

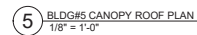
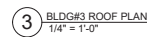
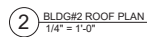
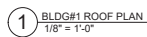
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NO.	REVISION	DATE
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2	ORC REV 2	01/28/2022
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NAME: DEAN W. MILLARD
LICENSE #: AR00007396
DATE: 01/28/2022
SCALE: As indicated
DRAWN: WA
JOB: 21-1000025
SHEET TITLE: FLOOR PLANS

SHEET #:
A-101



Dean W
Millward
Digitally signed by
Dean W Millward
Date: 2023.02.08
13:58:34 -05'00'

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH (561) 863-0004 LC #CSC000015 #AA20000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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[illegible]

PROPOSED SITE PLAN

1811 / 1815 SOUTH POWERLINE ROAD, DEERFIELD BEACH, FLORIDA 33442



NAME:	DEAN W. MILLARD
LICENSE #:	AR00007396
DATE:	01/28/2022
SCALE:	As indicated
DRAWN:	*
JOB	21-000025
SHEET TITLE:	

SHEET #:
A-102

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in Florida

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FPIL (205) 347-3900

Sunshine State One Call of Florida, Inc.



All air conditioners, pumps, transformers, back-flow preventers, and other site utilities shall receive a landscape hedge screen of plant material as required by Code. All hedges shall be maintained 6" above equipment.

A diagram illustrating the required clear width for a vehicle. It shows a central rectangular area labeled "eq." (equipment) flanked by two areas labeled "hedge". The width of the "eq." area is marked as 6'. The width of the "hedge" areas is marked as 2' MIN. The total clear width is indicated as 10'.



All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

[illegible][illegible]

AHRENS
COMPANIES
DESIGN/BUILD-GENERAL CONSTRUCTION

OFFICE (561) 863-9004 LICENSE #BC0004515 #A02000694
1461 KINCO ROAD LAKE PARK, FL 33603-1911



5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
underlarch@gmail.com

REVISIONS		
1	STAFF REVIEW COMMENTS	8/1/22
2	DRC REVIEW STAFF COMMENTS	4/20/23

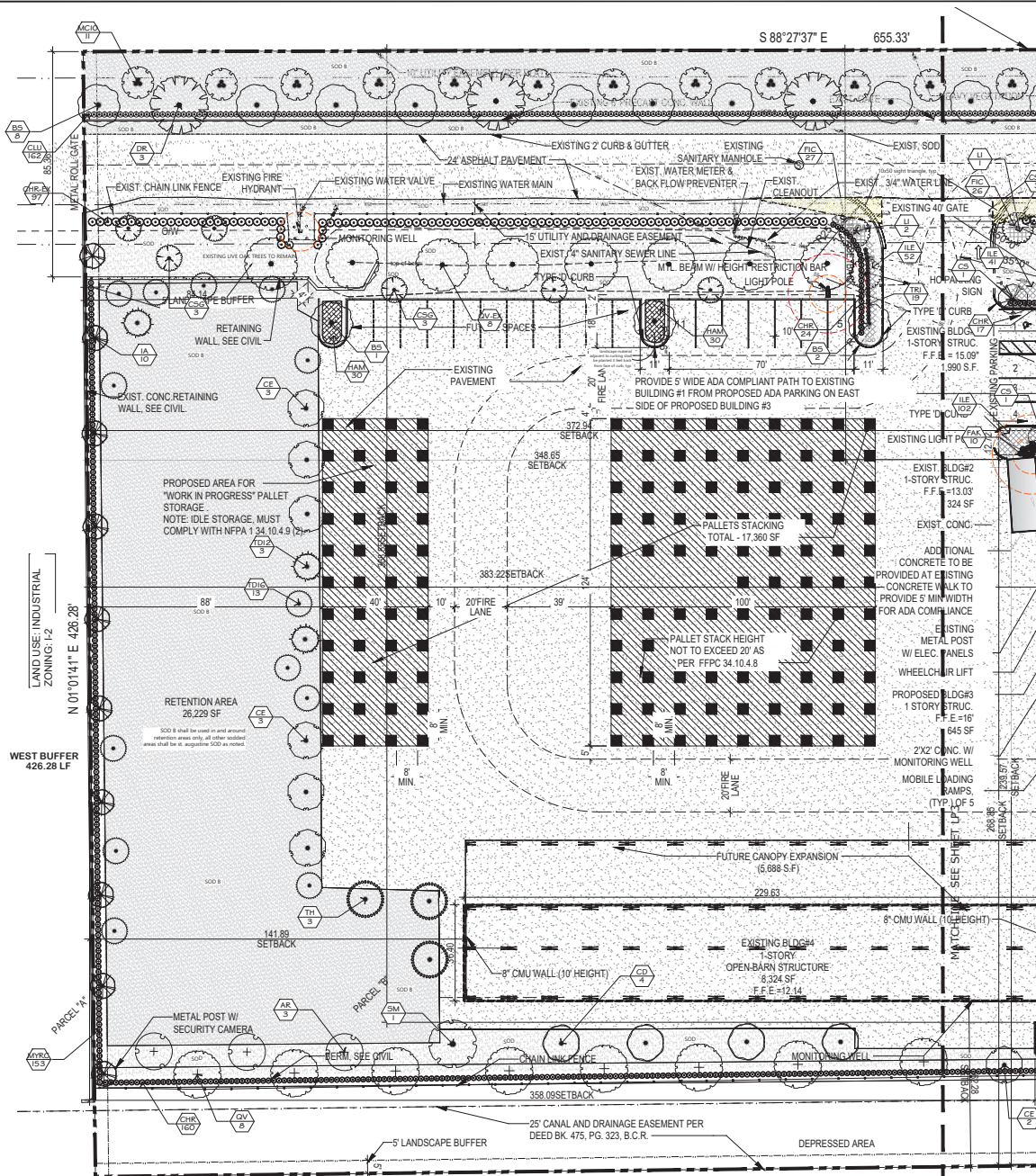
Lynn M Bender
Digitally signed by Lynn M Bender
DN: cn=Lynn M Bender,
o=Florida, dnQualifier=A01,
c=US, email=Lynn.M.Bender@fla.
gov, cn=Lynn M Bender,
o=Florida, dnQualifier=A01,
c=US, email=Lynn.M.Bender@fla.
gov

SITE IMPROVEMENT FOR:
LGL REALTY, LTD.
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164
PROPOSED LANDSCAPE PLAN

Designed: LMB
 Drawn: LMB
 Date: 01-28-2022
 Job No.: #21-109



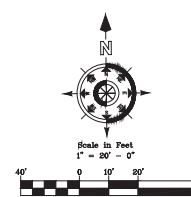
LP1
of 4



PLANT LEGEND - REFER TO LP1 FOR COMPLETE PLANT SCHEDULE

A - SHADE / CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SHRUBS	CODE	BOTANICAL / COMMON NAME
	BS	Bursaria sinuata Gumbo Limbo		CHR	Chrysobalanus icaco Coco Plum
	CD	Coccoloba diversifolia Pigeon Plum		CHR-EX	Chrysobalanus icaco Coco Plum
	CE	Conocarpus erectus Green Buttonwood		CLU	Clusia guttifera Small Leaf Clusia
	QV	Quercus virginiana Southern Live Oak		CRO	Cordia alliodora variegata Magnificent Croton
	QV-EX	Quercus virginiana Southern Live Oak		CON	Conocarpus erectus Green Buttonwood
	SM	Swietenia mahagoni West Indian Mahogany		MYRF	Myrciathes fragrans Simpson Stopper
	TD16	Taxodium distichum Bald Cypress		MYRC	Myrica cerifera Wax Myrtle
				TRI	Schefflera arboricola 'Trinette' Schefflera
B - MEDIUM TREE	CODE	BOTANICAL / COMMON NAME			
	AR	Acer rubrum Red Maple		FAK	Triplaris dactyloides Fakahatchee Grass
	IA	Ilex x attenuata 'East Palatka' East Palatka Holly		VIB	Viburnum odoratissimum Sweet Viburnum
	TD12	Taxodium distichum Bald Cypress			
C - SMALL TREES	CODE	BOTANICAL / COMMON NAME	SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	CES	Conocarpus erectus 'Sericeus' Silver Buttonwood		HAM	Hamelia patens Fire Bush
	MF	Myrciathes fragrans Simpson's Stopper		DUR	Duranta erecta 'Gold Mound' Gold Mound Duranta
	MC10	Myrica cerifera Wax Myrtle		FIC	Ficus microcarpa 'Green Island' Green Island Ficus
	CS	Cassia surattensis Cassia		ILE	Ilex vomitoria 'Schilling's Dwarf' Dwarf Schilling's Holly
	CSG	Cordia sebestena Orange Geiger Tree		NEP	Nephrolepis exaltata Boston Fern
	DR	Delonix regia Royal Poinciana			
	LI	Lagerstroemia x 'Muskegee' Crape Myrtle		TURF	
	TH	Tabebuia heterophylla Pink Tabebuia		CODE	BOTANICAL / COMMON NAME
	PE	Psychosperma elegans Alexander Palm		SOD-B	Paspalum notatum Bahia Grass
	SP	Sabal palmetto Cabbage Palmetto		SOD	Stenotaphrum secundatum 'Floritan' Floritan St. Augustine Sod
E - PALMS	CODE	BOTANICAL / COMMON NAME			

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.



Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Project Site Planners / Contractors
AHRENS COMPANIES
 DESIGN/BUILD/GENERAL CONSTRUCTION
 OFFICE: (813) 982-9004 LICENSE: #20000015 84000004
 1401 BENTLEY ROAD, LAKE PARK, FL 33603-1111

LA CONSULTANT
LBLA, Inc.
 Lynn Bender, Landscape Architecture
 5610 Adair Way
 Lake Worth, FL 33467
 Phone: 561-644-3237
 FL-1A066715
 lbenderlarch@gmail.com

REVISIONS		
1	DRC REVIEW STAFF COMMENTS	8/12/22
2	DRC REVIEW STAFF COMMENTS	4/20/23

Lynn
M
Bender

SITE IMPROVEMENT FOR:
LGL REALTY, LTD.
 1811 & 1815 S. POWERLINE RD.
 DEERFIELD BEACH, FLORIDA 33442-8164
PROPOSED LANDSCAPE PLAN

Designed: LMB
 Drawn: LMB
 Date: 05-28-2022
 Job No.: #21-109



Sheet No.
LP2
 of 4



LBLA, Inc.
Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561.684.1017
FL LA0606715
benderb@lbla.com

NO.	DATE	REVISION
1	01/28/20	DRG REVIEW
2	02/03/20	DRG REVIEW

Lynn M. Bender
Landscape Architect

SITE IMPROVEMENT FOR:
LGL REALTY, LTD.
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164
PROPOSED LANDSCAPE PLAN

Designed: LMB	Drawn: LMB
Date: 01/28/20	Job No: 221-100

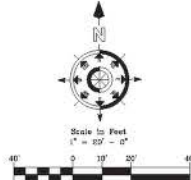


Sheet No.
LP3
of 4

PLANT LEGEND - REFER TO LP1 FOR COMPLETE PLANT SCHEDULE

A - BRIDE / GANCPY TREES	CODE	BOTANICAL / COMMON NAME	SHRUBS	CODE	BOTANICAL / COMMON NAME	
	BS	Bursera simaruba Gumbo Limbo		CHH	Chrysobalanus icaya Coco Plum	
	CO	Coccoloba diversifolia Pigeon Plum		CHH-EX	Chrysobalanus icaya Coco Plum	
	CE	Coccoloba erecta Green Buttonwood		CUU	Cordia alliodora Small Leaf Quina	
	QV	Quercus virginiana Southern Live Oak		CRO	Cordia alliodora "Magnificent" Cotton	
	QVEX	Quercus virginiana Southern Live Oak		CON	Coccoloba erecta Green Buttonwood	
	BM	Besleria mangrove West Indian Mangrove		MYH	Myrsine fraxinea Simpson Stopper	
	TD16	Taxodium distichum Bald Cypress		MYH-C	Myrsine fraxinea Simpson Stopper	
B - MEDIUM TREE	CODE	BOTANICAL / COMMON NAME	SHRUBS	CODE	BOTANICAL / COMMON NAME	
	AR	Acer rubrum Red Maple		TR	Schefflera arboricola "Trinita" Schefflera	
	IA	Ilex x attenuata "East Palmetto" East Palmetto Holly		FAK	Ficus religiosa Fakachoen Grass	
	TD12	Taxodium distichum Bald Cypress		MB	Mourning Glory Bald Cypress	
C - SMALL TREES	CODE	BOTANICAL / COMMON NAME	SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	
	CEB	Coccoloba erecta "Gentle" Green Buttonwood		HAM	Hamelia patens Fire Bush	
	MF	Myrsine fraxinea Simpson's Stopper		GROUND COVER	CODE	BOTANICAL / COMMON NAME
	MC10	Myrsine fraxinea Simpson's Stopper		CUH	Cordia alliodora "Gold Mound" Cordia	
D - FLOWERING TREE	CODE	BOTANICAL / COMMON NAME		FC	Ficus microcarpa "Green Island" Ficus	
	CS	Cordia alliodora Cordia		ILE	Ilex verticillata "Schilling's Dwarf" Schilling's Holly	
	CB3	Cordia alliodora Orange Ginger Tree		NTP	Nerthelepis tomentosa Boston Fern	
	DR	Dodonaea viscidiflora Red Bay	TURF	CODE	BOTANICAL / COMMON NAME	
	U	Utricularia "Mosses"		BOD-B	Bouteloua curtipendula Bark Grass	
	TH	Thunbergia alata Pink Tabebuia		BOD	Bouteloua curtipendula "Flamingo" St. Augustine Grass	
E - PALMS	CODE	BOTANICAL / COMMON NAME				
	PE	Phycosperma elegans Alexander Palm				
	SP	Sabal palmetto Cabbage Palmetto				

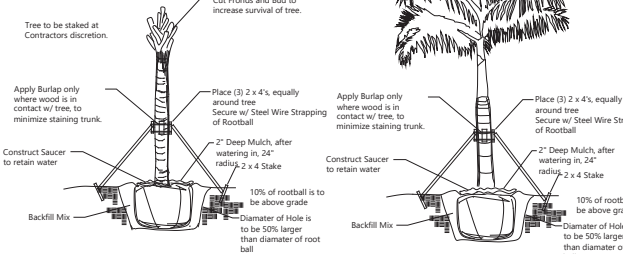
All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.



Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

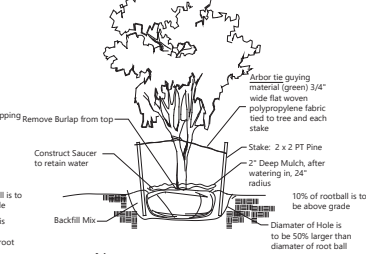
Palm Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



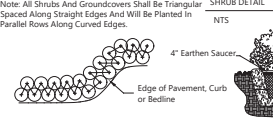
Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



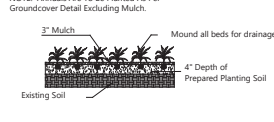
Shrub & Groundcover Planting Detail

NTS Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



Groundcover & Annual Detail

NTS NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Notes

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.
Contractor shall verify all quantities indicated at time of bid.
Contractor shall provide unit prices at time of bid.
All contractors working on the project shall be licensed and fully insured as required.
Tree and palm staking shall be removed between 6 and 12 months after planting.

Landscape notes:

FOOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.
All new landscape areas shall be provided with 100% automatic irrigation coverage.

A Functioning rain sensor/shut-off device shall be required on all irrigation systems.
Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.
The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.
FOR ALL TREE PLANTINGS:
Synthetic burlap ball covering materials shall be completely removed.
Fire baskets shall be cut off to a depth of 1/2 (half) the depth of the root ball.
Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.
Any tree support materials shall be removed from each tree once it is established.

All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.
Root Barrier to be installed shall be a min 36" depth
The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.
Root Solutions (800)554-0914
Botanrier (800)257-6687 Or Equal
If any proposed Trees/Palms are adjacent to existing overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to.
Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.
RESEARCH: Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.
The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.
No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.
DRAWINGS: Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.
SCOPE: Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the "Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.
The contractor shall be responsible for all planting/maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.
All damage shall be repaired at the contractors expense
WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.
REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.
SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant, varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS: Any substitutions made for any reason must be approved by the owner.
WATER: It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be heavily dug/healthy and be well branched, free form disease and insects.
CONTAINER GROWN MATERIAL: All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.
PALMS: Only a minimum number of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.
PALMS: Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OAH) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.
SHADE TREES: Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-branches.
SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.
SOD: Sod shall be measured on the basis of square footage.
SOD: Contractor shall be responsible for coverage of the square footage shown on the plans.
SOD: Tree shall be measured so that sod will be placed within 24 hours after.
MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.
FINE GRADING: The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.
SOIL: Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics. Soil within planting beds shall not be compacted.
All compacted sub-bases/shell is to be removed from all landscape areas.
BACKFILL/SOIL MIX: 50% decomposed organic matter (muck) 50% existing soil pH: 5.5 - 7.0
ANNUALS: 100% Potting Soil
FERTILIZER: Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be 6-6-6 Nitrogen-Phosphorus-Potassium. Tablet fertilizer Agiform or equal in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorus, 10% Potassium. The two fertilizers will be applied at the following rates:
1. PLANT SIZE 6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal. 1/4 lb. 1
3 gal. 1/2 lb. 2
7-15 gal. 1/2 lb. 2
1" - 6" caliper 2 lbs/1" cal. 2 2 1/1" caliper 6" and larger 3 lbs/1" cal. 2 1/1" caliper
2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.
PRUNING: Each plant shall be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.
TREE GUYING AND BRACING: Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.
WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.
PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.
CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

Notes

1. All Plants shall be Florida No. 1 or Better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. All plants indicated in zones, C or S, are susceptible to damage from cold temperatures.
4. Contractor shall maintain all plantings until acceptance by Owner.
5. All beds shall be weed free until acceptance by owner. Whenever weeds are present in turf beds or landscape beds, a round application to kill these weeds before sodding or planting shall be required.
6. All Trees and Palms shall be warranted for a period of 6 months. All Shrubs shall be warranted for a period of 90 days. All Sod shall be warranted for a period of 30 days.
7. It is the landscape contractor's responsibility to coordinate w/ the Irrigation contractor to ensure adequate coverage exists.
8. Contractor shall install a Bio Barrier Fabric around all palms within 4' of pavement or paving around all large canopy trees within 10' of a sidewalk.
9. Contractor shall be licensed and insured.
10. Contractor shall maintain site in a clean fashion and shall remove any waste that he creates.
11. Landscape Contractor shall have a pre-construction review of plans w/ Landscape Architect prior to ordering plant material, to verify plans are current, and that no changes are necessary. Contractor shall also schedule a walk thru to allow Landscape Architect to review flagging and placement of all plant material prior to installation. These above mentioned meetings are important to the quality control of the project. Landscape contractor understands that if work commences without these meetings, that the owner and Landscape Architect have the ability to make field changes to the plans at the Landscape Contractors expense.
12. General Contractor / Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
13. General Contractor / Site contractor shall make certain all limenox, and excessively compacted soils shall be removed from planting beds.
14. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
15. Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.

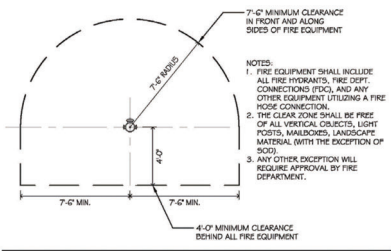


Figure 3. Fire Hydrant Separation Detail

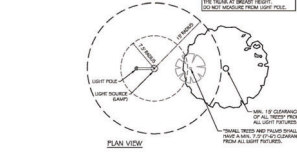


Figure 2. Site Lighting Separation Details

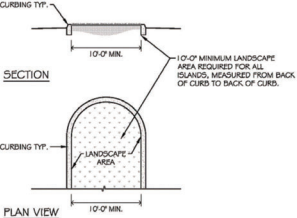


Figure 1. Landscape Island Details

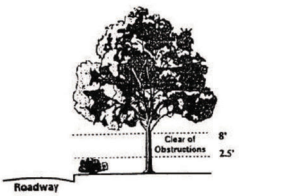


FIGURE 4 CLEAR VISIBILITY REQUIREMENTS

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.



Contractor to verify property lines and setbacks before construction. Contractor must have property lines and setbacks before construction. Any inconsistencies w/ these plans need to be reported to ALD and the Owner. Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Project Site Planners / Contractors



LA CONSULTANT



REVISIONS
DATE REVIEW
STAFF COMMENTS
5/22/23

Digitally signed by Lynn M Bender
DN: c=US, o=Florida, ou=Qualcomm, email=lynn.m.bender@qualcomm.com, cn=Lynn M Bender, Date: 2023.01.26 19:13:11 -0500

Lynn M Bender
r

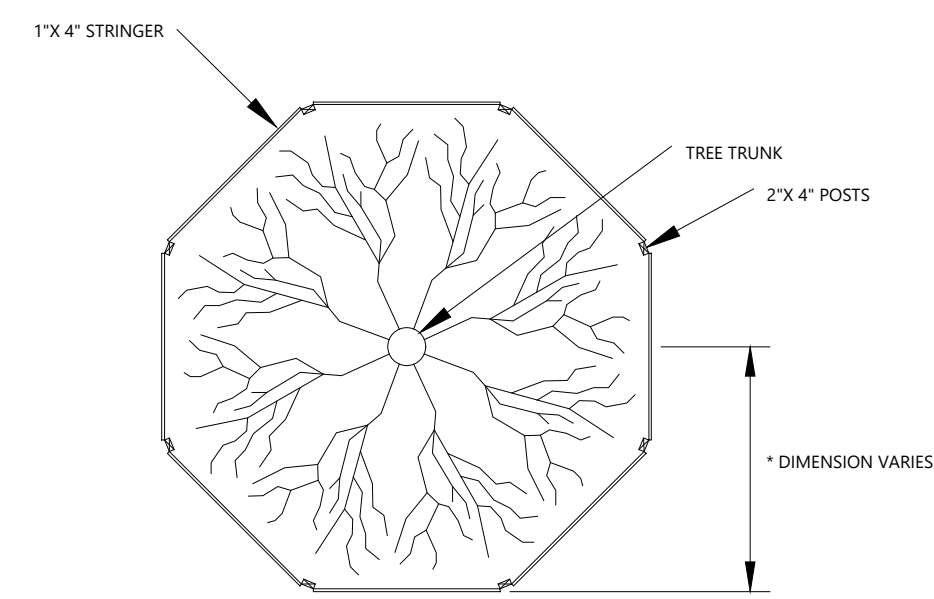
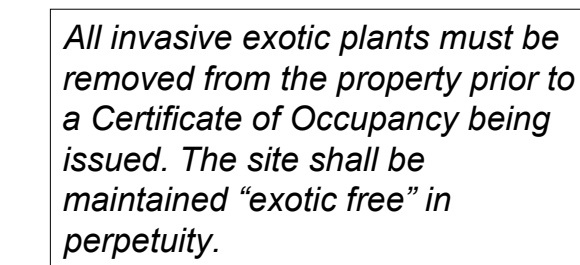
SITE IMPROVEMENT FOR:
LGL REALTY, LTD.
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164

LANDSCAPE DETAILS & SPECIFICATIONS

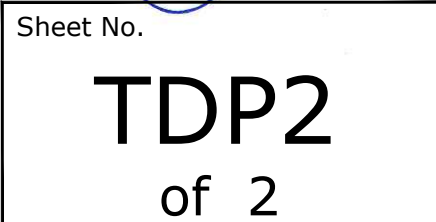
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Drawn: LMB
Date: 01-28-2022
Job No.: #21-109

1/26/23

LP4
of 4

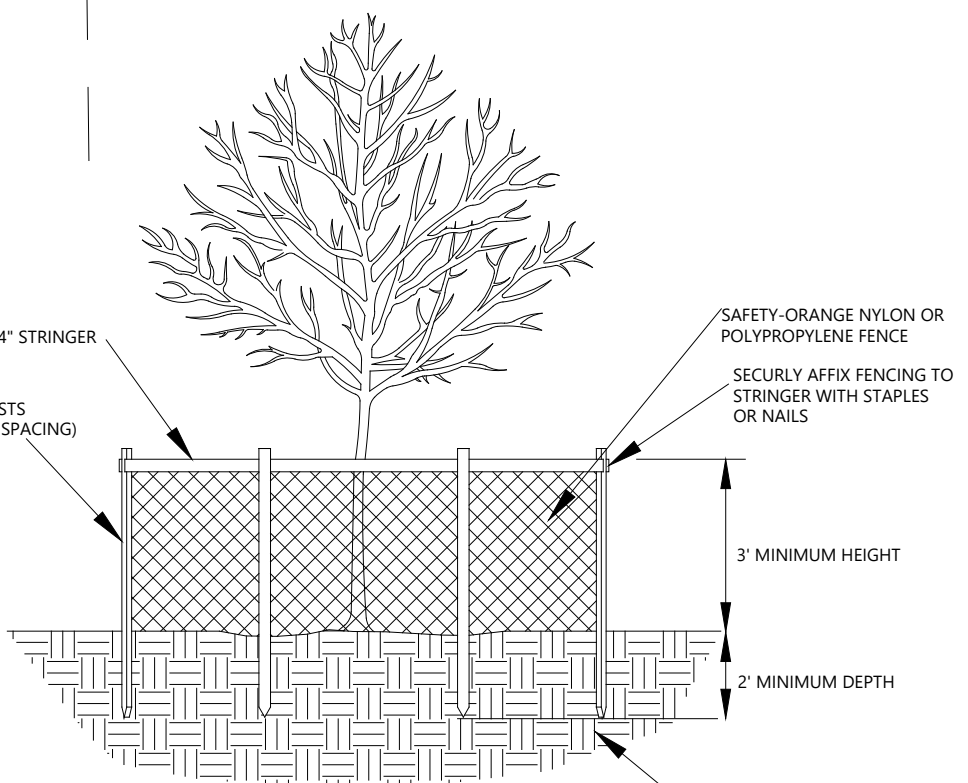
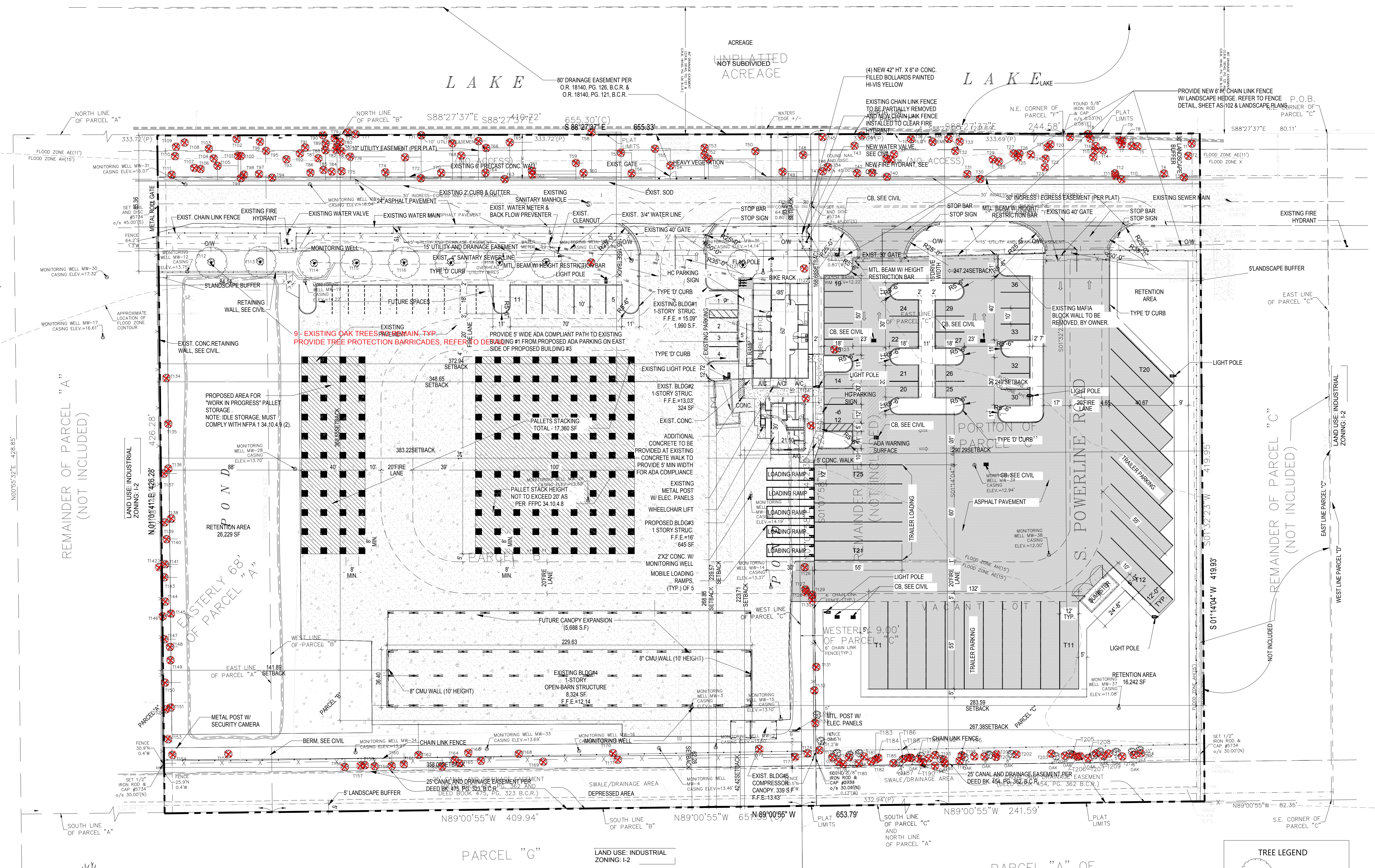
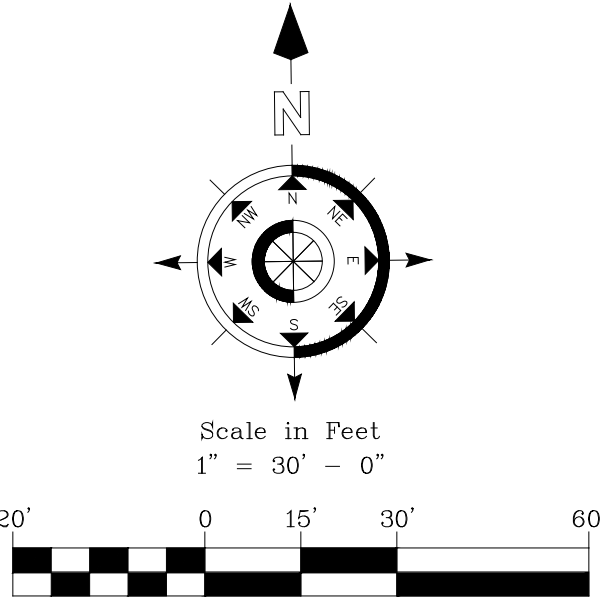


Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

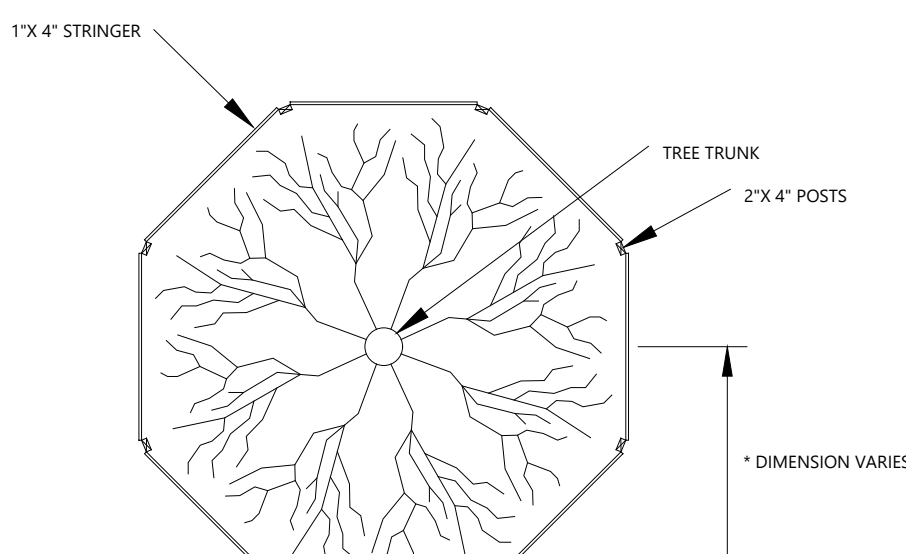




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NOTE: BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.



NOTE: FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL

NOTE:

MAJORITY OF WEST & SOUTH BUFFER HEAVILY IMPACTED BY BRAZILIAN PEPPER. SEVERAL OF THE GUMBO LIMBOS AND A FEW OAKS APPEAR TO BE FROM NEW GROWTH VOLUNTEERS WITH VARIOUS DEFICIENCIES DUE TO EXOTIC IMPACTS & EXISTING OVERHEAD CANOPY TO ALLOW FOR PROPER GROWTH.

REFER TO ARBORIST REPORT TO ADDRESS THE CONDITION RATINGS (% VALUES) FOR MITIGATION PURPOSES. ALL VALUES SHALL BE REVIEWED AND APPROVED BY CITY URBAN FORESTER IN DETERMINING FINAL MITIGATION REQUIRED.

ALL TREES WITH LESS THAN 60% CONDITION RATING SHALL BE REMOVED AND REPLACED 1:1 WITH A CODE MINIMUM TREE FOR 300 SF CREDIT PER TREE.

REFER TO SHEET TDP-1 FOR EXISTING TREE DISPOSITION CHART.

REFER TO TREE SURVEY PREPARED BY PINNELL SURVEY, INC. FOR ADDITIONAL SITE CONDITIONS INFORMATION

REFER TO ARBORIST REPORT PREPARED BY GREEN SPACES CONSULTING, MARCH 18, 2022 FOR ADDITIONAL TREE EVALUATION INFORMATION

Per Section 98-81 (h)(2)

mitigation may be achieved in two ways:

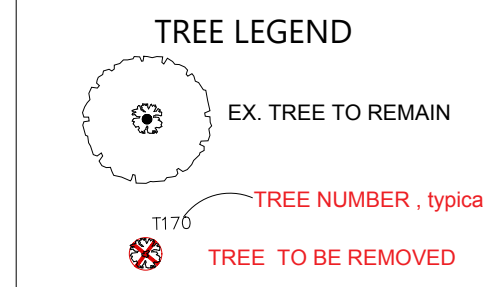
- (1) the applicant may plant additional trees on the site to satisfy this requirement or
- (2) for trees which cannot be mitigated on site, the applicant will have to pay into the Beautification Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized.

Mitigation is to be 1.5 times canopy per section 98-81 (h)(2) (e).

Appraisals are required for specimen trees (18 inches in good condition) scheduled for removal.

Required existing or proposed trees cannot be used toward satisfying the mitigation requirement.

PARCEL "A" OF
"H.D.W. DEERFIELD ASPHALT"
(P.B. 86, PG. 5 B.C.R.)



OVERALL ASSESSMENT & MITIGATION EVALUATION:

ALL CATEGORY I & II INVASIVE EXOTICS AND TREE WITH CONDITION RATINGS LESS THAN 60% ARE TO BE REMOVED. 10 LIVE OAKS ARE TO REMAIN ALONG THE ACCESS EASEMENT ROAD BUFFER. PROVIDE TREE PROTECTION BARRICADES

8 TREES REMOVED WITH CONDITION RATINGS 60% OR GREATER
TOTAL MITIGATION CANOPY SF REPLACEMENT REQUIRED @ 1.5X = 5,955 SF

34 TREES REMOVED WITH CONDITION RATINGS LESS THAN 60%
TOTAL MITIGATION CANOPY SF REPLACEMENT REQUIRED @ 1:1 WITH MINIMUM CODE TREE (OR 300 SF CREDIT) = 10,200 SF

TOTAL MITIGATION CANOPY SF REPLACEMENT REQUIRED = 16,155 SF
16,155 SF / 300 SF PER MINIMUM CODE REPLACEMENT TREE = 54 NEW TREES

If the site cannot hold trees of the necessary caliper, then a replacement fee of \$200.00 per three inches of caliper shall be paid. ALL 54 REQUIRED MITIGATION TREES (WITH A 300 SF CREDIT per tree per bro co. ordinance) HAVE BEEN PROPOSED ON LANDSCAPE PLAN. MITIGATION TREES ARE IN ADDITION TO ANY EXISTING & REQUIRED CODE TREES.

REFER TO SHEET LPT FOR DESIGNATED PLANT MITIGATION CREDITS AND PROPOSED LANDSCAPE.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT



LBLA, Inc.
Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS

NO.	STAFF REVIEW COMMENTS	DATE
1	STAFF REVIEW COMMENTS	8/1/22
2	STAFF REVIEW COMMENTS	4/20/23

SITE IMPROVEMENT FOR:
LGL REALTY, LTD.

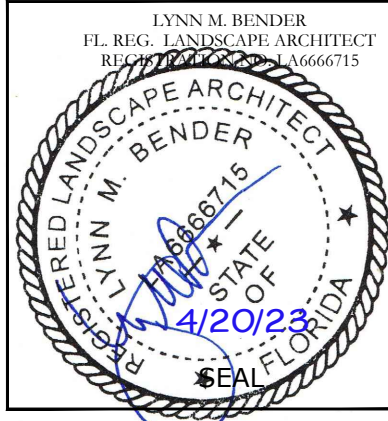
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164

EXISTING TREE DISPOSITION PLAN

Designed: LMB
Drawn: LMB
Date: 01-28-2022
Job No.: #21-109

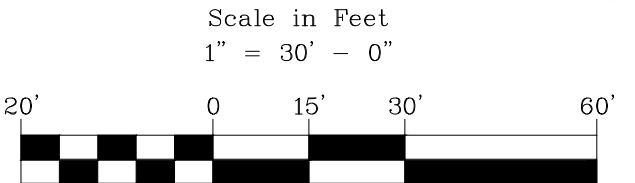
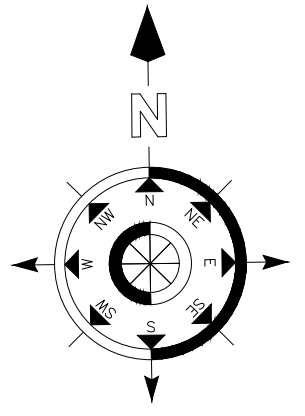
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

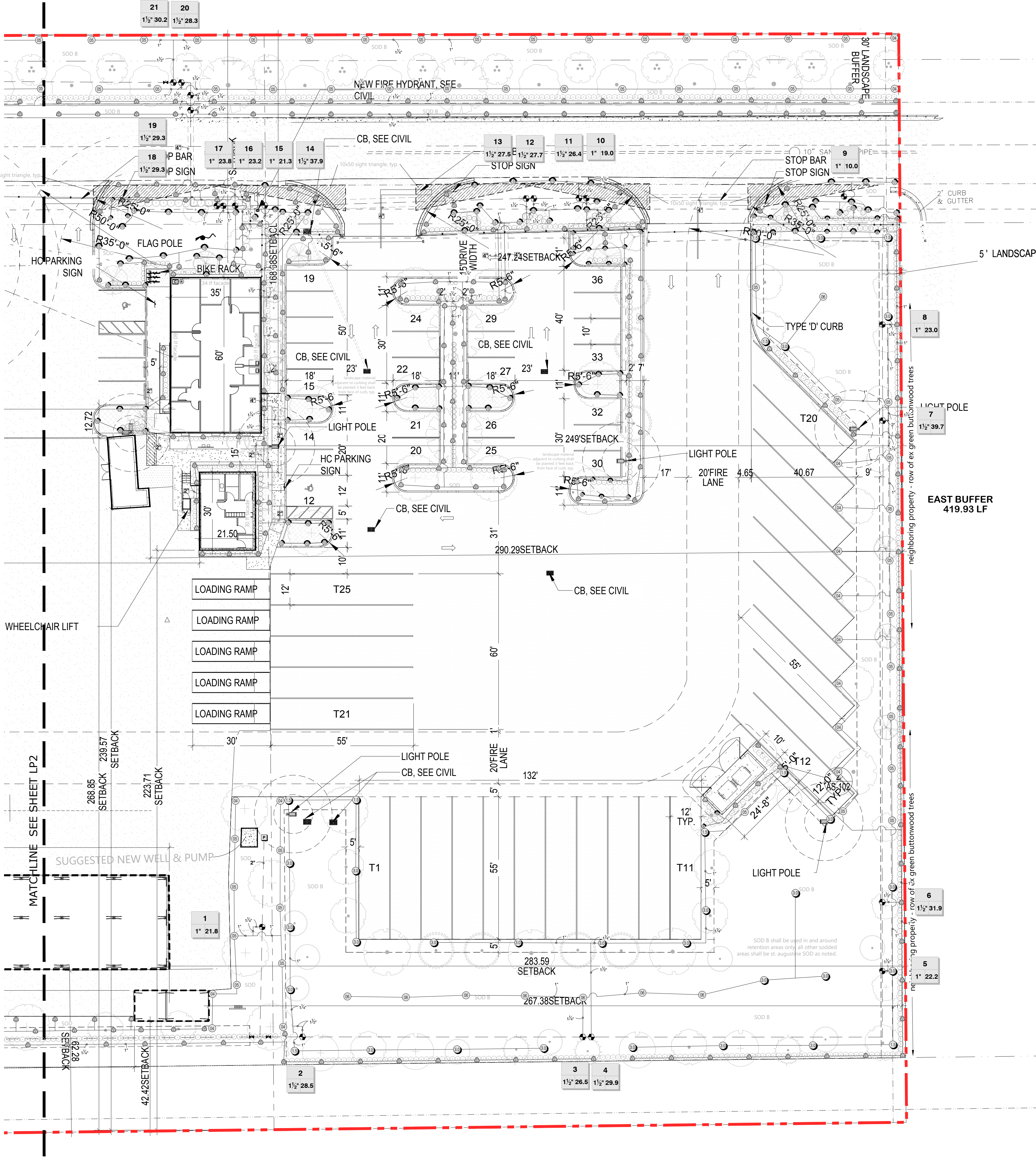


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of 2



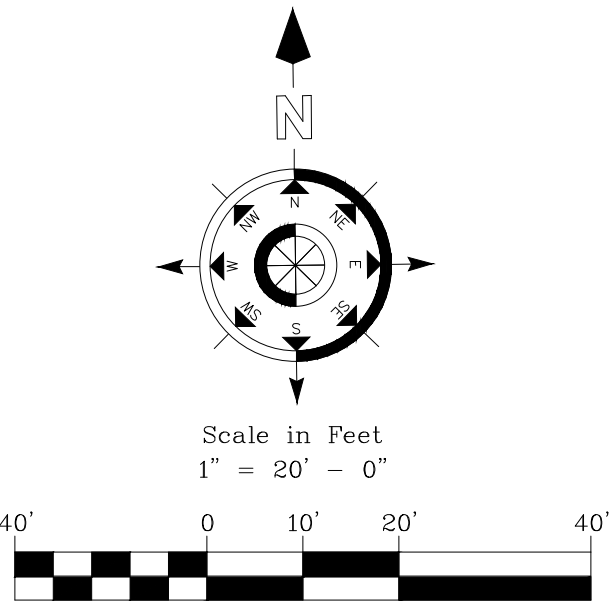
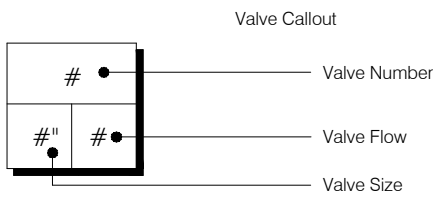
OVERALL PROPOSED IRRIGATION PLAN



PROPOSED IRRIGATION PLAN - EASTERN PORTION OF SITE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	RADIUS
	Hunter PROS-04 5' strip spray	16	LCS	30	5x15'
	Hunter PROS-04 5' strip spray	20	RCS	30	5x15'
	Hunter PROS-04 5' strip spray	117	SST	30	5x30'
	Hunter PROS-04 8' radius	1	180	30	8'
	Hunter PROS-04 8' radius	3	90	30	8'
	Hunter PROS-04 10' radius	35	180	30	10'
	Hunter PROS-04 10' radius	6	90	30	10'
	Hunter PROS-04 12' radius	6	180	30	12'
	Hunter PROS-04 12' radius	9	90	30	12'
	Hunter PROS-04 15' radius	28	180	30	15'
	Hunter PROS-04 15' radius	5	90	30	15'
	Hunter PROS-12 5' strip spray	20	LCS	30	5x15'
	Hunter PROS-12 5' strip spray	24	RCS	30	5x15'
	Hunter PROS-12 5' strip spray	188	SST	30	5x30'
	Hunter PROS-12 8' radius	23	180	30	8'
	Hunter PROS-12 8' radius	14	90	30	8'
	Hunter PROS-12 10' radius	34	180	30	10'
	Hunter PROS-12 10' radius	27	90	30	10'
	Hunter PROS-12 12' radius	3	180	30	12'
SYMBOL	MANUFACTURER/MODEL	QTY		PSI	RADIUS
	Hunter PGP-ADJ-B	14		45	31'
	Hunter PGP-ADJ-B	66		45	38'
	Hunter PGP-ADJ-LA	28		40	24'
	Hunter PGP-ADJ-LA	99		40	27'
	Hunter PGP-ADJ-LA	8		40	30'
SYMBOL	MANUFACTURER/MODEL	QTY			
	Hunter PGV-101G 1"	9			
	Hunter PGV-151 Globe 1-1/2"	28			
	Matco-Norca 514TX 2"	3			
	Hunter HCC-3800-PL	1			
	Hunter RAIN-CLIK	1			
	Pump	1			
Irrigation Lateral Line: PVC Class 200 SDR 21 1"		10,471 l.f.			
Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"		1,189 l.f.			
Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"		458.9 l.f.			
Irrigation Lateral Line: PVC Class 200 SDR 21 2"		112.6 l.f.			
Irrigation Mainline: PVC Class 200 SDR 21		14.4 l.f.			
Irrigation Mainline: PVC Class 200 SDR 21 2"		2,096 l.f.			
Pipe Sleeve: PVC Schedule 40 2"		31.6 l.f.			
Pipe Sleeve: PVC Schedule 40 4"		180.2 l.f.			



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Lake Worth, FL 33467
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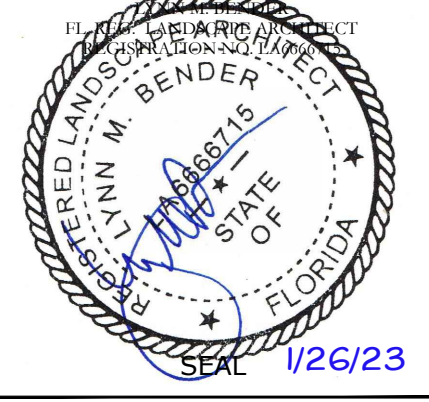
REVISIONS	

SITE IMPROVEMENT FOR:
LGL REALTY, LTD.
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164
PROPOSED IRRIGATION PLAN

Designed: LMB
Drawn: LMB
Date: 08/08/2022
Job No.: #21-109

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.



CRITICAL ANALYSIS

PUMP NUMBER: 01

Water Source Information:

FLOW AVAILABLE

Pump

Flow Available

75 GPM

PRESSURE AVAILABLE

Static Pressure at Pump:

65.00 PSI

Elevation Change:

5.00 ft

Service Line Size:

3"

Length of Service Line:

20 ft

Pressure Available:

62.00 psi

DESIGN ANALYSIS

Maximum Station Flow:

40.16 GPM

Flow Available at Pump:

75 GPM

Residual Flow Available:

34.84 GPM

Pressure Req. at Critical Station:

51.87 PSI

Loss for Fittings:

0.35 PSI

Loss for Main Line:

3.51 PSI

Loss for Pump to Valve Elevation:

0 PSI

Loss for Backflow:

0 PSI

Loss for Pump:

3.16 PSI

Critical Station Pressure at Pump:

58.89 PSI

Pressure Available:

62 PSI

Residual Pressure Available:

3.11 PSI

IRRIGATION SPECIFICATIONS

1. IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 50 GPM AT A CONSTANT PRESSURE OF 70 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE.POINT OF CONNECTION SHALL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
2. IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENED ABOVE.
3. POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THE REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADEQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
- 5.SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
6. MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE..
7. SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. CONTROLLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
9. ALL CONTROLLER/VALVE WIRE SHALL BE #14 GAUGE. THE COMMON WIRE SHALL BE COLORED WHITE, WHILE THE STATION WIRES SHALL BE OF AT LEAST ONE COLOR OTHER THAN WHITE.
10. ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
11. ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATER PROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
12. DEPTH OF IRRIGATION PIPING;18" ON MAINLINE; 12" ON LATERALS.
13. SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Turf Rotor	21.80	12	217.3	0.46	3.8	44.27	45.37	1.47 in/h
2	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	28.50	11	286.7	2.29	3	50.29	52.45	0.73 in/h
3	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	26.50	10	233.2	1.87	3	44.87	47.21	0.42 in/h
4	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	29.90	13	330.9	4.01	3	52.01	54.92	0.9 in/h
5	Hunter PGV-101G	1"	Turf Rotor	22.20	9	234.4	1.19	3.92	50.11	52.08	0.72 in/h
6	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	31.91	28	430.8	1.87	3	34.87	38.94	1.53 in/h
7	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	39.70	20	435.4	1.27	3	49.27	56.19	0.98 in/h
8	Hunter PGV-101G	1"	Shrub Spray	23.04	26	310.7	0.81	4.15	34.96	37.44	1.46 in/h
9	Hunter PGV-101G	1"	Turf Spray	10.04	10	111.8	0.12	1.9	32.02	32.42	1.47 in/h
10	Hunter PGV-101G	1"	Shrub Spray	19.02	28	271.8	1.94	2.97	34.9	36.65	1.38 in/h
11	Hunter PGV-151 Globe	1-1/2"	Turf Spray	26.35	25	300.0	1.96	3	34.95	38.25	1.27 in/h
12	Hunter PGV-151 Globe	1-1/2"	Turf Spray	27.73	29	351.9	2.1	3	35.1	38.72	1.3 in/h
13	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	27.53	30	339.8	2.54	3	35.55	39.12	1.65 in/h
14	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	37.89	44	460.0	2.31	3	35.31	41.96	1.62 in/h
15	Hunter PGV-101G	1"	Turf Spray	21.28	19	193.2	0.59	3.66	34.25	36.43	1.81 in/h
16	Hunter PGV-101G	1"	Turf Spray	23.17	19	230.0	0.86	4.19	35.04	37.62	1.42 in/h
17	Hunter PGV-101G	1"	Shrub Spray	23.78	28	280.3	0.85	4.36	35.21	37.92	1.45 in/h
18	Hunter PGV-151 Globe	1-1/2"	Turf Spray	29.25	23	328.4	4.06	3	37.06	41.01	1.63 in/h
19	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	29.25	23	329.4	4.08	3	37.08	41.02	1.64 in/h
20	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	28.30	15	310.6	4.63	3	47.63	51.35	0.85 in/h
21	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	30.20	16	327.3	5.11	3	48.11	52.29	0.88 in/h
22	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	32.10	17	338.0	3.05	3	46.05	50.8	0.91 in/h
23	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	32.10	17	328.7	2.99	3	45.99	50.74	0.9 in/h
24	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	27.95	22	325.0	2.46	3	35.46	39.09	1.62 in/h
25	Hunter PGV-151 Globe	1-1/2"	Turf Spray	27.95	22	329.1	2.65	3	35.65	39.28	1.56 in/h
26	Hunter PGV-151 Globe	1-1/2"	Turf Spray	40.16	39	463.8	5.24	3.02	38.25	45.65	1.57 in/h
27	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	37.86	45	560.7	5.74	3	38.74	45.39	1.54 in/h
28	Hunter PGV-101G	1"	Turf Rotor	18.20	10	168.3	0.34	2.69	43.03	44.65	1.32 in/h
29	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	34.70	19	511.8	5.26	3	48.26	53.92	0.89 in/h
30	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	39.00	14	400.0	3.87	3	51.87	58.89	0.6 in/h
31	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	30.00	10	316.3	3.01	3	51.01	55.1	0.35 in/h
32	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	36.40	29	421.3	4.08	3	37.09	43.15	1.63 in/h
33	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	27.00	9	250.9	1.75	3	49.75	53.13	0.36 in/h
34	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	34.50	13	378.5	4.35	3	52.35	57.53	0.61 in/h
35	Hunter PGV-151 Globe	1-1/2"	Turf Spray	37.81	35	386.1	1	3	34.01	39.76	1.45 in/h
36	Hunter PGV-151 Globe	1-1/2"	Turf Spray	37.03	25	308.6	0.94	3	33.94	38.42	1.69 in/h
37	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	37.70	30	430.0	3.85	3	36.85	41.45	1.56 in/h

LA CONSULTANT



LBLA, Inc.

Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS

SITE IMPROVEMENT FOR:

LGL REALTY, LTD.

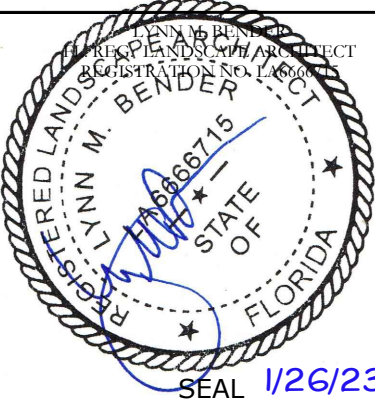
1811 & 1815 S. POWERLINE RD.
DEERFIELD BEACH, FLORIDA 33442-8164

IRRIGATION DETAILS & SPECIFICATIONS

Designed: LMB
Drawn: LMB
Date: 08-08-2022
Job No.: #21-109

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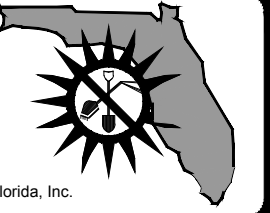
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Sheet No.

IR-4
4 of 4

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1-800-432-4770
FPRL (356) 347-3900
Sunshine State One Call of Florida, Inc.



Calculation Summary							
Project: LGL REALTY, LTD.							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.16	0.5	0.0	N/A	N/A
RIGHT OF WAY_Planar	Illuminance	Fc	1.31	3.2	0.4	3.28	8.00
SITE, PARKING & PALLET STORAGE_Planar	Illuminance	Fc	1.09	3.7	0.4	2.73	9.25



April 22, 2023

Mr. Dean W. Millward
Director of Architecture
Ahrens Companies
1461 Kinetic Road
Lake Park, FL 33403

**Re: LGL Realty, LTD.
1811 & 1815 S. Powerline Road – Deerfield Beach, Florida
Traffic Statement**

Dear Mr. Millward:

Based upon our discussions we understand that LGL Realty, LTD. plans to occupy the parcels of land located at 1811 and 1815 S. Powerline Road in Deerfield Beach, Broward County, Florida. More specifically, the subject site is located on the south side of S. Powerline Road approximately 1,000 feet west of Powerline Road (State Road 845) and the Parcel ID numbers are 4842 09 13 0020 and 4842 09 13 0030. The subject site has a total land area of +/- 6.36 acres (277,103 square feet). A project location map is presented in Attachment A to this memorandum.

The most recent tenant on the 1811 S. Powerline Road site was a construction crane company. This +/- 2.36-acre site was primarily used for crane storage, maintenance and assembly operations. There are no permanent enclosed buildings on the site. Once occupied by LGL Realty, LTD., this portion of the overall site will be utilized for automobile parking, truck/trailer parking and trailer loading.

The existing tenant on the 1815 S. Powerline Road site is Kamps Pallets. This +/- 4.00-acre site is primarily used for pallet storage and assembly operations. There are currently five (5) small buildings located on this site. Three (3) buildings in the northeast corner of the site have a total floor area of 2,959 square feet and are primarily utilized for office space. The building located in the southeast corner of the site is an open canopy to cover a compressor. And the building along the southern boundary of the site is an open barn for pallet storage. The site will remain generally as is once occupied by LGL Realty, LTD.; however, the open barn building will be expanded in the future in order to provide additional covered pallet storage.

Vehicular access to both parcels will remain as is and a preliminary site plan is presented in Attachment B to this memorandum. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed actions on the subject parcels.

Trip Generation Analysis

Given that the proposed actions on the eastern parcel involve exchanging one industrial / manufacturing use for another and no new buildings, the net impact relative to trip generation is expected to be minimal.

And the operations on the western parcel will be entirely consistent with those of the current industrial / manufacturing tenant. Therefore, the trip generation characteristics are expected to be nearly identical. In order to estimate the trip generation characteristics of the site, a trip generation analysis has been performed.

Consistent with the foregoing description of the existing and proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #140 – Manufacturing. The trip generation equations used to determine the vehicle trips associated with this analysis are presented below.

Manufacturing – ITE Land Use #140

- Daily: $T = 37.05 (X) + 60.72$
where T = number of trips and X = number of acres
- AM Peak Hour: $T = 4.05 (X) + 16.16$ (86% in / 14% out)
- PM Peak Hour: $T = 3.32 (X) + 28.91$ (39% in / 61% out)

Table 1 below summarizes the trip generation characteristics associated with the existing and proposed development located at the subject site in Deerfield Beach, Florida.

Table 1 LGL Realty, LTD. Trip Generation Summary 1811 & 1815 S. Powerline Road - Deerfield Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Manufacturing	6.36 Acres	296	36	6	42	20	30	50
Total		296	36	6	42	20	30	50
Proposed								
Manufacturing	6.36 Acres	296	36	6	42	20	30	50
Total		296	36	6	42	20	30	50
Difference (Proposed - Existing)		0	0	0	0	0	0	0

Compiled by: KBP Consulting, Inc. (April 2023).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*.

As indicated in Table 1 above, both the existing and proposed development activities on this site are estimated to generate 296 daily vehicle trips, 42 AM peak hour vehicle trips (36 inbound and 6 outbound) and 50 PM peak hour vehicle trips (20 inbound and 30 outbound). Relevant excerpts from the referenced ITE manual are presented in Attachment C.

KBP CONSULTING, INC.

Conclusions

Given the similar / nearly identical operating characteristics of the existing and proposed tenants at 1811 and 1815 S. Powerline Road sites in Deerfield Beach, the trip generation characteristics are also expected to be similar for the existing and proposed development. Increases or decreases in the number of daily and/or peak hour vehicle trips attributed to the subject site are likely to be minimal.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

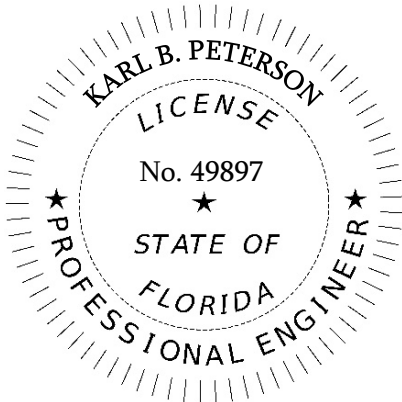
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:



ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

LGL Realty, LTD.

1811 & 1815 S. Powerline Road – Deerfield Beach, Florida

Project Location Map

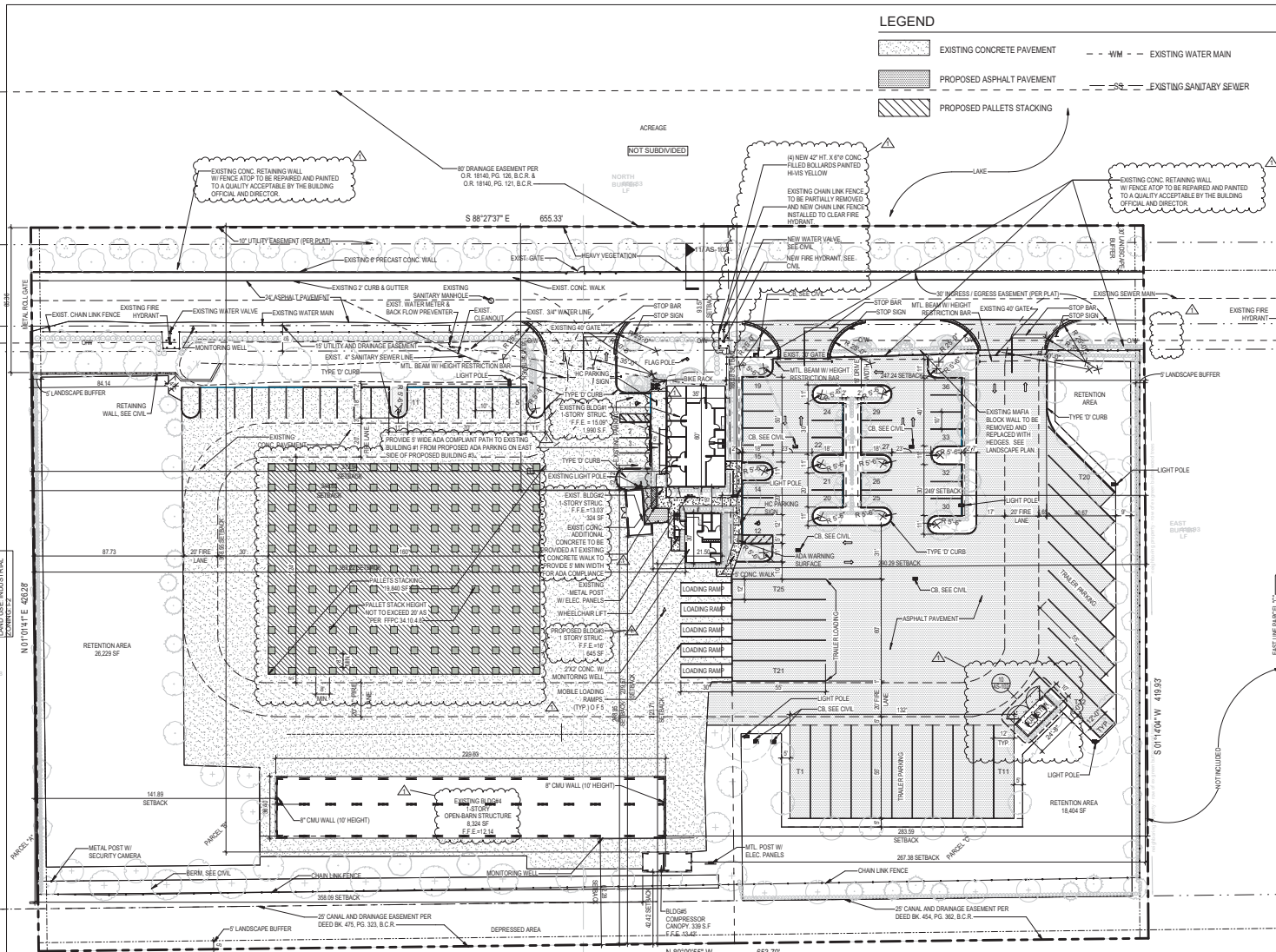


Attachment B

LGL Realty, LTD.

1811 & 1815 S. Powerline Road – Deerfield Beach, Florida

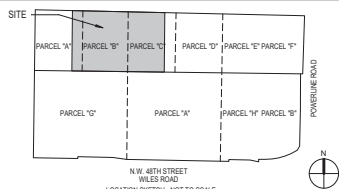
Proposed Site Plan



LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PALLETS STACKING
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER

VICINITY MAP



DEVELOPMENT REGULATIONS

PROPERTY OWNER:	LGL Realty, LTD. (N/A Southern Waste Systems, LTD.)
SITE ADDRESS:	1811 & 1815 S. POWELL ROAD, DEERFIELD BEACH, FL 33442
PLAT NO.:	4842 09 13 0020 & 4842 09 13 0030
ZONING DISTRICT:	12- LIMITED HEAVY INDUSTRIAL
LAND USE:	INDUSTRIAL
LEGAL DESCRIPTION:	PARCELS 10, LESS THE EASTLY 80.00 FEET AND THE WESTERLY 5.00 FEET THEREOF, THE PAVEMENT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASTLY 68.00 FEET OF PARCEL 10, ALL OF PARCEL 9, AND THE WESTERLY 9.00 FEET OF PARCEL 10, THE PAVEMENT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
JURISDICTION:	DEERFIELD BEACH, FLORIDA
ALLOWED / REQ.:	75'-0"
PROVIDED:	75'-0"
REFERENCE:	SECTION 98-14
BUILDING SETBACKS:	
FRONT (NORTH):	25'
SIDE (WEST):	5'
SIDE (EAST):	5'
REAR (SOUTH):	10'
LANDSCAPE BUFFERS:	
FRONT (NORTH):	30'
SIDE (WEST):	5'
SIDE (EAST):	5'
REAR (SOUTH):	10'
MIN. LOT SIZE:	10,000 S.F. = 23 ACRES
MAX. LOT COVERAGE:	50% = 138,561 S.F.
FLOOR AREA RATIO (FAR):	1.00
FLOOD ZONE:	AE, AL, X
MIN. FIN. FL. ELEVATION:	15' NAVD

SITE DATA BREAKDOWN

TOTAL SITE	± 277,103 SF = 6.3814 ACRES
IMPERVIOUS AREAS:	
BUILDING #1 (BUSINESS)	1,990 SF
BUILDING #2 (STORAGE)	324 SF
BUILDING #3 (BUSINESS)	645 SF
BUILDING #4 - OPEN STRUCTURE (MANUFACTURING)	14,012 SF
BUILDING #5 - COMPRESSOR CANOPY (STORAGE)	100 SF
TOTAL GROSS BUILDING AREA	17,368 SF
PAVED AREA - EXISTING ROAD ACCESS	18,870 SF
PAVED AREA - EXISTING	81,356 SF
PAVED AREA - PROPOSED	49,308 SF
CONCRETE SIDEWALK - EXISTING	3,099 SF
CONCRETE SIDEWALK - PROPOSED	120 SF
DUMPER CONCRETE SLAB	142 SF
TOTAL IMPERVIOUS AREA:	167,196 SF = 63.32%
PERVIOUS AREAS:	
SWALE/RETENTION AREA	44,023 SF
LANDSCAPE AREA	119,441 S.F. = 2.74 ACRES

PARKING CALCULATIONS

OFF-STREET PARKING REQUIREMENTS	ALLOWED / REQ.	PROVIDED	REFERENCE
DESCRIPTION:			
BUSINESS OFFICE: 1 PER EACH 250 SF OF GROSS FLOOR AREA	15 SPACES	10 NEW SPACES	SECTION 98-14
1 BLDG. + 1 BLDG. + 2,635 SF/250 SF = 10.5 SPACES=11 SPACES		EXISTING SPACES	SCHEDULE OF DIMENSIONAL REGULATIONS
20,000 SF OUTDOOR PALLETS/55,000 SF = 4 SPACES			
MANUFACTURING INDUSTRIAL: 1 PER EVERY 500 S.F. OF FLOOR AREA (FIRST 10,000 SF) PLUS 1 SPACE PER EACH 1,000 SF OVER 10,000 SF	20 SPACES	21 NEW SPACES	
BLDG. #4 = 8,324 SF + BLDG. #2 = 324 SF = 8,648 SF			
10,000 SF/500 SF = 20 SPACES			
ADA ACCESSIBLE SPACES (INCLUDED IN THE CALCULATIONS) = 1 (EXISTING)			
TOTAL CAR SPACES:	35 SPACES	36 SPACES	
TOTAL TRAILER SPACES:	25 SPACES (5 SPACES DEDICATED FOR LOADING REQUIREMENTS)		

LOADING REQUIREMENTS

OFF-STREET LOADING REQUIREMENTS	REQUIRED	PROVIDED	REFERENCE
DESCRIPTION:			
10,000 - 25,000 SF = 1 SPACE	1 SPACE	5 SPACES	SEC. 98-14 (M)

BICYCLE PARKING

SEC. 76-7 - EVALUATION CRITERIA MIN. DESIGN CRITERIA PREREQUISITE TO ISSUANCE OF DEV. PERMIT	REQUIRED	PROVIDED	REFERENCE
DESCRIPTION:			
1 RACK	1 RACK	1 RACK = 5 SPACES	SEC. 76-7 (6) (H)

NOTE:
1. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE AHI DETERMINES THAT THE BUILDING IS IN COMPLIANCE WITH SECTION 118 (TWO-WAY RADIO ENHANCEMENT SYSTEM) WITH BROWARD COUNTY LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 77A (ED., NFPA 1), FIRE CODE, FLORIDA EDITION 2018, NFPA 101-LIFE SAFETY CODE, FLORIDA EDITION 2018;
2. PER SECTION 98-14, IT SHALL BE THE OBLIGATION OF THE OWNER OF ANY PROPERTY UPON WHICH IMPROVEMENTS HAVE BEEN MADE PURSUANT TO AN APPROVED DEVELOPMENT PLAN TO MAINTAIN SAID PROPERTY IN A MANNER CONSISTENT WITH THE DEVELOPMENT PLAN. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO PAINTING, REPAIR, REPLACEMENT OF BROKEN OR MISSING ITEMS, CLEANING, RESURFACING AND RESTRIPPING OF PARKING AREAS, BROKEN OR INOPERABLE EXTERIOR LIGHT FIXTURES OR RECONSTRUCTION OF SUBSTANDARD OR DETERIORATED BUILDINGS.



NO.	REVISION	DATE
1	REV 1	01/26/2023

PROPOSED SITE PLAN
LGL Realty, LTD.

1811 / 1815 SOUTH POWELL ROAD, DEERFIELD BEACH, FLORIDA 33442



NAME: DEAN W. MILLWARD
LICENSE #: AR0007396
DATE: 01/26/2022
SCALE: As indicated
DRAWN: JWA
JOB: 21-000025
SHEET TITLE: SITE PLAN

SHEET #
AS-101

1 SITE PLAN
1" = 30'-0"

Attachment C

LGL Realty, LTD.

1811 & 1815 S. Powerline Road – Deerfield Beach, Florida

Excerpts from the ITE *Trip Generation Manual*

Land Use: 140

Manufacturing

Description

A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. General light industrial (Land Use 110) and industrial park (Land Use 130) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Minnesota, Missouri, New Jersey, New York, Oregon, Pennsylvania, South Dakota, Texas, Vermont, Washington, and West Virginia.

Source Numbers

177, 179, 184, 241, 357, 384, 418, 443, 583, 598, 611, 728, 747, 875, 879, 940, 969, 1067, 1068, 1082

Manufacturing (140)

Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 37

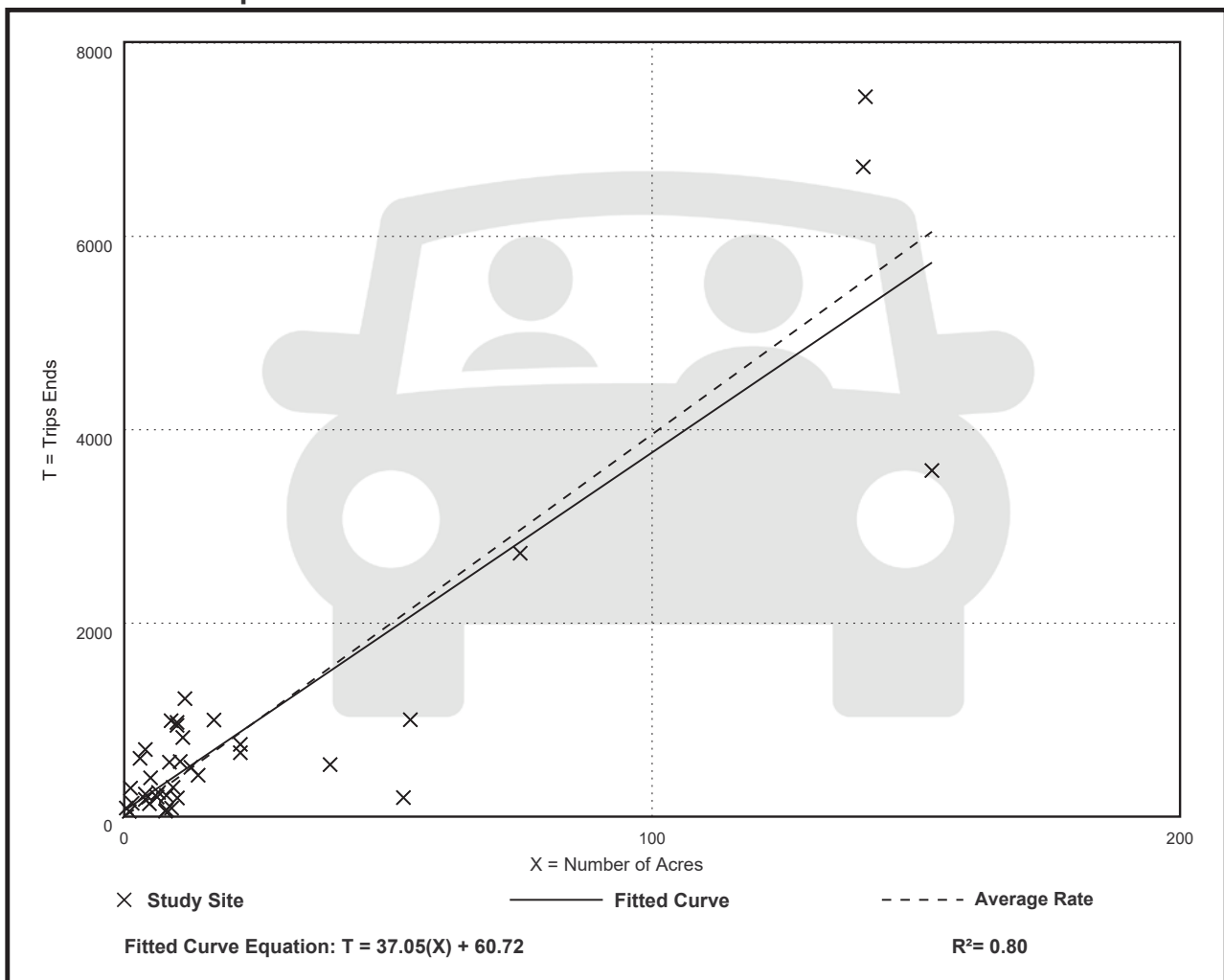
Avg. Num. of Acres: 24

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
39.53	3.72 - 245.83	27.04

Data Plot and Equation



Manufacturing (140)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

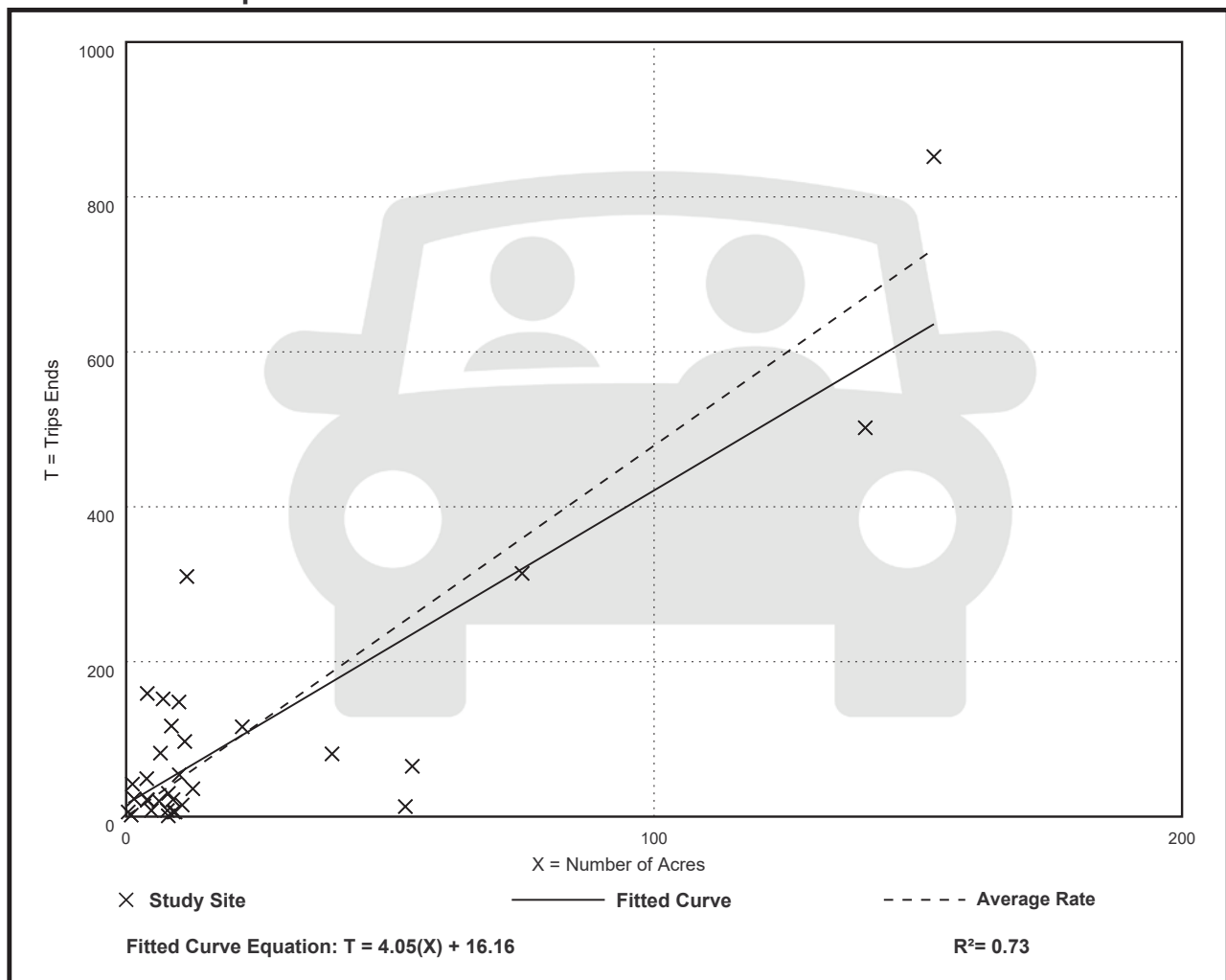
Avg. Num. of Acres: 22

Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
4.79	0.13 - 39.75	5.36

Data Plot and Equation



Manufacturing (140)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

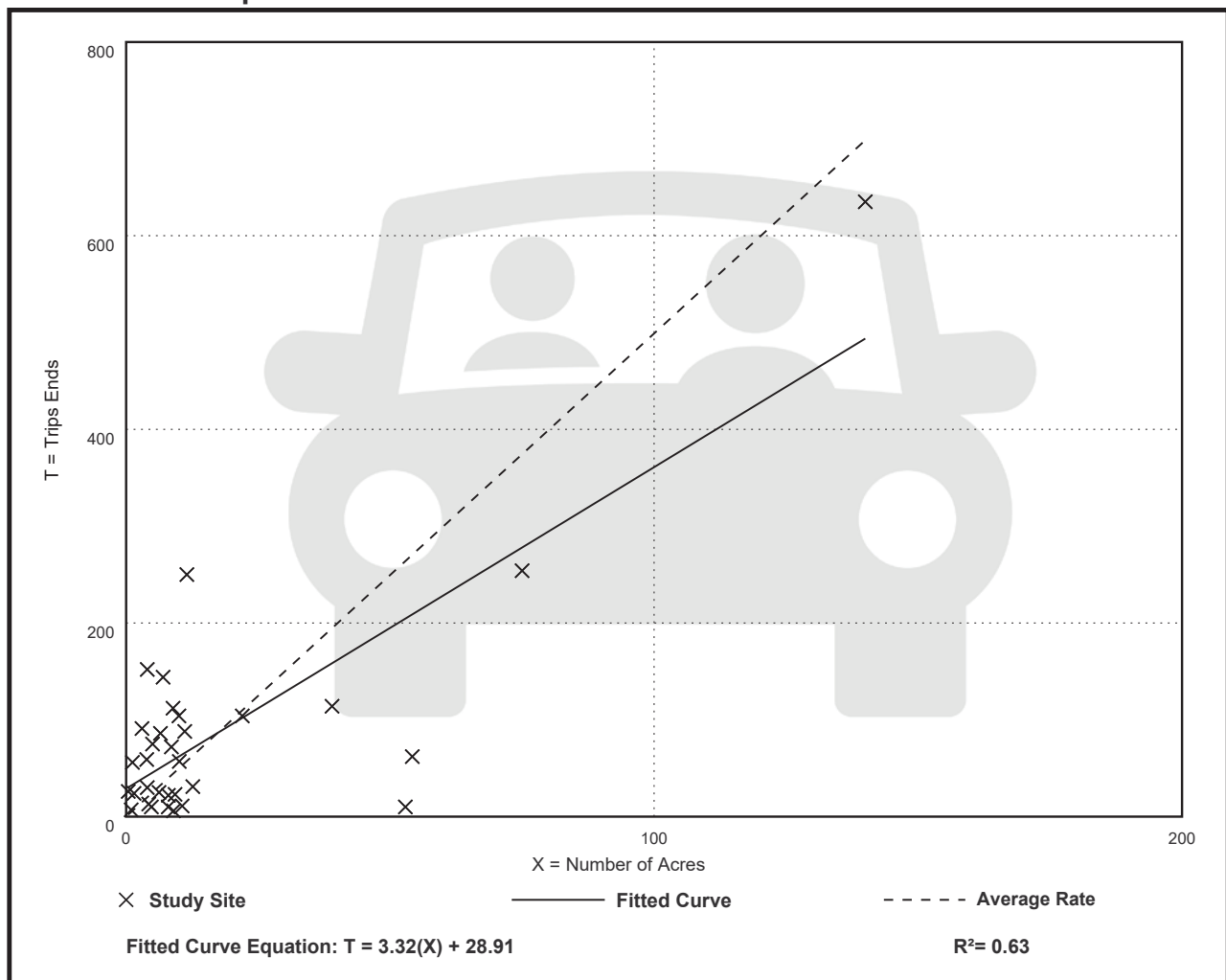
Avg. Num. of Acres: 17

Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
4.99	0.19 - 65.00	6.17

Data Plot and Equation





City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2156

Agenda Date: 10/3/2023

Status: PUBLIC HEARINGS

In Control: City Commission

Title

P.H. 2023-120: Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the rankings and funding allocations to charitable and public purpose organizations for the Community Participation Grant Program in a total amount not to exceed \$150,000.00; providing for implementation and an effective date. (*Funds from Account #001-8100-569-80-99 - Community Participation*)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$150,000

Account Name: Community Participation

Account Number: 001-8100-569-80-99

Background/History

The Community Participation Grant ("CPG") program was established to provide financial resources to local non-profit organizations that assist the City in serving a valid public purpose. The grant is competitive, and funding is determined annually. The program's guidelines are outlined in Resolution 2020/115, which includes a provision designating the City Staff to evaluate and rank all grant proposals and provide a funding recommendation to the City Commission for approval.

Current Activity

The FY 24 Community Participation Grant application cycle opened on May 1, 2023 and closed on May 31, 2023. Fifteen (15) nonprofit organizations submitted applications for funding consideration. The total amount of funding requested is \$265,409. The program's budget for FY 24 is \$150,000.

In accordance with Resolution 2020/115, the CPG evaluation committee comprised of City staff completed a programmatic and budgetary review of each FY 24 proposal. The scoring criteria was based on the following: completeness of proposal, demonstrated need, impact and execution. The evaluation committee's ranking and funding recommendation are outlined in Exhibit 1 attached for City Commission approval.

Upon approval, a Notification of Award will be distributed to award recipients. Awardees will be required to enter into a binding agreement with the City that outlines the grant terms and conditions.

Recommendation

It is recommended that the City Commission approve the FY 24 Community Participation Grant

award recommendations provided by the evaluation committee.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE RANKINGS AND FUNDING ALLOCATIONS TO CHARITABLE AND PUBLIC PURPOSE ORGANIZATIONS FOR THE COMMUNITY PARTICIPATION GRANT PROGRAM IN A TOTAL AMOUNT NOT TO EXCEED \$150,000.00; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach believes that charitable and public purpose organizations contribute to the public welfare of the community and should be supported by the City financially to the extent these organizations assist the City in serving a valid public purpose; and

WHEREAS, the Community Participation Grant program (the “CPG Program”) was established to provide financial resources to charitable and public purpose organizations; and

WHEREAS, Resolution 2020/115, which outlines the CPG Program’s guidelines, provides for City staff to review and rank all grant proposals received by the deadline and make a funding allocation recommendation to the City Commission; and

WHEREAS, the application cycle for the FY 2024 CPG Program opened on May 1, 2023 and closed May 31, 2023; and

WHEREAS, the City received 15 applications from charitable and public purpose organizations for consideration (collectively, the “Organizations”), with the total amount of funding requested equaling \$265,409.00; and

WHEREAS, the CPG Program’s budget for FY 24 is \$150,000.00; and

WHEREAS, in accordance with Resolution 2020/115, the evaluation committee comprised of City staff completed a programmatic and budgetary review of each timely received application, and ranked and recommended the allocation of funding to the Organizations; and

WHEREAS, the evaluation committee recommends the City Commission approve the rankings and funding allocations to the Organizations in the Recommended Funding Amounts set forth in the attached Exhibit “1”; and

WHEREAS, the City Commission finds that the Organizations contribute to a valid public purpose and service the public interests of the citizens of the City of Deerfield Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the rankings and funding allocations to the Organizations in the Recommended Funding Amounts set forth in the attached Exhibit “1” in a total amount not to exceed \$150,000.00, subject to the Organizations executing the required Grant Agreement.

Section 3. The appropriate City officials are authorized to take all necessary steps to implement the aims of this Resolution, including providing the funding to the Organizations in the Recommended Funding Amounts set forth in Exhibit “1”.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

EXHIBIT 1



FY 2024 Community Participation Grant Committee Applicant Ranking & Funding Recommendation

In accordance with Resolution 2020/115, the table below outlines the City of Deerfield Beach Community Participation Grant Committee applicant ranking and funding recommendation for FY 2024. The Community Participation Grant program budget for FY 2024 is \$150,000. The City received 15 grant applications requesting funding in the amount of \$265,409 combined.

Ranking Priority
(1= highest priority to 15 = lowest priority)

Organization	Ranking	FY 2024 Funding Request	Recommended Funding Amount
Early Learning Coalition of Broward County, Inc	1	\$41,394.00	\$30,000.00
Women in Distress, Inc	2	\$10,000.00	\$10,000.00
House of Hope, Inc	3	\$2,500.00	\$2,500.00
Deerfield Beach Historical Society, Inc	4	\$42,000.00	\$30,000.00
Voices for Children of Broward County	5	\$7,500.00	\$7,500.00
Junior Achievement of South Florida	6	\$14,960.00	\$10,000.00
Jewish Family Services	7	\$15,000.00	\$7,500.00
South Florida Railway Museum, Inc	8	\$7,055.00	\$5,000.00
Lighthouse of Broward County, Inc	9	\$10,000.00	\$8,000.00
Big Brothers Big Sisters of Broward	9	\$10,000.00	\$4,500.00
Kids in Distress, Inc	11	\$10,000.00	\$8,800.00
Gateway Community Outreach	12	\$25,000.00	\$11,950.00
Center for Hearing & Communication	13	\$10,000.00	\$4,250.00
Family Central, Inc	14	\$10,000.00	\$10,000.00
Deerfield Beach Community Cares	15	\$50,000.00	\$0.00
Total:		\$265,409.00	\$150,000.00



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2157

Agenda Date: 10/3/2023

Status: PUBLIC HEARINGS

In Control: City Commission

Title

P.H. 2023-121: Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending the Fiscal Year 2023-2024 Community Development Block Grant Annual Action Plan; providing for implementation and an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitlement cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City of Deerfield Beach is a CDBG entitlement community and has been receiving an annual funding allocation from HUD since 2000.

As a funding requirement, CDBG entitlement communities are required to develop a three to five-year Consolidated Plan to assess their affordable housing and community development needs and market conditions. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

On June 16, 2020, the City Commission adopted the 5-year Consolidated Plan for Fiscal Years 2020-2024. The priorities in the plan include: Increasing access to Affordable Housing, Providing for Infrastructure Improvements; and Increasing Access to Public Services.

On August 1, 2023, the City Commission approved and adopted the City's FY 2023-2024 CDBG Annual Action Plan, and pursuant to Resolution 2023/118 the plan was to HUD on August 16, 2023 . The estimated allocation at the time of adoption was \$659,734.

Current Activity

The City of Deerfield Beach was notified by HUD that its Fiscal Year 2023-2024 CDBG allocation is an estimated \$703,973, increasing the adopted allocation of \$659,734 by \$44,239. The funding breakdown is outlined in the table below. Each activity aligns with the aforementioned priorities of the City's five (5)-year Consolidated Plan.

CDBG Activity	Description	Fiscal Year	Fiscal Year
---------------	-------------	-------------	-------------

		2023-2024 Adopted Allocation	2023-2024 Amended Allocation
Water and Sewer Improvements	Construct and install water and sewer improvements in low- and moderate-income area(s)	\$ 492,787.00	\$528,178.40
Senior Transportation Program	Provides transportation services to seniors 62 years and older to and from multiple locations in the City including, the NE Focal Point Center, medical appointments, pharmacies, grocery and department stores, the post office, libraries, parks, beach etc.	\$ 35,000.00	\$ 35,000.00
Program Administration	Planning and Administration costs for the CDBG program	\$ 131,947.00	\$140,794.60
Total		\$ 659,734.00	\$703,973.00

Citizens had an opportunity to review and comment on the amended CDBG Annual Action Plan during the 30-day public comment period which began on August 17, 2023 and ended on September 16, 2023.

The amended FY 2023-2024 CDBG Annual Action Plan will be submitted to HUD for acceptance upon adoption by the City Commission.

Recommendation

It is recommended that the City Commission approve the amended City of Deerfield Beach CDBG Annual Action Plan for Fiscal Year 2023-2024, increasing the CDBG allocation from \$659,734 to \$703,973, and authorize submittal to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 2023/

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF DEERFIELD BEACH, FLORIDA, AMENDING THE
FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT
BLOCK GRANT ANNUAL ACTION PLAN; PROVIDING
FOR IMPLEMENTATION AND AN EFFECTIVE DATE**

WHEREAS, the City of Deerfield Beach (“City”) participates in the U.S. Department of Housing and Urban Development (“HUD”) entitlement allocation formula as a recipient of federal funds; and

WHEREAS, as an entitlement municipality, the City is required by HUD regulations to submit a one year action plan annually as a requirement for the City to receive funds under the Community Development Block Grant program (“CDBG”); and

WHEREAS, on August 1, 2023, pursuant to Resolution 2023-118, the City Commission approved the Action Plan for Fiscal Year 2023-2024 for an estimated allocation of \$695,734.00; and

WHEREAS, since the adoption of Resolution 2023-118, HUD informed the City that its Fiscal Year 2023-2024 CDBG allocation is estimated to be \$703,973.00, resulting in an increase of \$44,239.00; and

WHEREAS, staff recommends the City Commission approve the Amended Fiscal Year 2023-2024 CDBG Annual Action Plan, attached as Exhibit “A”, to reflect the increased CDBG allocation (the “Amended Action Plan”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Amended Action Plan, attached as Exhibit “A,” and authorizes the appropriate City officials to submit the Amended Action Plan to HUD.

Section 3. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

EXHIBIT A

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

FISCAL YEAR 2023-2024

ANNUAL ACTION PLAN



**Prepared by
The City of Deerfield Beach
Community Services Department**

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Deerfield Beach is located in northeast Broward County, Florida. Incorporated in 1925, the City is approximately 16.3 square miles and has an estimated population of 86,772, according to the U.S. Census.

The City of Deerfield Beach is a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program entitlement community grantee, receiving an annual grant award since Fiscal Year 2000 to provide decent housing, a suitable living environment, and expand economic opportunities, principally for low and moderate-income persons. The City is also a recipient of an annual grant award through HUD's Home Investment Partnership Program, as a member of the Broward County HOME Consortium, and an annual allocation from the Florida State Housing Initiatives Partnership (SHIP) Program to create and preserve affordable housing.

The Annual Action Plan outlines the City's CDBG housing and community development activities and funding sources for Fiscal Year (FY) 2023-2024, which covers the period beginning October 1, 2023 and ending September 30, 2024. The Action Plan aligns with the community development strategies and priorities in the City's Five-Year Consolidated Plan. The FY 2023-2024 Action Plan represents the fourth program year of the City's FY 2020-2024 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The City of Deerfield Beach has identified three priorities for the FY 2023-2024 Community Development Block Grant program year which aligns with the City's FY 2020-2024 Consolidated Plan. The priorities are as follows:

Priority 1 – Increase Access to Affordable Housing

The City of Deerfield Beach has been impacted by the housing affordability crisis. Median home sales and residential rent have drastically increased. To that end, the City will continue to support the preservation of affordable housing and prioritize development of locally owned public land, suitable for affordable housing.

Priority II – Provide for Infrastructure Improvements

The City of Deerfield Beach will construct water and sewer improvements to locally owned public land that, upon development, the housing will be occupied by low and moderate-income households.

Priority III – Increase Access to Public Services

The City of Deerfield Beach senior population exceeds 23%, according to the U.S. Census. As such, the City will continue to prioritize public service programs for seniors in the community, including transportation services.

3. Evaluation of past performance

Annually, the City of Deerfield Beach prepares and submits a Consolidated Annual Performance & Evaluation Report (CAPER) to HUD to account for the accomplishments and progress of the housing and community development activities and goals outlined in the Consolidated Plan and prior year Annual Action Plan. The City's FY 2021-2022 CAPER, submitted to HUD in December 2022, includes a detailed evaluation of the activities, goals and objectives in the FY 2021-2022 Action Plan and the FY 2020-2024 Consolidated Plan.

Key highlights include the following:

- Assisted two (2) households with the purchase of a home
- Assisted 14 households with home rehabilitation assistance
- Assisted 52 seniors with transportation services
- Assisted three (3) households with Rental and Utility Assistance
- Provided health and wellness services to 22 seniors
- Suspended services at Alzheimer's Adult Daycare due to impacts from COVID-19

The City's Fiscal Year 2022-2023 CAPER is due to HUD December 2023.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Process is vital to the success of the City's U.S. Department of Housing and Urban Development entitlement funded programs and activities. Citizens were provided with the opportunity to participate in the planning, development, and adoption of the City's FY 2023-2024 Annual Action Plan, in accordance with the City's Citizen Participation Plan.

The City held a pre-development meeting to assess the City's housing and community development needs and priorities, and two public hearings to obtain input about the City's draft FY 2023-2024 Annual Action Plan. Citizens were provided with an opportunity to review and comment on the Annual Action Plan for a 30-day public comment period that began on July 3, 2023 and ended on August 1, 2023. The public hearings and 30-day comment period were noticed via the local newspaper, City website and social media.

Additional Citizen Participation was required to accurately represent the City's FY 2023-2024 CDBG allocation which was understated. As such, a second 30-day public comment period was initiated on August 17, 2023 and ended on September 16, 2023.

Refer to table below for the Citizen Participation Process timeline.

Date	Activity
May 1, 2023	Pre-Development Public Hearing for Citizen Input
July 3, 2023	Notice of Public Hearing and 30-day comment period
July 18, 2023	Public Hearing on draft Annual Action Plan
July 3, 2023 to August 1, 2023	30-day public comment period
July 18, 2023	Notice of Second Public Hearing
August 1, 2023	Public Hearing and plan adoption
August 17, 2023 – September 16, 2023	Second 30-day public comment period

Table 1 – Citizen Participation Schedule

5. Summary of public comments

The City received public input/comments during the development of the FY 2023-2024 Annual Action Plan. Please see Exhibit A for summary of citizens' comments and City responses.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public input was considered during development of the FY 2023-2024 Annual Action Plan.

7. Summary

The City of Deerfield Beach is committed to enhancing and strengthening the quality of life within its community, with an emphasis on its low- and moderate-income population. The Fiscal Year 2023-2024 Annual Action Plan outlines specific housing and community development priorities, activities/programs and goals designed to serve and support low- and moderate-income persons. Public input was integral in developing the Action Plan. The plan provides transparency and a means to evaluate progress towards meeting the identified goals and objectives in the Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Aneisha Nicholas	City of Deerfield Beach Community Services Department

Table 2 – Responsible Agencies

Narrative

The City of Deerfield Beach Community Services Department serves as the City's administrator of entitlement funding from the U.S. Department of Housing and Urban Development and State of Florida, for housing and community development activities designed to serve low- and moderate-income persons.

Consolidated Plan Public Contact Information

Aneisha Nicholas, Assistant Director of Community Services
City of Deerfield Beach
227 NW 2nd Street
Deerfield Beach, FL 33441
Telephone #: (954) 422-5810
Email: ANicholas@deerfield-beach.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Citizen Participation process, the City consulted with a variety of agencies, organizations and associations to develop the Fiscal Year 2023-2024 Annual Action Plan. The City consulted with City staff, City Commission, government agencies that support LMI households, non-profit agencies and civic associations comprised of community members that engage in affordable housing, residential construction, real estate, urban planning, LMI advocacy, for-profit businesses and banking. The City is actively assessing its broadband needs to serve the LMI and business community, and consults with staff within the Information Technology Services Department and Economic Development Department.

- a. Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City is coordinating with the Deerfield Beach Housing Authority to utilize their network of resources to increase the impact of federal and state funding on the LMI community. The City has partnered with public agencies such as the Area Agency of Broward County, Broward County School Board, the nonprofit organization Deerfield Beach Cares to provide social services and health and mental services to the City’s senior population and LMI households. The City also partners with the local hospital, Broward Health North, on initiatives that support health and wellness and economic development in neighborhoods within the LMI community.

- b. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Deerfield Beach is a municipality in Broward County and coordinates with Broward County’s Homeless Continuum of Care to administer services to address the needs of individuals and families that are homeless or at risk of homelessness. The City consults with the Continuum of Care to determine the state of homelessness in its community, methods to combat homelessness and identify services and programs available to citizens in need of their services.

- c. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A- The City of Deerfield Beach is not a recipient of ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations.

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Deerfield Beach Affordable Housing Advisory Committee
	Agency/Group/Organization Type	Housing Other government – Local (Civic Organization)
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Affordable Housing Advisory Committee regarding the City's housing and community development needs and priorities. The Board provided input towards the priorities and activities outlined in the Annual Action Plan.
2	Agency/Group/Organization	Deerfield Beach Housing Authority
	Agency/Group/Organization Type	Housing PHA Services – Housing Services-Elderly Persons Services-Persons with Disabilities

Annual Action Plan
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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with staff at the Deerfield Beach Housing Authority about the City's housing and community development needs and priorities. Staff discussed how the ongoing housing crisis has impacted housing in the City of Deerfield Beach to include public housing. Staff recommended resources and strategies to increase the impact of federal and state funding.
3	Agency/Group/Organization	Deerfield Beach Family Empowerment, Inc
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Deerfield Beach has partnered with Deerfield Beach Family Empowerment, Inc. to implement affordable housing programs designed for the City's LMI population. Consulted DBFE staff to determine the effectiveness of existing programs and activities and develop strategies to increase the impact of CDBG funding. Discussed strategic marketing, inclusive of workshops and partnerships to increase programmatic impact.

a. Identify any Agency Types not consulted and provide rationale for not consulting

The City did not exclude any agency types from the Citizen Participation process.

b. Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Deerfield Beach Comprehensive Plan – Housing Element	City of Deerfield Beach Planning and Development Services Department	Outlines the City's policies and goals for the preservation and expansion of the City's housing stock.
Continuum of Care (CoC)	Broward County Homeless Initiative Partnership	Addresses issues pertaining to homelessness, and outlines programs and services available to assist the City's homeless population and households at risk of becoming homeless.
Deerfield Beach State Housing Initiatives Partnership Local Housing Assistance Plan	City of Deerfield Beach – Community Services Department	Details the City's strategies to produce and preserve affordable housing. Designed to serve very low, low- and moderate-income families

AP-12 Participation – 91.401, 91.105, 91.200€

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

The Citizen Participation process was integral in developing the Fiscal Year 2023-2024 Annual Action Plan as it supported the identification of housing and community development needs to effectively serve low- and moderate-income persons and neighborhoods in the City. Public input from the Citizen Participation process supports the activities, programs and goals outlined in the Action Plan.

In accordance with 24 CFR 91.105, the City of Deerfield Beach provided citizens with reasonable notice to public meetings and an opportunity to comment on the Draft Annual Action Plan prior to adoption. Refer to Table 1 - Citizen Participation Schedule on page four (4). The Citizen Participation process involved the following:

- Pre-Development public meeting in coordination with the City's Affordable Housing Advisory Committee;
- Two Public Hearings to obtain public input about the draft Annual Action Plan; and
- 30-day Public Comment Period.

The public hearings and 30-day comment period were noticed via the Sun Sentinel, a newspaper of general circulation, and the City's website. The City made available to citizens, public agencies, and other interested parties a copy of the draft Fiscal Year 2023-2024 Annual Action Plan and a summary of the proposed projects with their respective funding allocation.

The Community Services Department also consulted with City staff, the local public housing authority and a non-profit organization that supports the implementation of affordable housing assistance programs for input on the activities, strategies and goals outlined in the Fiscal Year 2023-2024 Annual Action Plan.

Citizen Participation Outreach

Table 5 – Citizen Participation Outreach

Sort Order	Mode Outreach	Target Outreach	Summary response/attendance	Summary comments received	Summary comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Broad Community Outreach	N/A	N/A	N/A	
2	Internet Outreach	Broad Community Outreach	N/A	N/A	N/A	
3	Public Hearing	Broad Community Outreach	City Staff provided information about programs and discussed plans to address citizens recommendations and concerns.	Refer to Exhibit A	N/A	
4	Pre-Development Meeting	Broad Community Outreach Residents LMI agencies	City Staff provided information about programs and discussed plans to address citizens recommendations and concerns; XX Citizens were in attendance.			
5	30-Day Public Comment Period	Broad Community Outreach	N/A	N/A		

Expected Resources

AP-15 Expected Resources – 91.420(b), 91.220(c) (1,2)

1. Introduction

The City receives annual federal funding from the U.S. Department of Housing and Urban Development (HUD) as an entitlement community through the Community Development Block Grant (CDBG) Program and a HOME Investment Partnerships Program (HOME) consortium member. The City is also a recipient of annual funding from the State of Florida through the State Housing Initiatives Partnership Program (SHIP) to produce and preserve affordable housing in the Deerfield Beach community.

The table below provides a breakdown of the City's anticipated funding allocation from CDBG, HOME and SHIP in Fiscal Year 2023-2024.

Table 6 – Anticipated Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public - Federal	Public Service; Public Infrastructure	\$703,973			\$703,973		Entitlement grantee estimated FY 23/24 annual allocation
HOME Consortium	Public - Federal	Housing	\$244,451			\$244,451		Broward County HOME Consortium member estimated FY 23/24 allocation
State Housing Initiatives Partnership	Public - State	Housing	\$1,003,022			\$1,003,022		Florida SHIP grantee estimated FY 23/24 allocation

- 2. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Deerfield Beach utilizes federal and state funding to implement the City's affordable housing programs. Federal funding is leveraged with state funding to increase the impact of activities benefitting low- and moderate-income persons in Deerfield Beach.

- 3. If appropriate, describe, which does not require a matching.**

Matching funds are not a requirement for any of the initiatives outlined in the Annual Action Plan.

- 4. If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has an inventory of locally owned public land suitable for affordable housing. Two such parcels require water and sewer improvements. The City intends to fund the improvements with CDBG funding and partner with non-profit developers to build affordable housing for low- and moderate-income persons.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.420, 91.220€(3) &€

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvement	2023	2024	Non-Housing Community Development	Deerfield Beach Census Tracts with at least 51% LMI residents	Public Facilities, Facility Improvements, Public Infrastructure	CDBG: \$528,178.40	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing. Benefit: Two (2) LMI Households.
2	Public Service – Senior Transportation	2023	2024	Non-Housing Community Development	Citywide	Public Service	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing. Benefit: 50 Persons Assisted
3	Planning and Administration	2023	2024	Non-Housing Community Development	Citywide	Administration	CDBG: \$140,794.60	Oversee the administration, development and implementation of the program

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvement/Infrastructure – Water and Sewer Improvements
	Goal Description	To facilitate public improvement and infrastructure projects within LMI neighborhoods (CDBG target areas) in Deerfield Beach.
2	Goal Name	Public Service – Senior Transportation
	Goal Description	To provide transportation services to seniors in the Deerfield Beach community.

AP-35 Projects – 91.420, 91.220(d)

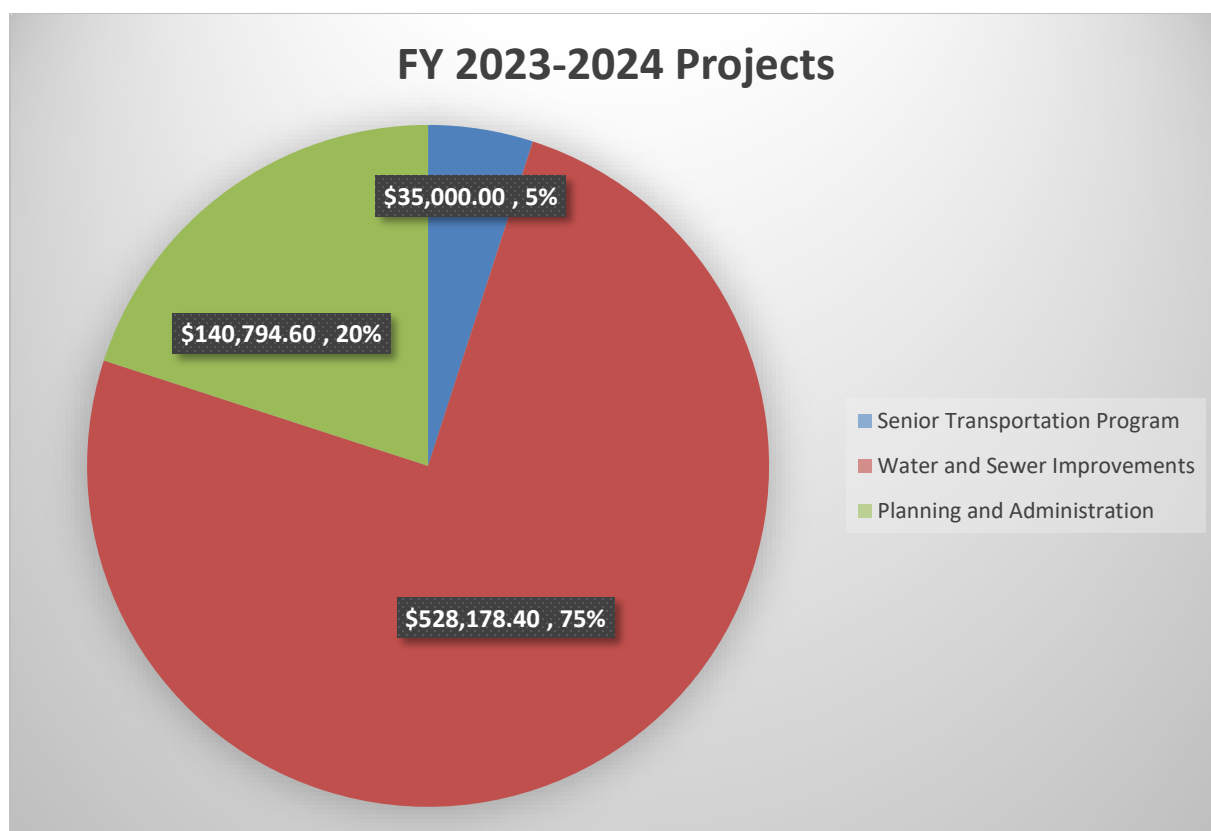
1. Introduction

The Fiscal Year 2023-2024 Annual Action Plan is the fourth program year plan under the City's Fiscal Year 2020-2024 Consolidated Plan. The projects and activities which are recommended for funding in Fiscal Year 2023-2024 are in alignment with the priorities of the Consolidated Plan.

#	Project Name	Amount
1	Water and Sewer Improvements	\$528,178.40
2	Senior Transportation Program	\$ 35,000.00
3	Planning and Administration	\$140,794.60

Table 8 – Project Information

Graph 1: Allocated Funds



2. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Deerfield Beach is committed to improving the quality of life for low- and moderate-income persons in the community. Decent housing and a suitable living environment are products of the public infrastructure and public service activities prioritized for implementation in Fiscal Year 2023-2024 to serve the City's LMI population.

Grant funding is the City's primary source of funding to implement the prioritized projects and activities. Consequently, the main obstacle is limited or decreased grant funding. The City's federal and state funding allocations fluctuate annually which makes planning for and meeting the needs of the City's LMI population challenging. This obstacle is compounded by the ongoing housing crisis and inflation. Home prices have significantly increased in the City of Deerfield Beach.

The median sale price for a home in Broward County has been increasing annually over the last three years. According to the Broward Property Appraiser, the median sale price for a single-family home increased by more than 47% between December 2019 and December 2022. Additionally, the increased cost of goods and services due to inflation is expected to negatively impact the level of assistance the City can provide to LMI persons.

P-38 Project Summary

1	Project Name	Water and Sewer Improvements
	Target Area	Census Tracts with at least 51% LMI
	Goals Supported	Public Improvements
	Needs Addressed	Public Improvements - Infrastructure
	Funding	CDBG: \$528,178.40
	Description	Water and sewer installations in LMI community
	Estimate the number business that will benefit from the proposed activities	Approximately 2 LMI Families
	Planned Activities	Administration of the Program
2	Project Name	Senior Transportation Program
	Target Area	Citywide
	Goals Supported	Public Service - Senior Transportation
	Needs Addressed	Public Service - Senior Transportation
	Funding	CDBG: \$35,000
	Description	Senior Transportation services for persons 62 years and older to and from various locations in the City inclusive of the Senior Center, medical appointments, pharmacies, grocery and department stores, local malls, libraries, post offices, local parks, beaches and local restaurants.
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Citywide
	Planned Activities	Transportation Services.
3	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Public Improvements Public Service - Senior Transportation Public Service
	Needs Addressed	Housing Rehabilitation Purchase Assistance Public Service Public Improvements
	Funding	CDBG: \$140,794.60
	Description	Administration of the Programs
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned Activities	Administration of the Programs.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Deerfield Beach is located in northeastern Broward County, Florida. According to the U.S. Census, the City's population is 86,772. The median household income in the City is \$49,650, according to the U.S. Census American Community Survey (ACS) 2017-2021 and the percent of persons in poverty is 15.6%.

The public infrastructure and public service activities outlined in the Fiscal Year 2023-2024 Annual Action Plan are designed to serve low- and moderate-income persons citywide. The public infrastructure project which involves water and sewer improvements will benefit areas in the City where at least 51% of the residents are low- and moderate-income persons.

The attached CDBG Target Area Map shows Census Block Groups citywide and outlines areas in the City with 51% and greater low- and moderate-income residents.

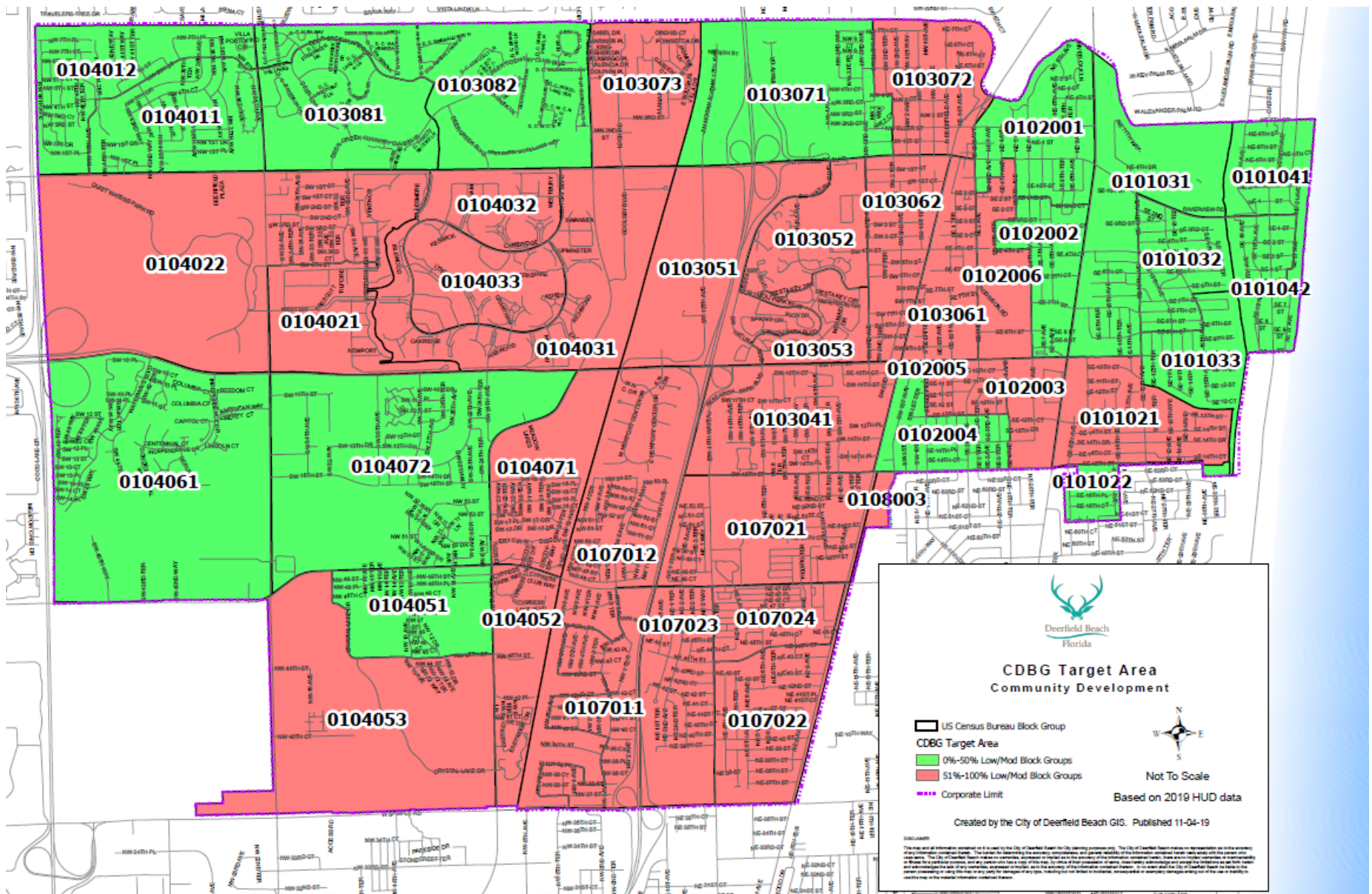
Geographic Distribution

Target Area	Percentage of Funds
Citywide	25%
Census Block Group	75%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has allocated 75% of its CDBG funding to construct water and sewer improvements in a low-and-moderate income neighborhood, supporting the preservation of affordable housing and a suitable living environment for low- and moderate-income persons. An estimated 5% of CDBG funds will be utilized to promote accessibility and health and wellness for the senior population.



AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Deerfield Beach housing market poses significant barriers to affordable housing. Housing costs in Deerfield Beach has increased. Like much of America, the City has been experiencing a housing crisis due to a dramatic increase in the cost of homes, land, construction materials, labor, gas, etc. Additionally, about 60 percent of the housing inventory in Deerfield Beach is more than 40 years of age, according to the U.S. Census. The age of housing stock presents the challenge of maintaining quality housing so that inventory does not shrink as units fall into disrepair.

Housing conditions are an important aspect of the Deerfield Beach community quality of life, particularly for low- and moderate-income residents, of which the City has a relatively high LMI percentage. Considering rising housing costs and the age of existing housing stock, the City is committed to producing and preserving affordable housing in Deerfield Beach.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Element of the City's Comprehensive Plan provides guidance to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income, and very low-income households, group homes, foster care facilities, and households with special housing needs, including rural and farm worker housing. The related goals and objectives listed in the Housing Element of the Comprehensive Plan include the following:

GOAL HS 1.0: Provide sufficient quantity of safe and adequate housing which is affordable to all income groups in Deerfield Beach.

Objective HS 1.1: Provide for adequate and affordable housing for the existing population, anticipated population growth, and households with special housing needs.

Objective HS 1.2: Continue to employ existing housing implementation programs and revise existing and formulate new housing implementation programs when the City determines such programs will better provide for adequate and affordable housing in compliance with State and Federal relocation housing regulations.

Objective HS 1.3: Assist in the elimination of substandard housing conditions, and for the structural and aesthetic improvement of existing housing while guiding the conservation, rehabilitation or demolition of housing as needed.

Objective HS 1.5: Provide adequate housing sites and distribution of housing for workforce, moderate, low, and very low-income households.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section addresses the City of Deerfield Beach's planned actions to foster and maintain quality affordable housing, continue the mitigation of lead-based paint hazards in homes occupied by low- and moderate-income individuals, reduce the number of households in poverty through various services, programs and coordination of service providers. The City will continue to undertake an educational campaign on fair housing to ensure that Deerfield Beach residents have the widest range of housing choices.

Actions planned to address obstacles to meeting underserved needs

The City of Deerfield Beach is committed to identifying opportunities to produce and preserve affordable housing, improve housing conditions and expand economic opportunities for its low- and moderate-income population. The City shall keep apprised of and shall consider implementation of all federal, state, and local housing subsidy programs in which the City is eligible to participate. The City shall also increase marketing efforts through targeted promotion and creative campaigns to increase public awareness of the affordable housing programs designed to serve low- and moderate-income persons.

Actions planned to foster and maintain affordable housing

The City intends to foster and maintain affordable housing in the City with the support of federal and state resources and coordinated efforts with public and private agencies and organizations. Public and private efforts will include coordination with private developers, especially those providing low- and moderate-income housing; Community Housing Development Organization; the Deerfield Beach Housing Authority; the Broward County Housing Authority; the Broward County Housing and Community Development Division; and the Broward Housing Partnership.

The City has also established an Affordable Housing Advisory Committee who reviews the City's established policies, ordinances, land development regulations and comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing in Deerfield Beach.

Actions planned to reduce lead-based paint hazards

The City will continue to ensure that its affordable housing programs and projects comply with lead paint regulations. All appropriate lead hazard disclosures, brochures and testing will be communicated, distributed and performed, respectively, in compliance with Federal regulations for homes built prior to 1978. If abatement is required, specifications by a certified lead contractor will be incorporated into the housing activity/project work write up. These actions will prevent lead poisoning and hazards in the community.

Actions planned to reduce the number of poverty-level families

The poverty rate in Deerfield Beach is 15.6 percent, according to the U.S. Census. The City will

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continue to prioritize federal and state funding for affordable housing programs and activities and economic development opportunities. Grant management is centralized in the City of Deerfield Beach Community Services Department. The Community Services Department will continue to work closely with the City's Economic Development Department to identify, provide and fund initiatives that promote job readiness and career opportunities for low- and moderate-income persons and economic expansion in the City of Deerfield Beach. The City also collaborates with the Broward County Continuum of Care, Deerfield Beach Housing Authority and other Broward County agencies to support projects and programs designed to reduce poverty in the City.

Actions planned to develop institutional structure

The City of Deerfield Beach Community Services Department oversees the administration of entitlement and competitive grants citywide pre and post award. This centralized structure enables the City to strengthen relationships with departments within the City and foster collaboration with residents, public and private agencies, organizations and grant funders to aid in identifying housing and community development needs, and opportunities to leverage federal, state and local resources to provide decent housing, a suitable living environment and expand economic opportunities for low- and moderate-income persons in the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Deerfield Beach housing stock has historically been constructed by the private sector. As such, the City is committed to strengthening relationships with public and private housing and social service agencies. The City works closely with the Deerfield Beach Public Housing Authority and utilizes their network of social service agencies to increase the impact of the City's affordable housing and public service programs, projects and activities. The City participates in interagency committees created to coordinate public, private and community-based efforts to expand affordable housing and economic development initiatives. Staff in the Community Services Department will continue attending affordable housing workshops to keep abreast of initiatives and regulations, identify best practices that can be implemented in the City and build on existing public and private collaborations to better serve the Deerfield Beach community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The City may generate Program Income from its federal and state grant funded Homeowner Rehabilitation and Purchase Assistance programs. Program Income is recaptured if an LMI recipient of funding through the aforementioned programs defaults on the terms of their award amount, which is structured as a 0% deferred loan that converts to a grant at the end of the loan term (i.e. affordability period). In accordance with the loan terms, the City requires repayment of the award amount based on an annual prorated amount.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3	The amount of surplus funds from urban renewal settlements	\$0
4	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5	The amount of income from float-funded activities	\$0
	Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities
N/A

EXHIBIT A- PUBLIC COMMENTS

Public Comments/Responses

Fiscal Year 2023 – 2024 CDBG Annual Action Plan

Question: Where is Johnnie McKeithen Park located?

City Response: The park is located behind the Braithwaite Center for Active Aging at 629 North Deerfield Avenue, Deerfield Beach, FL.

Question: Can the City provide transportation for children with disabilities?

City Response: The City offers transportation services for residents of all ages via the Deerfield Express I and II shuttle buses, which operate six days a week, Monday through Saturday.

EXHIBIT B- AFFIDAVITS

SUN-SENTINEL

Sold To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Bill To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, or by publication on the
newspapers website, if authorized on Apr 23, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

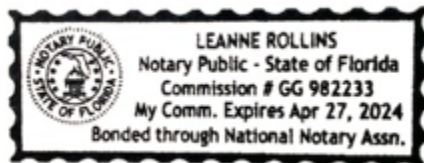


Signature of Affiant

Sworn to and subscribed before me this: April 24, 2023.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail

Affidavit Email Address: tbritten@deerfield-beach.com
7418320

**PUBLIC NOTICE 2023-066
CITY OF DEERFIELD BEACH FLORIDA
AFFORDABLE HOUSING ADVISORY
COMMITTEE MEETING**

Notice is hereby given by the City of Deerfield Beach that the Affordable Housing Advisory Committee (AHAC) meeting will be held on Monday, May 1, 2023, at 7:00 pm at the Hillsboro Community Center, 50 Hillsboro Technology Drive, Deerfield Beach, FL 33441.

The public meeting will include a discussion about the City's housing and community development needs to help identify and establish priorities for state and federally funded activities. Interested persons are encouraged to attend the meeting.

Any person requiring auxiliary aids and services to participate in the meeting may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

For additional information, please contact the Community Services Department at (954) 422-5810 or anicholas@deerfield-beach.com.

4/23/2023 7418320

Order # - 7418320

SUN-SENTINEL

Sold To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Bill To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, or by publication on the
newspapers website, if authorized on Jul 03, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

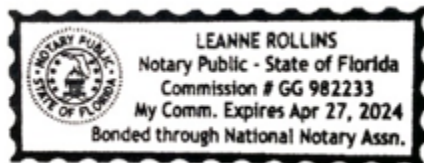


Signature of Affiant

Sworn to and subscribed before me this: July 10, 2023.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail

Affidavit Email Address: HMontemayor@deerfield-beach.com
7460371

**PUBLIC NOTICE 2023-089
CITY OF DEERFIELD BEACH
PUBLIC HEARING AND 30-DAY PUBLIC COMMENT PERIOD
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FISCAL YEAR 2023-2024 ANNUAL ACTION PLAN**

The City of Deerfield Beach is an entitlement community that receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program to provide decent housing, a suitable living environment, and expand economic opportunities for low-and moderate-income persons in the City. The City's Fiscal Year (FY) 2023-2024 CDBG allocation is an estimated \$659,734. As a funding requirement, the City must develop and adopt a One-Year Action Plan which identifies the housing and community development activities that will be funded in FY 2023-2024 in alignment with the City's FY 2020-2024 Consolidated Plan.

The City of Deerfield Beach is proposing to fund the below activities with its FY 2023-2024 CDBG funding allocation.

CDBG Activity	Funding Allocation
Public Infrastructure –	
Water & Sewer Improvements	\$492,787.00
Senior Transportation Program	\$ 35,000.00
Program Administration	\$131,947.00
Total	\$659,734.00

Public Comment

The proposed Fiscal Year 2023-2024 Action Plan is available for public input. The 30-day public comment period will commence on July 3, 2023 and end on August 1, 2023. A copy of the proposed plan is available via the City's website at <https://www.deerfield-beach.com/1509/Housing-Grants> and at the City of Deerfield Beach Community Services Department, 227 NW 2nd Street, Deerfield Beach, FL 33441.

All interested citizens, agencies and organizations are encouraged to submit comments or questions about the Action Plan to the City of Deerfield Beach Community Services Department in-person, via phone at 954-422-5810 or email at anicholas@deerfield-beach.com.

Public Hearing

A public hearing will take place on Tuesday, July 18, 2023 to allow for public input. The meeting will take place at 7:00 p.m. at City Hall Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida 33441. Interested persons are encouraged to attend. For additional information about the hearing, please contact the City of Deerfield Beach Community Services Department at 954-422-5810.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities that require special accommodations to participate in this hearing should contact the Office of the City Clerk at least 24-hours prior to the hearing at (954) 480-4213 for assistance.

7/3/2023 7460371

Order # - 7460371

SUN-SENTINEL

Sold To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Bill To:

City of Deerfield Beach - CU00122386
150 NE 2nd Ave
Deerfield Beach, FL 33441-3506

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, or by publication on the
newspapers website, if authorized on Jul 18, 2023

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

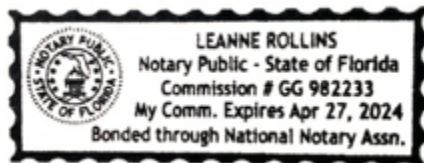


Signature of Affiant

Sworn to and subscribed before me this: July 19, 2023.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail

Affidavit Email Address: HMontemayor@deerfield-beach.com
7466863

**PUBLIC NOTICE 2023-094
CITY OF DEERFIELD BEACH
PUBLIC HEARING
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FISCAL YEAR 2023-2024 ANNUAL ACTION PLAN**

The City of Deerfield Beach is an entitlement recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program to provide decent housing, a suitable living environment, and expand economic opportunities for low-and moderate-income persons in the City. The City's Fiscal Year (FY) 2023-2024 CDBG allocation is an estimated \$659,734. As a funding requirement, the City must develop and adopt a One-Year Action Plan which identifies the housing and community development activities that will be funded in FY 2023-2024 in alignment with the City's FY 2020-2024 Consolidated Plan.

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Public Hearing

A public hearing to obtain public input and adopt the proposed FY 2023-2024 Annual Action Plan will be held during the Deerfield Beach City Commission meeting on Tuesday, August 1, 2023 at 7:00 p.m. in the Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida 33441. Interested parties are encouraged to attend.

For additional information, please contact the City of Deerfield Beach Community Services Department at 954-422-5810.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities that require special accommodations to participate in this hearing should contact the Office of the City Clerk at least 24-hours prior to the hearing at (954) 480-4213 for assistance.

7/18/2023 7466863

Order # - 7466863

EXHIBIT C- SF424

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☐ Application
☒ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☐ Continuation
☒ Revision

* If Revision, select appropriate letter(s):

E: Other (specify)

* Other (Specify):

Award Correction

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-23-MC-12-0046

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Deerfield Beach

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000305

* c. UEI:

RNAJUJR8BKA5

d. Address:

* Street1: 150 N.E. 2ND AVENUE

Street2:

* City: DEERFIELD BEACH

County/Parish:

* State: FL: Florida

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 33441-3506

e. Organizational Unit:

Department Name:

COMMUNITY SERVICES DEPARTMENT

Division Name:

HOUSING AND GRANTS DIVISION

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

* First Name: ANEISHA

Middle Name:

* Last Name: NICHOLAS

Suffix:

Title: ASSISTANT DIRECTOR OF COMMUNITY SERVICES

Organizational Affiliation:

* Telephone Number: 954-422-5810

Fax Number:

* Email: ANICHOLAS@DEERFIELD-BEACH.COM

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14 . 218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS

* 12. Funding Opportunity Number:

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

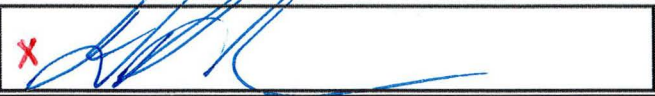
Public service, Public infrastructure improvements, Planning and administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: FL-022	* b. Program/Project: FL-022
Attach an additional list of Program/Project Congressional Districts if needed.	
	Add Attachment Delete Attachment View Attachment
17. Proposed Project:	
* a. Start Date: 10/01/2023	* b. End Date: 09/30/2026
18. Estimated Funding (\$):	
* a. Federal	703,973.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	703,973.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on	
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
	Add Attachment Delete Attachment View Attachment
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: DAVID
Middle Name:	
* Last Name: SANTUCCI	
Suffix:	
* Title: CITY MANAGER	
* Telephone Number: 954-480-4265	Fax Number:
* Email: DSANTUCCI@DEERFIELD-BEACH.COM	
* Signature of Authorized Representative: 	* Date Signed: 09/18/2023

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Deerfield Beach	DATE SUBMITTED 8/13/23

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Deerfield Beach	DATE SUBMITTED 7/3/23

SF-424D (Rev. 7-97) Back

EXHIBIT D – CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

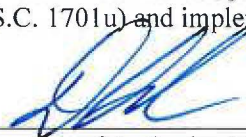
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

7/3/23

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 - 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

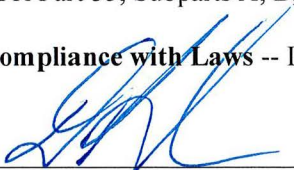
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

9/13/23

Date

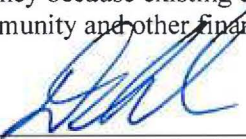
City Manager

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

7/3/23

Date

City Manager

Title

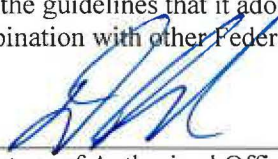
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

8/3/23

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

EXHIBIT E- RESOLUTION

RESOLUTION NO. 2023/118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach (“City”) participates in the U.S. Department of Housing and Urban Development (“HUD”) entitlement allocation formula as a recipient of federal funds; and

WHEREAS, as an entitlement municipality, the City is required by HUD regulations to submit a one year action plan annually as a requirement for the City to receive funds under the Community Development Block Grant program (“CDBG”); and

WHEREAS, the proposed action plan for Fiscal Year 2023-2024 describes the activities to be performed by the City and the amount of funding allocated for each activity, all of which are consistent with the City’s five-year Consolidated Plan; and

WHEREAS, the City will receive an estimated allocation of \$695,734.00 in CDBG funds in Fiscal Year 2023-2024; and

WHEREAS, staff recommends that the City Commission approve the Fiscal Year 2023-2024 CDBG Annual Action Plan, attached as Exhibit “A” (the “Action Plan”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

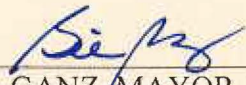
Section 2. The City Commission hereby approves the Action Plan, attached as Exhibit “A,” and authorizes the appropriate City officials to submit the Action Plan to HUD.

Section 3. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST, 2023.

CITY OF DEERFIELD BEACH



BILL GANZ, MAYOR

ATTEST:



HEATHER MONTEMAJOR, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2153

Agenda Date: 10/3/2023

Status: PUBLIC HEARINGS – FIRST
READING

In Control: City Commission

Title

ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING THREE UTILITY EASEMENTS LOCATED AT 1345-1399 S. FEDERAL HIGHWAY CONNECTED TO THE KING HYUNDAI DEALERSHIP REDEVELOPMENT PROJECT (APPLICATION 23-A-200); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set second public hearing for October 17, 2023

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

Abandonment Application No. 23-A-200 is a request to abandon three (3) easements on the subject site which solely provide private water service to the site. The applicant has submitted a letter of no objection from the Engineering Division of the Department of Environmental Services as part of their submittal to the City. No new utility lines will be dedicated, and a 10' x 10' portion will remain to accommodate existing fire equipment. The following easements are included as part of the abandonment request:

Instrument	Existing Easement included in Abandonment
1. ORB 11698 PG 799	12 foot wide utility easement
2. ORB 13388 PG 693	10 foot wide utility easement
3. ORB 44015 PG 1282	10 foot wide utility easement

Copies of the sketch and legal for the easements, the proposed site plan (showing the location of the proposed abandonments), and signed letter of no objection from the Engineering Division are attached for reference.

Recommendation

Staff recommends approval.

ORDINANCE NO. 2023/

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING
THREE UTILITY EASEMENTS LOCATED AT 1345-1399 S. FEDERAL
HIGHWAY CONNECTED TO THE KING HYUNDAI DEALERSHIP
REDEVELOPMENT PROJECT (APPLICATION 23-A-200); PROVIDING
FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the City of Deerfield Beach received an application (Application 23-A-200) (the “Application”) from King Motor Company of South Florida, (the “Applicant”) to vacate and abandon one 12-foot wide utility easement (recorded in O.R.B. 11698, PG 799) and two 10-foot wide utility easements (recorded in O.R.B. 13388, PG. 693 and O.R.B. 44015, PG 1282), as more particularly described on Exhibits “A”, “B”, and “C”, (collectively, the “Easements”) from the property located at 1345-1399 South Federal Highway, Deerfield Beach, Florida (the “Property”); and

WHEREAS, on June 20, 2023, the City granted a major site plan approval for the redevelopment of the current King Hyundai dealership, which consists of the remodeling and inclusion of a new service building for the Hyundai dealership, the demolition of the now vacant Suzuki and Mitsubishi/Saturn dealerships and the construction of a Genesis dealership at the Property (the “Project”); and

WHEREAS, in order to effectuate the approved site plan, the Applicant is required to change the utility configuration to service the new buildings, which requires the abandonment of the Easements that serve as private water service lines to the Property; and

WHEREAS, due to the Easements being private water service lines, the Engineering Division of the Department of Environmental Services (the “Engineering Division”) requires that the Applicant abandon the Easements so that the Applicant shall be responsible for maintaining their own utility lines on-site; and

WHEREAS, the Engineering Division has requested that a 10’ x 10’ portion of an easement remain at the central western portion of the site to accommodate the proposed fire water meter and assembly, and all other water meters for water service and irrigation will be provided along the Property line; and

WHEREAS, the Applicant’s Application submittal includes a letter of no objection from the Engineering Division; and

WHEREAS, Staff’s review of the Application has found that the proposed Easements abandonment is consistent with the Future Land Use Element of the Comprehensive Plan, the City’s Official Zoning Map and the Land Development Code; and

WHEREAS, City staff finds that there is no public purpose and use in retaining the Easements as utility easements.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part hereof.

Section 2. The legal descriptions of the Easements to be abandoned are as set forth on Exhibits “A”, “B”, and “C”, attached hereto and made a part hereof.

Section 3. The City Commission hereby finds that there is no public purpose and use in retaining the Easements as utility easements and does hereby find that the Easements as set forth on Exhibits “A”, “B”, and “C” should be vacated and abandoned. The Easements are hereby vacated and abandoned.

Section 4. This Ordinance was noticed and adopted in accordance with State law.

Section 5. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 6. This Ordinance shall take effect immediately upon adoption on Second Reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2023.

PASSED 2ND READING ON THIS ____ DAY OF _____, 2023.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

ATTEST:

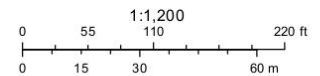
HEATHER MONTEMAYOR, CITY CLERK

Property Id: 484307390010

**Please see map disclaimer



June 8, 2023



Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appraiser

King Motor Co. of South Florida-King Hyundai-Genesis

File No. 72105.0001

GENERAL NAME	ORB PG	NOTES
12' UTILITY EASEMENT (linear)	ORB 11698, PG 799 BCR	6" FIRE MAIN TO BE ABANDONED
12' UTILITY EASEMENT (L-shaped)	ORB 11698, PG 799 BCR	NO KNOWN UTILITIES WITHIN EASEMENT. 10 x 10 PORTION AT WEST PROPERTY LINE WILL REMAIN FOR FIRE WATER METER.
10' UTILITY EASEMENT	ORB 13388, PG 693, BCR	REPLACEMENT UTILITY LINES WILL BE PRIVATE
10'X40' EASEMENT (north)	ORB 44015, PG 1282, BCR	DOMESTIC WATER SERVICE LINES TO HYUNDAI BUILDING WILL BE PRIVATE
10'X40' EASEMENT (south)	ORB 44015, PG 1282, BCR	DOMESTIC WATER SERVICE LINES TO HYUNDAI BUILDING WILL BE PRIVATE
10' WATERLINE EASEMENT	ORB 44015, PG 1282, BCR	REPLACEMENT UTILITY LINES WILL BE PRIVATE

EXHIBITA

LEGAL DESCRIPTION

A portion of those Lands as Recorded in Official Record Book 11698 at Page 799 of the Public Records of Broward County, Florida, those Lands being described as follows:

A portion of Parcels "A" and "B" of PICCADILLY CAFETERIA - DEERFIELD, according to the Plat thereof, as recorded in Plat Book 117, at Page 33, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Southwest (SW) corner of said Parcel "A", run North 01°34'01" West (Basis of Bearings on a Plat Bearing) along the westerly line of said Parcel "A", 148.00 feet to the POINT OF BEGINNING #1 of a 12.00 foot wide strip of land lying 6.00 feet on each side of the following described line;

thence run North 88°25'59" East, 89.65 feet to the POINT OF TERMINATION.

TOGETHER WITH:

COMMENCING at the Southwest (SW) corner of said Parcel "A", run North 01°34'01" West along the westerly line of said Parcel "B", 207.38 feet;

thence continue North 88°25'59" East, 12.00 feet to the POINT OF BEGINNING #2;

thence run North 88°25'59" East, 151.00 feet;

thence run North 01°34'01" West, 12.00 feet;

thence run South 88°25'59" West, 28.00 feet;

thence run North 01°34'01" West, 91.50 feet;

thence run North 88°25'59" East, 38.00 feet;

thence run North 01°34'01" West, 12.00 feet;

thence run South 88°25'59" West, 50.00 feet;

thence run South 01°34'01" East, 103.50 feet;

thence run South 88°25'59" West, 111.00 feet;

thence run South 01°34'01" East, 12.00 feet to the POINT OF BEGINNING #2.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.



This item has been electronically signed and sealed with a Digital Signature by:

Cary D Winningham

2023.06.29 12:21:11 -04'00'

Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

KING DEALERSHIP
KING MOTOR COMPANY OF SOUTH FLORIDA

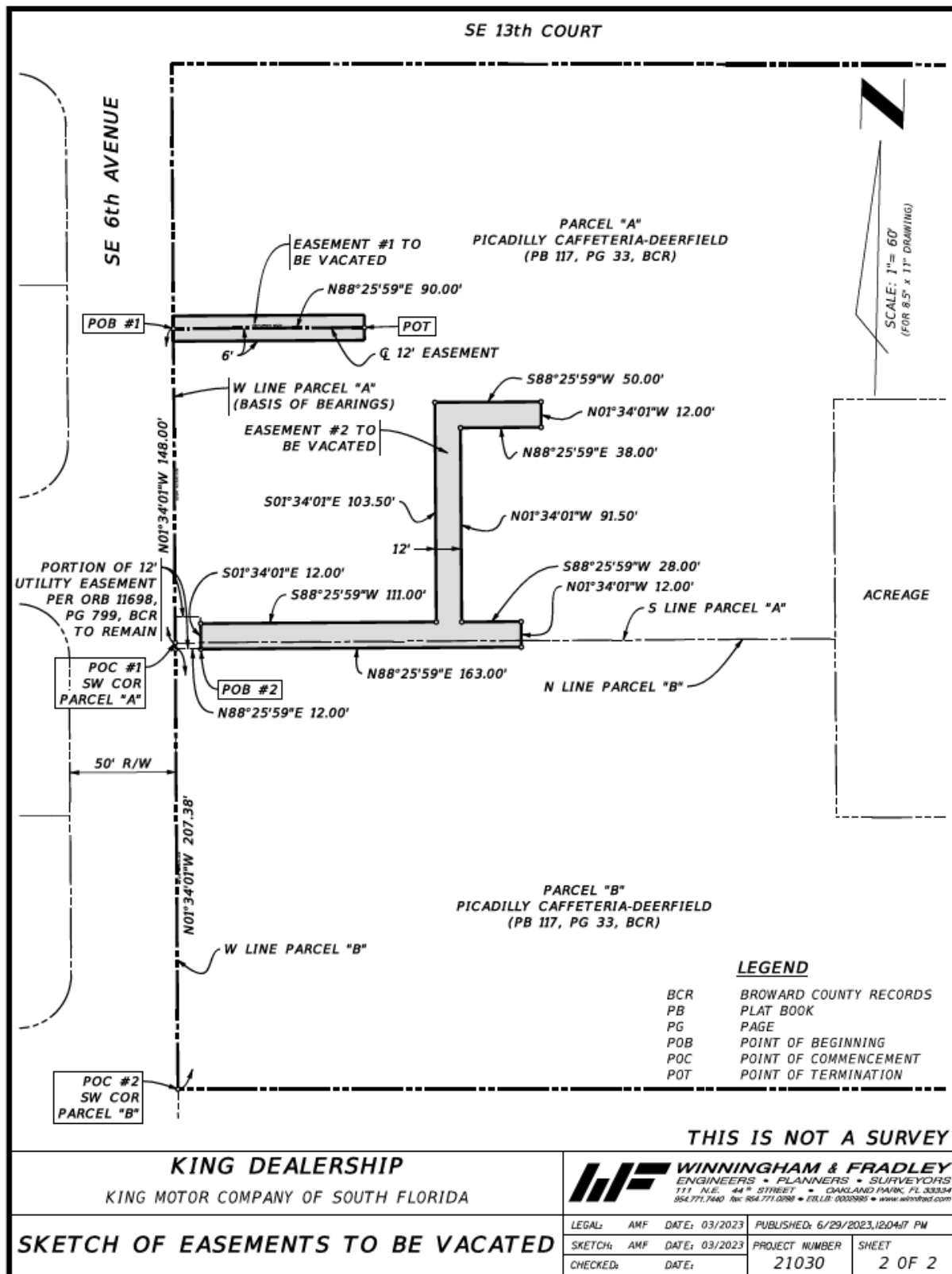
**LEGAL DESCRIPTION OF
EASEMENTS TO BE VACATED**

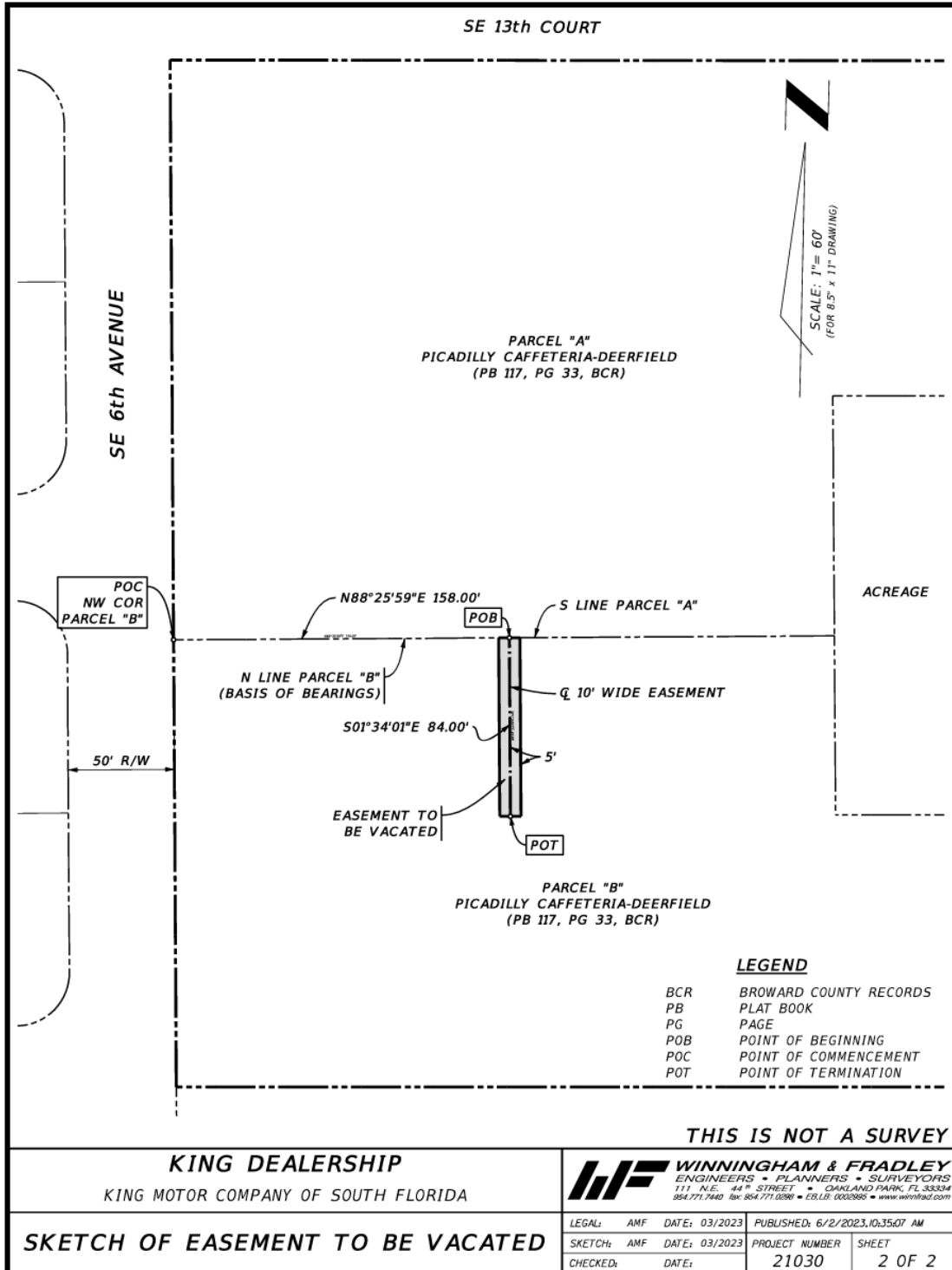


WINNINGHAM & FRADLEY
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954.771.7440 • Fax: 954.771.0280 • ETL 181-0002985 • www.winfrad.com

LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/29/2023, 12:04:08 PM
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER SHEET
CHECKED: DATE:		21030 1 OF 2

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J:\2023\21030-King Dealership - Deerfield Beach\CAD\SRV\Legal\Easement Vacation_Sketch & Legal\13388-6931.dgn(Sheet 02- Sketch)

EXHIBIT C

LEGAL DESCRIPTION

All of those Lands as Recorded in Official Record Book 44015 at Page 1282 of the Public Records of Broward County, Florida, those Lands being described as follows:

A portion of Parcels "A" and "B" of PICCADILLY CAFETERIA - DEERFIELD, according to the Plat thereof, as recorded in Plat Book 117, at Page 33, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northwest (NW) corner of said Parcel "B", run North 88°25'59" East (Basis of Bearings on a Plat Bearing) along the northerly line of said Parcel "B", 82.00 feet to Point "A";

thence run North 01°34'01" West, 9.00 feet to the POINT OF BEGINNING #1 of a 10.00 foot wide strip of land lying 5.00 feet on each side of the following described line;

thence run North 01°34'01" West, 40.00 feet to the POINT OF TERMINATION #1.

TOGETHER WITH:

COMMENCING at said Point "A" run North 88°25'59" East along the northerly line of said Parcel "B", 63.50 feet to Point "B";

thence run South 01°34'01" East, 51.00 feet;

thence run South 01°34'01" East, 28.00 feet to the POINT OF TERMINATION #2.

TOGETHER WITH:

COMMENCING at said Point "B" run North 88°25'59" East along the northerly line of said Parcel "B", 17.50 feet;

thence run South 01°34'01" East, 56.00 feet;

thence run North 88°25'59" East, 70.00 feet;

thence run South 01°34'01" East, 32.00 feet to the POINT OF TERMINATION #3.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.

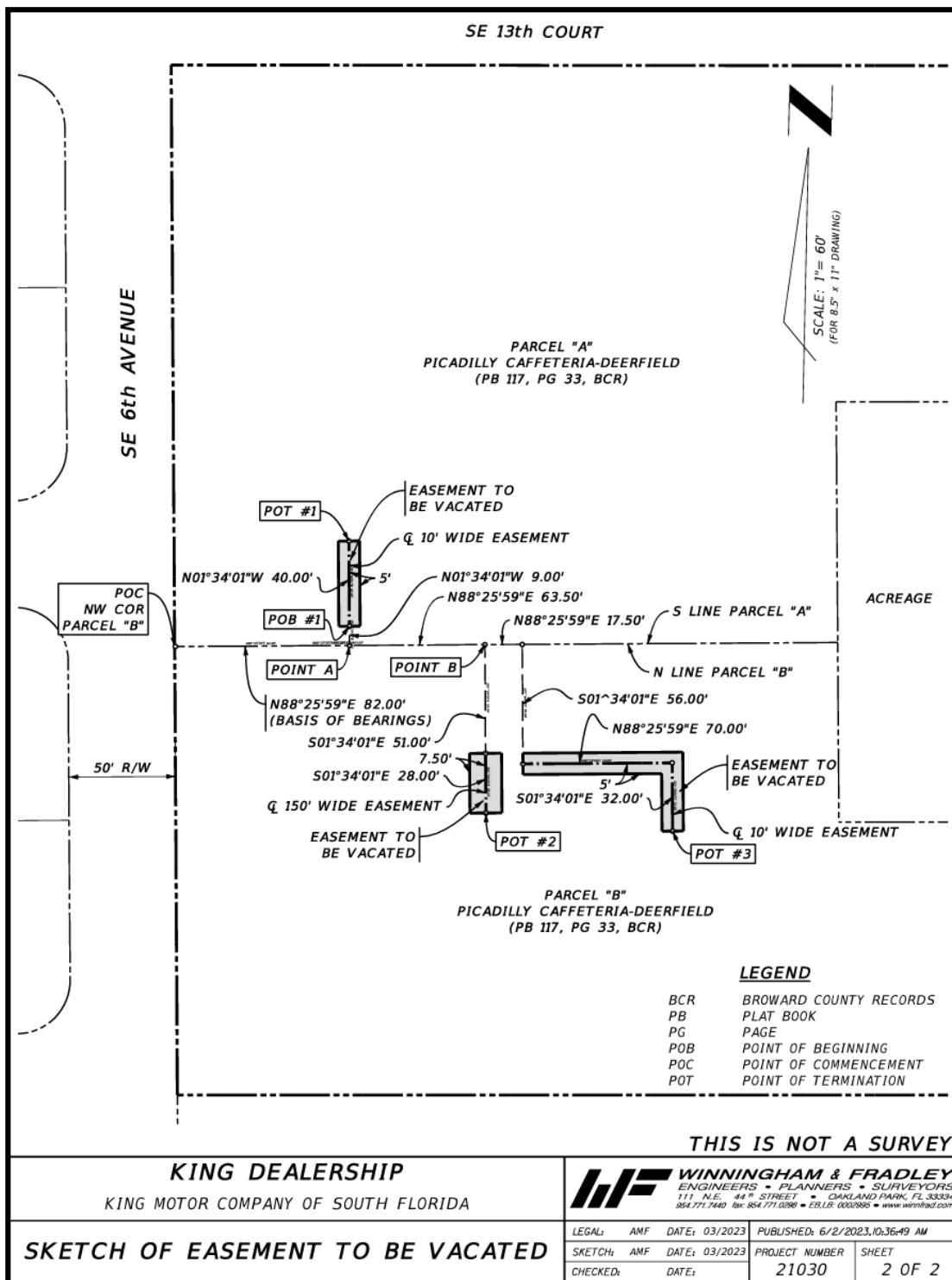
PREPARED BY:

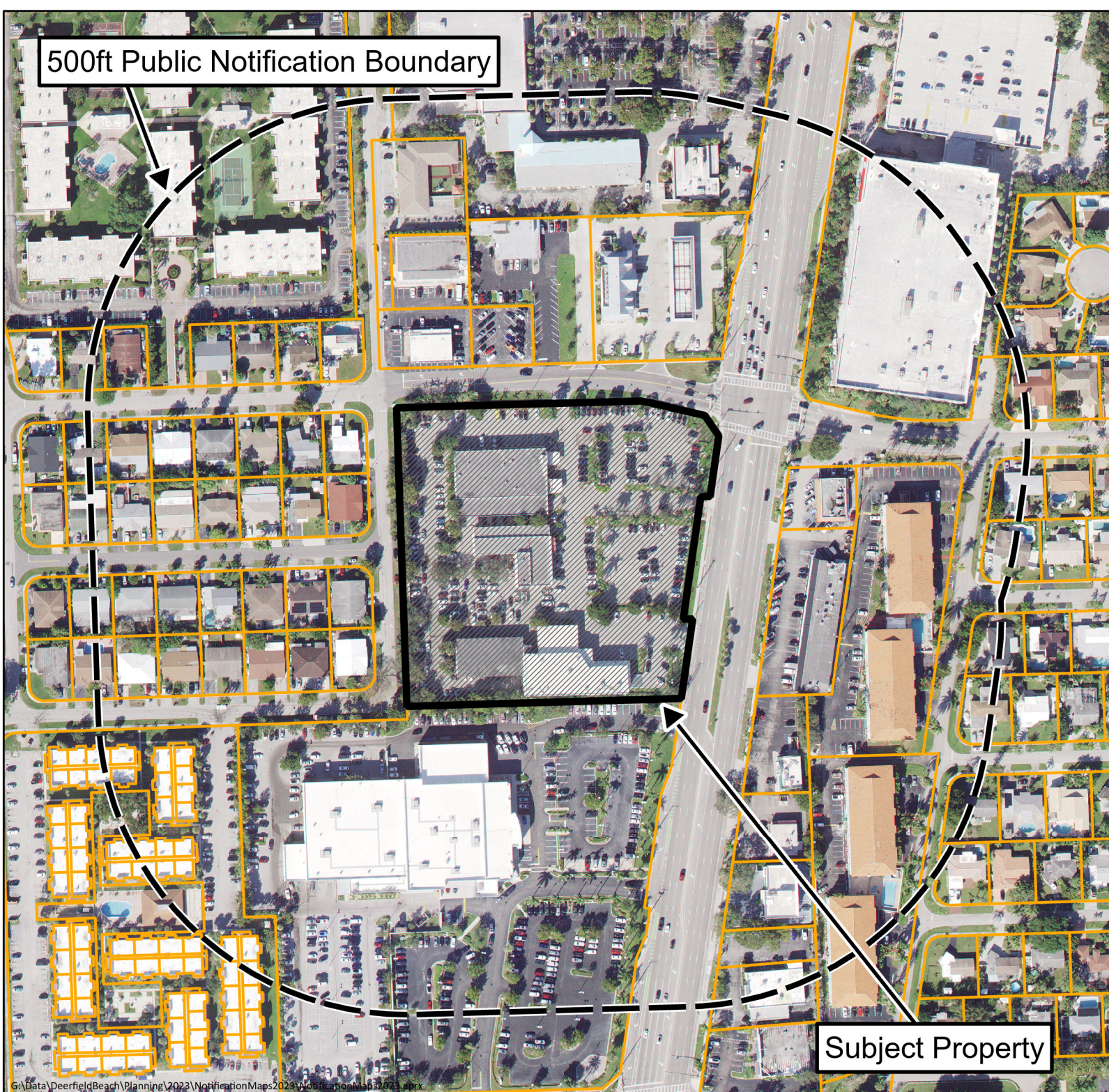
 DAVID A. FRADLEY
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NUMBER 3458

DATE: _____

KING DEALERSHIP KING MOTOR COMPANY OF SOUTH FLORIDA	 WINNINGHAM & FRADLEY ENGINEERS • PLANNERS • SURVEYORS 111 N.E. 44th STREET • OAKLAND PARK, FL 33334 954.771.7440 fax: 954.771.0298 • E.O. 11286 • www.winfrad.com									
LEGAL DESCRIPTION OF EASEMENT TO BE VACATED	<table><tr><td>LEGAL: AMF</td><td>DATE: 03/2023</td><td>PUBLISHED: 6/2/2023, 10:36:41 AM</td></tr><tr><td>SKETCH: AMF</td><td>DATE: 03/2023</td><td>PROJECT NUMBER SHEET</td></tr><tr><td>CHECKED: DATE:</td><td></td><td>21030 1 OF 2</td></tr></table>	LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/2/2023, 10:36:41 AM	SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER SHEET	CHECKED: DATE:		21030 1 OF 2
LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/2/2023, 10:36:41 AM								
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER SHEET								
CHECKED: DATE:		21030 1 OF 2								

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Public Hearing Notice Map

Abandonment Application

23-A-200

1345, 1351 and 1399 S Federal Highway

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas





Development Review Committee Summary Report Development Plan Application Review

General Information

Application No.	23-A-200
Project Name:	King Hyundai-Genesis
Applicant:	King Motor Co. of S. Florida
Agent:	Denis D. Mele, Esq. of Greenspoon, Marder LLP
Requested Action/Description:	Abandonment application seeking approval to abandon 3 utility easements
Location:	1345-1399 S Federal Hwy
Legal Description:	PICCADILLY CAFETERIA DEERFIELD 117-33 B PARCEL A & B TOGET WITH A POR OF 7-48-43 DESC AS:N 200 OF S 330 OF E1/2 OF NW1/4 OF SW1/4 OF NE1/4 LYING W OF EXISTING ST RD,LESS THERE FROM THE E 15 FOR WIDENING OF SAID ST RD
Size:	5.35 acres
Existing Zoning:	B-2, Business Highway
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial
Surrounding Land Use and Zoning:	
<u>Existing Land Use</u>	<u>Zoning</u>
North: Business & Gas Station	B-2, Business Highway
East: Retail Shopping Center	B-2, Business Highway
South: Auto Dealership (Toyota)	B-2, Business Highway
West: Single-family homes	RS-5, Single-Family
Applicable Regulations:	City of Deerfield Beach Land Development Code

Department Comments & Requirements

REQUEST:

Abandonment Application No. 23-A-200 is a request to abandon three easements on the subject parcel. The applicant has obtained a letter of no objection from the City's Environment Services Department. The following existing easements conflict with the proposed site plan and are included as part of the abandonment request.

Instrument	Existing Easement included in Abandonment
1. ORB 11698 PG 799	12-foot-wide utility easement
2. ORB 13388 PG 693	10-foot-wide utility easement
3. ORB 44015 PG 1282	10-foot-wide and 15-foot-wide utility easement

Copies of the sketch and legal for the easements, proposed site plan (showing the location of the proposed abandonments) and letter of no objection, are attached for reference.

BACKGROUND:

On June 20, 2023, the City Commission voted to approve major site plan application 94-B2-65 Rev.6, for the redevelopment of the current King Hyundai dealership (Reso.2023/106). The proposed plan includes the remodeling and inclusion of a new service building for the Hyundai Dealership, the demolition of the now vacant Suzuki and Mitsubishi/Saturn dealerships and the new construction of a Genesis dealership.

In order to effectuate the approved site plan, the applicant will be required to change the utility configuration to service the new buildings, resulting in the need to abandon three different utility easements. Further, all of these easements are for water lines, only to the subject property. Because these lines are private water service to this site only, the Engineering Division of the Department of Environmental Services requires the applicant to abandon the easements, so that the applicant will be responsible for maintaining their own utility lines on-site. The Engineering Division is requesting that a 10' x10' portion of an easement remain at the central western portion of the site to accommodate the proposed fire water meter and assembly. All other water meters for water service and irrigation will be provided along the property line.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation for the subject property is Commercial. The approval of this application is considered to be in compliance with the City's Future Land Use Map and Comprehensive Plan.
2. Compliance with the Land Development Code: The proposed development complies with the Land Development Code and the abandonment of the existing utility lines will now comply with City regulations that all private utilities remain on-site to be maintained by the property owner.

ENVIRONMENTAL SERVICES COMMENTS:

The Engineering Division indicated that there is no objection to the abandonment of the utility easements as long as the point of service for all existing and proposed utilities will be located as close as possible to the public right-of-way line. The Division also indicated that it will not approve any re-dedication of utilities on the site and that the abandonment become effective after the new point of utility service is established, permitted and constructed, and certified for use by the City of Deerfield Beach and any other agency having jurisdiction.

SUMMARY:

Staff's review of application 23-A-200 has found that the proposed abandonment is consistent with the Future Land Use Element of the Comprehensive Plan, the City's Official Zoning Map and Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	King Hyundai – Genesis Abandonment	Application No.:	23-A-
Reviewer Name:	Bonnie Jacobson	Project Address:	1345-1399 S Federal Hwy
Department / Division:	Planning & Zoning		
Position:	Sr. Planner		
Date of Review:	08/17/23		
Submittal No.:	2		

A. APPLICATION / GENERAL COMMENTS:

1.	The Project coordinator, Bonnie Jacobson, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1a.	Comment acknowledged.
2.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist .
2a.	Comment acknowledged.
3.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
3a.	Comment acknowledged.
4.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
4a.	Comment acknowledged.
5.	All approved Abandonments shall be recorded with Broward County Official records and copies provided to the City.

Development Plan Application Comments

5a.	Comment acknowledged.
6.	Per email and mark-up sent to applicant from City Engineer on June 14, 2023, remove language on site plan indicating re-dedication of water-line easements, as the lines will be private and no longer require easements to the City.
6a.	Comment addressed.
7.	A condition of abandonment will be that applicant will remove all non- necessary utilities and will locate proposed utilities as close as possible to the public right-of-way per approval by the Engineering Division.
7a.	Comment acknowledged.
	New Comments 8/14/23
8.	Provide disclosure affidavit for designated representatives(s) from Greenspoon Marder, as agent for the applicant.
8a.	Comment addressed.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	King Genesis, Hyundai Easements Abandonment	Application No.:	23-A-200
Reviewer Name:	Priscilla Cygielnik		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	08-23-23		
Submittal No.:	2		

A. EASEMENT VACATION PLAN:

1.	The Engineering Department has no objection to the proposed City Utility Easements vacation as defined on the submitted Sketch and Legal documents prepared by a FI registered Land Surveyor and Mapper. Please, note the Easement vacation process includes the abandonment recordation of said easements, through Broward County.
	Comment Addressed
2.	The Easement Vacation (abandonment) will become effective after the point of Utility Service is established, permitted, constructed and certified for use by the City of Deerfield Beach and any other agency having jurisdiction.
	Comment Addressed
3.	The Engineering Department will not approve the dedication or re-dedication of Utility Easements on site. Point of service for all existing or proposed utilities, (Domestic and Fire service water and Sanitary Sewer laterals) to the Site, will be located at or as close as possible to the public Right-Of-Way line.
	Comment Addressed



DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

- | | |
|--|---|
| ☐ New Site Plan / Site Plan Modification (See Attachment A) | ☐ Plat or Plat Note Amendment (See Attachment F) |
| ☐ Community Appearance Board (See Attachment B) | ☐ Conditional Use (See Attachment G) |
| ☐ Variance (See Attachment C) | ☒ Vacation & Abandonment (See Attachment H) |
| ☐ Technical Deviation (See Attachment D) | ☐ ROW Variance (See Attachment I) |
| ☐ Rezoning (See Attachment E) | ☐ Sign Variance (See Attachment J) |

Project Name: King Hyndai-Genesis

Property Owner: King Motor Co. of South Florida

Applicant (if different from Owner): King Motor Co. of South Florida

Agent (if different from Owner/Applicant): Dennis D. Mele, Esq. for Greenspoon Marder LLP

Address of Property: 1345-1399 S. Federal Hwy., Deerfield Beach, FL 33441

Legal Description of Property (lot, block, tract, subdivision): PICCADILLY CAFETERIA DEERFIELD 117-33 B PARCEL A & B TOGET WITH A POR OF 7-48-43 DESC AS: N 200 OF S 330 OF E1/2 OF NW1/4 OF SW1/4 OF NE1/4 LYING W OF EXISTING ST RD, LESS THERE FROM THE E 15 FOR WIDENING OF SAID ST RD

Description of Project: Vacation & Abandonment of Easements associated with the King Hyundai-Genesis Site Plan modification (Application No. 94-B2-64 Rev. 6) and plat note amendment (Application No. 22-P-233)

New Development (Y/N):	<u>No</u>	Modification to Existing Development (Y/N):	<u>Yes</u>
Zoning District:	<u>B-2 Highway Business</u>	Future Land Use Category:	<u>Commercial</u>
Existing Use:	<u>Auto Dealership</u>	Proposed Use:	<u>Auto Dealership</u>
Lot Area (acres):	<u>5.35</u>	Number of Dwelling Units (proposed):	<u>N/A</u>
Sq. Ft. of Structure (existing):	<u>49,108</u>	Sq. Ft. of Structure (proposed):	<u>45,568</u>

Agent Signature: *Dennis D. Mele*

Name Printed: Dennis D. Mele, Esq.

Address: 200 E. Broward Blvd. Suite 1800
Fort Lauderdale, FL 33301

Telephone: (954) 527-2409

Email: dennis.mele@gmlaw.com

Owner Signature: *Mark Montgomery*

Name Printed: Mark Montgomery

Address: 1345 S. Federal Hwy.
Deerfield Beach, FL 33441

Telephone: (954) 574-4636

Email: mark.montgomery@kingmail.us

City of Deerfield Beach
JUN 30 2023
Received
Planning & Dev. Svcs.

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential		\$2000 + \$20 / 1000 GFA + \$100 (Fire)		Site Plan Modification - Minor		\$500 + \$100 (Fire)	
Community Appearance Board (CAB)		\$50		Plat or Note Amendment		\$1000 + \$50/acre (Nonres) \$1000 + \$40/acre + \$10/unit (Res) \$550 (Note)	
Variance (Site Plan)		\$1000		Conditional Use		\$1000 / \$300	
Variance (ZASM)		\$300					
Sign Variance		\$550					
Technical Deviation		\$500		ROW Vacation / Abandonment		\$1,350	
Rezoning		\$2000		Easement Vacation / Abandonment		\$1,350	

Total Fees Paid: _____

Cost Recovery

[illegible]



For Office Use Only
Application No. 23-1-200
Submittal Date: 6/30/23

ATTACHMENT H

APPLICATION FOR ABANDONMENT & VACATION

Pursuant to Code Section 98-13(k).- *Vacation Or Abandonment Of Property, Etc. Applications.*

**COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

Check applicable box:

☐ Dedicated or Platted Easement

☐ Dedicated Street, Alley or Right-of-Way

REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A*):

☒ **Complete Application** (Including Development Application Form)

☒ **Application Processing Fee** (See fee schedule)

☒ **Certificate of Title** listing all adjacent owners and persons with recorded mortgages thereon.

☒ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.

☒ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☒ **(5) 24" x 36" and (1) 11" x 17" copies of a Current Survey** (12 months or less) signed and sealed by a Florida registered surveyor of the subject property, containing the information required by Code Section 98-13(b)(8)(b).

☒ **(5) 24" x 36" and (1) 11" x 17" copies of a Signed and Sealed Survey** (12 months or less) of the area to be abandoned, including all property adjacent thereto, and the certified legal description of the area to be abandoned/ vacated.

☒ **One (1) Digital CD** of required submittals listed above must be provided.

☒ **Other Information** may be required as determined by staff (e.g. architectural elevations, floor plans, site plan etc.).

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

A. VACATION AND ABANDONMENT INFORMATION

The undersigned desires the vacation and abandonment of the following portion of a dedicated or platted easement, to wit:

See attached spreadsheet in No Objection letter request to Mr. Alfonso Orellana.

ORB 11698-799
ORB 13388-693
ORB 44015-1282

Reason for vacation and abandonment:

See attached narrative in No Objection letter request to Mr. Alfonso Orellana.
Site is being redeveloped and the existing water lines will be
relocated.

B. APPLICANT INFORMATION (Name and legal description of all abutting property owners. Please be aware that approval must be obtained from all abutting property owners with signatures provided herewith. Use additional pages if necessary.)

PROPERTY OWNER:

Name (Print): KING MOTOR CO OF SOUTH FLORIDA

Property Address: 1345-1399 S. Federal Hwy., Deerfield Beach, FL 33441

Legal Description of Property: Please see abbreviated legal description below

Home/Mobile Phone: (954) 574-4636

Email: russell.king@kingmail.us

Signature: 

PROPERTY OWNER:

Name (Print): _____

Property Address: _____

Legal Description of Property: _____

Home/Mobile Phone: _____

Email: _____

Signature: _____

PROPERTY OWNER:

Name (Print): _____

Property Address: _____

Legal Description of Property: _____

Home/Mobile Phone: _____

Email: _____

Signature: _____

ABBREVIATED LEGAL DESCRIPTION

PICCADILLY CAFETERIA DEERFIELD 117-33 B PARCEL A & B TOGET WITH A POR OF 7-48-43
DESC AS:N 200 OF S 330 OF E1/2 OF NW1/4 OF SW1/4 OF NE1/4 LYING W OF EXISTING ST
RD,LESS THERE FROM THE E 15 FOR WIDENING OF SAID ST RD

AGENT AUTHORIZATION LETTER

We hereby authorize GREENSPOON MARDER LLP to act as agents in connection with the
easement vacation applications for the property located at 1345-1399 S. Federal Highway in
the City of Deerfield Beach, Florida.

DATED: 3/22/23

Sincerely,

King Motor Company of South Florida

[Signature] CFO/VP

Name of Officer or Agent, Title of Officer or Agent

STATE OF Florida) ss
COUNTY OF Broward)

MARK D MONTGOMERY

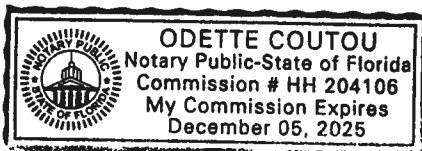
Print Name

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was
acknowledged before me by means of ☒ physical presence or ☐ online notarization, by
MARK MONTGOMERY (Name of Officer or Agent, Title of Officer or Agent) of

(Name of Corporation Acknowledging), a Florida (State or Place
of Incorporation) corporation, on behalf of the corporation. He/she is personally known to me
or has produced _____ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day
of MARCH, 2023.

NOTARY'S SEAL:



My Commission Expires:

O. COUTOU

FL Notary Public-Signature
Odette Coutou

Name of Notary Public Typed, Printed or Stamped



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None / Non-Applicable

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None / Non-Applicable

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None/ Non - Applicable

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Russell King, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Russell King
Signature

3/22/2023
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

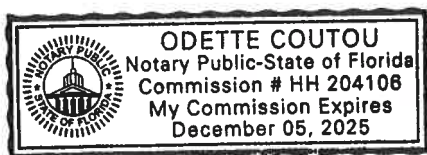
notarization, this 22nd day of March, 2023 by

Russell King (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



O. Coutou
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



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- 1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None/Non-Applicable.

- 2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None/Non-Applicable

- 3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None / Non-Applicable.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Mark Montgomery, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

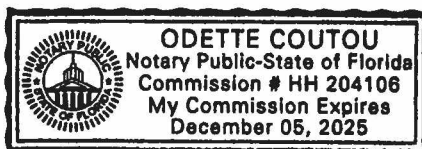
[Signature]
Signature

3/22/23
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of March, 2023 by Mark Montgomery (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



O. Coutou

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

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- A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.
- B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

BEN PRESTON \$500 2/7/2023

BERNIE PARNESS \$500 1/19/2021

TODD DROSKY \$500 12/23/2020 AND MICHAEL HUDAK \$500 2/5/2019

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

NONE

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

NONE

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.
 5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.
 6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.
- C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Dennis D. Mele
Signature

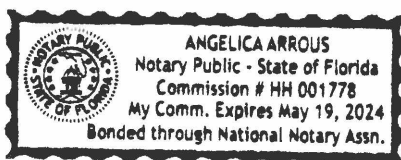
8/17/2023
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 202²³ by

Dennis D. Mele (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: May 19, 2024

Commission No.: HH 001778



Angelica Arroos
(Signature of Notary Public - State of Florida)

Angelica Arroos
(Print, Type, or Stamp Commissioned Name of Notary Public)

OPINION OF TITLE

To: City of Deerfield Beach

With the understanding that this Opinion of Title is furnished to the City of Deerfield Beach, as inducement for acceptance of a vacation of easements lying within the subject real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the point of beginning through June 2, 2023, at the hour of 8:00 a.m. inclusive, of the following described property:

Legal Description

Include reference to and copy(ies) of original deeds vesting title to current owner(s):

Parcels A and B, Piccadilly Cafeteria - Deerfield, according to the Plat thereof, as recorded in Plat Book 117, Page 33, of the Public Records of Broward County, Florida.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

King Motor Company of South Florida, a Florida corporation by Warranty Deed recorded in Official Records Book 34373, Page 1964 and by Special Warranty Deed recorded in Official Records Book 22567, Page 421, all in the Public Records of Broward County, Florida.

Subject to the following:

Mortgage(s) of Record (*if none, state none*): See the following instruments recorded in the Public Records of Broward County, Florida

Encumbrances of Record:

Amended and Restated Mortgage and Security Agreement recorded in Official Records Book 50977, Page 1992 as modified by Mortgage Modification Agreement recorded as Instrument Number 118031375, all of the Public Records of Broward County, Florida.

UCC-1 Financing Statement between recorded in Official Records Book 35418, Page 492, as amended by Amendment recorded in Official Records Book 36526, Page 938 as continued by UCC Continuation Statements recorded in Official Records Book 45042, Page 1177; Official Records Book 49389, Page 619; and Continuation Statements recorded as Instrument Number 114878458; as Instrument Number 118622170; as amended by Amendment recorded as Instrument Number 118680962, all of the Public Records of Broward County, Florida

Encumbrances of Record:

Notice of Commencement recorded September 9, 2022, as Instrument Number 118419010, of the Public Records of Broward County, Florida

Notice of Commencement recorded May 12, 2022, as Instrument Number 118142149, of the Public Records of Broward County, Florida

Notice of Commencement recorded April 29, 2022, as Instrument Number 118113624, of the Public Records of Broward County, Florida.

Real Estate Taxes for year 2023 which are not yet due or payable.

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*). See the following documents recorded in the Public Records of Broward County, Florida.

- 1) Easement Deed granted to City of Deerfield Beach, Florida recorded in Official Records Book 11698, Page 799, of the Public Records of Broward County, Florida. (Both Parcels)
- 2) Easement Deed granted to City of Deerfield Beach, Florida recorded in Official Records Book 13388, Page 693, of the Public Records of Broward County, Florida. (Both Parcels)
- 3) Easement Deed granted to City of Deerfield Beach, Florida recorded in Official Records Book 44015, Page 1282, of the Public Records of Broward County, Florida. (Both Parcels)
- 4) Easements and matters as shown on the Plat of Piccadilly Cafeteria - Deerfield recorded in Plat Book 117, Page 33 as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 39912, Page 1226, all of the Public Records of Broward County, Florida. (Parcel A)
- 5) Reservations, except the right of entry and exploration, as shown in Quit Claim Deed by the Trustees of the Internal Improvement Trust Fund of the State of Florida, recorded in Official Records Book 11164, Page 826, of the Public Records of Broward County, Florida. (Both Parcels)
- 6) Reservations as shown on Quit Claim Deed recorded in Official Records Book 11164, Page 828, of the Public Records of Broward County, Florida. (Parcel A)
- 7) Easement granted to Florida Power and Light Company recorded in Official Records Book 11365, Page 284, of the Public Records of Broward County, Florida. (Parcel A)
- 8) Easement granted to Florida Power and Light Company recorded in Official Records Book 13271, Page 505, of the Public Records of Broward County, Florida. (Parcel B)
- 9) Easement granted to Florida Power and Light Company recorded in Official Records Book 40274, Page 1042, of the Public Records of Broward County, Florida. (Parcel A)
- 10) Perpetual Easement granted to State of Florida Department of Transportation recorded in Official Records Book 42279, Page 1228, of the Public Records of Broward County, Florida. (Parcel A)

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 14 day of June, 2023.

GREENSPOON MARDER LLP



Name: Mark J. Lynn, Esq., for the firm
Florida Bar No. 0085741

Location Sketch
Not To Scale

The North 200 feet of the South 330 feet, both as measured along the West right-of-way line of U.S. Highway No.1, of the East One-Half (E1/2) of the Northwest One-Quarter (NW1/4) of the Southwest One-Quarter (SW1/4) of the Northeast One-Quarter (NE1/4), lying in Section 7, Township 48 South, Range 43 East, Broward County, Florida.

Parcel "A", PICCADILLY CAFETERIA-DEERFIELD, according to the plat thereof, as recorded in Plat Book 117, Page33, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Deerfield Beach, Broward County Florida.

Parcel "B", PICCADILLY CAFETERIA-DEERFIELD, according to the plat thereof, as recorded in Plat Book 117, Page 33, of the public records of Broward County, Florida. Said lands situate, lying and being in the City of Deerfield Beach, Broward County Florida.

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of November, 2002.
Invert information added this 8th day of January, 2003. (NOT Resurveyed)
Certifications and Title information revised this 14th day of October, 2003.
Resurveyed this 23rd day of February, 2004.
Stemwall Location made this 5th day of July, 2006.
Floor Elevation taken this 24th day of July, 2006.
Construction asbuilt resurvey added this 18th day of December, 2006.
Construction asbuilt resurvey added this 3rd day of January, 2007.
Additional Easements and Title information added this 12th day of July, 2011 (NOT RESURVEYED).
Resurveyed this 27th day of September, 2021.
General Revisions added this 12th day of September, 2022.
Resurveyed this 23th day of March, 2023.

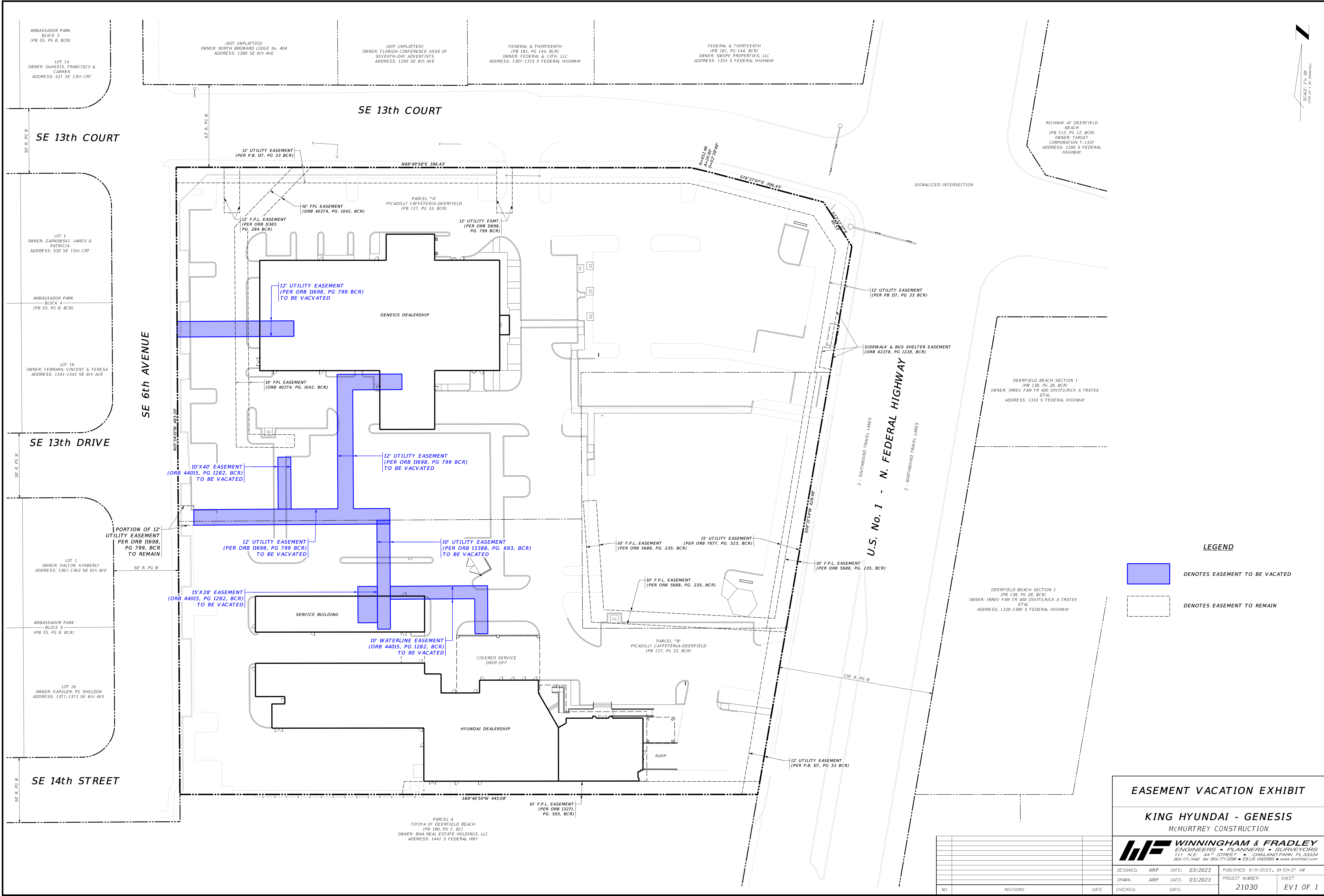
McLAUGHLIN ENGINEERING COMPANY



JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, BM # 2547, Elevation= 10.764 (NGVD29) converted to 9.164 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: s^8 , Elev. = 9.87
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0186 H, Dated: August 16, 2014. Community Panel No. 125101.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown refer to record Plat Book 117, Page 33, B.C.R. and assumes the South line of Tract "A" as South 88°46'50" West.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Software Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

FIELD BOOK NO. NO.LB#228-22, PRINT, REF 85-1-183, LB# 275/12 T.D.S., PRINT
JOB ORDER NO. T-6845, T-7248, T-7490, T-8076, T-9143, U-2111, U-6728, V-6404, V-7676
CHECKED BY: _____
DRAWN BY: NATE, JST, EJJ3, S.P., JMMjr, RDR, KT



LEGEND



DENOTES EASEMENT TO BE VACATED



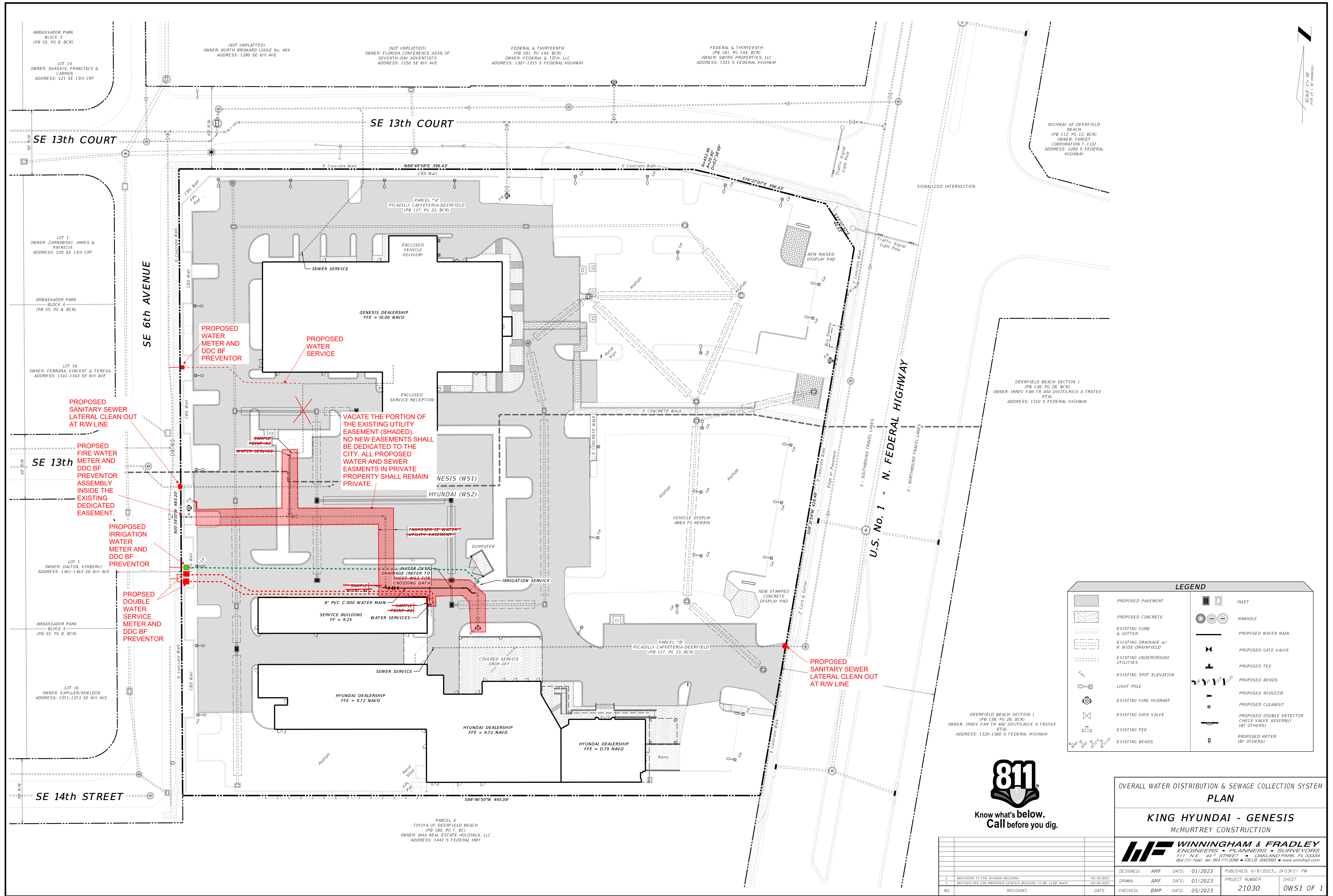
DENOTES EASEMENT TO REMAIN

EASEMENT VACATION EXHIBIT

KING HYUNDAI - GENESIS
McMURTREY CONSTRUCTION



DESIGNED: AMF	DATE: 03/2023	PUBLISHED: 8/9/2023, 8:50:27 AM
DRAWN: AMF	DATE: 03/2023	PROJECT NUMBER: 21030
CHECKED:	DATE:	SHEET: EV1 OF 1



LEGAL DESCRIPTION

All of those Lands as Recorded in Official Record Book 44015 at Page 1282 of the Public Records of Broward County, Florida, those Lands being described as follows:

A portion of Parcels "A" and "B" of PICCADILLY CAFETERIA - DEERFIELD, according to the Plat thereof, as recorded in Plat Book 117, at Page 33, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northwest (NW) corner of said Parcel "B", run North 88°25'59" East (Basis of Bearings on a Plat Bearing) along the northerly line of said Parcel "B", 82.00 feet to Point "A";

thence run North 01°34'01" West, 9.00 feet to the POINT OF BEGINNING #1 of a 10.00 foot wide strip of land lying 5.00 feet on each side of the following described line;

thence run North 01°34'01" West, 40.00 feet to the POINT OF TERMINATION #1.

TOGETHER WITH:

COMMENCING at said Point "A" run North 88°25'59" East along the northerly line of said Parcel "B", 63.50 feet to Point "B";

thence run South 01°34'01" East, 51.00 feet;

thence run South 01°34'01" East, 28.00 feet to the POINT OF TERMINATION #2.

TOGETHER WITH:

COMMENCING at said Point "B" run North 88°25'59" East along the northerly line of said Parcel "B", 17.50 feet;

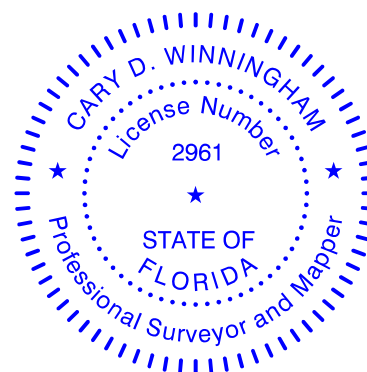
thence run South 01°34'01" East, 56.00 feet;

thence run North 88°25'59" East, 70.00 feet;

thence run South 01°34'01" East, 32.00 feet to the POINT OF TERMINATION #3.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
3. THIS IS NOT A SURVEY.



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Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

KING DEALERSHIP

KING MOTOR COMPANY OF SOUTH FLORIDA

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED

WINNINGHAM & FRADLEY
ENGINEERS • PLANNERS • SURVEYORS
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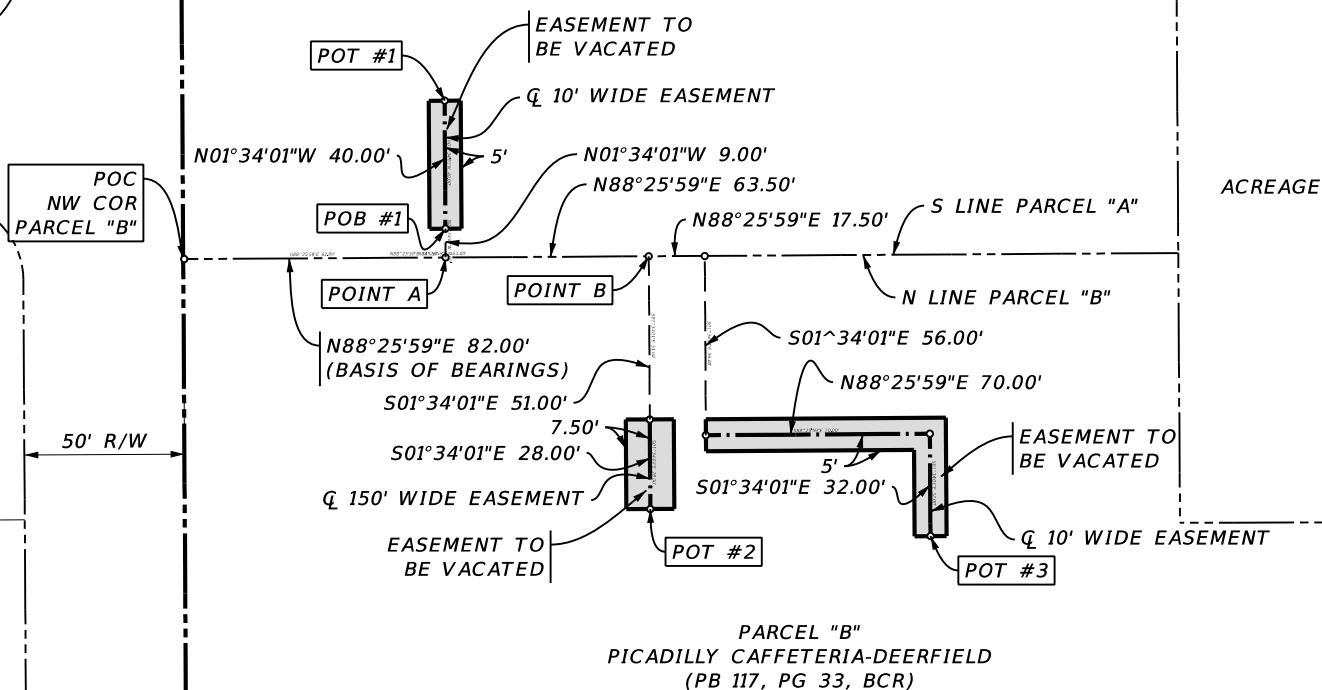
LEGAL:	AMF	DATE:	03/2023	PUBLISHED:	6/29/2023,12:06:13 PM
SKETCH:	AMF	DATE:	03/2023	PROJECT NUMBER	21030
CHECKED:		DATE:		SHEET	1 OF 2

SCALE: 1"= 60'
(FOR 8.5" x 11" DRAWING)

SE 6th AVENUE

PARCEL "A"
PICADILLY CAFFETERIA-DEERFIELD
(PB 117, PG 33, BCR)

SCALE: 1"= 60'
(FOR 8.5" x 11" DRAWING)



BCR	BROWARD COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINATION

THIS IS NOT A SURVEY

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KING MOTOR COMPANY OF SOUTH FLORIDA

WF **WINNINGHAM & FRADLEY**
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SKETCH OF EASEMENT TO BE VACATED

LEGAL: AMF DATE: 03/2023	PUBLISHED: 6/29/2023,12:06:22 PM	
SKETCH: AMF DATE: 03/2023	PROJECT NUMBER	SHEET
CHECKED: DATE:	21030	2 OF 2

LEGAL DESCRIPTION

All of those Lands as Recorded in Official Record Book 13388 at Page 693 of the Public Records of Broward County, Florida, those Lands being described as follows:

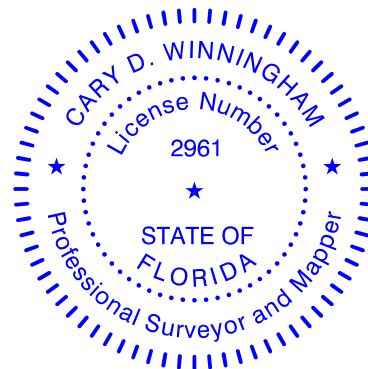
A portion of Parcel "B" of PICCADILLY CAFETERIA - DEERFIELD, according to the Plat thereof, as recorded in Plat Book 117, at Page 33, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northwest (NW) corner of said Parcel "B", run North 88°25'59" East (Basis of Bearings on a Plat Bearing) along the northerly line of said Parcel "B", 158.00 feet to the POINT OF BEGINNING of a 10.00 foot wide strip of land lying 5.00 feet on each side of the following described line;

thence run South 01°34'01" East, 84.00 feet to the POINT OF TERMINATION.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT ALL SHEETS.
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KING DEALERSHIP

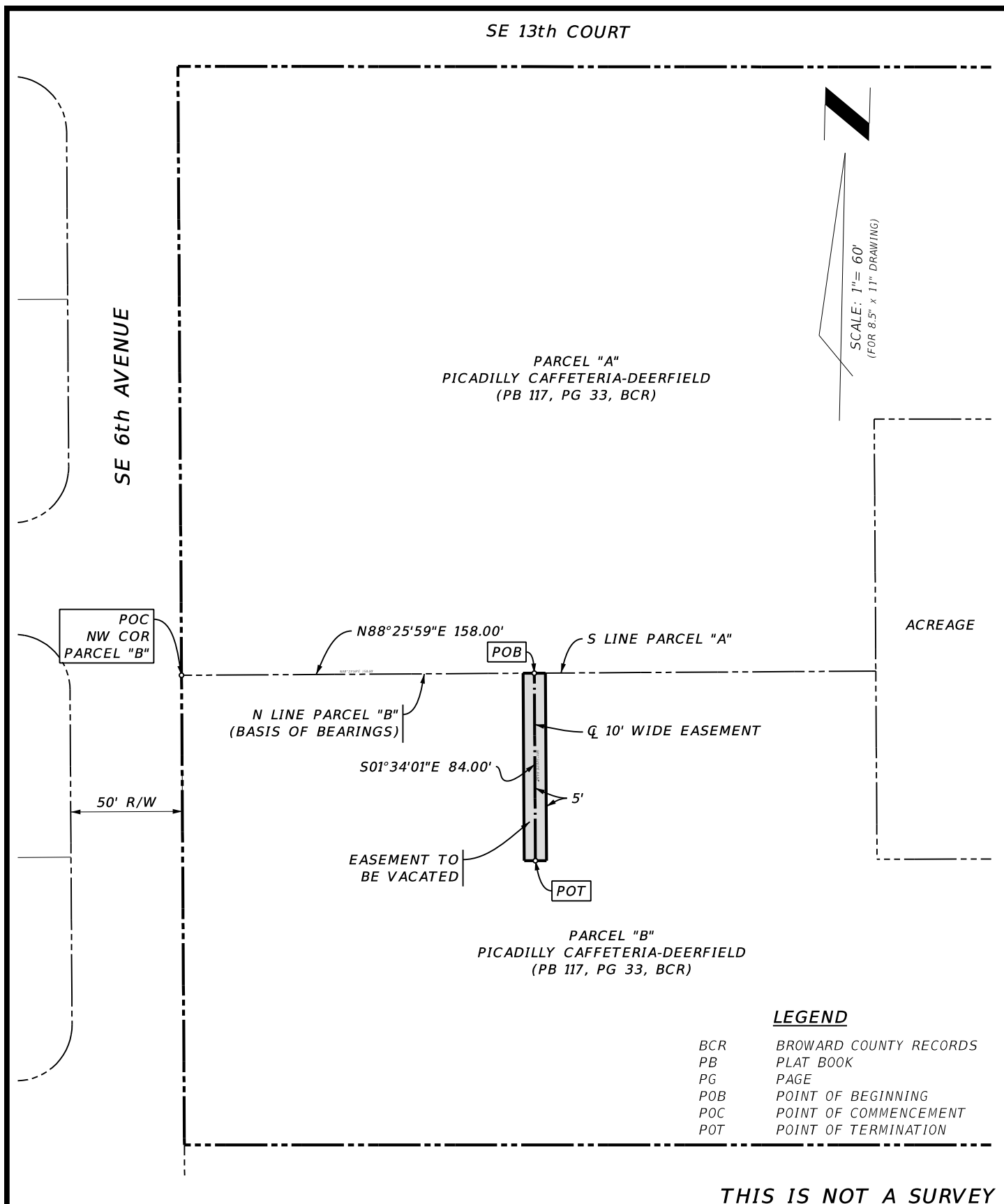
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LEGAL DESCRIPTION OF EASEMENT TO BE VACATED

LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/29/2023,12:05:31 PM
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER
CHECKED:	DATE:	21030
		SHEET
		1 OF 2



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SKETCH OF EASEMENT TO BE VACATED

LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/29/2023, 12:05:39 PM
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER
CHECKED:	DATE:	21030
		SHEET
		2 OF 2

LEGAL DESCRIPTION

A portion of those Lands as Recorded in Official Record Book 11698 at Page 799 of the Public Records of Broward County, Florida, those Lands being described as follows:

A portion of Parcels "A" and "B" of PICCADILLY CAFETERIA - DEERFIELD, according to the Plat thereof, as recorded in Plat Book 117, at Page 33, of the Public Records of Broward County, Florida, described as follows:

COMMENCING at the Southwest (SW) corner of said Parcel "A", run North 01°34'01" West (Basis of Bearings on a Plat Bearing) along the westerly line of said Parcel "A", 148.00 feet to the POINT OF BEGINNING #1 of a 12.00 foot wide strip of land lying 6.00 feet on each side of the following described line;

thence run North 88°25'59" East, 89.65 feet to the POINT OF TERMINATION.

TOGETHER WITH:

COMMENCING at the Southwest (SW) corner of said Parcel "A", run North 01°34'01" West along the westerly line of said Parcel "B", 207.38 feet;

thence continue North 88°25'59" East, 12.00 feet to the POINT OF BEGINNING #2;

thence run North 88°25'59" East, 151.00 feet;

thence run North 01°34'01" West, 12.00 feet;

thence run South 88°25'59" West, 28.00 feet;

thence run North 01°34'01" West, 91.50 feet;

thence run North 88°25'59" East, 38.00 feet;

thence run North 01°34'01" West, 12.00 feet;

thence run South 88°25'59" West, 50.00 feet;

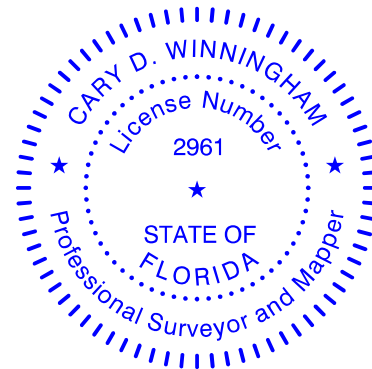
thence run South 01°34'01" East, 103.50 feet;

thence run South 88°25'59" West, 111.00 feet;

thence run South 01°34'01" East, 12.00 feet to the POINT OF BEGINNING #2.

NOTES:

1. THIS SKETCH & LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
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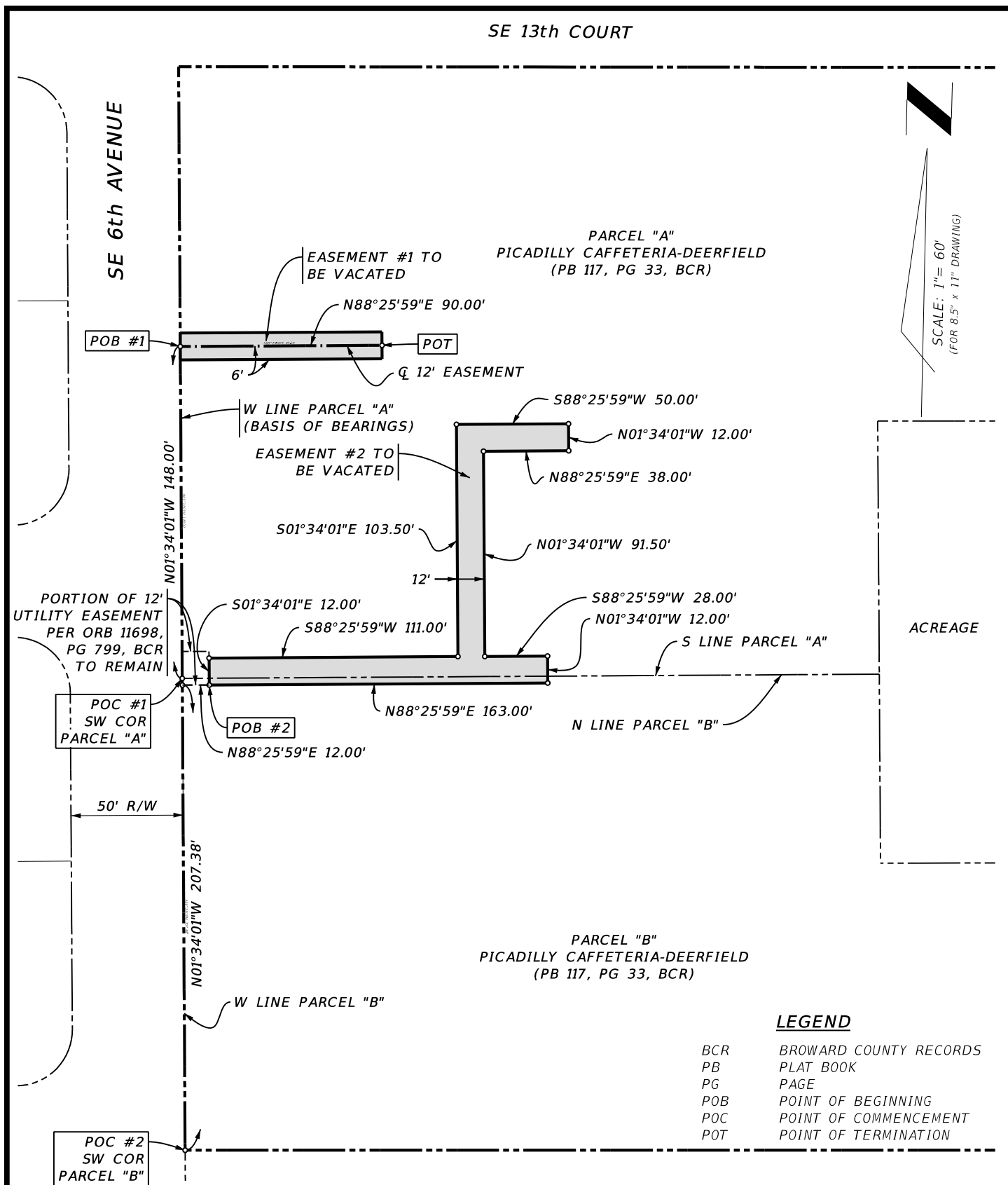
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LEGAL DESCRIPTION OF EASEMENTS TO BE VACATED

LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/29/2023, 12:04:08 PM	
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER	SHEET
CHECKED:	DATE:	21030	1 OF 2



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954.771.7440 fax: 954.771.0288 • EBLB: 0002895 • www.winnfrad.com

SKETCH OF EASEMENTS TO BE VACATED

LEGAL: AMF	DATE: 03/2023	PUBLISHED: 6/29/2023, 12:04:17 PM
SKETCH: AMF	DATE: 03/2023	PROJECT NUMBER
CHECKED:	DATE:	21030
		SHEET
		2 OF 2



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2144

Agenda Date: 10/3/2023

Status: PUBLIC HEARINGS –
SECOND READING

In Control: City Commission

Title

P.H. 2023-118: ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 90 "FLOODPLAIN MANAGEMENT" OF THE CITY'S LAND DEVELOPMENT CODE TO PROVIDE REGULATIONS FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS, SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS, AND TO PROVIDE FOR CONSISTENCY WITH APPLICABLE BUILDING CODE AND FEMA POLICY PROVISIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizens.

The City of Deerfield Beach participates in the National Flood Insurance Program (NFIP) and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a CRS rating of Class 8, making citizens who purchase NFIP flood insurance policies eligible for premium discounts.

In 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better. To satisfy the prerequisite and for the City of Deerfield Beach to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements.

The Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures and has determined it appropriate to adopt regulations that are consistent with the FEMA Policy to allow issuance of permits for non-elevated wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy. The City of Deerfield Beach determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating.

Current Activity

It is recommended that Chapter 90 Floodplain Management of the City Code of Ordinances be amended as set forth in the enclosed Ordinance.

Recommendation

It is recommended that the City Commission of the City of Deerfield Beach amend chapter 90 of the Land Development Code to provide regulations for accessory structures in flood hazard areas and specify elevation of manufactured homes in flood hazard areas.

ORDINANCE NO. 2023/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 90 “FLOODPLAIN MANAGEMENT” OF THE CITY’S LAND DEVELOPMENT CODE TO PROVIDE REGULATIONS FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS, SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS, AND TO PROVIDE FOR CONSISTENCY WITH APPLICABLE BUILDING CODE AND FEMA POLICY PROVISIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, under the Florida Constitution and Section 166.021, Florida Statutes, municipalities are given broad home rule powers, including the authority to adopt regulations designed to promote the public health, safety, and general welfare of the citizenry; and

WHEREAS, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures (the “FEMA Policy”); and

WHEREAS, the City of Deerfield Beach participates in the National Flood Insurance Program (“NFIP”) and participates in the NFIP’s Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements, achieving a CRS rating of Class 8; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, in order to satisfy the prerequisites and maintain the City’s current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements set forth in the City’s Land Development Code; and

WHEREAS, the City Commission has determined it appropriate to amend the City’s Land Development Code related to floodplain management to: (i) adopt regulations that are consistent with the FEMA Policy to allow issuance of permits for non-elevated wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy, (ii) amend the regulations relating to the installation and replacement of manufactured homes in special flood hazard areas, and (iii) provide for consistency with applicable Building Code and FEMA Policy provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AS FOLLOWS:

Section 1. The above “WHEREAS” clauses are true and correct and are incorporated into and made a part of this Ordinance.

Section 2. Chapter 90 “Floodplain Management” of the Land Development Code is hereby amended to read as follows¹:

Chapter 90 - FLOODPLAIN MANAGEMENT

Sec. 90-7. Variances and appeals.

- (d) *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 ~~44~~, Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Sec. 90-9. Definitions.

- (a) *Scope.* Unless otherwise expressly stated, the following words and terms shall, for the purposes of this chapter, have the meanings shown in this section.
- (b) *Terms defined in the Florida Building Code.* Where terms are not defined in this chapter and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.
- (c) *Terms not defined.* Where terms are not defined in this chapter or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

Accessory structure. A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

~~*Existing manufactured home park or subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before November 10, 1972.~~

~~*Expansion to an existing manufactured home park or subdivision.* The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured~~

¹ Additions to existing City Code text are shown in underline. Deletions to existing City Code text are shown in ~~striketrough~~.

homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 1244, Historic Buildings.

Market value. ~~The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this chapter, the term refers to the market~~ The value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, is the Actual Cash Value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

New manufactured home park or subdivision. ~~A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after November 10, 1972.~~

Sec. 90-10. Buildings and structures.

(c) Accessory Structures. Accessory structures are permitted below the base flood elevations required by the Florida Building Code provided the accessory structures are used only for parking or storage and:

- (1) If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft. and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential;
- (2) If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft.;
- (3) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads;
- (4) Have flood damage-resistant materials used below the base flood elevation plus one (1) foot; and
- (5) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

Sec. 90-13. Manufactured homes.

- (d) *Elevation.* All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone). ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with section 90-13(d)(1) or 90-13(d)(2) of this chapter, as applicable.~~

~~(1) *General elevation requirement.* Unless subject to the requirements of section 90-13(d)(2) of this chapter, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V).~~

~~(2) *Elevation requirement for certain existing manufactured home parks and subdivisions.* Manufactured homes that are not subject to section 90-13(d)(1) of this chapter, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

- ~~a. Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V); or~~
- ~~b. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. The provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. That this Ordinance shall take effect immediately upon adoption on second reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2023.

PASSED 2ND READING ON THIS ____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2149

Agenda Date: 10/3/2023

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an amendment to Contract #JZ023-06-2024 with the Areawide Council on Aging of Broward County, Inc. for the Alzheimer's Disease Initiative Program to increase the funding allocation; authorizing execution of the Amendment; providing for implementation and an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$575,541.39

Account Name: General Fund/Senior Citizens Grant

Account Number: 001-000-331-69-99

Background/History

The City of Deerfield Beach Braithwaite Center for Active Aging/Northeast Focal Point Senior Center and the Areawide Council on Aging of Broward County, Inc./Area Agency on Aging have been working together for over 41 years to provide supportive services for the senior population in the City.

Pursuant to Resolution 2023/135, the City Commission accepted a grant award in the amount of \$288,836.39 through the Alzheimer's Disease Initiative Program (ADI) and entered into agreement # JZ023-06-2024 with the Areawide Council on Aging of Broward County. The ADI program assists persons afflicted with Alzheimer's Disease and other forms of dementia to live as independently as possible with support to family members and caregivers.

Current Activity

This amendment will provide an additional \$286,705 in funds for the Alzheimer's Disease Initiative Program, increasing the total contract funding for agreement # JZ023-06-2024 from \$288,836.39 to \$575,541.39. The City will utilize the funding to provide case management services, caregiver support and respite care to eligible adults and seniors afflicted with Alzheimer's Disease and other forms of dementia, their families, and caregivers.

Recommendation

It is recommended that the City Commission approve and authorize execution of the amendment to agreement # JZ023-06-2024 with the Areawide Council on Aging of Broward County, Inc., increasing the contract to an amount not to exceed \$575,541.39 for the ADI program.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN AMENDMENT TO CONTRACT #JZ023-06-2024 WITH THE AREAWIDE COUNCIL ON AGING OF BROWARD COUNTY, INC. FOR THE ALZHEIMER'S DISEASE INITIATIVE PROGRAM TO INCREASE THE FUNDING ALLOCATION; AUTHORIZING EXECUTION OF THE AMENDMENT; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, on August 1, 2023, pursuant to Resolution 2023-135, the City Commission of the City of Deerfield Beach approved a contract with the Areawide Council on Aging of Broward County, Inc. (the "Council") for the Council's funding for Alzheimer's disease initiatives pursuant to Contract #JZ023-06-2024 effective July 1, 2023 through June 30, 2024 in an amount not to exceed \$288,836.39 (the "Contract"); and

WHEREAS, through the Alzheimer's Disease Initiative ("ADI") Program, staff provides supportive services for the senior population who are afflicted with Alzheimer's disease and other forms of dementia to live independently and to support their family members and caregivers (the "Program"); and

WHEREAS, since the adoption of Resolution 2023-135, the City received additional grant funds for the ADI program in the amount of \$286,705.00, increasing the total grant funding amount to \$575,541.39; and

WHEREAS, the City Commission believes it is in the best interest of the City to approve and authorize execution of the Amendment to Contract #JZ023-06-2024 with the Council, attached as Exhibit "A", (the "Contract Amendment") to amend the Contract amount to an amount not to exceed \$575,541.39 for the Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced "Whereas" clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby accepts the additional grant funds of \$286,705.00, and approves the Contract Amendment with the Council, attached as Exhibit "A," to increase the funding allocation to the City for the Program in an amount not to exceed \$575,541.39.

Section 3. The City Manager is hereby authorized to execute the Contract Amendment with the Council, attached as Exhibit "A," together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

Amendment 001
September 2023

Contract JZ023-06-2024

THIS AMENDMENT is entered into between the Areawide Council on Aging of Broward County, Inc., hereinafter referred to as the "Council," and **City of Deerfield Beach, Florida / Northeast Focal Point Senior Center dba Department of Active Aging**, hereinafter referred to as the "Contractor," and collectively referred to as the "Parties," to amend Contract JZ023-06-2024.

The purpose of this amendment is to increase the contract amount by \$286,705.00, increase the level of services accordingly, change the total contract funding from \$288,836.39 to \$575,541.39, and replace attachments.

(1) Section 4 is hereby amended to read as follows:

4. Contract Amount

The Council agrees to pay for contracted services according to the terms and conditions of this Contract in an amount not to exceed **\$575,541.39** or the rate schedule, subject to the availability of funds. Any costs or services paid for under any other contract or from any other source are not eligible for payment under this Contract.

(2) Exhibit 2 is hereby revised and replaced in its entirety.

(3) Attachment IV is hereby revised and replaced in its entirety.

All provisions in the Contract and any attachments thereto in conflict with this amendment shall be and are hereby changed to conform to this amendment.

All provisions in the Contract not in conflict with this amendment are still in effect and are to be performed at the level specified in the Contract.

This amendment and all of its attachments are hereby made a part of the contract.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS THEREOF, the Parties hereto have caused this 4-page amendment to be executed by their undersigned officials as duly authorized.

CONTRACTOR:

**City of Deerfield Beach, Florida / Northeast
Focal Point Senior Center dba Department of
Active Aging**

**Areawide Council on Aging of
Broward County, Inc.**

BOARD PRESIDENT OR AUTHORIZED
DESIGNEE

SIGNED BY:

SIGNED BY:

NAME:

NAME:

TITLE:

TITLE:

DATE:

DATE:

FEDERAL ID NUMBER: 59-6000305
FISCAL YEAR-END DATE: September 30
DUNS: 086-382-090

EXHIBIT 2

FUNDING SUMMARY

Note: Title 2 CFR, as revised, and Section 215.97, F.S., require that the information about Federal Programs and State Projects included in Attachment II, Exhibit 1, be provided to Contractor. Information contained herein is a prediction of funding sources and related amounts on the contract budget.

1. FEDERAL RESOURCES AWARDED TO THE SUBRECIPIENT PURSUANT TO THIS CONTRACT CONSISTS OF THE FOLLOWING:

Program Title	Year	Funding Source	CFDA/ CSFA #	Amount
TOTAL FUNDS CONTAINED IN THIS CONTRACT:				

COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCES AWARDED PURSUANT TO THIS CONTRACT ARE AS FOLLOWS:

FEDERAL FUNDS:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. OMB Circular A-133 – Audits of States, Local Governments, Non-Project Organizations.

2. STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS CONTRACT CONSIST OF THE FOLLOWING:

MATCHING RESOURCES FOR FEDERAL PROGRAMS

PROGRAM TITLE	FUNDING SOURCE	CFDA	AMOUNT
TOTAL STATE AWARD			\$0

STATE FINANCIAL ASSISTANCE SUBJECT TO Sec. 215.97, F.S.

PROGRAM TITLE	FUNDING SOURCE	CSFA	AMOUNT
Alzheimer's Disease Initiative – Special Projects	General Revenue	65.002	\$286,705.00
Alzheimer's Disease Initiative - Respite	General Revenue	65.004	\$234,315.39
Council Match			\$54,521.00
TOTAL AWARD			\$575,541.39

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS CONTRACT ARE AS FOLLOWS:

STATE FINANCIAL ASSISTANCE

Section 215.97 & 215.971, F.S., Chapter 69I-5, F.A.C, State Projects Compliance Supplement
Reference Guide for State Expenditures

Other fiscal requirements set forth in program laws, rules and regulations

ATTACHMENT IV

ALZHEIMER'S DISEASE INITIATIVE PROGRAM						
BUDGET SUMMARY						
FIXED SERVICES	Total Units	Unit Rate	Project Funds	Respite Funds	Council Match Funds	Total Reimbursement
Case Management	264.00	\$46.14	\$10,480.94	\$0.00	\$1,700.00	\$12,180.94
Caregiver Training/ Support Ind	1,061.00	\$35.25	\$24,575.37	\$0.00	\$12,821.00	\$37,396.37
Respite In-Facility	28,710.00	\$18.32	\$251,648.69	\$234,315.39	\$40,000.00	\$525,964.08
TOTAL AGREEMENT AMOUNT - ADI			\$286,705.00	\$234,315.39	\$54,521.00	\$575,541.39



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2162

Agenda Date: 10/3/2023

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of a Community Participation Grant to the Deerfield Beach Economic Development Council in the amount of \$20,000; authorizing execution of the Grant Agreement; providing for an effective date. (Funds from Account #001-1500-552-32-64 - Business Recruitment and Retention)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$20,000

Account Name: Business Recruitment and Retention

Account Number: 001-1500-552-32-64

Background/History

As part of the approved FY 2024 Budget, the City Commission approved Community Participation Grant funding in the amount of \$20,000 (the "Grant") for the Deerfield Beach Economic Development Council ("DBEDC"). The Grant is to support the DBEDC in their mission of marketing the City of Deerfield Beach to inward investment in the field of advanced industries and high-wage employers to advance the goal of creating jobs for residents and expanding the tax base. The strategic goal of marketing the City of Deerfield Beach is contained in the City's Economic Development Strategy. The DBEDC is a community-based not-for-profit organization whose mission includes advancing these goals.

Current Activity

The DBEDC has submitted an application to the City for \$20,000 in funding. Staff recommends awarding the DBEDC a Grant in the amount of \$20,000. The grant funding will be subject to the conditions set forth in City Resolution No. 2020/115, which authorizes financial contributions to local charitable and public purpose organizations. This is a budgeted item.

Recommendation

Approval is recommended.

RESOLUTION NO. 2023/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, APPROVING THE AWARD OF A
COMMUNITY PARTICIPATION GRANT TO THE DEERFIELD BEACH
ECONOMIC DEVELOPMENT COUNCIL IN THE AMOUNT OF \$20,000;
AUTHORIZING EXECUTION OF THE GRANT AGREEMENT;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Resolution 2020/115 authorizes the City Commission to make financial contributions to local charitable and public purpose organizations through a Community Participation Grant (the “Grant”) and provides guidelines for applying for and approval of such Grants; and

WHEREAS, the organization applying for a Grant must file an application satisfying the minimum requirements outlined in Resolution 2020/115 and the City must hold a public hearing for approval of a Grant over \$20,000; and

WHEREAS, the Deerfield Beach Economic Development Council (the “EDC”) is an independent nonprofit organization whose primary purpose is to promote the City as a premiere business destination; and

WHEREAS, the City budgeted \$20,000 in Fiscal Year 2024 for grant funding to the EDC; and

WHEREAS, the EDC has submitted an application to the City for \$20,000 in Grant funds (the “Grant Funds”); and

WHEREAS, Resolution 2020/115 requires the EDC to enter into an agreement with the City for the EDC’s receipt of the Grant Funds; and

WHEREAS, the City Commission desires to approve the EDC’s Grant application in the amount of \$20,000, subject to the terms and conditions of Resolution 2020/115, and authorize the execution of the grant agreement with the EDC, attached as Exhibit “1” (the “Grant Agreement”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the Grant to the EDC in the amount of \$20,000, subject to execution of the Grant Agreement.

Section 3. The City Manager is authorized to execute the Grant Agreement with the EDC, attached as Exhibit “1,” together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**GRANT AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND THE
DEERFIELD BEACH ECONOMIC DEVELOPMENT COUNCIL**

This Agreement (the “Agreement”) is made and entered into this ____ day of _____ 2023, (“Effective Date”) between the City of Deerfield Beach, Florida, (the “CITY”) and The Deerfield Beach Economic Development Council (the “GRANTEE”), as follows:

WHEREAS, the GRANTEE submitted to the CITY a community participation grant application in compliance with Resolution No.2020/115; and

WHEREAS, Resolution No. 2020/115 requires the Grantee to enter an agreement with the CITY before receiving the Grant Funds.

WHEREAS, on October 3, 2023, the City Commission passed Resolution No. 2023/_____, awarding \$20,000 in grant funds (the “Grant Funds”) to the GRANTEE and authorizing the execution of this Agreement.

NOW THEREFORE, for and in consideration of the mutual covenants and promises as hereinafter set forth and of the faithful performance of all such covenants and conditions, the CITY and the GRANTEE hereby agree as follows:

- 1. Recitations.** The above recitations are true and accurate and are hereby made a part of this Agreement.
- 2. Scope of Services.** The Grant Funds will be used to market and promote the City of Deerfield Beach for economic development as further detailed in the scope of services attached as Exhibit “A,” which is incorporated herein by reference (the “Scope of Services”).
- 3. Purpose of this Agreement.** The purpose of this Agreement is to provide financial assistance to the GRANTEE for completion of the Scope of Services, to state the terms and conditions upon which Grant Funds will be provided, and to set forth the manner in which the Scope of Services will be undertaken and completed.
- 4. Term.** This Agreement shall be effective from the Effective Date until September 30, 2024, unless terminated earlier as provided in this Agreement (the “Term”). At the expiration of the Term, any unexpended Grant Funds paid under this Agreement shall be returned to the CITY within ten (10) days from the Term’s expiration.
- 5. Payment.** The CITY agrees to provide the GRANTEE the Grant Funds in an amount not to exceed \$20,000 for the Scope of Services during the Term, to be expended in accordance with Exhibit “A.” The Grant Funds may be used to cover project expenses incurred from October 3, 2023 through the grant term end date, September 30, 2024 (“Reporting Period”).

6. Required Reporting. The GRANTEE shall submit a Semi-Annual Progress Report and an Exit Report to the Economic Development Department. The CITY shall provide GRANTEE with the reporting forms. The GRANTEE shall complete the reports in their entirety and provide them to the CITY by the due date specified below. Failure to comply with the reporting requirements shall constitute a breach of this Agreement and may result in GRANTEE repaying the Grant Funds to the CITY and GRANTEE'S disqualification from future grant cycles.

- a) The Semi-Annual Progress Report shall conform to the form attached as **Attachment "B"** and is due within 15 days of the Reporting Period (October 3rd – March 30th) end date, no later than April 15th. It shall include a project status update, percentage of work completed, and the total amount of project expenditures incurred to date.
- b) The Exit Report shall conform to the form attached as **Attachment "C"** and is due on the Agreement end date, September 30th. The report shall include project accomplishments and demonstrate that the Grant Funds were used for its intended purpose. It must include documentation of all expenditures incurred such as paid invoices/receipts, canceled checks, payroll detail, bank statements etc.

7. Termination. The CITY shall have the right in its sole discretion to terminate this Agreement with or without cause by giving seven (7) calendar days' notice to GRANTEE. In the event that the CITY gives notice of termination pursuant to this Agreement, GRANTEE shall, upon receipt of said notice, immediately cease all activities that may cause additional funds to be spent, and shall return all unexpended grant funds to the CITY within ten (10) calendar days from the date of termination. If the CITY terminates this Agreement due to GRANTEE'S breach of the Agreement, GRANTEE shall be required to repay the Grant Funds and may be subject to disqualification from future grant cycles.

8. Scrutinized Companies List.

- A. GRANTEE certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the CITY may immediately terminate this Agreement at its sole option if the GRANTEE or its subcontractors are found to have submitted a false certification; or if the GRANTEE, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- B. If this Agreement is for more than one million dollars, the GRANTEE certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in

Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the GRANTEE, its affiliates, or its subcontractors are found to have submitted a false certification; or if the GRANTEE, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the Term of the Agreement.

C. The GRANTEE agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

D. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

9. Coordination of Services. The CITY's primary representative/liaison during the performance of this Agreement shall be the City Manager or designee.

10. Notices. Any notices or documents provided for in this Agreement shall be in writing to address set forth below:

CITY: David Santucci, City Manager
150 NE 2nd Avenue
Deerfield Beach, FL 33441

With a copy to: Anthony Soroka, City Attorney
Weiss Serota Helfman Cole & Bierman P.L.
2255 Glades Rd., Suite 200-E
Boca Raton, FL 33431

GRANTEE: Bob Birdsong, Chairperson
Deerfield Beach Economic Development Council
10 Fairway Drive
Deerfield Beach, FL 33441

11. Prior Agreements. This Agreement terminates any and all prior agreements between the parties, and any such agreements shall be of no further force and effect.

12. Insurance.

A. The GRANTEE shall carry and keep in force, at all times during the Term, an insurance policy affording general liability insurance with combined bodily injury limits of at least two hundred thousand dollars (\$200,000) per person and three hundred thousand dollars (\$300,000) each occurrence, and property damage insurance of at least two hundred thousand dollars (\$200,000) each occurrence.

Said insurance policy shall list the CITY as additional insured and shall be issued by companies licensed to do business in the State of Florida.

B. The GRANTEE shall provide to the CITY certificates showing the required coverage to be in effect with endorsements showing the CITY to be an additional insured prior to commencing any work under this Agreement. The certificates and policies shall provide that in the event of any material change in or cancellation of the policies reflecting the required coverage, thirty calendar (30) days' advance notice shall be given to the CITY or as provided in accordance with Florida law.

C. GRANTEE must comply with this section before the CITY will disburse the Grant Funds to GRANTEE.

13. Indemnification: The GRANTEE shall indemnify, defend, and hold harmless the CITY, its directors, commissioners, officers, agents, volunteers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, in connection with or arising directly or indirectly out of the acts or omissions of the GRANTEE and other persons employed or utilized by the GRANTEE, to the fullest extent permitted by law. Nothing in this Agreement shall be deemed or treated as a waiver by the CITY of any immunity to which it is entitled by law, including but not limited to the CITY's sovereign immunity as set forth in Section 768.28, Florida Statutes. This paragraph shall survive termination of this agreement.

14. Representation Of Authority. Each individual executing this Agreement on behalf of a party hereto represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such party and does so with full legal authority.

15. Governing Law, Venue, and Waiver of Jury Trial. This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Venue for any proceedings arising out of this Agreement shall be proper exclusively in Broward County, Florida. IN THE EVENT OF ANY LITIGATION ARISING OUT OF THIS AGREEMENT, EACH PARTY HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY.

16. Audit Right And Retention of Records.

A. During the Term of this Agreement and for three (3) years following the Agreement's expiration, the CITY shall have the right to audit the books, records, and accounts of the GRANTEE and its subcontractors that are related to this Agreement. The GRANTEE and its subcontractors shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement. All books, records, and accounts of the GRANTEE and its subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable

time, and upon request to do so, the GRANTEE or its subcontractors, as applicable, shall make same available at no cost to the CITY in written form.

B. The GRANTEE and its subcontractors shall preserve and make available, at reasonable times for examination and audit by the CITY, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act, Chapter 119, Florida Statutes, as may be amended from time to time but, in any event, for a minimum period of three (3) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by the CITY to be applicable to the GRANTEE's and its subcontractors' records, the GRANTEE and its subcontractors shall comply with all requirements thereof; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by the GRANTEE or its subcontractors. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for the CITY's disallowance and recovery of any payment upon such entry.

C. The GRANTEE shall:

- i. Keep and maintain public records required by the CITY to perform the Scope of Services.
- ii. Upon request by the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Term and following completion of the Agreement if the GRANTEE does not transfer the records to the CITY.
- iv. Upon completion of the Agreement, transfer, at no cost, to the CITY all public records in possession of the GRANTEE or keep and maintain public records required by the CITY to perform the Scope of Services. If the GRANTEE transfers all public records to the CITY upon completion of the Agreement, the GRANTEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the GRANTEE keeps and maintains public records upon completion of the Agreement, the GRANTEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of records, in a format that is compatible with the information technology systems of the CITY. No confidentiality or non-disclosure requirement of either federal or state law shall be violated by GRANTEE or its subcontractors. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis

for OWNER'S disallowance and recovery of any payment upon such entry. GRANTEE shall, by written Agreement, require any of its subcontractors performing under this Agreement to agree to the requirements and obligations of this Section.

D. IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954-480-4215, WEB.CLERK@DEERFIELD-BEACH.COM, CITY OF DEERFIELD BEACH, CITY CLERK'S OFFICE, 150 NE 2ND AVENUE, DEERFIELD BEACH, FL 33441).

15. **Assignment.** Neither party to this Agreement nor any interest herein shall be assigned, transferred, or encumbered without the written consent of the other party.
16. **Compliance with Law.** The GRANTEE shall comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to the Scope of Services. Execution of this Agreement constitutes a certification that the GRANTEE is in compliance with all requirements imposed by applicable federal, state, and local laws and regulations.
17. **Materiality and Waiver of Breach.** The CITY and the GRANTEE agree that each requirement, duty, and obligation set forth herein was bargained for at arms-length and is agreed to by the parties in exchange for quid pro quo, that each is substantial and important to the formation of this Agreement and that each is, therefore, a material term hereof. The CITY's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.
18. **Entire Agreement.** The parties agree that this is the entire Agreement between the parties. This Agreement cannot be amended or modified without the express written consent of both parties.

**GRANT AGREEMENT BETWEEN THE CITY OF DEERFIELD BEACH AND THE
DEERFIELD BEACH ECONOMIC DEVELOPMENT COUNCIL**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed.

FOR CITY

ATTEST:

CITY OF DEERFIELD BEACH,
FLORIDA, a municipal corporation
of the State of Florida.

Heather Montemayor, City Clerk

David Santucci, City Manager

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance of
the City of Deerfield Beach, Florida, only.

Anthony C. Soroka, City Attorney

GRANTEE

(CORPORATE SEAL)

Deerfield Beach Economic
Development Council

ATTEST:

By:

Corporate Secretary

Signature
Title: _____
Print Name: _____

EXHIBIT “A”
SCOPE OF SERVICES

A. GRANTEE’s name, address and federal employer identification number

Deerfield Beach Economic Development Council
PO BOX 11025
Fort Lauderdale, FL 33339
82-2690110

B. Description of the services and/or goods sought to be provided with the Grant Funds

Grantee shall market the City of Deerfield Beach as the region's premier business relocation destination and the EDC as a job growth engine through strategic marketing such as:

- Website design & online tools aimed at business recruitment
- Media Relations: A proactive approach to generating positive media about business climate in Deerfield Beach
- Events: industry and networking events to develop relationships, expand networks, and provide opportunities for media exposure.

C. By providing the services describe above, Grantee shall strive to improve cooperation of business visitation and expansion programs with local, county and state entities. Further, Grantee shall market the City of Deerfield Beach as a prime destination for business relocation.

D. Grantee’s detailed costs-budget, is set forth below:

- | | |
|---|-------------|
| a. Two Economic Development Events per year at \$7,500 each | \$15,000.00 |
| b. Website content update | \$ 5,000.00 |
| c. In-kind City’s administrative support for 12 meeting scheduling and 12 meeting minutes and distribution, valued at \$22.50 per hour for a total of \$810.00. | |

ATTACHMENT B
MID YEAR ACCOMPLISHMENT REPORT

ATTACHMENT C
END OF YEAR EXIT REPORT



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2128

Agenda Date: 10/3/2023

Status: CONSENT - AGREEMENTS &
EXPENDITURE REQUESTS

In Control: City Commission

Title

Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of Request for Proposals for wholesale compressed natural gas; authorizing the issuance of a purchase order to Interconn Resources, LLC, the lowest priced responsive and responsible bidder, for CNG for a one year term; providing for implementation and an effective date. (Funds from Account #450-4551-534-38-12 - Compressed Natural Gas)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Approval requires a 3/5 vote of the City Commission for adoption

Fiscal Impact

Costs: Approximately \$150,000 Per Year
Account Name: Compressed Natural Gas
Account Number: 450-4551-534-38-12

Background/History

In 2015, the City of Deerfield Beach (the "City") began purchasing compressed natural gas (CNG) - fueled solid waste collection vehicles. This was in an effort to reduce harmful emissions being released into the air, reduce maintenance and fueling costs and provide better service to the community overall.

In June of 2021, the City completed the construction of an on-site CNG fueling station (the "Station"). This Station has allowed the City to purchase its own CNG for the Station, thereby reducing the cost of gas and eliminating dependency on the Waste Management filling station.

The installation of the CNG Station requires that the local gas utility, Peoples Gas System (PGS), provide delivery of CNG for the City's Station. Due to the volumes that the City's operation requires, the City can purchase its natural gas directly from a supplier, rather than PGS, and reduce the overall cost of the gas.

In February of 2021, the City hired TECO Partners, an energy consultant, to manage the procurement of wholesale CNG.

Section 38-132 (a) of the City's procurement code, "Procurement of Insurance, Financial Borrowing, and Energy," allows the City to contract with a consultant to solicit the market on behalf of the City for financial borrowing, insurance, or energy, as applicable.

TECO Partners has been monitoring the City's usage and providing technical assistance regarding

the operation.

Current Activity

TECO Partners issued a Request for Proposals for Wholesale Compressed Natural Gas provision. The City required submitting firms to be on PGS's pre-qualified vendor list.

The following firms submitted proposals: FPL Energy Services, Florida Natural Gas, Gas South, Interconn Resources, Mansfield and New Wave. Florida Natural Gas and Interconn Resources both presented the lowest cost options. Interconn Resources is the current supplier of gas to the City's Station. TECO Partners recommends awarding the contract to Interconn Resources.

Due to current marketing pricing, the cost of CNG this year is \$0.09 +LFARR per therm cheaper than last year. The cost of CNG is also running significantly less than the cost of diesel.

Recommendation

Staff recommends following the recommendation of TECO Partners and selecting Interconn Resources for the provision of wholesale compressed natural gas to the City.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE AWARD OF REQUEST FOR PROPOSALS FOR WHOLESALE COMPRESSED NATURAL GAS; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO INTERCONN RESOURCES, LLC, THE LOWEST PRICED RESPONSIVE AND RESPONSIBLE BIDDER, FOR CNG FOR A ONE YEAR TERM; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, in June 2021, the City completed the construction of an on-site compressed natural gas (“CNG”) fueling station (the “Station”) at the Central City Campus (“CCC”), which has allowed the City to purchase its own CNG for the Station; and

WHEREAS, in February 2021, pursuant to Section 38-132(a) of the Procurement Code, the City contracted with TECO Partners, Inc., (“TECO”), an energy consultant, to provide technical assistance in the procurement of wholesale CNG; and

WHEREAS, TECO has been monitoring the City’s usage of CNG and providing technical assistance regarding the operation of the Station; and

WHEREAS, TECO issued a Request for Proposals for Wholesale Compressed Natural Gas (the “RFP”) for the City’s Station for the one year period commencing November 1, 2023 and ending October 31, 2024; and

WHEREAS, the prospective bidders for the RFP consisted of bidders from TECO’S pool of pre-qualified bidders; and

WHEREAS, on August 14, 2023 at 4:00 p.m., the RFP due date and time, TECO unsealed the six bid responses that were timely received, and reviewed the bids to ensure they met the RFP requirements; and

WHEREAS, Interconn Resources, LLC (“Interconn”) was determined to be lowest priced bidder and met all the requirements of the RFP; and

WHEREAS, TECO recommends that the City Commission approve the award of the RFP to Interconn, the lowest priced, responsive and responsible bidder to the RFP, and authorize the issuance of a purchase order to Interconn for the CNG based on the submitted price of \$0.09+ LFRR (Low Factor Adjusted Release Rate) per therm + FGT Zone 3 (currently \$0.5142) as provided in the bid submitted by Interconn (the “Purchase Order”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission hereby approves the award of the RFP to Interconn for the CNG.

Section 3. The City Manager is hereby authorized to issue and execute the Purchase Order with Interconn for the CNG for a one-year term, consistent with the RFP, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

CITY OF DEERFIELD BEACH

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

Customer: City of Deerfield Beach
RFP Results for: November 1, 2023 - October 31, 2024
Date Submitted:
Pricing Format: Therms
NCTS Accounts EAT: 186,959
Term: One Year

	Supplier Bid:	NYMEX	FGT Zone 3	NYMEX plus Pass Thru Cost	FGT Zone 3 plus Pass Thru Cost
	FPL Energy Services	\$0.1900			
	Florida Natural Gas	\$0.166	\$0.09 + LFARR	\$0.060	\$0.0150
	Gas South	0.126 + LFARR	\$0.084 + LFARR	\$0.059	\$0.016
	Interconn Resources		\$0.09 + LFARR		
	Mansfield	0.141 + LFARR			
	New Wave			\$0.100	

	Fuel Cost:		Pass Through Cost:					
	NYMEX	FGT Zone 3	Pipeline Capacity	Fuel Retention				
Current Rate	0.4664	0.5142	0.08511	0.01571				
Fuel + Adder+ applicable Pass Thru's								
	NYMEX	FGT Zone 3	NYMEX plus Pass Thru Cost	FGT Zone 3 plus Pass Thru Cost	Cost per Therm	Municipal Public Service Tax	Total Cost per Therm	Bidder Ranking
	\$0.6564				\$0.6564	\$0.0000	\$0.6564	
	\$0.6321	\$0.6299	\$0.6272	\$0.6300	\$0.6299	\$0.0000	\$0.6299	1
	\$0.6181	\$0.6232	\$0.6262	\$0.6310	\$0.6181	\$0.0221	\$0.6402	
		\$0.6299			\$0.6299	\$0.0000	\$0.6299	1
	\$0.6331				\$0.6331	\$0.0000	\$0.6331	
			\$0.6672		\$0.0000	\$0.0069	\$0.0069	

Conclusion: TECO Partners sent RFP's to different suppliers. The results indicate that **Interconn Resources** is the lowest cost third party provider for **City of Deerfield Beach** with a proposed price of FGTZ3 + \$.09 + LFARR per therm. Comparisons of bid analysis:

Interconn new bid compared to current Interconn pricing:	\$ 355
Interconn (best bid) compared to FNG (2nd best bid):	\$ -
Interconn compared to utility:	\$ (122,896)

Definition:
NYMEX - New York Mercantile Exchange is the largest physical commodity exchange where natural gas and other commodity are traded.
FGT Zone 3 - The price of the gas delivered at FGT Zone 3. These indices are compiled and published through subscription.
Pass Thru Cost - The cost to get gas from the well to city gate. It includes capacity charges, reservation and fuel loss charges.

City Of Deerfield Beach Volume Summary

Acct #	Location	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Total
221008011902	Deerfield Beach	11,741	10,303	10,257	11,866	11,584	10,678	10,500	11,653	9,373	11,155	12,067	12,975	134,153

Acct #	Location	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Total
221008011902	Deerfield Beach	14,476	11,606	5,569	12,367	11,911	10,032	15,041	13,906	11,598	16,187	14,147	12,766	149,605

Acct #	Location	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Total
221008011902	Deerfield Beach	17,073	13,900	17,243	15,377	15,537	14,147	19,363	15,702	16,223	16,934	19,287	14,037	194,823

Acct #	Location	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Total
221008011902	Deerfield Beach	15,563	14,394	11,864	15,003	14,442								71,266.0

Acct #	Location	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Total
221008011902	Deerfield Beach													-

Future Pricing: Budget

NYMEX	0.5067	0.5129	0.527	0.5368	0.518
Pass thru	0.093	0.093	0.093	0.093	0.093
Fuel	0.015201	0.015387	0.01581	0.016104	0.01554
LFARR	0.03	0.03	0.03	0.03	0.03
TECO	0.21087	0.21087	0.21087	0.21087	0.21087

Per Therm Total: **\$0.856 \$0.862 \$0.877 \$0.887 \$0.867**

Acct #	Location	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Total
221008011902	Deerfield Beach													-

NYMEX	0.4692	0.3635	0.353	0.3592	0.3638	0.3642	0.3632
Pass thru	0.093	0.093	0.093	0.093	0.093	0.093	0.093
Fuel	0.014076	0.010905	0.01059	0.010776	0.010914	0.010926	0.010896
LFARR	0.03	0.03	0.03	0.03	0.03	0.03	0.03
TECO Chrg	0.21087	0.21087	0.21087	0.21087	0.21087	0.21087	0.21087

Per Therm Total: **\$0.817 \$0.708 \$0.697 \$0.704 \$0.709 \$0.709 \$0.708**



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2145

Agenda Date: 10/3/2023

Status: DEPARTMENTAL BUSINESS

In Control: City Commission

Title

Resolution 2023/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the submission of the Clean Water State Revolving Fund Program Loan Application; approving and authorizing execution of the Loan Agreement for a loan in the amount of \$6,158,816.00; establishing revenues pledged for the repayment of the loan; providing for implementation, conflicts, severability, and an effective date.

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$6,158,816

Account Name: Utilities Capital Projects and Equipment/Vehicle FY24 CIP

Account Number: 413-5020-533-65-30

Background/History

The Florida Department of Environmental Protection (FDEP) Clean Water State Revolving Fund (CWSRF) program provides low-interest loans to local governments for planning, designing and constructing water pollution control facilities under [Chapter 62-503, F.A.C.](#) FDEP receives funding requests throughout the year for wastewater, stormwater, and other types of projects. The information gathered in the request is used to establish a project's eligibility for funding and priority score through a public hearing process. Projects are funded, in order of their priority score, until funds are exhausted.

In February 2022, the City Commission approved submittal of a Request for Inclusion to the CWSRF program to fund the Reclaimed Water Main project in conjunction with the Florida Department of Transportation (FDOT) SW 10th Street Connector Project. The project scope of work will involve construction of a 12-inch reclaimed water main on SW 10th Street from the Florida Turnpike (Powerline Road) to I-95 (Natura Boulevard). The estimated cost to install the reclaimed water main is \$11,197,847.07 of which FDOT has committed to contributing 50% (\$5,598,923.54). The City's share is 50%.

The process of applying for a Clean Water State Revolving Fund (CWSRF) loan is initiated once a project has been placed on the priority list. In November 2022, the City of Deerfield Beach Reclaimed Water Main project was added to the CWSRF FY23 priority list for Phase I funding in the amount of \$1,900,606. Pursuant to Resolution 2023/098, the City submitted a loan application to the Florida Department of Environmental Protection to receive Phase I funding.

Phase II funding was pending prioritization in FY24 by the CWSRF Committee.

Current Activity

In August 2023, Phase II funding in the amount of \$4,258,210 was added to the CWSRF FY24 priority list. The City is required to enter into a loan agreement with the Florida Department of Environmental Protection to receive the CWSRF Phase I and II funding. The low interest loan amount of \$6,158,816 will be repaid via the City's Utility Fund.

The revenues pledged for repayment of the loan are net water and sewer utility system revenues after payment of debt service on the City's Series 2018 Water and Sewer System Revenue Bonds and the Series 2009 Water and Sewer System State Revolving Fund loan.

Recommendation

It is recommended that the City Commission authorize execution of the Clean Water State Revolving Fund Program loan agreement with the Florida Department of Environmental Protection for the Reclaimed Water Main Project in conjunction with the Florida Department of Transportation (FDOT) SW 10th Street Connector Project.

RESOLUTION NO. 2023/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE SUBMISSION OF THE CLEAN WATER STATE REVOLVING FUND PROGRAM LOAN APPLICATION; APPROVING AND AUTHORIZING EXECUTION OF THE LOAN AGREEMENT FOR A LOAN IN THE AMOUNT OF \$6,158,816.00; ESTABLISHING REVENUES PLEDGED FOR THE REPAYMENT OF THE LOAN; PROVIDING FOR IMPLEMENTATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the Florida Department of Environmental Protection (“FDEP”) Clean Water State Revolving Fund (“CWSRF”) program provides low-interest loans to local governments for planning, designing and constructing water pollution control facilities under Chapter 62-503, F.A.C.; and

WHEREAS, FDEP receives funding requests throughout the year for wastewater, stormwater, and other types of projects and the information gathered in the request is used to establish a project’s eligibility for funding and priority score through a public hearing process, with projects funded in order of their priority score until funds are exhausted; and

WHEREAS, in February 2022, the City of Deerfield Beach City Commission (“City Commission”) approved submittal of a Request for Inclusion to the CWSRF program to fund the Reclaimed Water Main project in conjunction with the Florida Department of Transportation (FDOT) SW 10th Street Connector Project; and

WHEREAS, the project scope of work will involve construction of a 12-inch reclaimed water main on SW 10th Street from the Florida Turnpike (Powerline Road) to I-95 (Natura Boulevard), with an estimated cost to install the reclaimed water main of \$11,197,847.07, of which FDOT has committed to contributing 50% (\$5,598,923.54) and the City of Deerfield Beach’s (“City”) share is 50%; and

WHEREAS, in November 2022, the City Reclaimed Water Main project was added to the FY23 CWSRF priority list for Phase I funding in the amount of \$1,900,606; and

WHEREAS, on June 6, 2023, the City Commission passed and adopted Resolution No. 2023/098 authorizing the submission of the CWSRF loan application for the Phase 1 reclaimed water main project in the amount of \$1,900,606; and

WHEREAS, the Phase II portion of the project was pending prioritization in Fiscal Year 2024 by the CSWRF Committee, and in August of 2023 the CSWRF Committee added funding in the amount of \$4,258,210.00 for the Phase II portion of the project; and

WHEREAS, since the funding for both Phase 1 and Phase II is now available, it has been determined by the Florida Department of Environmental Protection (“FDEP”) that in order to receive the funding for both Phases, one loan application should be submitted and the City will enter into a loan agreement with FDEP, attached as Exhibit “1”, for a total anticipated low interest loan amount of \$6,158,816.00, which will be repaid via the City’s Utility Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced “Whereas” clauses are true and correct and made a part of this Resolution.

Section 2. The City Commission authorizes the submission of a Clean Water State Revolving Fund Program loan application to the Florida Department of Environmental Protection for the Twelve Inch Reclaimed Water Main Project for the total requested loan amount of \$6,158,816.00.

Section 3. The revenues pledged for the repayment of the loan are net water and sewer utility system revenues after payment of debt service on the City’s Series 2018 Water and Sewer System Revenue Bonds and the 2009 Water and Sewer System State Revolving Fund loans (Florida Water Pollution Control Loan No. WW69302L and Loan No. WW693030).

Section 4. The City Manager is hereby authorized to execute the loan application and to provide all assurances and commitments required by the loan application, and authorized to execute the Loan Agreement, attached as Exhibit “1”, for a SRF loan in the amount of \$6,158,816.00, which Loan Agreement will become a binding obligation in accordance with its terms when signed by the parties.

Section 5. The City Manager is hereby authorized to delegate responsibility to appropriate City staff to carry out the technical, financial, and administrative activities associated with the loan agreement.

Section 6. That the legal authority for borrowing monies to construct this project is the Florida Statutes.

Section 7. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 8. All resolutions or parts of resolutions in conflict with this Resolution, including but not limited to Resolution No. 2023-098, are hereby repealed to the extent of such conflict.

Section 9. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 10. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF OCTOBER, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

AND

CITY OF DEERFIELD BEACH, FLORIDA

**CLEAN WATER STATE REVOLVING FUND
DESIGN AND CONSTRUCTION LOAN AGREEMENT
WW060110**

Florida Department of Environmental Protection
State Revolving Fund Program
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, MS 3505
Tallahassee, Florida 32399-3000

CLEAN WATER STATE REVOLVING FUND DESIGN AND CONSTRUCTION LOAN
AGREEMENT

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CLEAN WATER STATE REVOLVING FUND DESIGN AND CONSTRUCTION LOAN
AGREEMENT

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**CLEAN WATER STATE REVOLVING FUND
DESIGN AND CONSTRUCTION LOAN AGREEMENT
WW060110**

THIS AGREEMENT is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF DEERFIELD BEACH, FLORIDA, (Local Government) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Local Government shall be referred to as “Parties” or individually as “Party”.

RECITALS

Pursuant to Section 403.1835, Florida Statutes, and Chapter 62-503, Florida Administrative Code, the Department is authorized to make loans to finance or refinance the planning, designing and construction of wastewater pollution control facilities; and

The Local Government applied for the financing of the Project, and the Department has determined that all requirements for a loan have been met.

AGREEMENT

In consideration of the Department loaning money to the Local Government, in the principal amount and pursuant to the covenants set forth below, it is agreed as follows:

ARTICLE I - DEFINITIONS

1.01. WORDS AND TERMS.

Words and terms used herein shall have the meanings set forth below:

- (1) “Agreement” or “Loan Agreement” shall mean this construction loan agreement.
- (2) “Authorized Representative” shall mean the official of the Local Government authorized by ordinance or resolution to sign documents associated with the Loan.
- (3) “Capitalized Interest” shall mean a finance charge that accrues at the Financing Rate on Loan proceeds from the time of disbursement until six months before the first Semiannual Loan Payment is due. Capitalized Interest is financed as part of the Loan principal.
- (4) “Depository” shall mean a bank or trust company, having a combined capital and unimpaired surplus of not less than \$50 million, authorized to transact commercial banking or savings and loan business in the State of Florida and insured by the Federal Deposit Insurance Corporation.
- (5) “Design Activities” shall mean the design of work defined in the approved planning document that will result in plans and specifications, ready for permitting and bidding, for an eligible construction project.

(6) “Final Amendment” shall mean the final agreement executed between the parties that establishes the final terms for the Loan such as the final Loan amount, the interest rate, Loan Service Fee, amortization schedule and Semiannual Loan Payment amount.

(7) “Final Unilateral Amendment” shall mean the Loan Agreement unilaterally finalized by the Department after Loan Agreement and Project abandonment under Section 8.06 that establishes the final amortization schedule for the Loan.

(8) “Financing Rate” shall mean the charges, expressed as a percent per annum, imposed on the unpaid principal of the Loan. The Financing Rate shall consist of an interest rate component and a Grant Allocation Assessment rate component.

(9) “Fiscal Sustainability Plan” shall mean a systematic management technique for utility systems that focuses on the long-term life cycle of the assets and their sustained performance, rather than on short-term, day-to-day aspects of the assets. This plan shall include the inventory and evaluation of assets, the certification of water and energy conservation implementation efforts, as well as a plan for the maintenance, repair and, if necessary, the replacement of assets, as well as the schedule to do so.

(10) “Grant Allocation Assessment” shall mean an assessment, expressed as a percent per annum, accruing on the unpaid balance of the Loan. It is computed similarly to the way interest charged on the Loan is computed and is included in the Semiannual Loan Payment. The Department will use Grant Allocation Assessment moneys for making grants to financially disadvantaged small communities pursuant to Section 403.1835 of the Florida Statutes.

(11) “Gross Revenues” shall mean all income or earnings received by the Local Government from the ownership or operation of its Utility System, including investment income, all as calculated in accordance with generally accepted accounting principles. Gross Revenues shall not include proceeds from the sale or other disposition of any part of the Utility System, condemnation awards or proceeds of insurance, except use and occupancy or business interruption insurance, received with respect to the Utility System.

(12) “Loan” shall mean the amount of money to be loaned pursuant to this Agreement and subsequent amendments.

(13) “Loan Application” shall mean the completed form which provides all information required to support obtaining loan financial assistance from the Department.

(14) “Loan Debt Service Account” shall mean an account, or a separately identified component of a pooled cash or liquid account, with a Depository established by the Local Government for the purpose of accumulating Monthly Loan Deposits and making Semiannual Loan Payments.

(15) “Loan Service Fee” shall mean an origination fee which shall be paid to the Department by the Local Government.

(16) “Local Governmental Entity” means a county, municipality, or special district.

(17) “Monthly Loan Deposit” shall mean the monthly deposit to be made by the Local Government to the Loan Debt Service Account.

(18) “Operation and Maintenance Expense” shall mean the costs of operating and maintaining the Utility System determined pursuant to generally accepted accounting principles, exclusive of interest on any debt payable from Gross Revenues, depreciation, and any other items not requiring the expenditure of cash.

(19) “Parity Debt” shall mean any debt obligations issued that are on an equal commercial lien position with this Loan.

(20) “Pledged Revenues” shall mean the specific revenues pledged as security for repayment of the Loan and shall be the Gross Revenues, derived yearly from the operation of the Utility System after payment of the Operation and Maintenance Expense and the satisfaction of all yearly payment obligations on account of the Senior Revenue Debt and any senior or parity obligations issued pursuant to Section 7.02 of this Agreement.

(21) “Project” shall mean the work financed by this Loan and shall consist of furnishing all labor, materials, and equipment to design and construct the reclaimed water main project in accordance with the “CW-64094CONSTR-1 LPGA Boulevard Force Main” contract.

The Project is in agreement with the planning documentation accepted by the Department effective October 27, 2022. A Florida Categorical Exclusion Notification was published on October 12, 2022 and no adverse comments were received.

(22) “Semiannual Loan Payment” shall mean the payment due from the Local Government to the Department at six-month intervals.

(23) “Senior Revenue Debt” shall mean the following debt obligations:

(a) City of Deerfield Beach, Florida, Water and Sewer System Revenue Refunding Note, Series 2018, issued in the amount of \$11,397,242.60, pursuant to Ordinance No. 2018/017; and

(b) Any refunding bonds issued to refund the obligations identified above provided such bonds shall not increase annual debt service during the repayment period of this Loan.

(24) “Sewer System” shall mean all facilities owned by the Local Government for collection, transmission, treatment and reuse of wastewater and its residuals.

(25) “Utility System” shall mean all devices and facilities of the Water System and Sewer System owned by the Local Government.

(26) “Water System” shall mean all facilities owned by the Local Government for supplying and distributing water for residential, commercial, industrial, and governmental use.

1.02. CORRELATIVE WORDS.

Words of the masculine gender shall be understood to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the singular shall include the plural and the word “person” shall include corporations and associations, including public entities, as well as natural persons.

ARTICLE II - WARRANTIES, REPRESENTATIONS AND COVENANTS

2.01. WARRANTIES, REPRESENTATIONS AND COVENANTS.

The Local Government warrants, represents and covenants that:

(1) The Local Government has full power and authority to enter into this Agreement and to comply with the provisions hereof.

(2) The Local Government currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter or ordinance which would currently restrain or enjoin it from entering into, or complying with, this Agreement.

(3) There is no material action, suit, proceeding, inquiry or investigation, at law or in equity, before any court or public body, pending or, to the best of the Local Government's knowledge, threatened, which seeks to restrain or enjoin the Local Government from entering into or complying with this Agreement.

(4) All permits, real property interests, and approvals required as of the date of this Agreement have been obtained for construction and use of the Project. The Local Government knows of no reason why any future required permits or approvals are not obtainable.

(5) The Local Government shall undertake the Project on its own responsibility, to the extent permitted by law.

(6) To the extent permitted by law, the Local Government shall release and hold harmless the State, its officers, members, and employees from any claim arising in connection with the Local Government's actions or omissions in its planning, engineering, administrative, and construction activities financed by this Loan or its operation of the Project.

(7) All Local Government representations to the Department, pursuant to the Loan Application and Agreement, were true and accurate as of the date such representations were made. The financial information delivered by the Local Government to the Department was current and correct as of the date such information was delivered. The Local Government shall comply with Chapter 62-503, Florida Administrative Code, and all applicable State and Federal laws, rules, and regulations which are identified in the Loan Application or Agreement. To the extent that any assurance, representation, or covenant requires a future action, the Local Government shall take such action to comply with this agreement.

(8) The Local Government shall maintain records using generally accepted accounting principles established by the Governmental Accounting Standards Board. As part of its bookkeeping system, the Local Government shall keep accounts of the Utility System separate from all other accounts and it shall keep accurate records of all revenues, expenses, and expenditures relating to the Utility System, and of the Pledged Revenues, Loan disbursement receipts, and Loan Debt Service Account.

(9) In the event the anticipated Pledged Revenues are shown by the Local Government's annual budget to be insufficient to make the Semiannual Loan Payments for such Fiscal Year when due, the Local Government shall include in such budget other legally available non-ad valorem funds which will be sufficient, together with the Pledged Revenues, to make the Semiannual Loan Payments. Such other legally available non-ad valorem funds shall be budgeted in the regular annual governmental budget and designated for the purpose provided by this Subsection, and the Local Government shall collect such funds for application as provided herein. The Local Government shall notify the Department immediately in writing of any such budgeting of other legally available non-ad valorem funds. Nothing in this covenant shall be construed as creating a pledge, lien, or charge upon any such other legally available non-ad valorem funds; requiring the Local Government to levy or appropriate ad valorem tax revenues; or preventing the Local Government from pledging to the payment of any bonds or other obligations all or any part of such other legally available non-ad valorem funds.

(10) Pursuant to Section 216.347 of the Florida Statutes, the Local Government shall not use the Loan proceeds for the purpose of lobbying the Florida Legislature, the Judicial Branch, or a State agency.

(11) The Local Government agrees to complete the Project in accordance with the schedule set forth in Section 10.07. Delays incident to strikes, riots, acts of God, and other events beyond the reasonable control of the Local Government are excepted. If for any reason construction is not completed as scheduled, there shall be no resulting diminution or delay in the Semiannual Loan Payment or the Monthly Loan Deposit.

(12) The Local Government covenants that this Agreement is entered into for the purpose of designing and constructing the Project which will in all events serve a public purpose. The Local Government covenants that it will, under all conditions, complete and operate the Project to serve a public purpose.

(13) The Local Government shall update the revenue generation system annually to assure that sufficient revenues are generated for debt service; operation and maintenance; replacement of equipment, accessories, and appurtenances necessary to maintain the system design capacity and performance during its design life; and to make the system financially self-sufficient.

2.02. LEGAL AUTHORIZATION.

Upon signing this Agreement, the Local Government's legal counsel hereby expresses the opinion, subject to laws affecting the rights of creditors generally, that:

(1) This Agreement has been duly authorized by the Local Government and shall constitute a valid and legal obligation of the Local Government enforceable in accordance with its terms upon execution by both parties; and

(2) This Agreement identifies the revenues pledged for repayment of the Loan, and the pledge is valid and enforceable.

2.03. AUDIT AND MONITORING REQUIREMENTS.

The Local Government agrees to the following audit and monitoring requirements.

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

State Resources Awarded to the Local Government Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:					
State Program Number	Funding Source	CSFA Number	CSFA Title or Fund Source Description	Funding Amount	State Appropriation Category
Original Agreement	Wastewater Treatment and Stormwater Management TF	37.077	Wastewater Treatment Facility Construction	\$6,158,816	140131

(2) Audits.

(a) In the event that the Local Government expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such Local Government, the Local Government must have a State single audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. In determining the state financial assistance expended in its fiscal year, the Local Government shall consider all sources of state financial assistance, including state financial assistance received from the Department, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

(b) In connection with the audit requirements addressed in the preceding paragraph (a); the Local Government shall ensure that the audit complies with the requirements of Section 215.97(7), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

(c) If the Local Government expends less than \$750,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. The Local Government shall inform the Department of findings and recommendations pertaining to the State Revolving Fund in audits conducted by the Local

Government in which the \$750,000 threshold has not been met. In the event that the Local Government expends less than \$750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the Local Government's resources obtained from other than State entities).

(d) The Local Government is hereby advised that the Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a Local Government should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance.

(3) Report Submission.

(a) Copies of financial reporting packages shall be submitted by or on behalf of the Local Government directly to each of the following:

(i) The Department at one of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General, MS 40
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3123

or

Electronically:

FDEPSingleAudit@dep.state.fl.us

(ii) The Auditor General's Office at the following address:

State of Florida Auditor General
Room 401, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

(iii) Copies of reports or management letters shall be submitted by or on behalf of the Local Government directly to the Department at either of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General
3900 Commonwealth Boulevard, MS 40
Tallahassee, Florida 32399-3123

or

Electronically:
FDEPSingleAudit@dep.state.fl.us

(b) Any reports, management letters, or other information required to be submitted to the Department pursuant to this Agreement shall be submitted timely in accordance with Florida Statutes, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

(c) Local Governments, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was received by the Local Government from their auditors in correspondence accompanying the reporting package.

(4) Record Retention.

The Local Government shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date of the Final Amendment, and shall allow the Department, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The Local Government shall ensure that working papers are made available to the Department, or its designee, Chief Financial Officer, or Auditor General upon request for a period of five years from the date of the Final Amendment, unless extended in writing by the Department.

(5) Monitoring.

In addition to reviews of audits conducted in accordance with Section 215.97, F.S., as revised monitoring procedures may include, but not be limited to, on-site visits by Department staff and/or other procedures. By entering into this Agreement, the Local Government agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department. In the event the Department determines that a limited scope audit of the Local Government is appropriate, the Local Government agrees to comply with any additional instructions provided by the Department to the Local Government regarding such audit. The Local Government understands its duty, pursuant to Section 20.055(5), F.S., to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing. The Local Government will comply with this duty and ensure that any subcontracts issued under this Agreement will impose this requirement, in writing, on its subcontractors.

ARTICLE III - LOAN REPAYMENT ACCOUNT

3.01. LOAN DEBT SERVICE ACCOUNT.

The Local Government shall establish a Loan Debt Service Account with a Depository and begin making Monthly Loan Deposits no later than the date set forth for such action in Section 10.07 of this Agreement.

Beginning six months prior to each Semiannual Loan Payment, the Local Government shall make six Monthly Loan Deposits. The first five deposits each shall be at least equal to one-sixth of the Semiannual Loan Payment. The sixth Monthly Loan Deposit shall be at least equal to the amount required to make the total on deposit in the Loan Debt Service Account equal to the Semiannual Loan Payment amount, taking into consideration investment earnings credited to the account pursuant to Section 3.02.

Any month in which the Local Government fails to make a required Monthly Loan Deposit, the Local Government's chief financial officer shall notify the Department of such failure. In addition, the Local Government agrees to budget, by amendment if necessary, payment to the Department from other legally available non-ad valorem funds all sums becoming due before the same become delinquent. This requirement shall not be construed to give superiority to the Department's claim on any revenues over prior claims of general creditors of the Local Government, nor shall it be construed to give the Department the power to require the Local Government to levy and collect any revenues other than Pledged Revenues.

3.02. INVESTMENT OF LOAN DEBT SERVICE ACCOUNT MONEYS.

Moneys on deposit in the Loan Debt Service Account shall be invested pursuant to the laws of the State of Florida. Such moneys may be pooled for investment purposes. The maturity or redemption date of investments shall be not later than the date upon which such moneys may be needed to make Semiannual Loan Payments. The investment earnings shall be credited to the Loan Debt Service Account and applied toward the Monthly Loan Deposit requirements.

3.03. LOAN DEBT SERVICE ACCOUNT WITHDRAWALS.

The withdrawal of moneys from the Loan Debt Service Account shall be for the sole purpose of making the Semiannual Loan Payment or for discharging the Local Government's obligations pursuant to Section 8.01.

3.04. ASSETS HELD IN TRUST.

The assets in all accounts created under this Loan Agreement shall be held in trust for the purposes provided herein and used only for the purposes and in the manner prescribed in this Agreement; and, pending such use, said assets shall be subject to a lien and charge in favor of the Department.

ARTICLE IV - PROJECT INFORMATION

4.01. PROJECT CHANGES.

Project changes prior to bid opening shall be made by addendum to plans and specifications. Changes after bid opening shall be made by change order. The Local Government shall submit all addenda and all change orders to the Department for an eligibility determination. After execution of all construction, equipment and materials contracts, the Project contingency may be reduced.

4.02. TITLE TO PROJECT SITE.

The Local Government shall have an interest in real property sufficient for the construction and location of the Project free and clear of liens and encumbrances which would impair the usefulness of such sites for the intended use.

4.03. PERMITS AND APPROVALS.

The Local Government shall have obtained, prior to the Department's authorization to award construction contracts, all permits and approvals required for construction of the Project or portion of the Project funded under this Agreement.

4.04. ENGINEERING SERVICES.

A professional engineer, registered in the State of Florida, shall be employed by, or under contract with, the Local Government to oversee construction.

4.05. PROHIBITION AGAINST ENCUMBRANCES.

The Local Government is prohibited from selling, leasing, or disposing of any part of the Utility System which would materially reduce operational integrity or Gross Revenues so long as this Agreement, including any amendment thereto, is in effect unless the written consent of the Department is first secured.

4.06. COMPLETION MONEYS.

In addition to the proceeds of this Loan, the Local Government covenants that it has obtained, or will obtain, sufficient moneys from other sources to complete construction and place the Project in operation on, or prior to, the date specified in Article X. Failure of the Department to approve additional financing shall not constitute a waiver of the Local Government's covenants to complete and place the Project in operation.

4.07. CLOSE-OUT.

The Department shall conduct a final inspection of the Project and Project records. Following the inspection, deadlines for submitting additional disbursement requests, if any, shall be established, along with deadlines for uncompleted Loan requirements, if any. Deadlines shall be incorporated into the Loan Agreement by amendment. The Loan principal shall be reduced by any excess over the amount required to pay all approved costs. As a result of such adjustment, the Semiannual Loan Payment shall be reduced accordingly, as addressed in Section 10.05.

4.08. LOAN DISBURSEMENTS.

Disbursements shall be made directly to the Local Government for reimbursement of the incurred construction costs and related services. Disbursements for materials, labor, or services shall be made upon receipt of the following:

(1) A completed disbursement request form signed by the Authorized Representative. Such requests must be accompanied by sufficiently itemized summaries of the materials, labor, or services to identify the nature of the work performed; the cost or charges for such work; and the person providing the service or performing the work, and proof of payment.

(2) A certification signed by the Authorized Representative as to the current estimated costs of the Project; that the materials, labor, or services represented by the invoice have been satisfactorily purchased, performed, or received and applied to the project; that all funds received to date have been applied toward completing the Project; and that under the terms and provisions of the contracts, the Local Government is required to make such payments.

(3) A certification by the engineer responsible for overseeing construction stating that equipment, materials, labor and services represented by the construction invoices have been satisfactorily purchased, or received, and applied to the Project in accordance with construction contract documents; stating that payment is in accordance with construction contract provisions; stating that construction, up to the point of the requisition, is in compliance with the contract documents; and identifying all additions or deletions to the Project which have altered the Project's performance standards, scope, or purpose since the issue of the Department construction permit.

(4) Such other certificates or documents by engineers, attorneys, accountants, contractors, or suppliers as may reasonably be required by the Department.

ARTICLE V - RATES AND USE OF THE UTILITY SYSTEM

5.01. RATE COVERAGE.

The Local Government shall maintain rates and charges for the services furnished by the Utility System which will be sufficient to provide, in each Fiscal Year, Pledged Revenues equal to or exceeding 1.15 times the sum of the Semiannual Loan Payments due in such Fiscal Year. In addition, the Local Government shall satisfy the coverage requirements of all Senior Revenue Debt and Parity Debt obligations.

5.02. NO FREE SERVICE.

The Local Government shall not permit connections to, or furnish any services afforded by, the Utility System without making a charge therefore based on the Local Government's uniform schedule of rates, fees, and charges.

5.03. MANDATORY CONNECTIONS.

The Local Government shall adopt, as necessary, and enforce requirements, consistent with applicable laws, for the owner, tenant or occupant of each building located on a lot or parcel of land which is served, or may reasonably be served, by the Sewer System to connect such building to the Sewer System.

5.04. NO COMPETING SERVICE.

The Local Government shall not allow any person to provide any services which would compete with the Utility System so as to adversely affect Gross Revenues.

5.05. MAINTENANCE OF THE UTILITY SYSTEM.

The Local Government shall operate and maintain the Utility System in a proper, sound and economical manner and shall make all necessary repairs, renewals and replacements.

5.06. ADDITIONS AND MODIFICATIONS.

The Local Government may make any additions, modifications or improvements to the Utility System which it deems desirable and which do not materially reduce the operational integrity of any part of the Utility System. All such renewals, replacements, additions, modifications and improvements shall become part of the Utility System.

5.07. COLLECTION OF REVENUES.

The Local Government shall use its best efforts to collect all rates, fees and other charges due to it. The Local Government shall establish liens on premises served by the Utility System for the amount of all delinquent rates, fees and other charges where such action is permitted by law. The Local Government shall, to the full extent permitted by law, cause to discontinue the services of the Utility System and use its best efforts to shut off water service furnished to persons who are delinquent beyond customary grace periods in the payment of Utility System rates, fees and other charges.

ARTICLE VI - DEFAULTS AND REMEDIES

6.01. EVENTS OF DEFAULT.

Upon the occurrence of any of the following events (the Events of Default) all obligations on the part of Department to make any further disbursements hereunder shall, if Department elects, terminate. The Department may, at its option, exercise any of its remedies set forth in this Agreement, but Department may make any disbursements or parts of disbursements after the happening of any Event of Default without thereby waiving the right to exercise such remedies and without becoming liable to make any further disbursement:

(1) Failure to make any Monthly Loan Deposit or to make any installment of the Semiannual Loan Payment when it is due and such failure shall continue for a period of 15 days.

(2) Except as provided in Subsection 6.01(1), failure to comply with the provisions of this Agreement, failure in the performance or observance of any of the covenants or actions required by this Agreement or the Suspension of this Agreement by the Department pursuant to Section 8.14 below, and such failure shall continue for a period of 30 days after written notice thereof to the Local Government by the Department.

(3) Any warranty, representation or other statement by, or on behalf of, the Local Government contained in this Agreement or in any information furnished in compliance with, or in reference to, this Agreement, which is false or misleading, or if Local Government shall fail to keep, observe or perform any of the terms, covenants, representations or warranties contained in this Agreement, the Note, or any other document given in connection with the Loan (provided, that with respect to non-monetary defaults, Department shall give written notice to Local Government, which shall have 30 days to cure any such default), or is unable or unwilling to meet its obligations thereunder.

(4) An order or decree entered, with the acquiescence of the Local Government, appointing a receiver of any part of the Utility System or Gross Revenues thereof; or if such order or decree, having been entered without the consent or acquiescence of the Local Government, shall not be vacated or discharged or stayed on appeal within 60 days after the entry thereof.

(5) Any proceeding instituted, with the acquiescence of the Local Government, for the purpose of effecting a composition between the Local Government and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are payable from Gross Revenues of the Utility System.

(6) Any bankruptcy, insolvency or other similar proceeding instituted by, or against, the Local Government under federal or state bankruptcy or insolvency law now or hereafter in effect and, if instituted against the Local Government, is not dismissed within 60 days after filing.

(7) Any charge is brought alleging violations of any criminal law in the implementation of the Project or the administration of the proceeds from this Loan against one or more officials of the Local Government by a State or Federal law enforcement authority, which charges are not withdrawn or dismissed within 60 days following the filing thereof.

(8) Failure of the Local Government to give immediate written notice of its knowledge of a potential default or an event of default, hereunder, to the Department and such failure shall continue for a period of 30 days.

6.02. REMEDIES.

All rights, remedies, and powers conferred in this Agreement and the transaction documents are cumulative and are not exclusive of any other rights or remedies, and they shall be in addition to every other right, power, and remedy that Department may have, whether specifically granted in this Agreement or any other transaction document, or existing at law, in equity, or by statute. Any and all such rights and remedies may be exercised from time to time and as often and in such order as Department may deem expedient. Upon any of the Events of Default and subject to the rights of others having prior liens on the Pledged Revenues, the Department may enforce its rights by, *inter alia*, any of the following remedies:

(1) By mandamus or other proceeding at law or in equity, cause to establish rates and collect fees and charges for use of the Utility System, and to require the Local Government to fulfill this Agreement.

(2) By action or suit in equity, require the Local Government to account for all moneys received from the Department or from the ownership of the Utility System and to account for the receipt, use, application, or disposition of the Pledged Revenues.

(3) By action or suit in equity, enjoin any acts or things which may be unlawful or in violation of the rights of the Department.

(4) By applying to a court of competent jurisdiction, cause to appoint a receiver to manage the Utility System, establish and collect fees and charges, and apply the revenues to the reduction of the obligations under this Agreement.

(5) By certifying to the Auditor General and the Chief Financial Officer delinquency on loan repayments, the Department may intercept the delinquent amount plus a penalty from any unobligated funds due to the Local Government under any revenue or tax sharing fund established by the State, except as otherwise provided by the State Constitution. The Department may impose a penalty in an amount not to exceed an interest rate of 18 percent per annum on the amount due in addition to charging the cost to handle and process the debt. Penalty interest shall accrue on any amount due and payable beginning on the 30th day following the date upon which payment is due.

(6) By notifying financial market credit rating agencies and potential creditors.

(7) By suing for payment of amounts due, or becoming due, with interest on overdue payments together with all costs of collection, including attorneys' fees.

(8) By accelerating the repayment schedule or increasing the Financing Rate on the unpaid principal of the Loan to as much as 1.667 times the Financing Rate.

6.03. DELAY AND WAIVER.

No course of dealing between Department and Local Government, or any failure or delay on the part of Department in exercising any rights or remedies hereunder, shall operate as a waiver of any rights or remedies of Department, and no single or partial exercise of any rights or remedies hereunder shall operate as a waiver or preclude the exercise of any other rights or remedies hereunder. No delay or omission by the Department to exercise any right or power accruing upon Events of Default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised as often as may be deemed expedient. No waiver or any default under this Agreement shall extend to or affect any subsequent Events of Default, whether of the same or different provision of this Agreement, or shall impair consequent rights or remedies.

ARTICLE VII - THE PLEDGED REVENUES

7.01. SUPERIORITY OF THE PLEDGE TO THE DEPARTMENT.

From and after the effective date of this Agreement, the Department shall have a lien on the Pledged Revenues, which along with any other Department State Revolving Fund liens on the Pledged Revenues, of equal priority, will be prior and superior to any other lien, pledge or

assignment with the following exception. All obligations of the Local Government under this Agreement shall be junior, inferior, and subordinate in all respects in right of payment and security to the Senior Revenue Debt defined in Section 1.01 of this Agreement and to any additional senior obligations issued with the Department's consent pursuant to Section 7.02. The Department may release its lien on such Pledged Revenues in favor of the Department if the Department makes a determination in its sole discretion, based upon facts deemed sufficient by the Department, that the remaining Pledged Revenues will, in each Fiscal Year, equal or exceed 1.15 times the debt service coming due in each Fiscal Year under the terms of this Agreement.

7.02. ADDITIONAL DEBT OBLIGATIONS.

The Local Government may issue additional debt obligations on a parity with, or senior to, the lien of the Department on the Pledged Revenues provided the Department's written consent is obtained. Such consent may be granted if the Local Government demonstrates at the time of such issuance that the Pledged Revenues, which may take into account reasonable projections of growth of the Utility System and revenue increases, plus revenues to be pledged to the additional proposed debt obligations will, during the period of time Semiannual Loan Payments are to be made under this Agreement, equal or exceed 1.15 times the annual combined debt service requirements of this Agreement and the obligations proposed to be issued by the Local Government and will satisfy the coverage requirements of all other debt obligations secured by the Pledged Revenues.

ARTICLE VIII - GENERAL PROVISIONS

8.01. DISCHARGE OF OBLIGATIONS.

All payments required to be made under this Agreement shall be cumulative and any deficiencies in any Fiscal Year shall be added to the payments due in the succeeding year and all years thereafter until fully paid. Payments shall continue to be secured by this Agreement until all of the payments required shall be fully paid to the Department. If at any time the Local Government shall have paid, or shall have made provision for the timely payment of, the entire principal amount of the Loan, and as applicable, Loan Service Fee, interest, and Grant Allocation Assessment charges, the pledge of, and lien on, the Pledged Revenues to the Department shall be no longer in effect. Deposit of sufficient cash, securities, or investments, authorized by law, from time to time, may be made to effect defeasance of this Loan. However, the deposit shall be made in irrevocable trust with a banking institution or trust company for the sole benefit of the Department. There shall be no penalty imposed by the Department for early retirement of this Loan.

8.02. PROJECT RECORDS AND STATEMENTS.

Books, records, reports, engineering documents, contract documents, and papers shall be available to the authorized representatives of the Department for inspection at any reasonable time after the Local Government has received a disbursement and until five years after the Final Amendment date.

8.03. ACCESS TO PROJECT SITE.

The Local Government shall provide access to Project sites and administrative offices to authorized representatives of the Department at any reasonable time. The Local Government shall cause its engineers and contractors to cooperate during Project inspections, including making available working copies of plans and specifications and supplementary materials.

8.04. ASSIGNMENT OF RIGHTS UNDER AGREEMENT.

The Department may assign any part of its rights under this Agreement after notification to the Local Government. The Local Government shall not assign rights created by this Agreement without the written consent of the Department.

8.05. AMENDMENT OF AGREEMENT.

This Agreement may be amended in writing, except that no amendment shall be permitted which is inconsistent with statutes, rules, regulations, executive orders, or written agreements between the Department and the U.S. Environmental Protection Agency (EPA). This Agreement may be amended after all design and construction contracts are executed to re-establish the Project cost, Loan amount, Project schedule, and Semiannual Loan Payment amount. A Final Amendment establishing the final Project costs and the Loan Service Fee based on actual Project costs shall be completed after the Department's final inspection of the Project records.

8.06. ABANDONMENT, TERMINATION OR VOLUNTARY CANCELLATION.

Failure of the Local Government to actively prosecute or avail itself of this Loan (including e.g. described in para 1 and 2 below) shall constitute its abrogation and abandonment of the rights hereunder, and the Department may then, upon written notification to the Local Government, suspend or terminate this Agreement.

(1) Failure of the Local Government to draw Loan proceeds within eighteen months after the effective date of this Agreement, or by the date set in Section 10.07 to establish the Loan Debt Service Account, whichever date occurs first.

(2) Failure of the Local Government, after the initial Loan draw, to draw any funds under the Loan Agreement for twenty-four months, without approved justification or demonstrable progress on the Project.

Upon a determination of abandonment by the Department, the Loan will be suspended, and the Department will implement administrative close out procedures (in lieu of those in Section 4.07) and provide written notification of Final Unilateral Amendment to the Local Government.

In the event that following the execution of this Agreement, the Local Government decides not to proceed with this Loan, this Agreement can be cancelled by the Local Government, without penalty, if no funds have been disbursed.

8.07. SEVERABILITY CLAUSE.

If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

8.08. USE AS MATCHING FUNDS.

The EPA has provided a class deviation from the provisions of 40 CFR 35.3125(b)(1) to allow these second-tier funds to be used as local matching requirements for most EPA grant funded treatment works projects, including special Appropriations Act projects.

8.09. DAVIS-BACON ACT REQUIREMENT.

(1) The Local Government shall periodically interview 10% of the work force entitled to Davis-Bacon prevailing wages (covered employees) to verify that contractors or subcontractors are paying the appropriate wage rates. Local Governments shall immediately conduct interviews in response to an alleged violation of the prevailing wage requirements. As provided in 29 CFR 5.6(a)(5) all interviews must be conducted in confidence. The Local Government must use Standard Form 1445 or equivalent documentation to memorialize the interviews. Copies of the SF 1445 are available from EPA on request.

(2) The Local Government shall periodically conduct spot checks of a representative sample of weekly payroll data to verify that contractors or subcontractors are paying the appropriate wage rates. The Local Government shall establish and follow a spot check schedule based on its assessment of the risks of noncompliance with Davis-Bacon posed by contractors or subcontractors and the duration of the contract or subcontract. At a minimum, if practicable, the subrecipient should spot check payroll data within two weeks of each contractor or subcontractor's submission of its initial payroll data and two weeks prior to the completion date of the contract or subcontract. Local Governments must conduct more frequent spot checks if the initial spot check or other information indicates that there is a risk that the contractor or subcontractor is not complying with Davis-Bacon. In addition, during the examinations the Local Government shall verify evidence of fringe benefit plans and payments thereunder by contractors and subcontractors who claim credit for fringe benefit contributions.

(3) The Local Government shall periodically review contractors' and subcontractors' use of apprentices and trainees to verify registration and certification with respect to apprenticeship and training programs approved by either the U.S Department of Labor (DOL) or a state, as appropriate, and that contractors and subcontractors are not using disproportionate numbers of laborers, trainees, and apprentices. These reviews shall be conducted in accordance with the schedules for spot checks and interviews described in items (1) and (2) above.

(4) Local Governments must immediately report potential violations of the Davis-Bacon prevailing wage requirements to the appropriate DOL Wage and Hour District Office listed at <http://www.dol.gov/whd/america2.htm> and to the EPA Region 4 Water Division/Grants and Infrastructure Section by calling 404-562-9345. Additional information on Davis-Bacon

guidance is located on the EPA website at: <https://www.epa.gov/grants/interim-davis-bacon-act-guidance>.

8.10. AMERICAN IRON AND STEEL REQUIREMENT.

The Local Government's subcontracts must contain requirements that all of the iron and steel products used in the Project are in compliance with the American Iron and Steel requirement as described in Section 608 of the Federal Water Pollution Control Act unless the Local Government has obtained a waiver pertaining to the Project or the Department has advised the Local Government that the requirement is not applicable to the Project.

8.11. FISCAL SUSTAINABILITY PLAN.

The Federal Water Pollution Control Act (FWPCA), under Section 603(d)(1)(E)(i) of that act, requires a recipient of a Loan for a project that involves the repair, replacement, or expansion of a treatment works to develop and implement a Fiscal Sustainability Plan or certify that it has developed and implemented such a plan.

The Local Government shall either develop and implement a Fiscal Sustainability Plan or certify that it has developed and implemented a Fiscal Sustainability Plan, that includes the following: An inventory of critical assets that are a part of the treatment works; an evaluation of the condition and performance of inventoried assets or asset groupings; a certification that the recipient has evaluated and will be implementing water and energy conservation efforts as part of the plan; and a plan for maintaining, repairing, and, as necessary, replacing the treatment works and a plan for funding such activities.

At a minimum, the Fiscal Sustainability Plan shall include: an inventory of critical assets that are part of the Project funded by this Agreement; an evaluation of the condition and performance of these assets; a certification that the assistance recipient has evaluated and will be implementing water and energy conservation efforts as part of the plan; and a plan for maintaining, repairing, and, as necessary, replacing the treatment works and a plan for funding such activities.

A Fiscal Sustainability Plan certification is a certification by the Local Government that the Fiscal Sustainability Plan has been developed and is being implemented. For systems that self-certify under Section 603(d)(1)(E)(ii), certification is due at the time of loan closing. For systems developing a Fiscal Sustainability Plan under Section 603(d)(1)(E)(i), the requirement to develop and implement a Fiscal Sustainability Plan is a condition of the Loan Agreement and is due before the final disbursement is approved.

8.12. PUBLIC RECORDS ACCESS.

(1) The Local Government shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records under Florida law, as defined in Section 119.011(12), F.S. The Local Government shall keep and maintain public records required by the Department to perform the services under this Agreement.

(2) This Agreement may be unilaterally canceled by the Department for refusal by the Local Government to either provide to the Department upon request, or to allow inspection and copying of all public records made or received by the Local Government in conjunction with this Agreement and subject to disclosure under Chapter 119, F.S., and Section 24(a), Article I, Florida Constitution.

(3) IF THE LOCAL GOVERNMENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LOCAL GOVERNMENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT (850)245-2118, by email at public.services@dep.state.fl.us, or at the mailing address below:

**Department of Environmental Protection
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Blvd, MS 49
Tallahassee, FL 32399**

8.13. SCRUTINIZED COMPANIES.

(1) The Local Government certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Local Government or its subcontractors are found to have submitted a false certification; or if the Local Government, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

(2) If this Agreement is for more than one million dollars, the Local Government certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Local Government, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Local Government, its affiliates, or its subcontractors are placed on the Scrutinized Companies that Boycott the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

(3) The Local Government agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

(4) As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

8.14. SUSPENSION.

The Department may suspend any or all of its obligations to Loan or provide financial accommodation to the Local Government under this Agreement in the following events, as determined by the Department:

- (1) The Local Government abandons or discontinues the Project before its completion,
- (2) The commencement, prosecution, or timely completion of the Project by the Local Government is rendered improbable or the Department has reasonable grounds to be insecure in Local Government's ability to perform, or
- (3) The implementation of the Project is determined to be illegal, or one or more officials of the Local Government in responsible charge of, or influence over, the Project is charged with violating any criminal law in the implementation of the Project or the administration of the proceeds from this Loan.

The Department shall notify the Local Government of any suspension by the Department of its obligations under this Agreement, which suspension shall continue until such time as the event or condition causing such suspension has ceased or been corrected, or the Department has re-instated the Agreement.

Local Government shall have no more than 30 days following notice of suspension hereunder to remove or correct the condition causing suspension. Failure to do so shall constitute a default under this Agreement.

Following suspension of disbursements under this Agreement, the Department may require reasonable assurance of future performance from Local Government prior to re-instating the Loan. Such reasonable assurance may include, but not be limited to, a payment mechanism using two party checks, escrow or obtaining a Performance Bond for the work remaining.

Following suspension, upon failure to cure, correct or provide reasonable assurance of future performance by Local Government, the Department may exercise any remedy available to it by this Agreement or otherwise and shall have no obligation to fund any remaining Loan balance under this Agreement.

8.15. CIVIL RIGHTS.

The Local Government shall comply with all Title VI requirements of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Equal Employment Opportunity requirements (Executive Order 11246, as amended) which prohibit activities that are intentionally discriminatory and/or have a discriminatory effect based on race, color, national origin (including limited English proficiency), age, disability, or sex.

ARTICLE IX – DESIGN AND CONSTRUCTION CONTRACTS AND INSURANCE

9.01. AUTHORIZATION TO AWARD DESIGN AND CONSTRUCTION CONTRACTS.

The following documentation is required to receive the Department's authorization to award construction contracts:

- (1) Proof of advertising.
- (2) Award recommendation, bid proposal, and bid tabulation (certified by the responsible engineer).
- (3) Certification of compliance with the conditions of the Department's approval of competitively or non-competitively negotiated procurement, if applicable.
- (4) Certification Regarding Disbarment, Suspension, Ineligibility and Voluntary Exclusion.
- (5) Certification that the Local Government and contractors are in compliance with labor standards, including prevailing wage rates established for its locality by the DOL under the Davis-Bacon Act for Project construction.
- (6) Certification that all procurement is in compliance with Section 8.10 which states that all iron and steel products used in the Project must be produced in the United States unless (a) a waiver is provided to the Local Government by the EPA or (b) compliance would be inconsistent with United States obligations under international agreements.

9.02. SUBMITTAL OF DESIGN AND CONSTRUCTION CONTRACT DOCUMENTS.

After the Department's authorization to award construction contracts has been received, the Local Government shall submit:

- (1) Contractor insurance certifications.
- (2) Executed Contract(s).
- (3) Notices to proceed with construction.

9.03. INSURANCE REQUIRED.

The Local Government shall cause the Project, as each part thereof is certified by the engineer responsible for overseeing design and construction as completed, and the Utility System (hereafter referred to as "Revenue Producing Facilities") to be insured by an insurance company or companies licensed to do business in the State of Florida against such damage and destruction risks as are customary for the operation of utility systems of like size, type and location to the extent such insurance is obtainable from time to time against any one or more of such risks.

The proceeds of insurance policies received as a result of damage to, or destruction of, the Project or the other Revenue Producing Facilities, shall be used to restore or replace damaged

portions of the facilities. If such proceeds are insufficient, the Local Government shall provide additional funds to restore or replace the damaged portions of the facilities. Repair, construction or replacement shall be promptly completed.

ARTICLE X - DETAILS OF FINANCING

10.01. PRINCIPAL AMOUNT OF LOAN.

The estimated principal amount of the Loan is \$6,230,916, which consists of \$6,158,816 to be disbursed to the Local Government and \$72,100 of Capitalized Interest.

Capitalized Interest is not disbursed to the Local Government, but is amortized via periodic Loan repayments to the Department as if it were actually disbursed. Capitalized Interest is computed at the Financing Rate, or rates, set for the Loan. It accrues and is compounded annually from the time when disbursements are made until six months before the first Semiannual Loan Payment is due. Capitalized Interest is estimated prior to establishing the schedule of actual disbursements.

10.02. LOAN SERVICE FEE.

The Loan Service Fee is estimated as \$123,176 for the Loan amount authorized to date. The fee represents two percent of the Loan amount excluding Capitalized Interest amount; that is, two percent of \$6,158,816. The Loan Service Fee is estimated at the time of execution of the loan agreement and shall be revised with any increase or decrease amendment. The Loan Service Fee is based on actual Project costs and assessed in the final loan amendment. The Local Government shall pay the Loan Service Fee from the first available repayment(s) following the Final Amendment.

10.03. FINANCING RATE.

The Financing Rate on the unpaid principal of the Loan amount specified in Section 10.01 is 0.55 percent per annum. The Financing Rate equals the sum of the interest rate and the Grant Allocation Assessment Rate. The interest rate is 0.55 percent per annum and the Grant Allocation Assessment rate is 0 percent per annum. However, if this Agreement is not executed by the Local Government and returned to the Department before October 1, 2023 the Financing Rate may be adjusted.

10.04. LOAN TERM.

The Loan term shall be 20 years.

10.05. REPAYMENT SCHEDULE.

Repayments shall be made semiannually (twice per year). The Semiannual Loan Payment shall be computed based upon the principal amount of the Loan plus the estimated Loan Service Fee and the principle of level debt service. The Semiannual Loan Payment amount may be adjusted, by amendment of this Agreement, based upon revised information. After the final disbursement of Loan proceeds, the Semiannual Loan Payment shall be based upon the actual

Project costs, the actual Loan Service Fee and Loan Service Fee capitalized interest, if any, and actual dates and amounts of disbursements, taking into consideration any previous payments. Actual Project costs shall be established after the Department's inspection of the completed Project and associated records. The Department will deduct the Loan Service Fee and any associated interest from the first available repayments following the Final Amendment.

Each Semiannual Loan Payment shall be in the amount of \$167,967 until the payment amount is adjusted by amendment. The interest and Grant Allocation Assessment portions of each Semiannual Loan Payment shall be computed, using their respective rates, on the unpaid balance of the principal amount of the Loan, which includes Capitalized Interest. Interest (at the Financing Rate) also shall be computed on the estimated Loan Service Fee. The interest and Grant Allocation Assessment on the unpaid balance shall be computed as of the due date of each Semiannual Loan Payment.

Semiannual Loan Payments shall be received by the Department beginning on July 15, 2028 and semiannually thereafter on January 15 and July 15 of each year until all amounts due hereunder have been fully paid. Funds transfer shall be made by electronic means.

The Semiannual Loan Payment amount is based on the total amount owed of \$6,354,092, which consists of the Loan principal and the estimated Loan Service Fee.

10.06. PROJECT COSTS.

The Local Government and the Department acknowledge that the actual Project costs have not been determined as of the effective date of this Agreement. Project cost adjustments may be made as a result of construction bidding or mutually agreed upon Project changes. Capitalized Interest will be recalculated based on actual dates and amounts of Loan disbursements. If the Local Government receives other governmental financial assistance for this Project, the costs funded by such other governmental assistance will not be financed by this Loan. The Department shall establish the final Project costs after its final inspection of the Project records. Changes in Project costs may also occur as the result of an audit.

The Local Government agrees to the following estimates of Project costs:

CATEGORY	PROJECT COSTS (\$)
Construction	5,598,924
Contingencies	559,892
SUBTOTAL (Disbursable Amount)	6,158,816
Capitalized Interest	72,100
TOTAL (Loan Principal Amount)	6,230,916

10.07. SCHEDULE.

The Local Government agrees by execution hereof:

(1) This Agreement shall be effective on November 30, 2022. Invoices submitted for work conducted on or after this date shall be eligible for reimbursement.

(2) Completion of Project design and construction is scheduled for January 15, 2028.

(3) The Loan Debt Service Account shall be established and Monthly Loan Deposits shall begin no later than January 15, 2028.

(4) The first Semiannual Loan Payment in the amount of \$167,967 shall be due July 15, 2028.

10.08. SPECIAL CONDITIONS.

Prior to execution of this Agreement, the following items must be submitted:

(1) A certified copy of the Resolution which authorizes the application, establishes the Pledged Revenues, and designates an Authorized Representative for signing the application and executing the Loan Agreement; and

(2) A Legal Opinion addressing the availability of Pledged Revenues, the right to increase rates, and subordination of the pledge.

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ARTICLE XI - EXECUTION OF AGREEMENT

This Loan Agreement WW060110 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this Agreement to be executed on its behalf by the Secretary or Designee and the Local Government has caused this Agreement to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this Agreement shall be as set forth below by the Department.

for
CITY OF DEERFIELD BEACH

City Manager

Attest:

I attest to the opinion expressed in Section
2.02, entitled Legal Authorization.

City Clerk

City Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Secretary or Designee

Date



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-1939

Agenda Date: 10/3/2023

Status: DEPARTMENTAL BUSINESS

In Control: City Commission

Title

ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING ARTICLE II "NOISE CONTROL" OF CHAPTER 34 "ENVIRONMENT" OF THE CITY CODE OF ORDINANCES TO PROVIDE REGULATIONS RELATING TO EMERGENCY BACKUP GENERATORS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set public hearing for October 17, 2023

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The Planning & Development Services department is proposing changes to the Code of Ordinances to include additional exemptions from noise standards related to the operation of generators during certain specified periods.

Staff has conducted a review of other local municipalities to ensure compatibility. Staff is not recommending changes to the current maximum decibel rating or to the minimum requirements for location or screening of mechanical equipment. The proposed changes relate to the regular testing of generators and the use of generators during power outages and when emergency work is performed.

The proposed changes regulate the allowable timeframes to test a generator and exempt noise standards for the operation of a generator during a power outage.

ORDINANCE NO. 2023/

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, AMENDING ARTICLE II
“NOISE CONTROL” OF CHAPTER 34 “ENVIRONMENT” OF THE CITY
CODE OF ORDINANCES TO PROVIDE REGULATIONS RELATING TO
EMERGENCY BACKUP GENERATORS; PROVIDING FOR
CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE
DATE**

WHEREAS, Article II of Chapter 34 of the City Code of Ordinances (the “City Code”) establishes the regulations relating to noise control within the City; and

WHEREAS, Section 34-32 of the City Code specifically states that the intent and purpose of the noise control ordinance is to prevent excessive noises which degrades the quality of life, disturbs the public peace, and jeopardizes the health, safety and welfare of the citizens of Deerfield Beach; and

WHEREAS, it is further the intent of City Code Chapter 34, Article II to recognize that factors such as the time of day, location (e.g. proximity to residences), necessity for public projects for the public good, and necessity of sounds incidental to allowed uses and activities must be considered in balancing the protection of public peace and individual freedoms; and

WHEREAS, Section 34-36 of the City Code provides that it is “unlawful to operate or cause to be operated any source of sound or to project a sound or noise across a real property boundary in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use designation in Table 1 of this section when measured at or within the property line of the receiving land use designation”; and

WHEREAS, Section 34-37 of the City Code sets forth a series of exemptions to the City’s prohibitions regarding noise; and

WHEREAS, City Code Section 34-37(3) currently exempts noises “resulting from emergency work, which is to be construed as work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from any imminent exposure to danger”; and

WHEREAS, it has recently come to staff’s attention that there has been a continual rise in the use of emergency generators within the City, and, although the noise emanating from such use falls within Section 34-36 of the City Code and may be a violation, the exemption provision relating to emergency work needs to be clarified to avoid any conflicts with City Code Section 34-36; and

WHEREAS, in order to eliminate confusion as to the purpose and use of emergency generators, staff is recommending that the current Ordinance be amended as provided herein; and

WHEREAS, staff recommends the City Commission adopt this Ordinance amending the City Code to establish a specific exemption relating to use of emergency backup generators and clarify City Code Section 34-37 relating to noise resulting from emergency work.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
CITY OF DEERFIELD BEACH, AS FOLLOWS:**

Section 1. The above “WHEREAS” clauses are true and correct and are made a part of this Ordinance.

Section 2. Chapter 34 “Environment”, Article II “Noise Control” of the City Code of Ordinances is hereby amended to read as follows¹:

Chapter 34 ENVIRONMENT

* * *

ARTICLE II. – NOISE CONTROL

* * *

Sec. 34-37. – Exemptions.

The following noises shall be exempt from the restrictions set forth in the other sections of this chapter.

* * *

(11) Emergency backup generators. Emergency backup generators shall not be used or operated unless such use is for Emergency Work that is exempt under Sec. 34-37(3) of this Article or as follows:

(a) Emergency backup generators may be operated in all residential districts for routine testing purposes one (1) time for a period not to exceed 30 minutes in any seven (7) day period. Testing of generators in all residential districts is permitted between the hours of 11 a.m. through 5 p.m. Monday through Saturday. No testing of emergency generators in any residential district is permitted on Sundays or federal holidays.

(b) Power outages. Permanent and temporary emergency backup generators may be operated and used during a power outage, provided that the sound level does not exceed 70 dba.

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. The provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

¹ Additions to existing City Code text are shown in underline. Deletions to existing City Code text are shown in ~~strikethrough~~.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. That this Ordinance shall take effect immediately upon adoption on second reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2023.

PASSED 2ND READING ON THIS ____ DAY OF _____, 2023.

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach

150 NE 2nd Ave
Deerfield Beach, FL
33441
954-480-4200

Face Sheet File Number: I.D. 2023-2163

Agenda Date: 10/3/2023

Status: CITY COMMISSION
BUSINESS

In Control: City Commission

Title

ORDINANCE 2023/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 38, "FINANCE AND TAXATION", ARTICLE VII "TAXES", BY AMENDING SECTION 38-244 "ADDITIONAL HOMESTEAD EXEMPTION FOR PERSONS 65 AND OLDER" OF THE CITY CODE OF ORDINANCES TO INCREASE THE ADDITIONAL SENIOR HOMESTEAD EXEMPTION FROM \$25,000.00 TO \$50,000.00 AND PROVIDE FOR AN ADDITIONAL LONG TERM RESIDENCY SENIOR HOMESTEAD EXEMPTION IN THE AMOUNT OF THE ASSESSED VALUE OF PROPERTY FOR CERTAIN PERSONS 65 AND OLDER WHO MEET CERTAIN RESIDENCY, INCOME, AND OTHER STATUTORY REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set public hearing date for October 17, 2023

Voting Requirement

Adoption requires a 4/5 vote of the City Commission

Background/History

Currently, the City of Deerfield, pursuant to Section 38-244 of the Code of Ordinances, provides for an additional \$25,000.00 homestead exemption for certain persons 65 years of age and older who meet the specific statutory requirements. Florida Statute Section 196.075 authorizes the City to adopt an ordinance granting additional senior homestead exemptions and submit the adopted ordinance to the Property Appraiser no later than December 1st of the year prior to the year the exemption will take effect. Pursuant to the statute, the additional homestead exemption may be up to \$50,000 for certain persons 65 and older who meet specific statutory requirements.

Further, Section 196.075 provides for a long-term residency additional senior homestead exemption for certain persons 65 years of age and older who meet specific residency, income, and other statutory requirements, including that the property has an assessed value of less than \$250,000.00 at the time the owner applies and is eligible for the exemption, and that the owner has maintained permanent residence at the property for at least 25 years.

Current Activity

The City Commission requested that City staff present an ordinance for consideration that would increase the current additional homestead exemption from \$25,000.00 to \$50,000.00 and provide for the additional long-term residency homestead exemption.

As a follow-up to the Commission's direction, City staff met with the Property Appraiser, who provided the following information:

Reduction of Taxable Value resulting in adoption equals:

- \$18,751,270 (Long-term and \$50,000 exemptions)
- \$18,251,490 (Just \$50,000 exemption)
- \$1,224,780 (Just long-term exemption)

Reduction of the City's property tax revenue resulting in adoption equals:

- \$112,541 (Long-term and \$50,000 exemptions)
- \$109,542 (Just \$50,000 exemption)
- \$7,351 (Just long-term exemption)

Currently, 1,989 seniors are eligible for the additional \$50,000 exemption and 220 are eligible for long-term exemption.

Pursuant to the statute, the long-term residency additional senior homestead exemption requires a super-majority vote of the governing body (4/5 vote) in order to adopt it.

Recommendation

Staff recommends consideration.

ORDINANCE NO. 2023/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AMENDING CHAPTER 38, "FINANCE AND TAXATION", ARTICLE VII "TAXES", BY AMENDING SECTION 38-244 "ADDITIONAL HOMESTEAD EXEMPTION FOR PERSONS 65 AND OLDER" OF THE CITY CODE OF ORDINANCES TO INCREASE THE ADDITIONAL SENIOR HOMESTEAD EXEMPTION FROM \$25,000.00 TO \$50,000.00 AND PROVIDE FOR AN ADDITIONAL LONG TERM RESIDENCY SENIOR HOMESTEAD EXEMPTION IN THE AMOUNT OF THE ASSESSED VALUE OF PROPERTY FOR CERTAIN PERSONS 65 AND OLDER WHO MEET CERTAIN RESIDENCY, INCOME, AND OTHER STATUTORY REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, Section 196.075, Florida Statutes, provides that a municipality may adopt an ordinance granting additional homestead exemptions as authorized by the Statute and submit the adopted ordinance to the Property Appraiser no later than December 1 of the year prior to the year the exemption will take effect; and

WHEREAS, Section 196.075(2)(a), Florida Statutes, provides that an additional homestead exemption may be for up to \$50,000.00 for certain persons 65 years of age and older who meet specific statutory requirements; and

WHEREAS, Section 38-244 of the City Code of Ordinances currently provides for an additional \$25,000.00 homestead exemption for certain persons 65 years of age and older who meet the specific statutory requirements; and

WHEREAS, in addition to the up to \$50,000.00 senior homestead exemption, Section 196.075(2)(b), Florida Statutes, provides for the ability to adopt an additional homestead exemption, by a super-majority vote of the governing body, in the amount of the assessed value of the property for certain persons 65 years of age and older who meet specific residency, income and other statutory requirements, including that the property has a just value less than \$250,000.00 at the time that the owner applies and is eligible for the exemption, that the title owner has maintained permanent residence at the property for at least 25 years, and that the household income does not exceed the income limitations set forth in the statute; and

WHEREAS, the City Commission has determined that it is in the best interest of the residents of Deerfield Beach to increase the current additional senior homestead exemption for certain persons 65 years and older from \$25,000.00 to \$50,000.00, and to provide for an additional long term residency senior homestead exemption in the amount of the assessed value of property for certain persons sixty-five (65) years of age and older who meet the specific residency, income, and other statutory requirements for such exemption.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AS FOLLOWS:

Section 1. The above “WHEREAS” clauses are true and correct and are incorporated into this Resolution.

Section 2. Chapter 38, “Finance and Taxation,” Article VII, “Taxes,” Section 38-244 of the City Code of Ordinances entitled “Additional Homestead Exemption for persons 65 and older” is hereby amended to read as follows¹:

Chapter 38 - FINANCE AND TAXATION

ARTICLE VII. TAXES.

Sec. 38-244 Additional homestead exemptions for persons 65 and older.

- (a) (1) Additional \$50,000 Senior Homestead Exemption. Pursuant to the provision of F.S. § 196.075, Florida Statutes, and Section 6(F), Article VII of the Florida Constitution, there is hereby created an additional homestead exemption ~~of \$25,000.00 in the amount of \$50,000.00~~ from ad valorem taxes levied by the city for persons 65 and older who have the legal or equitable title to real property within the corporate limits of the city, who maintain said property as the permanent residence of the owner, and who meet the household income guidelines as set forth in F.S. § 196.075, Florida Statutes, as amended and as adjusted pursuant to F.S. § 196.075~~(e)~~.
- (2) Additional Long Term Residency Senior Homestead Exemption. A person who meets all of the requirements set forth in subsection (e) below, and meets the following additional requirements shall be eligible for an additional homestead exemption in the amount of the assessed value of the property:
- (i) the person has the legal or equitable title to real estate with a just value less than \$250,000.00, as determined in the first tax year that the owner applies and is eligible for this exemption; and
- (ii) the person has maintained thereon the permanent residence of the owner for at least twenty-five (25) years.
- (b) Taxpayers claiming ~~the an~~ additional homestead exemption set forth in subsection (a) above must annually submit to the property appraiser, not later than March 1st, a sworn statement of household income on a form prescribed by the department of revenue, and supported by any supplemental information as may be required by the department of revenue and Florida law.
- (c) Taxpayers claiming ~~the an~~ additional homestead exemption must first be entitled to the homestead exemption set forth in F.S. § 196.031. Receipt of the additional homestead exemption provided for in this section shall be subject to the provisions of F.S. § 196.131 and F.S. § 196.161, if applicable.

¹ Additions to existing Code text are shown in underline. Deletions to existing Code text are shown in ~~strikethrough~~.

- (d) ~~The exemption provided for in this section shall be available to taxpayers for ad valorem taxes levied as of January 1, 2007, and each January 1st thereafter. All exemptions provided for in this Section shall be applied in a manner consistent with F.S. § 196.075, as may be amended.~~
- (e) Requirements to obtain additional homestead exemptions. Any person who has attained the age of 65 will be entitled to an additional homestead exemption under this Section only if the following requirements are satisfied:
1. The person has legal or equitable title to the real estate; and
 2. The person maintains thereon the permanent residence of the owner; and
 3. The person has attained the age of 65 or older; and
 4. The person's household income does not exceed twenty thousand dollars (\$20,000.00), as adjusted pursuant to Section 196.075, Fla. Stat.; and
 5. The taxpayer claiming an additional homestead exemption under this section must submit annually to the Broward County property appraiser, not later than March 1, a sworn statement of household income on a form prescribed by the Department of Revenue. The filing of this statement must be supported by copies of any federal income tax returns for the prior year, any wage and earnings statements (W-2 forms), and any other documents required by the Department of Revenue, for each member of the household, to be submitted by June 1. The taxpayer's statement shall attest to the accuracy of such copies. The property appraiser may not grant the exemption without the required documentation.

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. That the provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. The appropriate City officials are authorized to do all things necessary to carry out the aims of the Ordinance, including delivering a copy of this Ordinance to the Broward County Property Appraiser no later than December 1, 2023.

Section 7. This Ordinance shall be effective immediately upon adoption on second reading.

PASSED FIRST READING THIS ____ DAY OF _____, 2023.

PASSED SECOND READING THIS ____ DAY OF _____, 2023

BILL GANZ, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK