

Regular City Commission Meeting Agenda

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

Mayor Todd Drosky
Vice Mayor Ben Preston
District 1 Commissioner Michael Hudak
District 3 Commissioner Daniel Shanetzky
District 4 Commissioner Tom Plaut

Tuesday
April 1, 2025
7:00 PM

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes

Attachment: January 14, 2025 , February 11, 2025

APPROVAL OF THE AGENDA

April 1, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:
https://deerfield-beach.zoom.us/j/85337531313?pwd=cb6eYE1pqnBjbY965EqLGtoT47zAII.1

Join Zoom Meeting via telephone by dialing:
Call-in Number: (301) 715-8592
Meeting ID: 853 3753 1313#
Participant ID: #
Passcode: 000932#

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. **Proclamation presented to Children's Services Council of Broward County in recognition of Child Abuse Prevention Month.**

   Sponsor: Commissioner Michael Hudak

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

   Sponsor: BSO - Law Enforcement

PRESENTATIONS

3. **Presentation regarding the Dune Management Plan.**
   Sponsor: Department of Sustainable Management

   Attachment: Dune Management Plan

PUBLIC HEARINGS - SECOND READING

4. **P.H. 2025-050: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY 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 Planning & Development Services

   Attachment: Application 24-A-202

QUASI-JUDICIAL PUBLIC HEARINGS

5. **P.H. 2025-051: Application 25-P-239**

Applicant: **Alliance 3rd Street Deerfield LLC represented by Bohler Engineering**

Proposal: Seeking PLAT application approval to replat a 3.29-acre site restricted to 71,248 square feet of warehouse to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat".

Location: The property is generally described as WELCH PLAT 133-7 B PARCEL A and, SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street.**

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 25-P-239

6. P.H. 2025-052: Application 05-B3-94 Rev 3

Applicant: **Alliance 3rd Street Deerfield LLC represented by Bohler Engineering**

Proposal: Seeking Major Site Plan approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a 3.28-acre site consisting of two lots.

Location: The property is generally described as WELCH PLAT 133-7 B PARCEL A and, SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street.**

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 05-B3-94 Rev. 3

7. P.H. 2025-053: Application Sign Variance No. 784

Applicant: **Sprouts Farmers Market represented by Paragon Development, LLC**

Proposal: Seeking a sign variance approval from Code Section 102-8(a)(3) of the Land Development Code to allow for a total wall sign area of 149 square feet in lieu of the permitted maximum square footage of 100 square feet.

Location: The property if generally described as Grand Union Deerfield Beach 117-12 B Parcel "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 209.50, 2LY 495.98 to POB & LESS PT K/A Pumping Station Site & LESS PART DESC IN OR 15251/989 and located at **3701 West Hillsboro Boulevard.**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Planning & Development Services

Attachment: Application Sign Variance No. 784

8. P.H. 2025-054: Application: Technical Deviation Case 2635

Applicant: **New Hope Brazilian Baptist Church, represented by Raphael Carvalho**

Proposal: Seeking approval of a TECHNICAL DEVIATION of forty-one (41) parking spaces in accordance with Section 98-88(q)(ii) of the Deerfield Beach Land Development Code to permit a house of worship use to operate with thirty-two (32) allocated spaces, in lieu of seventy-three (73) spaces as required by Code.

Location: The property is generally described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF, and located at 2100-2150 SW 10 ST, A.

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 Technical Deviation Case #2635

PUBLIC COMMENT

Persons addressing the Commission shall state his/her name and address and may speak for three (3) minutes. 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

9. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the disposal and removal from the City's applicable capital asset records of certain fixed assets disposed of or surplused prior to September 30, 2023, in accordance with Chapter 274, Florida Statutes; 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 Financial Services

   Attachment: Fixed Assets

10. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by FlamingoCon, Inc. for a tabletop gaming/sidewalk market to be held at the Johnny L. Tigner Community Center on May 17, 2025 from 10:00 am to 9:00 pm; approval of ticket sales for the event; and providing for 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 Parks & Recreation

    Attachment: FlamingoCon, Inc.

11. **Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Deerfield Beach Christian Ministerial Association for the Easter Sunrise Service Special Event taking place on the beach sand north of the pier in front of the Main Beach parking lot at 149 SE 21st Avenue on April 20, 2025 from 6:00 am to 8:00 am; approving a waiver of fees; providing for 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 Parks & Recreation

Attachment: Easter Sunrise Service

COMMENTS BY ADMINISTRATION & LEGAL

CITY COMMISSION BUSINESS

12. Consideration to approve the voting delegates to the 2025-2026 Board of Directors for Broward League of Cities.

Suggested Action: Motion on decision of Commission

Sponsor: City Commission

Attachment: Broward League of Cities

13. Consideration to appoint a representative to the Broward Metropolitan Planning Organization (MPO) Board.

Suggested Action: Motion on decision of Commission

Sponsor: City Commission

Attachment: Broward MPO

ADDENDUM

14. Discussion and potential action regarding County ordinances related to the Monarch landfill expansion.

Sponsor: Mayor Todd Drosky

Attachment: None

COMMENTS BY MAYOR & CITY COMMISSION

ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, April 22, 2025

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.

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

January 14, 2025

Special Magistrate Andrew Dunkiel, in the City Commission Room, called the meeting to order at 10:00 AM.

PRESENT: Patesha Johnson, Senior Compliance Inspector
Victor Padilla, Code Compliance Inspector
Thomas Braga, Code Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Eric Villanueva, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Paulette Sybron, Administrative Assistant

For the record, Winlett Jordan-Banton, Special Magistrate Clerk swore the attendees.

Tab#	Case Nr.	Owner Address	Property Address	Violation	Disposition
1	24050087	CAMPIS PEREZ,ABEL ARCIRES	280 NW 5 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 FOR $125 PER DAY PER VIOLATION
2	24070052	WILMINGTON SAVINGS FUND S TRSTEE %MCCALLA RAYMER LEIBERT P LLC	3851 NW 3 TER, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
3	24080073	MCKEEVER,LAWRENCE B	224 SW 8 CT, 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. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 FOR $100 PER DAY PER VIOLATION

4	24090022	BROWN,JOANN F	1471 SW 5 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 FINES IMPOSED AS OF 1-10-2025 FOR $135 PER DAY
5	24120027	RS DEERFIELD LLC FP DEERFIELD LLC ETAL	611 NE 42 ST, 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 CONTINUED TO 2-11-2025
6	24120025	AGF DEERFIELD LLC Sign	2054 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 102 - SIGNS Section 102-7. (3)- Certain sign or sign structures prohibited.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED
7	24120041	LASTER,WANDA A	120 NE 5 ST, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1)(L). - Prohibitions relative to stopping, standing or parking in specific places. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT FINES REPEATED FOR SIX DAYS AT $250 PER DAY PER VIOLATION $80 PROSECTION COST
10	24100028	RST SPORTS, LLC	3650 SW 10 ST, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required	RESPONDENT NOT PRESENT EXTENDED TO 2-7-2025

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	
11	24100054	WAB DEPOT DEER LLC & DEERFIELD BEACH FL CO LLC Landscape	60 SW 12 AVE, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(2) - Landscape Requirements.	RESPONDENT NOT PRESENT EXTENDED TO 4-4-2025
14	24100105	HO,DUC HO,JENA	319 SW 33 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $80 PROSECUTION COST

				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.	
16	24100113	WAYT,DAVID & WAYT,DONNA	767 S DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
17	24100114	DB 2151 MEDICAL OFFICE LLC	2151 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-ARON MANDEL CONTINUED TO 2-11-2025
18	24100115	AMERICAN EAGLE POWER, LLC	254 NE 39 CT, 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-WAGNER DECARVALHO FINAL ORDER ISSUED COMPLY BY 2-7-2025 $150 PER DAY $80 PROSECUTION COST

24	24110021	MANCINI DEVELOPMENT IP LC	1865 S POWERLINE RD, UNIT A, DEERFIELD BEACH, FL 33442 A	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT WAS PRESENT-RUSTY EWING FINAL ORDER ISSUED COMPLY BY 3-7-2025 $150 PER DAY $80 PROSECUTION COST
31	24110121	MONROE,TRAVA TYRONE	209 SW 8 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED
32	24110123	DD DEERCREEK LLC	340 DEER CREEK JEFFERSON DR, DEERFIELD BEACH, FL 33442	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION Section 58-83.(c)(1-4 - Refuse containers, contents and collection schedule. Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc. Chapter 58 - SOLID WASTE Sec. 58-68 (j) Excess waste; Residential Collection - Collection scheduling and placement.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 1-21-2025 $250 PER DAY PER VIOLATION $80 PROSECUTION COST
33	24120016	INNOCENT,TERTULIEN & BERNADETTE	1181 SW 5 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

34	24120038	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTEDIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes. Chapter 58 - SOLID WASTE Sec. 58-68 (j) Excess waste; Residential Collection - Collection scheduling and placement.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 1-21-2025 $250 PER DAY PER VIOLATION FOR SOLID WASTE COLLECTION $150 PER DAY FOR LANDSCAPE $80 PROSECUTION COST
36	24110033	BENAVIDES, GUSTAVO A SARAVIA	510 NE 40 ST, DEERFIELD BEACH, FL 33064	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 2-7-2025 $150 PER DAY $80 PROSECUTION COST
39	24120005	WESTLEY, HAROLD JR BUFU LLC	445 NW 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (1) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (3) - Minimum standards for exterior of structures.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $150 PER DAY PER VIOLATION $80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONSARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(1) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
40	20100010	UNITED STATES POSTAL SERVICE	212 E HILLSBORO BLVD, 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 WAS PRESENT-ATTORNEY STEVEN PETRI CONTINUED TO 3-11-2025
41	24040131	AF4 QUADRANT LLC	402 SW 12 AVE, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025

				LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
42	24060060	CHILDREN'S WEST WAREHOUSE LTD %PARTNERSHIP	158 NW ELLER ST, 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 FINAL ORDER ISSUED COMPLY BY 2-7-2025 $150 PER DAY $80 PROSECUTION COST
43	24090005	POITIER, VAN	340 SW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (10) - Minimum standards for interior of structures.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $150 PER DAY PER VIOLATION $80 PROSECUTION COST
44	24090057	JOSEPH,MATHIEU	211 SW 32 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 NOT PRESENT CONTINUED TO 2-11-2025
45	24100116	TIDEWATER ESTATES OWNER LLC %FREDERICK L KLEIN DLA PIPER LLP/Attorney Howard P. Clark III	1701 NW 5 ST, DEERFIELD BEACH, FL, 33442	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (a)- Minimum standards for maintenance of premises. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-12 (a) - Porches, balconies, decks, exterior stairs, walkways and appurtenances.	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2025

46	24110019	CATHEDRAL CHURCH OF GOD	325 S DIXIE HWY, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59.(b) - Parking on residentially zoned lots. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED - REGULATIONS, GENERALLY Section 66-59. (c)(1)(b)- Parking on residentially zoned lots.	RESPONDENT WAS PRESENT- BILLY GOWDY CONTINUED TO 2-11-2025
47	24090016	SANTOS,EUDES S	3830 NW 4 AVE, 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.	RESPONDENT WAS PRESENT- EUDES SANTOS FINAL ORDER ISSUED COMPLY BY 2-7-2025 $125 PER DAY $80 PROSECUTION COST
48	24090041	LAMAR,LATRICE & LAMAR,ROBERT	178 SW 3 ST, 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. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 46 – OFFENSES Section 46-33(i) Littering	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 11-1-2024 AND 1-10-2025 FOR $125 PER DAY PER VIOLATION

				Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59.(b) - Parking on residentially zoned lots. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading.	
51	24100024	ALEXIS,DESIR	440 NW 42 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 12-9-2024 $150 PER DAY AND 1-10-2025 AT $150 PER DAY PER VIOLATION

				SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements.	
52	24100029	INNOCENT,CELITA H/E JEAN-BAPTISTE,KARLENE H/E ETAL	4011 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
53	24100078	DUBOIS,IDETTE E	4110 NW 8 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 12-9-2024 $250 PER DAY
54	24100079	WCS REALTY 1, LLC	1307 S 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 NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY
55	24110005	NEWPORT CENTER ASSOCIATES LTD Signs	1001 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	Chapter 102 - SIGNS Section 102-14.(a) - Maintenance, violations, enforcement and remedies.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY
56	24110006	NEWPORT CENTER ASSN INC % CATALFUMO Signs	1000 E NEWPORT CENTER DR, DEERFIELD BEACH, FL 33442	Chapter 102 - SIGNS Section 102-14.(a) - Maintenance, violations, enforcement and remedies. Chapter 102 - SIGNS Section 102-14.(a) - Maintenance, violations, enforcement and remedies.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY PER VIOLATION
57	24100026	JUNIOR,AURINO GASPAR Parking	4030 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT EXTENDED TO 2-7-2025

59	24110026	DE MORAIS,LENI R	3920 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-81(E) (8) Tree Removal; A description for the reason for removal Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	RESPONDENT NOT PRESENT CONTINUED TO 1-31-2025
60	24100064	JACKSON,ATHENA	179 SW 3 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	
62	24030092	CATHEDRAL CHURCH OF GOD	309 S DIXIE HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
63	24040021	RODRIGUES,ARTHUR MOURA RODRIGUES,RACHEL BRITO	4 HELWIG TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE I. - DEFINITIONS AND TERMS, Sec. 98-1. - Rules for construction or language. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE I. - DEFINITIONS AND TERMS, Sec. 98-3. - Definitions, Family Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III. - ZONING DISTRICT REGULATIONS RS-5 residence, single-family Section 98-45(b)(1-6) Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY PER VIOLATION

				ARTICLE III. - ZONING DISTRICT REGULATIONS Section 98-44(5) - Scope and application. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS TICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
64	24070061	DYKE,MICHELLE PEREZ,EDWIN Z	4206 ROSA DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $175 PER DAY
65	24110022	DE LIMA,RONALDO L VEROLA,MARCUS V	9 SE 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1)(L). - Prohibitions relative to stopping, standing or parking in specific places. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. BSO ENFORCED - REGULATIONS, GENERALLY Section 66-59. (c)(1)(b)- Parking on residentially zoned lots. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY PER VIOLATION

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(A)(1)(a-i) - Landscape Requirements	
67	24080078	VORTEX L L C	580 N FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Article IV Supplementary Regulations Sec. 98-87(d)(2) - Docking and mooring facilities	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2025
70	24100065	SFR 2012-1 FLORIDA LLC	300 SW 32 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 NOT PRESENT CONTINUED TO 2-11-2025
71	24100066	KOUKOULARIS,ROULA	1233 SE 8 ST, 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-ROULA KOUKOULARIS FINAL ORDER ISSUED COMPLY BY 2-28-2025 $125 PER DAY $80 PROSECUTION COST
72	24110020	2201 REALTY LLC	2201 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. 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 2-11-2025

73	24110029	PUCCETTI GELVEZ,DIANA C H/E GELVEZ GUERRERO,MARLENE	1990 NE 3 ST, 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-GELVEZ PUCCETTI CONTINUED TO 2-11-2025
75	24090071	L4 PALM BEACH LLC	50 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 NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
76	24090073	HILLSMAN,WAYNE C & VALVERY	4500 NE 1 TER, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $165 PER DAY PER VIOLATION $80 PROSECUTION COST
77	24100131	CAMBRONNE,FRANTZ MAXIME,GERTHA A	3801 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2025 $150 PER DAY PER VIOLATION $80 PROSECTION COST

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(6) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	
78	24100051	I LEE REI LLC	1278 SE 7 CT, 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 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-DOUG NEWHOUSE FINAL ORDER ISSUED COMPLY BY 1-24-2025 $500 PER DAY PER VIOLATION $80 PROSECUTION COST
79	24100062	ST LUKE THE BLESSED SURGEON RUSSIAN ORTHODOX CHURCH INC	1416 SE 2 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION	RESPONDENT NOT PRESENT CONTINUED TO 1-31-2025

				AND ENFORCEMENT Section 98-113(a) Building permits	
80	24100063	PINNACLE ONE EQUITY FUND I LLC	1555 SE 7 ST, 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 2-11-2025
83	24100109	1350 SE 3 TERRACE TRUST LAW OF MARK MOSS PLLC TRSTEE	1350 SE 3 TER, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. 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 1-31-2025
84	24100128	MYRIE,IRENE A	1361 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-IRENE MYRIE CONTINUED TO 2-11-2025
85	24100130	JORDAN,JUSTIN A	868 SE 12 WAY, 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(6) - Exterior building and structure standards.	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2025

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 2 UNSAFE STRUCTURES Sec. 2-146(a). - Unsafe buildings; DIVISION 9. - UNSAFE STRUCTURES AND HOUSING APPEALS BOARD Chapter 2 UNSAFE STRUCTURES Sec. 2-146(b) - Unsafe buildings: DIVISION 9. - UNSAFE STRUCTURES AND HOUSING APPEALS BOARD	
86	24110004	MARY P JOHNSON REV TR JOHNSON,MARY P TRS	1405 SW 1 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. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(a) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2025

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(d) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	
87	24110056	BUY SIDE ADVISORY II LLC BTR	280 SW NATURA AVE, UNIT C, DEERFIELD BEACH, FL 33441 C	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $150 PER DAY $80 PROSECUTION COST
88	24100003	VELASQUEZ,MARIA A LE JARAMILLO,MARIA JOSE	184 TILFORD I, 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 FINES IMPOSED AS OF 1-10-2025 $135 PER DAY $80 PROSECUTION COST
89	24100004	PISCITELLI,DANIEL S	3445 SW 3 ST, 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 FINES IMPOSED AS OF 1-10-2025 $225 PER DAY $80 PROSECTION COST
91	24100058	MYRNA KLAVAN REV TR KLAVAN,MYRNA L TRSTEE	50 UPMINSTER C, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION	RESPONDENT NOT PRESENT EXTENDED TO 1-28-2025

				AND ENFORCEMENT Section 98-113(a) Building permits	
92	24100074	HOUSE COMPANY LLC	1100 S FEDERAL HWY, UNIT 1, DEERFIELD BEACH, FL 33441 1	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 2-7-2025 $250 PER DAY $80 PROSECUTION COST
98-106	24100112	FLORA MOONSIE-LALLA LIV TR RONALD LALLA LIV TR	233 SE 21 AVE, UNIT 101, DEERFIELD BEACH, FL 33441 101	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ATTORNEY A. THOMAS CONNICK FINAL ORDER ISSUED COMPLY BY 2-7-2025 $250 PER DAY $80 PROSECUTION COST FOR ONE UNIT
108	24120053	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(d) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $250 PER DAY PER VIOLATION $80 PROSECUTION COST
109	24120058	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	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 2-7-2025

					$250 PER DAY $80 PROSECUTION COST
110	24120060	EVERGREEN REAL SOLUTIONS LLC	531 SW 3 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2025 $250 PER DAY $80 PROSECUTION COST
A	23090042	BIGGIE,JOHN J JR & BIGGIE,MARIA	1572 SE 9 ST, 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 VACATE ORDER ISSUED
B	24100046	JACKSON,WILLIAM G & JACKSON,SANDRA D	648 NW 2 TER, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE ARTICLE II. - COLLECTION AND DISPOSAL: DIVISION 1. – GENERALLY, Sec. 58-31. - Responsibility for removal of construction wastes Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT NOT PRESENT VACATE ORDER ISSUED
C	24060110	WHOLEY,KATHLEEN M	838 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards.	RESPONDENT NOT PRESENT VACATE ORDER ISSUED
D	24070004	FAUSTIN,MARIE ROSE	1041 SW 11 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT

				ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	VACATE ORDER ISSUED
E	24050019	DE OLIVEIRA,RONILDO CARLOS DE PAULA,ROSANGELA A	4701 NW 4 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 NOT PRESENT VACATE ORDER ISSUED
F	18100032	TAYLOR,ELSIE M EST %LEO TAYLOR JR/CAROLYN EGGELLETION	165 SW 5 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - 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 Section 14-74 - Display of street numbers on buildings.	RESPONDENT WAS PRESENT-CAROLYN EGGELLETION FINES MITIGATED FOR $30,000 TO BE PAID BY 7-8-2025
G	19010181	PECHMAN,STANLEY /MARK PECHMAN	2404 SW 12 CT, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements.	RESPONDENT WAS PRESENT-STARR HORTON FINES MITIGATED FOR $20,000 TO BE PAID BY 3-11-2025
H	24090004	DC ASSET PROTECTION TR LETARTE,DIANE TRSTEE	1420 SW 1 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section	RESPONDENT WAS PRESENT-AJ BERGMAN

				14-106(b) - Minimum standards for yard and landscape areas. FIRE PREVENTION CODE F-103.2.9.5 Hurricane Protection Devices - Shutters Up After Storms	FINES MITIGATED FOR $15,000 TO BE PAID BY 7-9-2025
L	24060103	DEERFIELD APARTMENTS LLC	110 NE 19 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K)(14)(b) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENTNOT PRESENT VACATE ORDER ISSUED
M	24060024	BAYLISS,JOHN M	1260 SE 3 ST, UNIT 1-2,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 VACATE ORDER ISSUED

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Andrew Dunkiel, Special Magistrate Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

February 11, 2025

Special Magistrate Andrew Dunkiel, in the City Commission Room, called the meeting to order at 10:00 AM.

PRESENT: Patesha Johnson, Senior Compliance Inspector
Victor Padilla, Code Compliance Inspector
Thomas Braga, Code Compliance Inspector
Katherine Delva, Code Compliance Inspector
Jamarr Campbell, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Eric Villanueva, Code Compliance Inspector
Hector Barrett, Code Compliance Inspector
Paulette Sybron, Administrative Assistant

For the record, Winlett Jordan-Banton, Special Magistrate Clerk swore the attendees.

Tab#	Case Nr.	Owner Address	Property Address	Violation	Disposition
1	24120027	RS DEERFIELD LLC FP DEERFIELD LLC ETAL	611 NE 42 ST, 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 3-7-2025 $250 PER DAY $80 PROSECUTION COST
3	25010184	K & L PROPERTY MANAGEMENT LLC	918 S DEERFIELD , DEERFIELD BEACH, FL 333441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1) (L). - Prohibitions relative to stopping, standing or parking in specific places. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(I) (7) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025

				SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N) (1) - Landscape Requirements.	
4	24120007	INTERTEK DIXIE PLAZA LLC ATTN: EZRA ESKANDRY	5225 N DIXIE 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 WAS PRESENT-ESRA ESKANDRY CONTINUED TO 4-8-2025
5	24100115	AMERICAN EAGLE POWER, LLC	254 NE 39 CT, 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 WAGNER LINGBERG CONTINUED TO 4-4-2025
6	24100105	HO,DUC HO,JENAO	319 SW 33 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N) (1) - Landscape Requirements.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
7	24100114	DB 2151 MEDICAL OFFICE LLC	2151 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-ARON MANDEL FINAL ORDER ISSUED COMPLY BY 4-4-2025 $125 PER DAY $80 PROSECUTION COST

8	24100028	RST SPORTS, LLC	3650 SW 10 ST, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $125 PER DAY PER VIOLATION
9	25010178	DEERFIELD DEVELOPMENT RESOURCES LLC	414 NE 1 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 2-18-2025 $250 PER DAY $80 PROSECUTION COST
10	25010179	DEERFIELD DEVELOPMENT RESOURCES LLC	430 NE 1 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 2-18-2025 $250 PER DAY $80 PROSECUTION COST
13	24110126	POITIER,HARTMAN DELANO	245 SW 2 ST, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(K) (14) (b) - Landscape Requirements.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-7-2025 $150 PER DAY PER VIOLATION $80 PROSECUTION COST
15	25010044	75 TENTH INVESTMENTS LLC	71 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 78 - COMMUNITY APPEARANCE BOARD Chapter 78 - COMMUNITY APPEARANCE	RESPONDENT WAS PRESENT MODESTO PERERA CONTINUED TO 3-11-2025

				BOARD; Sec. 78-6.(a-c) - Submission of plans and specifications	
16	25010015	PALM PLAZA AP LLC	811 SE 8 AVENUE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-83. - Grades and elevations.	RESPONDENT WAS PRESENT-CASEY M CONNELL FINAL ORDER ISSUED COMPLY BY 3-7-2025 $125 PER DAY $80 PROSECUTION COST
17	25010154	ALPHA PROPERTY II LLC	3700 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-6 (d) - Responsibilities of occupants. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION	RESPONDENT WAS PRESENT-KAROLINA SOUZA FINAL ORDER ISSUED COMPLY BY 2-18-2025 $150 PER DAY $80 PROSECUTION COST

				AND ENFORCEMENT Section 98-113(a) Building permits	
18	25010155	KING, GAIL	4721 NE 2 TERRACE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (i) (1) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (I) (1) - Minimum standards for interior of structures. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENTS WAS PRESENT-GAIL KING FINAL ORDER ISSUED COMPLY BY 4-4-2025 $250 PER DAY $80 PROSECUTION COST

20	25010185	HAUN-JA JOH LIV TR JOH,HAUN-JA TRSTEE/Nuisance	1199 S DIXIE HWY, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS PRESENT JA HAUN FINAL ORDER ISSUED COMPLY BY 4-4-2025 $150 PER DAY $80 PROSECUTION COST
21	24120060	EVERGREEN REAL SOLUTIONS LLC	531 SW 3 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $250 PER DAY
22	24120058	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	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 2-7-2025 FOR $250 PER DAY
23	24120005	WESTLEY, HAROLD JR BUFU LLC	445 NW 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (1) - Minimum standards for exterior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (3) - Minimum standards for exterior of structures Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS 98-88 (j) PARKING LOT CRITERIA	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $150 PER DAY PER VIOLATION

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C) (1) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C) (3) - Landscape Requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
24	24110033	BENAVIDES, GUSTAVO A SARAVIA	510 NE 40 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $150 PER DAY
25	24090005	POITIER, VAN	340 SW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (10) - Minimum standards for interior of structures.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $150 PER DAY
26	24090016	SANTOS,EUDES	3830 NW 4 AVE, 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.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

27	24020011	DIAZ-SUA,JAQUELINE C	278 SW 3 ST, 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-JACQUELINE DIAZ-SUA EXTENDED TO 5-9-2025
28	24060060	CHILDREN'S WEST WAREHOUSE LTD %PARTNERSHIP	158 NW ELLER ST, 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.	REPSONDENT WAS PRESENT-DANIELLE ELLER EXTENDED TO 3-7-2025
29	24100026	JUNIOR,AURINO GASPAR	4030 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
30	24080078	VORTEX L L C	580 N FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Article IV Supplementary Regulations Sec. 98-87(d)(2) - Docking and mooring facilities	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025
32	24100116	TIDEWATER ESTATES OWNER LLC %FREDERICK L KLEIN DLA PIPER LLP/Attorney P Clark III	1701 NW 5 ST, DEERFIELD BEACH, FL, 33442	Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (a)-Minimum standards for maintenance of premises. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-12 (a) - Porches, balconies, decks, exterior stairs, walkways and appurtenances.	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025
34	24100065	SFR 2012-1 FLORIDA LLC	300 SW 32 AVE, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025

				AND ENFORCEMENT Section 98-113(a) Building permits	
35	24110020	2201 REALTY LLC	2201 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. 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 3-11-2025
36	24110029	PUCCETTI GELVEZ,DIANA C H/E GELVEZ GUERRERO,MARLENE	1990 NE 3 ST, 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-PUCCETTI GELVEZ CONTINUED TO 3-11-2025
39	24120003	CAMBRONNE,FRANTZ MAXIME,GERTHA A	3801 NW 4 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 CONTINUED TO 2-28-2025
40	24120059	BATMASIAN, JAMES H	247 SE 1 TER, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required	RESPONDENT WAS PRESENT-DONALD ANDERSON FINDING OF FACT ORDER ISSUED COST WAIVED
41	24120053	HERITAGE COMMUNITIES FOUNTAINS OF POMPANO INC	4300 NW 9 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2025 FOR $250 PER DAY PER VIOLATION

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(d) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	
43	24100130	JORDAN,JUSTIN A.	868 SE 12 WAY, 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(6) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 2 UNSAFE STRUCTURES Sec. 2-146(a). - Unsafe buildings; DIVISION 9. - UNSAFE STRUCTURES AND HOUSING APPEALS BOARD Chapter 2 UNSAFE STRUCTURES Sec. 2-146(b) - Unsafe buildings: DIVISION 9. - UNSAFE STRUCTURES AND HOUSING APPEALS BOARD	RESPONDENT NOT PRESENT CONTINUED TO 3-11-2025

44	24100063	PINNACLE ONE EQUITY FUND I LLC	1555 SE 7 ST, 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 2-28-2025
46-95	24110030	DE AGUIAR,MONICA FILGUEIRA	1428 SE 4 AVE, UNIT 102, DEERFIELD BEACH, FL 33441 102	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 Section 98.52 (c) RSO, residential/office	RESPONDENT WAS PRESENT-DAN K FINAL ORDER ISSUED COMPLY BY 4-4-2025 $125 PER DAY PER VIOLATION $80 PROSECUTION COST
96-102	24100122	CORNELIUS,RODNEY W & YARNALL,KIMBERLY J	233 SE 21 AVE, UNIT 202, DEERFIELD BEACH, FL 33441 202	40-50 Year Section 110.15 BUILDING SAFETY INSPECTIONS Sec 110.15 (B)(1) Building Safety Inspection 40 Year	REPONDENT WAS PRESENT-THOMAS CONNICK FINES IMPOSED AS OF 2-13-2025 FOR $250 PER DAY
106	25010212	CHILES,VANESSA HAYNES HAYNES,FREDERICK EST	712 NW 2 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. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-7-2025 $150 PER DAY $80 PROSECUTION COST

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas.	
107	25010248	RANDALL,LUGENIA & RANDALL,TRAMAINE	721 NE 45 CT, 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 CONTINUED TO 3-11-2025
108	25010254	LEWIS,REGINA	1261 SW 10 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. 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 3-7-2025 $150 AND $250 PER DAY PER VIOLATION $80 PROSECUTION COST
110	25010186	LOFT, NANCY	1963 NE 6 ST, DEERFIELD BEACH, FL 33441	Chapter 10 - ANIMALS Section 10-4(b) - Maintaining animals in general; limitation on number of pets; enforcement. Chapter 10 - ANIMALS Section 10-9(3)(a) - Animals defecating on private and public property	RESPONDENT WAS PRESENT-NANCY LOFT CONTINUED TO 3-11-2025

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - 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(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(c) - Minimum standards for yard and landscape areas Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(d) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. BSO ENFORCED- STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (b) - Parking on residentially zoned lots.	

				Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement	
A	24060061	POWELL, REGINA	301 NW 2 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L) (1) (a-g) - Tree preservation.	RESPONDENT WAS PRESENT-REGINA POWELL FINES MITIGATED FOR $1,500 TO BE PAID BY 8-12-2025
B	23060050	HOUSE OF GOD CHURCH	107 SW 9 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 WAS PRESENT-ALPHEUS BRYD FINES MITIGATED FOR $1,5000 TO BE PAID BY 8-12-20225
C	22030332	HOUSE OF GOD CHURCH	107 SW 9 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 WAS PRESENT-ALPHEUS BRYD FINES MITIGATED FOR $3,5000 TO BE PAID BY 8-12-20225
D	24070059	GARDINO, RUSSELL	1319 SE 14 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	RESPONENDENT WAS PRESENT- GARDINO RUSSELL FINES MITIGATED FOR $3,000 TO BE PAID BY 3-11-2024
E	24080089	VICENTE, MAXIMILIANO	1409 SE 14 CT, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. – NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS PRESENT-YOVANYS CHEDA REQUEST FOR MITIGATION WAS DENIED

_____ _____

Andrew Dunkiel, Special Magistrate Date

Regular City Commission Meeting - April 1, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, April 1, 2025, 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 April 1, 2025, 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 April 1, 2025 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 April 1, 2025.
      i. Use the following link below to access the meeting via Zoom:
https://deerfield-beach.zoom.us/j/85337531313?pwd=cb6eYE1pqnBjbY965EqLGtoT47zAII.1
      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: 853 3753 1313#, Participant ID: #, Passcode: 000932#

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 April 1, 2025, 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 via Zoom, please complete the attached comment card, and e-mail it to the City Clerk at web.clerk@deerfbeachfl.gov prior to the meeting. If you attend in person, comment cards will be provided in the Commission Chambers.

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.



PUBLIC COMMENT

ONE CARD PER AGENDA ITEM, PLEASE!

Date: _____ Agenda Item #: _____ Public Comment: _____

If you wish to address the City Commission, please provide the below required information:

Name: _____

Address: _____

Phone and/or E-mail Address (optional): _____

***NOTE: You have 3 minutes to speak. TIME IS NOT TRANSFERRABLE.**

Public comment shall be governed by the City Commission Meeting Rules of Procedure outlined in Resolution 2018/014, which states that 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.

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-73

Agenda Date: 4/1/2025 **Status:** PRESENTATIONS

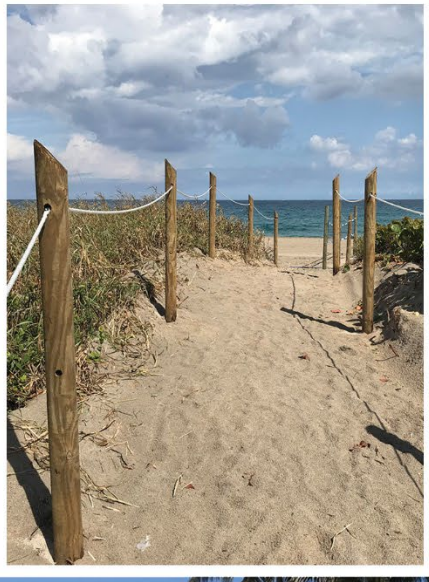
In Control: City Commission

Title
Presentation regarding the Dune Management Plan.

DRAFT

CITY OF DEERFIELD BEACH

DUNE MASTER PLAN







Deerfield Beach
Florida

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Statement of Purpose

Dunes are part of Florida's coastal eco-systems providing economic, environmental, and recreational benefits to the local community. Our beaches attract more than three million visitors annually and contribute billions to the local economy each year. A healthy dune system is an invaluable asset to coastal communities like Deerfield Beach. Coastal dunes are also habitat for wildlife and support a high biodiversity of flora and fauna. Deerfield Beach provides nesting grounds for threatened and endangered sea turtles and serve as an important habitat for shorebirds and other wildlife. Functional dune systems keep beaches healthy by accreting sand and minimizing beach erosion rates. Established dunes also protect coastal infrastructure and upland properties from storm damage by blocking storm surge and absorbing wave energy, and provide protection for shoreline property, structures, and infrastructure.

Objectives

The dune master plan (Plan) is intended to outline a management approach that addresses both improvements to existing dune features and the construction of new dunes. The entire beach should be evaluated, and the dunes categorized by physical/geographic characteristics and existing conditions. The plan should focus on fostering projects that can have both immediate and long-term benefits, while also developing a feasible program in terms of design, permitting and maintenance by:

- Restoring and expanding the existing dune system.
- Preventing dune loss and beach erosion.
- Reduce windblown sand onto the grassy berm and street.
- Creating a long-term maintenance plan for the dune system.
- Increasing public education and awareness of the importance of dune restoration and maintenance.
- Creating or modifying existing and new dune access point at 45-degree angle to minimize storm surge damage.
- Identifying funding for dune restoration projects.
- Planning for the impacts of sea level rise.
- Restoring existing dunes to their original boundaries.
- Establishing native salt tolerant vegetation palette.
- Mandating future beach construction follow the guidelines stipulated in this plan.

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This Plan should be used as a guide in the City's efforts in managing the urban, man-made dune as close to a natural system as possible and ensuring the dune provides storm protection, erosion control, and a biologically-rich habitat for local species. The City Manager (or designee) should assign the inspections of the dunes to a specific City department, with Sustainable Management and Parks and Recreation being considered for primary responsibility.

Design and Maintenance of the Dune System

To create this plan, the existing beach/dune conditions were evaluated utilizing information obtained from onsite visual inspections and aerial photography. The varying conditions of the existing dune were considered to establish different categories. These categories are based on the presence/health of dune vegetation, continuous dune formation, width of the vegetated dune, and overall beach management goal of establishing a consistent City dune system for storm protection value, habitat health, resilience, and aesthetic value. These categories and their associated conditions are the basis for the differing recommendations for the long-term management.

The categories have been broken down as follows:

- **City Properties with NO Dunes**
- **Properties with Dunes that Need to be Restored or Reconfigured**
- **Properties with a Functioning Dune with Minimal Exotic Infestation**
- **Properties with Chronic Erosion or Dune Installation not Feasible**

Design Standards

The following standards are recommended for dune preservation, maintenance, and creation based on the review of available information, site investigations, habitat creation/improvement, aesthetics, and increased storm protective value. Overall, a 2:1 (beach to dune) ratio is recommended for the functionality of dune protection and provided habitat.

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City Properties with NO Dunes



- Plant sea oats and or other native species in designated area.

- Plant species should be selected from the Recommended Plant Palette (Attachment A) provided.
- The planting area should be a minimum of 20 feet wide from the existing landward edge of the beach profile.
- Dunes should be planted at grade.
- All access points should be at a 45* angle towards the ocean.
- Access points should a minimum of six feet wide.
- Maintain 4-8 buffer from grassy berm to reduce landward spreading of dunes.
- No more than 20% of one species (the exception of sea oats).
- Seaward edge planting should be largely in line with existing stable vegetation.
- Large scale project that requires heavy machinery, should be conducted outside of sea turtle nesting season (March 1-October 31).
- Annual inspection events should be conducted thereafter with maintenance activities provided on an as-needed basis.
- Recommendation for implementation is three to five years depending on funding, plant availability, and ongoing City projects.

Properties with Dunes that need to be Restored or Reconfigured



- Remove non-native plant species. Large barren areas after removal should be replanted with species selected from the Recommended Palette provided to prevent erosion or recolonization by non-native plant species.
- Plant sea oats or other native species in areas not yet colonized by dune species to reduce patchiness.
- Modify or retrofit access points to a 45-degree angle.
- Large scale maintenance events should be conducted between November 1st and March 1st (outside of sea turtle nesting season), as heavy equipment will likely be required. It is preferred that the activities be conducted within February, close to the beginning of Florida's wet season.

- Annual inspection events should be conducted thereafter with maintenance activities provided on an as-needed basis.

Properties with a Functioning Dune with Minimal Exotic Infestation



- Non-native species should be identified and removed.
- Infill any barren areas with species selected from the Recommended Palette provided.
- Maintain 4-8 foot buffer from grassy berm to reduce landward spreading of dunes.
- Modify or retrofit access points to a 45-degree angle if needed.
- In areas where the vegetation has overgrown the existing beach access points, trim back the vegetation to provide six feet of clearance.
- Annual inspection events should be conducted thereafter with maintenance activities provided on an as-needed basis.

Properties with Critical Erosion Where Dune Installation is Currently NOT Feasible



Re-evaluate status after future joint beach renourishment events.

Recommended Dune Vegetation and Planting Guidelines

Dune vegetation should be selected based on appropriateness for the proposed location, both within the State of Florida and within the cross-section of the dune. The Recommended Plant Palette for each cross-section of the dune system includes species native to the region which are salt-tolerant, drought tolerant, and are naturally found in coastal dune habitats. Please note that the recommended species do not preclude other native salt tolerant species from being proposed or allowed to grow within the dune. For instance, sea purslane (*Halimoine portlacoides*) may seed itself in a functional dune despite being unavailable from nurseries. For privately maintained dunes, a planting plan should be submitted for review/approval by City staff and FDEP under the Coastal Construction Control Line permitting program.

Irrigation

Irrigation should be included only for those areas where new vegetation is proposed. Existing, established dunes should not be irrigated. Irrigation should be provided until new vegetation is established, which is typically 60-90 days after planting. Irrigation frequency is recommended daily for the first 2 weeks, every other day for the following 2 months, then weekly until established. Irrigation can be provided by the following two methods:

• Temporary Irrigation System: An on-grade temporary irrigation system may be proposed for large areas of dune planting. As noted, a temporary irrigation system is located on grade, typically of a low-cost PVC pipe system, which can be removed once vegetation growth is established; or

• Manual Irrigation: For discrete areas of planting, manual irrigation utilizing a water truck is recommended.

Non-Native Species

Non-native, or invasive/exotic plant species have an adverse effect on native plant communities, including loss of native plants due to non-native plant infestations and alteration of endangered species habitat. Non-native plant species can destabilize a dune community, resulting in reduced storm resilience. Non-native species should be removed and disposed of off-site when observed in the dunes. No on-site shredding or chipping will be allowed. Mechanized equipment may be used for removal when it is possible to gain access without impacting the existing dune. Post and rope barriers may be temporarily removed for mechanical invasive removal, but the post and rope must be replaced upon completion of each section.

Non-native species observed in Deerfield Beach dunes include:

- *Scaevola taccada1* (Hawaiian half-flower or beach naupaka)
- *Sphagneticola trilobata* (Wedelia or creeping oxeye daisy)
- Crotalaria pallida (Shake shake)

Other non-native species commonly found within South Florida's dune system include:

- *Casuarina equisetifolia* (Australian pine)
- *Schinus terebinthifolius* (Brazilian pepper)

All invasive removal should be done manually either by hand or by machine. The use of herbicides is not recommended.

Annual dune inspection to:

- Identify non-native species for removal.
- Assess damage to post and rope fence for repair/replacement.
- Replanting of native, dune species where large areas of non-native species have been removed.
- Invasive species removal within the dune. Removal should include the root system to avoid regrowth.
- Remove trash and man-made debris from dune areas.
- A Post-Storm Action Plan (assessment/maintenance to remove broken or dead tree limbs, removal of storm debris, repair damage to rope and post border, etc.).

Native Aggressive Species

- Although listed as a Native species and approved by Florida Department of Environmental Protection for coastal dunes, the following plants should be closely monitored for aggressive growth within the dunes and trimmed back as necessary.
    - Coin Vine
    - Nickerbean
    - Railroad Vine
- Planting of Coconut tree is strictly prohibited.
- Sea Grape trees are highly discouraged because of their high maintenance requirements.

Timing

Large scale projects that will require heavy equipment should be conducted between November 1st and March 1st, outside of sea turtle nesting season and prior to hurricane season. It is recommended that projects be implemented close to March 1st to take advantage of South Florida's wet season, which will help establish the plants, thus reducing watering needs. Semi-annual inspection events of all dune areas should be conducted thereafter with maintenance activities provided on an as-needed basis. It is recommended that the results of the initial (3-4) inspection events be tracked closely, and inspection frequency re-evaluated based on those results. Inspection of the dunes should also be conducted immediately after a storm event to addresses any repair or restoration as needed.

Dune & Beach Profile

- A dune crest width of ~10 feet
- A dune crest maximum height of +8.0 feet NAVD
- Dune side slope of 2:1
- A beach slope of 20:1

Guidelines for Beach Access

Both public and private beach access points exist throughout the City's beach and dune system. The conditions of the access points vary greatly, depending on location and condition of the adjacent dune, from narrow overgrown vegetated corridors to wide sand expanses that cause windblown or over-washed sand to move onto the landward sidewalk.

Unnecessary footpaths should be closed with vegetation planting to minimize the potential for storm-related breaches of the protective dune feature.

All new access points should be installed at a 45-degree angle to prevent windblown sand and dune breaches. These access points should be installed at an oblique angle from southeast to northwest or northeast to southeast, depending on prevailing wind conditions.

Public access point widths should be maintained at six feet.

Emergency vehicular access points, as designated by the City, should be maintained at a minimum of 10 ft width.

Access points narrowed by overgrowth should be cut back when possible.

Impacts of Wildlife

In South Florida, many threatened, endangered, and endemic species depend on a healthy beach and dune system. The Southeast Beach Mouse (*Peromyscus polionotus* niveiventris), the Piping Plover (*Charadrium melodus*), the Least Tern (*Sternula antillarum*), the Rim Rock Crowned Snake (*Tantilla oolitica*), Loggerhead Turtle *(Caretta caretta*), Green Sea Turtle (*Chelonia mydas mydas*), and Leatherback Turtle (*Dermochelys coriacea*) are examples of State and/or Federally listed threatened or endangered animal species which depend on our beach and/or dune habitat. Likewise, Sea Lavender (*Tournefortia gnaphalodes*), one of the plants listed in the Recommended Palette, is an endangered plant species native to the dunes.



Many species in the Recommended Palette provide *significant* food and cover resources for wildlife including. Other species in the Recommended Palette provide *moderate* amounts of food and cover resources for wildlife.

As this Plan is implemented, educational signage should be erected surrounding restored dunes to help visitors and residents both identify wildlife and understand the many benefits of functional dune systems.



Implementation Plan & Budget

It is recommended that the City focus on the properties that are currently not protected by dunes in the Central Sector of the Beach from the pier to SE 3rd Street. The City should continue to work from South to North extending the dunes from recently constructed projects. It is recommended that the area with no dunes be completed in three to five years.

Estimated Annual Costs $30,000

New Plants and Installation - $22,500

Equipment and Temporary Irrigation - $2,000

Post and Rope Barrier - $5,000

Educational Signage - $500

Potential Funding Sources

City of Deerfield Beach General Fund Appropriations

Broward County Grant Program

FDEP Coastal Partnership Initiative

Public/Private Partnerships

Adopt-a-Dune Program

Regulatory

Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) permit approvals for beach dune improvements may be required.

A FDEP Field permit may be obtained for planting of dune species and non-exempt trimming. The FDEP may issue Field Permits for the construction of limited minor structures (such as a wood gazebo), improvements, or activities, including the placement of beach-compatible sand fill up to 200 cubic yards.

Activities that are not exempt from FDEP CCCL permitting criteria and do not qualify for authorization under a Field Permit are required to obtain a formal FDEP administrative permit. One form of CCCL permit is the Area Wide Permit that may be granted to local municipalities for special classes of activities in areas under the general jurisdiction or responsibility, if these activities will not cause a measurable interference with the natural functioning of the beach-dune system or with marine turtles or their nesting sites. Such activities include dune restoration and access for enhancing accessibility. An FDEP Area Wide Permit can be sought for beach planting and removal, and potentially other dune maintenance activities.

For more information visit the FDEP website:

https://floridadep.gov/rcp/coastal-construction-control-line/documents/cccl-permit-application-guidelines

The Florida Fish and Wildlife Conservation Commission (FWC) manages and regulates the state's fish and wildlife resources and enforces related laws. As it pertains to beaches, FWC's help protect sea turtles and their habitat. This includes reviewing permits for coastal construction and other beach activities, commenting on land acquisition and management of nesting habitat, evaluating the success of protection measures in the field, and administration of permits for sea turtle research and rehabilitation.

DRAFT

Acknowledgement

The City of Deerfield Beach would like to acknowledge the following Cities for providing their existing Master Plans and for hosting site visits used in the development of this Plan.

- Pompano Beach
- City of Hollywood
- City of Hallandale Beach
- Miami Beach
- Town of Lauderdale by The Sea
- Town of Surfside

The Master Plan is intended to be a living document adjusted or fine-tuned by future elected officials or city staff as needed. Changing conditions such as level rise, may require future adaptation scenarios. Based on the current predictions of sea level rise, this Dune Master Plan should be evaluated every 5 years to assure it provides the maximum protection from storm surge and beach erosion.

DRAFT

Exhibit A

Recommended Plant Pallete

(All Plant Species are Subject to Availability and Cost)

Sea Oats (*Uniola paniculata*)

Height: About 3-4’; to 6’ or more when in flower.

Growth Rate: Moderate.

Features: PRIMARY stabilizer of sand on beach dunes.



Beach-Bean (*Canavalia rosea*)

Height: Typically, 6-12”, creeping along the ground

Growth Rate: Fast.

Features: Important pioneer species. Attracts pollinators.



Beach-Elder (*Iva imbricata*)

Height: Typically, 2-3’.

Becoming broader than tall.

Growth Rate: Fast.

Features: A principal sand binder in the pioneer zone.



Beach Morning Glory (*Ipomoea imperati*)

Height: Typically, 1-6”; stems short, less than 5 feet, rooting at the nodes.

Growth Rate: Fast.

Features: Pioneer species, an ephemeral groundcover.



Camphorweed (*Heterotheca subaxillaris*)

Height: Typically, 2-4’.

Growth Rate: Fast.

Features: Recommended for habitat restorations.



Coastal Ragweed (*Ambrosia hispida*)

Height: Typically, 1-3’; may climb into other vegetation.

Growth Rate: Mod. to fast.

Features: Excellent groundcover in coastal areas with high light.



Dune Sunflower (*Helianthus debilis subsp. debilis*)

Height: Typically, 1-2’.

Growth Rate: Fast.

Features: Sand binder on dunes. Attracts insect pollinators.



Evening-Primrose (*Oenothera humifusa*)

Height: About 3-6”.

Growth Rate: Moderate.

Features: Recommended for habitat restorations.



Florida Vente Conmigo (*Croton glandulosus var.floridanus*)

Height: Typically, 12-18”.

Growth Rate: Fast.

Features: Nectar plant for butterflies.



Perfumed Spiderlily

(*Hymenocallis latifolia*)

Height: Typically, 2-3’; more when in flower.

Growth Rate: Moderate.

Features: Food source for Luber grasshoppers.



Railroad Vine (*Ipomoea pescaprae subsp. brasiliensis*)

Height: Typically, 3-9” stems to 100’ long.

Growth Rate: Fast.

Features: Important pioneer species. Nectar plant for butterflies.



Saltmeadow Cordgrass (*Spartina patens*)

Height: Typically, 2-3’; 4’ when in flower.

Growth Rate: Moderate.

Features: Accent groundcover in coastal areas.



Sea Lavender (*Tournefortia gnaphalodes*)

Height: Typically, 3-6’.

Growth Rate: Slow when older, fast when young.

Features: Nectar plant



Sea-Purslane, (*Sesuvium portulacastrum*)

Height: About 3-8”.

Growth Rate: Mod. to fast.

Features: Nectar plant for Miami blue butterflies.



Searocket (*Cakile lanceolata*)

Height: Typically, 1-3’.

Growth Rate: Fast.

Features: Larval host plant and nectar plant for butterflies.



Seashore Dropseed (*Sporobolus virginicus*)

Height: ~6-12”; 18” when in flower.

Growth Rate: Moderate.

Features: Larval host plant for obscure skipper (*Panoquina panoquinoides*) butterflies



Seashore Paspalum (*Paspalum vaginatum*)

Height: Typically, 6-12”; to 2’ in flower.

Growth Rate: Moderate.

Features: It can be mowed and is being used as a lawn grass in coastal areas.



Exhibit B


Deerfield Beach
Florida
707.17 sq ft approx
119.32 sq ft approx
702.19 sq ft approx
119.32 sq ft approx
437.01 sq ft approx
119.32 sq ft approx
505.11 sq ft approx
Total - 2,709.44 sq ft approx
Tower 3
N
W
E
S
0
15
30
Feet


Tower 3
(N OCEAN WAY)
781.84 sq ft approx
119.32 sq ft approx
775.87 sq ft approx
119.32 sq ft approx
775.87 sq ft approx
119.32 sq ft approx
779.8 sq ft approx
119.32 sq ft approx
699.28 sq ft approx
SE 21 AVE
(S OCEAN WAY)
Tower 4
Total - 4,289.92 sq ft approx
N
W
E
S
0
20
40
Feet


Tower 4
979.58 sq ft approx
781.79 sq ft approx
119.32 sq ft approx
781.79 sq ft approx
119.32 sq ft approx
793.08 sq ft approx
119.32 sq ft approx
Tower 5
Total - 3,694.20 sq ft approx
SE 21 AVE
(S OCEAN WAY)
N
W
E
S
0
20
40
Feet

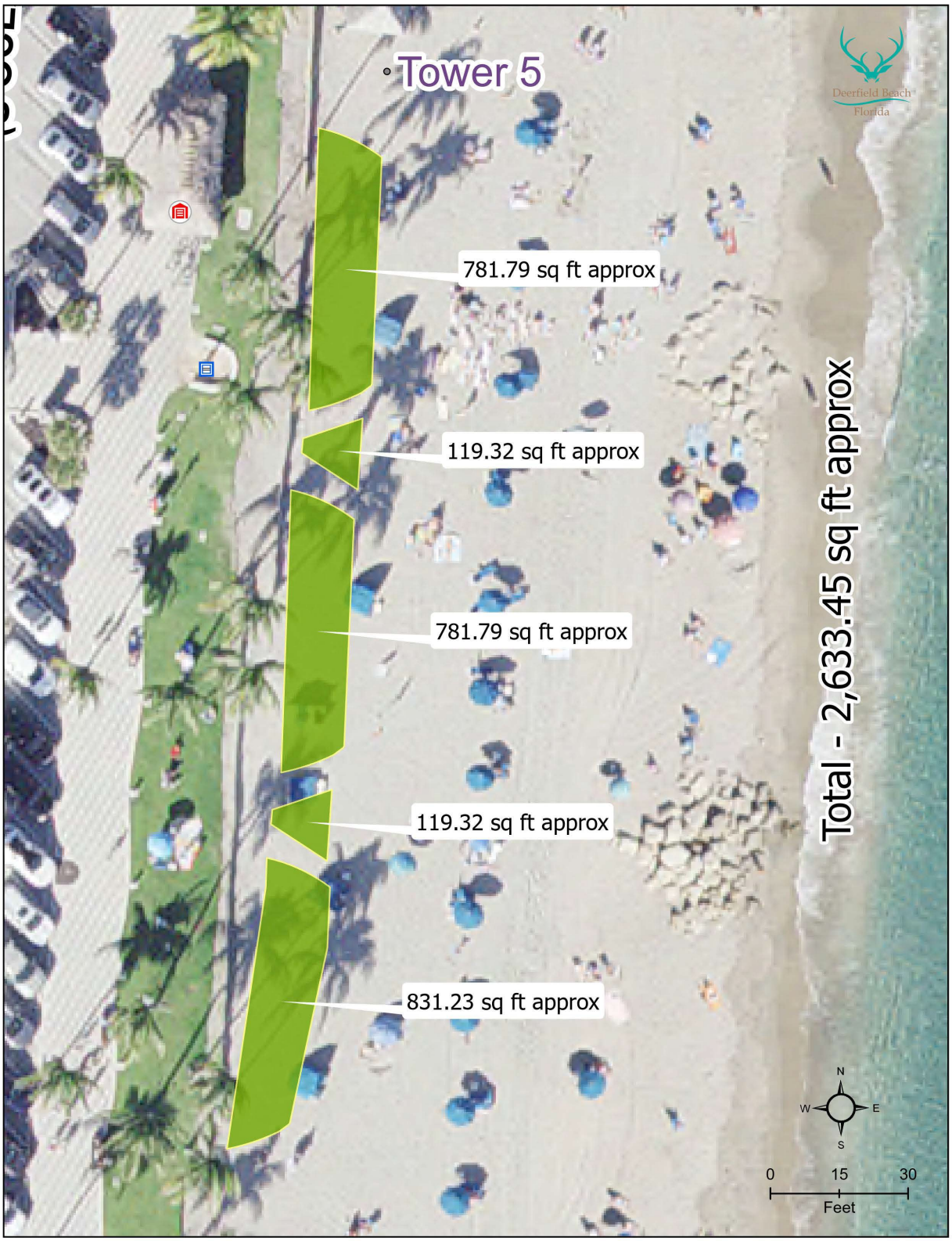

Tower 5
Deerfield Beach
Florida
781.79 sq ft approx
119.32 sq ft approx
781.79 sq ft approx
119.32 sq ft approx
831.23 sq ft approx
Total - 2,633.45 sq ft approx
N
W
E
S
0
15
30
Feet

Exhibit C

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
6/28/2023 11:22:36	Yes, business-owner	Vegetation	Yes	Yes	
7/4/2023 15:25:40	Yes, full-time resident	Vegetation	Yes	Yes	I love the dunes
7/4/2023 19:50:47	Yes, full-time resident	Vegetation	Yes	Yes	In support of environmental experts making these decisions based on sustainability and ecological benefits, regardless of aesthetics. (But also vegetation looks better.)
7/5/2023 2:17:50	Yes, full-time resident	Vegetation	Yes	Yes	Clean the sand.
7/5/2023 11:54:49	Yes, full-time resident	Vegetation	Yes	Yes	I went to South Beach Miami and met with city and county staff that manages the perfect 16 mile beach that is open 365, 24 hours a week. Do videos of best practices. Also did a photo survey of Boca and New Jersey shores. Did a presentation to the DB commission who committed to an experiment. Never happened. Volunteers planted a small section of the beach in the area of the main parking lot. Commission ordered it removed. I also did a sorting of 1 cubic foot of sand from the beach in front of the main parking lot into sand, seaweed, shells, and plastic and sent results to the commission. No reaction. Plant!!!
7/5/2023 21:26:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/6/2023 7:08:28	Yes, full-time resident	Vegetation	Yes	Yes	
7/6/2023 12:12:26	Yes, full-time resident	Vegetation	Yes	Yes	Thank you George for caring!
7/6/2023 15:48:29	Yes, full-time resident	Vegetation	Yes	Yes	Best beach!
7/6/2023 17:55:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/7/2023 8:38:38	Yes, business-owner	Vegetation	Yes	No	
7/7/2023 10:43:21	Yes, full-time resident	Vegetation	Yes	Yes	
7/10/2023 14:07:59	Yes, full-time resident	Vegetation	Yes	Yes	
7/11/2023 9:08:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/11/2023 9:10:57	Yes, full-time resident	Vegetation	Yes	Yes	Yes I wish there could be a way to stop people from smoking on the beach it’s disgusting and they throw their butts in the sand which is also gross and not good for the environment . If I want cancer I would smoke but I don’t so they need to stop!!!! Thank you
7/11/2023 14:21:42	Yes, full-time resident	Vegetation	Yes	No	
7/11/2023 15:25:34	Yes, full-time resident	Vegetation	Yes	Yes	
7/11/2023 17:02:49	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 10:32:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 14:14:35	Yes, full-time resident	Vegetation	Yes	Yes	The fence seems like a temporary solution that's has turned permanent over the last couple years. Personally I think it is an eye sore and it take a lot of time and work to maintain it properly. I think the natural dunes and the organized beach entry points that would come with them will make the beach much more organized, safer, and easier to maintain and keep clean.
7/12/2023 14:20:17	Yes, full-time resident	Vegetation	Yes	Yes	Brown fencing is ugly
7/12/2023 17:02:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:03:02	Yes, full-time resident	Vegetation	Yes	Yes	Love the holiday decorations each year. Deerfield is a great beach for strolling or dinner/drinks.
7/12/2023 17:04:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:04:55	Yes, full-time resident	Vegetation	Yes	Yes	Fencing looks terrible
7/12/2023 17:05:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:06:02	Yes, full-time resident	Vegetation	Yes	Yes	The sooner the better!
7/12/2023 17:07:12	Yes, full-time resident	Vegetation	Yes	Yes	Can't imagine anyone choosing fencing over dunes, which are not only more natural and beautiful, but serve to better to protect habitats
7/12/2023 17:07:21	Yes, full-time resident	Vegetation	Yes	Yes	Openings for the dunes to be near garbage cans and showers.
7/12/2023 17:08:35	Yes, full-time resident	Vegetation	Yes	Yes	People sometimes climb over the fence. So if you plant vegetation, please make sure to include sufficient crosswalks to the sand. And btw, I love the grassy area, it makes the beach special.
7/12/2023 17:08:57	Yes, full-time resident	Vegetation	Yes	No	I am Grateful to live and work in the City of Deerfield Beach because of the hard work of the City Staff, City Manager, Commissioners, CRA, and conscientious staff. Thank-you so much.
7/12/2023 17:10:50	Yes, full-time resident	Vegetation	Yes	Yes	It's beautful
7/12/2023 17:11:23	No	Vegetation	Yes	Yes	The Pompano Beach sand dunes look lovely without blocking much of the view.
7/12/2023 17:11:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:11:26	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:14:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:16:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:16:28	dent less than 6 months	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 17:16:41	Yes, full-time resident	Vegetation	Yes	Yes	Thank you for considering the public input… Definitely in favor of dunes, not only for the protection as a barrier during storm surge but also because it provides a habitat for certain plants and animals. Thanks again!!!
7/12/2023 17:16:41	Yes, full-time resident	Vegetation	Yes	Yes	I very much look forward to the removal of sand fences. I'm wondering if the blue walkway on the sand could be extended farther toward the water to help people who have difficulty walking.
7/12/2023 17:17:04	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 17:20:09	Yes, full-time resident	Vegetation	Yes	Yes	Stop calling it an island. Stop the smoking. Redo the bathroom at the firehouse
7/12/2023 17:21:17	Yes, business-owner	Vegetation	Yes	Yes	It is a beautiful and natural barrier that brings in visitors and protects the area and wildlife
7/12/2023 17:22:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:22:57	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 17:23:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:25:02	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 17:26:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:26:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:27:16	Yes, full-time resident	Vegetation	Yes	No	I would rather see a decorative cement wall like Fort Lauderdale beach has instead either of those choices.
7/12/2023 17:27:53	Yes, business-owner	Vegetation	Yes	No	
7/12/2023 17:27:55	Yes, full-time resident	Vegetation	Yes	Yes	I believe that a dune solution has greater, long-term benefits than fencing, and it also looks more natural and appealing.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 17:27:58	Yes, full-time resident	Vegetation	Yes	Yes	My wife and I have lived at 672 N. E. 21st Ave., Deerfield Beach for over 30 years. We have on the property for about 35 years. There was virtually no dude in front of our property 35 years ago but after hurricane Andrew a small dune was created, and has grown appreciably over the past 30 years. Although the dune does block some of our ocean views from the ground floor and the second floor it does prevent huge amounts of sand blowing onto our property during storms. In fact, the storms only serve to strengthen and enlarge the dunes. From time to time we seed native seeds, like sea oats onto the dune to maintain its integrity. Additionally, we do our very best to minimize light pollution during the turtle nesting season… I've also done my part to limit homeless encampments, and others engaged in illegal drug activities etc. The BSO Assigned to Deerfield-beach is Eastside. Do a phenomenal job. The city workers who work so hard seven days a week to maintain our beach Do an excellent job, and should be thanked for this difficult job. Thank you Christopher Virtue.
7/12/2023 17:28:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:30:25	No	Vegetation	Yes	Yes	
7/12/2023 17:31:26	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 17:31:29	Yes, full-time resident	Vegetation	Yes	Yes	N0
7/12/2023 17:31:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:31:54	Yes, full-time resident	Vegetation	Yes	Yes	Please stop putting down grass it doesn't grow and have keep replacing it

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 17:32:53	Yes, full-time resident	Vegetation	Yes	Yes	My name is Cara Abbott and I am the Assistant Director of Programs for the Institute for Regional Conservation (IRC), a local nonprofit dedicated to the conservation and restoration of rare plants, animals and ecosystems. One of our flagship programs is Restoring the Gold Coast which aims to restore native coastal biodiversity along Florida's historic Gold Coast (Miami-Dade County north through Palm Beach County). We have a rigorous program in place in Palm Beach County where we have helped restore and bolster populations of over 50 species of native dune species through the help of hundreds of community volunteers which in turn provide valuable resources to wildlife like butterflies and birds and to homeowners alike. Natural vegetation along our coasts is critical for facing challenges from climate change and catastrophic storms. A diverse dune is a healthy dune. I would love to speak to whoever is overseeing this project. As a resident of Deerfield Beach, I would love to bring my experience as a coastal conservationist to my hometown and provide input or other feedback as is appropriate. You can reach me at abbott@regionalconservation.org or 561-633-7359. Thank you!
7/12/2023 17:37:09	Yes, full-time resident	Vegetation	Yes	Yes	Save your money on the side and put it towards the dunes
7/12/2023 17:37:37	Yes, full-time resident	Vegetation	Yes	Yes	Perhaps we can import dome perdido key mice?
7/12/2023 17:39:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:42:01	Yes, full-time resident	Fencing	No		Part of the charm of Deerfield Beach is when you walk the boardwalk, the beach and the ocean (surf) is able to be seen. In many localities, with natural dunes, it's not possible to see the beach and the surf. All you need do is drive along A1A in Fort Lauderdale, and Delray Beach. In the past, Deerfield Beach would remove the fencing, and put it back up if the weather forecast called for stormy conditions. That's what I would recommend.
7/12/2023 17:42:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:47:07	Yes, full-time resident	Vegetation	Yes	Yes	The parking is expensive

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 17:51:45	Yes, full-time resident	Vegetation	Yes	Yes	really appreciate the opportunity to provide input
7/12/2023 17:53:31	Yes, full-time resident	Vegetation	Yes	Yes	The dunes are a natural & beautiful way of protecting our beaches with minimal maintenance. The VERY UGLY fence currently in use, is not only an eye-sore; it requires on-going maintenance. People ignore the access point/entrance. They climb OVER the fence. This necessitates repairing the fence ONCE AGAIN! PLEASE replace the VERY UGLY FENCE with BEAUTIFUL DUNES! LOOK at Pompano Beach if you would like an example of dunes vs fence. Thank you.
7/12/2023 17:55:36	Yes, full-time resident	Vegetation	Yes	Yes	No
7/12/2023 17:58:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 17:59:15	Yes, full-time resident	Vegetation	Yes	No	If adding vegetation, then provide more paths to the beach, at least by the showers for easier access. It would be great if the public restrooms at the Firehouse could be renovated!
7/12/2023 17:59:18	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:03:18	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:05:26	Yes, full-time resident	Vegetation	Yes	Yes	Dunes are healthy for the beach
7/12/2023 18:05:36	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:05:41	Yes, full-time resident	Vegetation	Yes	Yes	YES, Too much of the beach is being taken over by the rental lounge chairs and umbrellas.
7/12/2023 18:05:52	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 18:05:55	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:07:43	Yes, full-time resident	Vegetation	Yes	Yes	No
7/12/2023 18:09:31	Yes, full-time resident	Vegetation	Yes	Yes	The fencing is an eye sore and would rather have vegetation as a beautiful natural habitat.
7/12/2023 18:10:20	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:11:55	Yes, full-time resident	Vegetation	Yes	Yes	I also do not like the fencing under the pier. If the city pays for beach preservation then it should be public property. Never private.
7/12/2023 18:11:55	Deerfield line-always at	Vegetation	Yes	Yes	
7/12/2023 18:12:16	Yes, full-time resident	Vegetation	Yes	Yes	Higher Dunes and Pathways … the entry path next to Cove Beach Club is nice. Make it magical. Check out St Pete Beach “Secret Garden Beach”. And please fix the foot shower water pressure on 4th street!

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 18:12:43	Yes, full-time resident	Vegetation	Yes	Yes	Dunes can help restore the beach to as close to the natural habitat as possible.
7/12/2023 18:13:58	Yes, full-time resident	Vegetation	No	No	
7/12/2023 18:14:22	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:15:15	No	Vegetation	Yes	Yes	Define all walkways and rope off the dunes
7/12/2023 18:15:28	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:15:30	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:16:13	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:17:01	dent less than 6 months	Vegetation	Yes	Yes	I love the beach but I don’t like to sit on the sand and I would hate if the view from the grassy area would be compromised. I also cannot walk on the sand because I have a walking problem. Keep our beach beautiful. I spend almost six month a year not far from it.
7/12/2023 18:17:51	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:18:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:18:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:19:05	Yes, full-time resident	Vegetation	Yes	Yes	Not sure why it took so long for us to get here. Take the fences down.
7/12/2023 18:20:53	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 18:22:45	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:23:30	dent less than 6 months	Vegetation	Yes	Yes	Please plane the dunes w low plants. The fencing is very tacky, very ugly.
7/12/2023 18:23:46	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:25:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:26:02	lived in DB for 43 years	Vegetation	No	No	Dunes good if they do not take up too much of actual beach space
7/12/2023 18:26:43	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:26:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:27:02	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 18:27:07	Yes, full-time resident	Vegetation	Yes	Yes	No
7/12/2023 18:27:13	dent less than 6 months	Vegetation	Yes	Yes	The burlap is unattractive and falls down. People go over it and knock it down. Dune planting is beautiful and natural. I'm all in favor of it!
7/12/2023 18:27:30	Yes, full-time resident	Vegetation	Yes	Yes	Plant dunes if not too expensive. Everyone is questioning why the lifeguard stands are so expensive.
7/12/2023 18:28:27	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:28:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:28:54	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 18:29:23	No	Vegetation	Yes	Yes	
7/12/2023 18:31:03	Yes, full-time resident	Vegetation	Yes	No	The fences look very temporary and are not aesthetically appealing to me in any way.
7/12/2023 18:31:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:32:26	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 18:33:00	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 18:33:25	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 18:34:03	Yes, full-time resident	Vegetation	Yes	Yes	Would be great to have natural dune landscape
7/12/2023 18:34:31	Yes, full-time resident	Vegetation	Yes	Yes	If keeping a grass portion is important to residents, make it a small section. Dune grass and vegetation will be the best environmental option and I'm sure will save the city money over time. Please extend the vegetation and dune areas.
7/12/2023 18:35:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:36:02	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:36:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:37:19	Yes, full-time resident	Vegetation	Yes	Yes	The beach — the amount of chairs and umbrellas from the hotel etc are excessive and ridiculous at this point. It takes up way too much of the beach.
7/12/2023 18:39:27	Yes, full-time resident	Vegetation	Yes	Yes	Please make it happen! We need dunes to protect our city and the animals that call it home
7/12/2023 18:42:38	Yes, full-time resident	Vegetation	Yes	Yes	Being native to coastal environments, Dunes will, by far require les maintenance than any type of fence. This may be a hard pill to swallow for any beaurocrat. No more 20 city employees to change 8feet of fence
7/12/2023 18:43:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:45:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:46:24	Yes, full-time resident	Vegetation	No	Yes	
7/12/2023 18:47:37	Yes, full-time resident	Vegetation	Yes	Yes	Stop holding festivals and events at the beach. It takes away parking and causes all types of congestion. Schedule events not beach related at Quiet Waters or in areas that are bettered suited.
7/12/2023 18:48:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:48:23	Yes, full-time resident	Vegetation	Yes	Yes	The city should plant the dunes to preserve the habitats and provide protection.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 18:49:09	No	Vegetation	Yes	Yes	I was a resident for 10 years and still a resident of Broward County who enjoys Deerfield Beaches. Vegetation (native) is so important to maintain coastaL resilience.
7/12/2023 18:49:15	Yes, full-time resident	Vegetation	Yes	Yes	Keep improving and preserving our dunes
7/12/2023 18:49:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:49:50	ut I go to Deerfield almo	Vegetation	Yes	Yes	No.
7/12/2023 18:52:20	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:52:27	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:53:07	Yes, full-time resident	Vegetation	Yes	Yes	The dunes will make a much better appearance on our beach
7/12/2023 18:53:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 18:56:30	Yes, full-time resident	Vegetation	No	Yes	It's unfortunate that properties are built on the natural habitat. It's best to build a high enough retention wall to protect the properties since the properties are built on the beach. It's a waste of money to replace the sand because it's the natural habitat.
7/12/2023 18:59:41	previous 10 yr resident	Vegetation	Yes	Yes	replant!!!!!
7/12/2023 19:00:09	No	Vegetation	Yes	No	
7/12/2023 19:01:02	Yes, full-time resident	Vegetation	Yes	Yes	More trash receptacles would be nice. They overflow and our beach looks neglected after busy times.
7/12/2023 19:01:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:02:05	Yes, full-time resident	Vegetation	Yes	Yes	The dunes are a great way to make the beach look more presentable and less under construction look.
7/12/2023 19:03:28	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 19:04:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:05:45	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:11:34	Yes, full-time resident	Vegetation	Yes	Yes	Please bring the beach back to nature...the grass is a royal pain, it doesn't belong there.
7/12/2023 19:12:33	Yes, full-time resident	Vegetation	No	Yes	
7/12/2023 19:13:02	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:14:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:16:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:18:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:19:05	Yes, full-time resident	Vegetation	No	Yes	Fix the pier and move the new guard tower ruining the Pavilion view
7/12/2023 19:19:47	Yes, full-time resident	Vegetation	Yes	Yes	Dont put in the ugly fence.
7/12/2023 19:19:56	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 19:21:47	Yes, full-time resident	Vegetation	Yes	Yes	I am will to volunteer time to help plant the dunes if needed
7/12/2023 19:22:24	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:22:37	Yes, full-time resident	Vegetation	Yes	Yes	I understand why we need the fencing, so we can build the dunes, and vegetation can be added after enough sand has accumulated. We also need more sand traps in the water to prevent erosion, such as giant rock beds perpendicular to the sand. We also should make the vegetation in the dunes wider than they are and protecting it from people.
7/12/2023 19:23:56	No	Vegetation	Yes	Yes	
7/12/2023 19:25:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:27:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:30:09	Yes, full-time resident	Vegetation	Yes	Yes	Totally opposed to dunes blocking the view from A1A. We are one of few Florida beaches that benefit from ocean view for all.
7/12/2023 19:33:09	Yes, full-time resident	Vegetation	Yes	Yes	Dunes are a natural feature of the Florida coastline and one that we should continue to reintroduce on our beaches here in Deerfield Beach. They provide ecological habitats, protection against storm surge flooding as well as supply sand to replenish beach erosion. They are substantially more attractive than fencing or manicured grass, which we replace every year. As a full time resident and tax payer in the city since 2009, it pains me that we waste so much time and money replanting our beach annually with non-native vegetation for a manicured look. We should encourage planting of native vegetation like Sea Oats and East Coast Dune Sunflower. If we are lucky, we could have migratory birds like the State-designated Threatened species Least Terns colony, that nested on Deerfield beach during the pandemic, return to our beaches for future seasons.
7/12/2023 19:34:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:37:39	Yes, full-time resident	Vegetation	Yes	Yes	Dunes are attractive and natural. They might impede the view from the boardwalk a bit, but are better than fencing.
7/12/2023 19:37:56	Yes, full-time resident		Yes	No	
7/12/2023 19:37:58	Yes, business-owner	Vegetation	Yes	Yes	
7/12/2023 19:39:27	Yes, full-time resident	Vegetation	Yes	Yes	Do it NOW!

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 19:40:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:40:24	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:41:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:43:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:43:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:45:11	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:46:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:48:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:49:47	Yes, full-time resident	Vegetation	Yes	No	No
7/12/2023 19:50:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:52:11	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:52:22	Yes, business-owner	Vegetation	Yes	Yes	The only people who will choose fencing are those who are not educated on the benefits of natural dunes.
7/12/2023 19:52:58	Yes, full-time resident	Vegetation	Yes	Yes	I prefer the look of the south side beach by the Wedding deck
7/12/2023 19:57:31	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 19:58:43	Yes, full-time resident	Vegetation	Yes	Yes	Dunes will add a lot to the community!
7/12/2023 19:58:52	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:00:56	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 20:03:16	Yes, full-time resident	Vegetation	Yes	Yes	more showers, remove sign from under pier
7/12/2023 20:04:21	dent less than 6 months	Vegetation	No	Yes	The beach needs to be raked/cleaned on a regular schedule. Too much trash.
7/12/2023 20:04:57	sident and business ow	Vegetation	Yes	Yes	Dunes make more sense the fencing is ugly and doesn't work as well as natural
7/12/2023 20:05:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:07:33	Yes, full-time resident	Vegetation	Yes	Yes	Protect the beaches
7/12/2023 20:08:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:09:40	No	Vegetation	Yes	No	
7/12/2023 20:10:39	No	Fencing	Yes	No	
7/12/2023 20:12:07	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:12:40	No	Vegetation	Yes	No	Born and raised in LHP, Deerfield is the best beach, keep up the good work.
7/12/2023 20:12:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:13:39	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:15:36	Yes, full-time resident	Vegetation	Yes	Yes	Plant sea grass & other plants, make it high with soil, then plants
7/12/2023 20:15:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:17:32	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:19:46	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 20:21:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:23:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:25:21	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:25:25	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 20:26:24	No	Fencing	No	No	Most beaches that have dunes have that area pretty dirty and snakes end up living there. If the city is capable of preventing both of these I am in favor, otherwise I believe that fencing is cleaner
7/12/2023 20:29:47	Yes, full-time resident	Vegetation	Yes	Yes	We need more dunes and vegetation lined pathways - We need to signs reminding people to pick up ALL their trash when leaving. I suggest covered boxes on a pole : “take a book/ leave a book “ (I saw this in beaches in Longboat key) Why is the sargassum just pushed into the sand creating ugly mounds all along the beach … why isn’t it picked up by these machines ? when will the reef be built ? One failed a few years ago due to the bad handling of the barge but nothing happened since ….
7/12/2023 20:31:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:31:22	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 20:31:44	Yes, full-time resident	Vegetation	Yes	Yes	Whenever you can do natural, that's what should be done. Nature knows what it's doing
7/12/2023 20:32:28	Yes, full-time resident	Vegetation	Yes	Yes	Can we remove the condos and expand the dunes?!
7/12/2023 20:33:54	Yes, full-time resident	Vegetation	Yes	Yes	I prefer the dunes because I think they are better for the beach and also look better - the fences look terrible.
7/12/2023 20:33:57	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:34:04	Yes, full-time resident	Vegetation	Yes	Yes	the fencing looks horrible and cheap and I’m embarrassed by it and the vegetation on the south side is beautiful and beneficial.
7/12/2023 20:35:26	Yes, full-time resident	Vegetation	Yes	Yes	Sand fencing is not aesthetic. Dunes are the way to go.
7/12/2023 20:35:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:38:58	Yes, full-time resident	Vegetation	No	No	
7/12/2023 20:39:40	Yes, full-time resident	Vegetation	Yes	No	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 20:39:59	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:40:31	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:43:17	Yes, full-time resident	Vegetation	Yes	Yes	The resident of Deerfield Beach since the early 90s I've owned a house in the Cove since the mid-2000s. I'm thrilled that your finally engaging residence about this. That "fence", as you call it, is the pimple on the tip of the nose of an otherwise beautiful beach. Having said that, I'm shocked that you're asking what people would prefer knowing that the coastal dunes have such benefits. the truth of the matter is, I go down there nearly every day I see what the beach looks like after storms, if you look at the south end of the beach that has the dunes in the grass there's hardly ever any sand on the the Swail grass, whereas that windsock fence is usually half tore up and the entire swell grass is covered. the sidewalks gets covered and it's in the road with all the sand. So It's a no-brainer to build dunes. plus it's so beautiful, the south end of the beach down near Embassy suites where you have the dune pathways with the ropes in the grass it's just so beautiful. go to Delray Beach look at their beach how beautiful that is and then come to Deerfield and look at that stupid, Wind sock, it's crazy.So yes please, I beg you put in the dunes with the grass and with the paths, it's money well spent it looks beautiful and it protects the residence in the neighborhood as well as the businesses in the area.
7/12/2023 20:43:45	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:49:02	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 20:53:18	Yes, full-time resident	Vegetation	Yes	Yes	Please take away this netting & add dunes!!
7/12/2023 20:53:31	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:53:50	No	Vegetation	Yes	No	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 20:56:51	No	Vegetation	Yes	No	I love the upgrades you've made. You've got a great time! They work hard at always making sure the beaches are well kept. I sit under the tiki huts a lot during the morning hours and I'll see the people making the new lawn look great, the trash coming and being taken out, I'm like wow, they really take care of our beaches. The fences gotta go though, such an eye sore lol.
7/12/2023 20:57:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:57:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:58:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 20:59:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:00:51	No	Vegetation	Yes	Yes	
7/12/2023 21:04:33	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:05:31	Yes, full-time resident	Vegetation	Yes	Yes	The showers are disgusting and half of them don't work. The situation with the lifeguard stands and the amount of money you are robbing from tax paying citizens is despicable!
7/12/2023 21:07:06	Yes, full-time resident	Vegetation	Yes	No	DFB keeps their beaches clean and pretty all the time. Good job looking after our city!!
7/12/2023 21:08:07	Yes, full-time resident	Vegetation	Yes	Yes	A combination of vegetation and fencing may meet the needs in some areas.
7/12/2023 21:08:30	Yes, full-time resident	Vegetation	Yes	Yes	Dunes should provide some protection
7/12/2023 21:11:47	No	Vegetation	No	Yes	Leave the natural habitats alone protect what is there naturaly
7/12/2023 21:13:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:14:07	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 21:20:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:23:38	Yes, business-owner	Vegetation	Yes	Yes	I Don't like the fencing but vegetation would look natural and better, love Deerfield Beach!!
7/12/2023 21:26:25	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:29:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:34:59	Yes, business-owner	Vegetation	Yes	Yes	
7/12/2023 21:39:48	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 21:39:53	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:41:20	Yes, full-time resident	Fencing	No	Yes	Dunes have a great environmental benefit, but leave room for nuances from the public. Especially in such a heavy tourist area. You could end up spending more on monitoring and up keep.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 21:41:47	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 21:42:57	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:48:29	Yes, business-owner	Vegetation	No	Yes	
7/12/2023 21:51:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:53:32	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:54:08	dent less than 6 months	Vegetation	Yes	Yes	Thank you for keeping it beautiful, healthy and safe.
7/12/2023 21:54:26	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:55:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 21:56:57	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:00:28	dent less than 6 months	Vegetation		No	Planting dunes?? Not sure what that looks like
7/12/2023 22:02:01	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:02:50	Yes, full-time resident	Vegetation	Yes	Yes	Please keep the Dunes. It’s way better for the environment. Let’s preserve and take care of nature.
7/12/2023 22:03:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:04:36	Yes, full-time resident	Vegetation	Yes	Yes	You will still need fencing so idiots don't create multiple paths thru the dunes and trample all the vegetation there.
7/12/2023 22:07:52	Yes, full-time resident	Vegetation	No	No	Spend money on more useful things

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 22:08:59	Yes, full-time resident	Vegetation	Yes	Yes	Permanent residents should be allowed an annual parking pass that you can park in any of the places on the beach. The lots that are zoned for such parking are not in the best locations. Full time residents should be incentivized to purchase the annual pass and honestly taken care of a bit more, it's our home. Also, The amount of trash people leave after large events is truly disheartening to see. I know there's not much we can do about that especially the 4th of July but maybe hand out heavy handed tickets for littering during those events. It's our little piece of paradise and nature, it's the only one we have locally and it should be respected as such. Chances are it's for people who don't even live here, make them respect and appreciate the place. It is beautiful. Lastly, the 4 hour parking at Sullivan park for the boat club. There is no way to pay for more time at the park and often times the boats are delayed essentially guaranteeing you a citation. Once again, simple solution for proof of boat club membership or just allow some leeway. 5 hour parking make that big of a difference? The boat club usually works in 4 hour blocks. Would gladly pay extra for parking time but not being able to take your family with young kids boating. Community is great.
7/12/2023 22:11:19	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:12:22	Yes, full-time resident	Vegetation	Yes	Yes	The grass swale is great. Having it next to the sand even better, maybe some places. I do like the vegetation for much of it.
7/12/2023 22:13:48	Yes, full-time resident	Vegetation	No	Yes	
7/12/2023 22:14:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:15:25	Yes, full-time resident	Vegetation	Yes	Yes	Protection and habitat benefits of dune restoration always outweighs any aesthetic concerns.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 22:16:15	Yes, full-time resident	Vegetation	Yes	Yes	Love our beach- not sure why the Lifeguard stands are almost a quarter million each-
7/12/2023 22:17:42	Yes, full-time resident	Vegetation	Yes	Yes	No sea oats
7/12/2023 22:17:56	Yes, full-time resident	Vegetation	Yes	Yes	I think you can do it on a donation basis as well. People are willing to help just ask.
7/12/2023 22:21:14	dent less than 6 months	Vegetation	Yes	No	
7/12/2023 22:23:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:23:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:25:55	Yes, full-time resident	Vegetation	Yes	Yes	So glad to learn there is a possibility of the fencing being replaced by natural dunes!
7/12/2023 22:28:04	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 22:28:38	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:28:42	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 22:33:36		Vegetation	Yes	Yes	
7/12/2023 22:36:19	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:37:46	Yes, full-time resident	Vegetation		No	
7/12/2023 22:45:45	Yes, full-time resident	Vegetation	Yes	Yes	Support this valuable project 100%
7/12/2023 22:48:28	dent less than 6 months	Vegetation	Yes	Yes	Yes, You should put clean up buckets at different entrances for those of us who want to pick up...
7/12/2023 22:48:45	Yes, full-time resident	Vegetation	Yes	Yes	The fence is horrible in appearance. It's cheap and cheesy. There is absolutely no class in most projects in Deerfield Beach.
7/12/2023 22:48:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:50:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:51:06	Yes, full-time resident	Vegetation	Yes	Yes	Focus more on preservation and less on tourism - moratorium on gas vessels within 3 miles of the beach
7/12/2023 22:54:59	No	Vegetation	Yes	Yes	something needs to be don't to actually keep people.off of the dunes
7/12/2023 22:56:45	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 22:58:29	Yes, full-time resident	Vegetation	No	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 22:58:40	Yes, full-time resident	Fencing	No	No	If you do the dunes make sure they are kept up on and there are several entrance/exit points. Also fix electric outlets at the pavilion. Puts some more focus on abandon businesses around s curve. Clean up the sidewalks out there. No need to redo the only functioning convenience store (711) when so many other non functioning spaces Could use the work and money. Makes no sense at all. Make an official outdoor gym by the embassy. Fine jbs for all there sewage going everywhere or whatever that is. No need for new trash cans use that money for more usefull items like what I mentioned above. Just replace the lids. That's pretty obvious. Stop redoing the grave when it's perfectly fine. Again could be used in so many other actually junky looking area mentioned above. There's more but I will end it there. And my only worry about dunes is the upkeep. May look nice at first but eventually gonna look bad.
7/12/2023 22:58:55	Yes, full-time resident	Vegetation	Yes	Yes	dunes are cheaper, more efficient in protecting the beach and MUCH better looking!!!
7/12/2023 23:00:40	Yes, full-time resident	Vegetation	Yes	Yes	Important to keep it natural and not man made as much as you can.
7/12/2023 23:01:33	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 23:15:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/12/2023 23:20:05	Yes, full-time resident	Vegetation	Yes	No	No
7/12/2023 23:22:25	dent less than 6 months	Vegetation	Yes	Yes	The current fencing is an eyesore and in constant need of repair. A more natural and defined pathway is very much more estetic and beneficial. Also allowing lounging with chairs and unbrellas in the grass area between the walkway and the sand is ridiculous and difficult to navigate through.
7/12/2023 23:24:31	dent less than 6 months	Vegetation	Yes	Yes	We should be doing everything possible to preserve/premote dunes
7/12/2023 23:25:09	dent less than 6 months	Vegetation	Yes	Yes	
7/12/2023 23:27:50	Yes, full-time resident	Vegetation	Yes	No	
7/12/2023 23:32:35	Yes, full-time resident	Vegetation	Yes	Yes	N/A
7/12/2023 23:38:36	Yes, full-time resident	Fencing	Yes	Yes	
7/12/2023 23:43:12	No	Vegetation	No	Yes	Fix the pier and make it longer

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/12/2023 23:52:56	dent less than 6 months	Vegetation	Yes	Yes	The burlap fencing is a sloppy looking eyesore. It is a tripping hazard. It's always falling down and makes it difficult to access the beach. Especially with the beach chairs, umbrellas, and groups of loitering people on the grass area which block direct access and egress to and from the beach. People should not be permitted on the grass. Especially making holes with their umbrellas. There should be more defined pathways to the beach through a vegetation dune area like the other beaches in the area. These walkways should correspond with the showers and pay stations. A lot of money is spent on replanting the grass area only to be destroyed by people who don't care how our beach looks. A vegetation dune would be more aesthetically pleasing to the eyes. However, it should be done in such a way as to not block the open view of the beach from the road and sidewalk which makes our beach unique and beautiful.
7/13/2023 0:10:44	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 0:15:13	Yes, full-time resident	Vegetation	Yes	Yes	Maintain the vegetation to view is unobstructed.
7/13/2023 0:32:46	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 1:22:49	Yes, full-time resident	Vegetation	Yes	Yes	Use native plants, please
7/13/2023 1:32:44	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 1:34:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 1:53:25	Yes, full-time resident	Vegetation	Yes	Yes	Beach in general: Too dark & creepy to walk along the beach walk (the mis-measured "mile") @ night during turtle season. The new lights don't provide enough light. Very off-putting to tourists & residents alike. Please bring back the lovely full-size lampposts (for non-turtle season). We humans count too! Love the beach—best beach in FL! Would love to be able to walk at night (when it's less hot!) & feel safe & enjoy the beauty of DFB. Thanks for listening!
7/13/2023 1:58:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 2:07:06	No	Vegetation	Yes	Yes	
7/13/2023 2:10:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 2:27:02	Yes, full-time resident	Vegetation	Yes	No	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 3:32:32	Yes, full-time resident	Vegetation	Yes	Yes	We have displaced so much of the natural habitat that we should replace it where we can. Also the vegetation is far superior aesthetically.This is true of the dunes as well as our other parks. Plant more shade trees in parks and allow responsible dog owners to use them. 40% of the population has dogs and walking is the most popular recreation activity, which many of our parks prohibit 40% of Deerfield's population from pursuing the most popular rec activity in our under used parks. What are we thinking? Problem dog walkers who don't pick up after their pet--police the parks and fine them. Let's be creative and let nearly half the populace use and enjoy our parks.
7/13/2023 3:50:34	Yes, full-time resident	Vegetation	Yes	Yes	Coastal restoration + protection are essential for flood mitigation, ecology and natural beauty and recreation.
7/13/2023 4:46:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 4:54:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 5:29:20	No	Vegetation	Yes	Yes	
7/13/2023 5:34:04	Yes, full-time resident	Vegetation	Yes	No	
7/13/2023 6:07:26	Yes, full-time resident	Vegetation	Yes	Yes	Always better to go with nature. Dunes protect the environment.
7/13/2023 6:11:23	Yes, full-time resident	Vegetation	Yes	Yes	The fence is a tourist laughing stock
7/13/2023 6:12:28	No	Vegetation	Yes	Yes	
7/13/2023 6:15:17	Yes, full-time resident	Vegetation	Yes	Yes	Get rid of the grass and plant dunes. Helps stabilize the dunes and keeps sand from being transported onto sidewalks and street. Grass doesn't belong at the beach.
7/13/2023 6:16:20	No	Vegetation	Yes	Yes	NA
7/13/2023 6:21:49	No	Vegetation	Yes	Yes	Love Deerfield Beach!
7/13/2023 6:23:00	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 6:26:29	Yes, full-time resident	Vegetation	Yes	Yes	Love the beach in Deerfield. Lived hear almost 30 years. Dunes and vegetation are better for the beach. You also should have a way to verify if residents are answering this survey.
7/13/2023 6:26:58	esident 6 months per ye	Vegetation	No	No	I would like see a proposed drawing of the dunes
7/13/2023 6:31:33	No	Vegetation	Yes	Yes	The City of Deerfield Beach is doing an amazing job.
7/13/2023 6:34:49	Yes, full-time resident	Fencing	No	Yes	
7/13/2023 6:41:38	No	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 6:42:51	Yes, full-time resident	Vegetation	Yes	Yes	I would like to see the dunes have more maintenance put into them on keeping vegetation within a roped off boundary areas instead of just letting it grow outside of boundary area. In other words keep dunes mana cured
7/13/2023 6:48:00	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 6:57:26	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 7:03:06	Yes, full-time resident	Vegetation	Yes	Yes	Beach looks great, keep up the good work!
7/13/2023 7:04:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:05:15	Yes, full-time resident	Vegetation	Yes	Yes	Please leave the dunes. They need to be there
7/13/2023 7:07:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:07:24	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:11:26	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:15:34	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:16:34	Yes, full-time resident	Vegetation	Yes	Yes	Fences distract from the natural beauty of the beach. If dunes serve the same purpose, I propose choosing dunes.
7/13/2023 7:18:08	Yes, business-owner	Vegetation	Yes	Yes	Planting and replanting grass that has to be watered and mowed is a waste of time and money as well as putting up and taking down fencing.
7/13/2023 7:25:57	Yes, full-time resident	Vegetation	Yes	No	
7/13/2023 7:27:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:28:09	Yes, full-time resident	Vegetation	Yes	Yes	Dunes and vegetation really beautify the beach. Love our Deerfield Beach - such a special spot, thanks to City staff who work so hard to keep it clean!
7/13/2023 7:34:47	Yes, full-time resident	Vegetation	Yes	Yes	More nature is needed for mental health
7/13/2023 7:34:48	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:40:56	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:43:13	Yes, full-time resident	Vegetation	Yes	Yes	Plant dunes. But don’t overpay to make it happen, please.
7/13/2023 7:48:10	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:49:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 7:53:05	Yes, full-time resident	Vegetation	Yes	Yes	I think natural florida plants should be grown as a barrier.
7/13/2023 7:56:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:00:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:02:58	Yes, full-time resident	Vegetation	Yes	Yes	Make it look as natural as possible with dunes versus fencing made of non organic material
7/13/2023 8:06:19	Yes, full-time resident	Vegetation	Yes	No	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 8:09:46	Yes, full-time resident	Fencing	No	Yes	Our beach is enjoyed by many who like to enjoy the view of the ocean; I do not think we need either the dunes or the fence. The beach would much nicer and as far as any costs are concerned, there is ample money generated from the parking meters to cover cleanup/etc costs. Leave the beach alone and let the residents/tourists enjoy it!
7/13/2023 8:09:48	Yes, full-time resident	Vegetation	Yes	Yes	PLEASE INSTALL VEGITATION THE ENTIRE LENGTH OF CITY DUNES ASAP.
7/13/2023 8:16:01	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:17:43	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:24:40	Yes, full-time resident	Vegetation	Yes	Yes	The dunes are a natural solution to a man-made climate problem. More nature less plastic & metal
7/13/2023 8:25:44	Yes, business-owner	Vegetation	Yes	Yes	We need to keep the beaches natural let nature do it’s own thing. And stop pushing extra sand in
7/13/2023 8:30:59	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:38:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:46:45	No	Vegetation	Yes	Yes	
7/13/2023 8:47:54	Yes, full-time resident	Vegetation	Yes	Yes	This is city money well spent.
7/13/2023 8:48:08	No	Vegetation	Yes	Yes	
7/13/2023 8:48:17	Yes, full-time resident	Vegetation	Yes	Yes	More dunes! Boca has awesome wildlife and a great dune. So does Juno.
7/13/2023 8:50:00	Yes, full-time resident	Vegetation	Yes	Yes	I think this a no brainer !
7/13/2023 8:52:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 8:58:34	resident for 40 years	Vegetation	Yes	Yes	Beach front properties with natural vegetation, sea grapes, sawgrass and such create a habitat for native species of birds and other wildlife. The dunes with natural access to the beaches, maintained properly creates a cleaner environment. Place trash containers and enforce to keep our beaches clean. Seagrape is a natural barrier from wind blown Debrie, sand and erosion. Our beaches are some of the best on the east coast, but there is always room for improvement. Keep a Moratorium on beach development. No new Building should take place such as HiRISE apartments and such that block the view of our beautiful beaches resident from 1959.
7/13/2023 9:05:12	Yes, full-time resident	Vegetation	Yes	Yes	WTH with the 211$ lifeguard stands?

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 9:09:33	Yes, full-time resident	Vegetation	Yes	Yes	Although the fencing probably works much better than the vegetation..the vegetation is much more pleasing to the eye
7/13/2023 9:12:48	Yes, full-time resident	Vegetation	Yes	No	No
7/13/2023 9:14:20					
7/13/2023 9:14:51	No	Vegetation	Yes	Yes	Keep the turtles safe!
7/13/2023 9:17:24	Yes, full-time resident	Vegetation	Yes	Yes	I think dunes are fine as long as the city maintains them in a manner that lets people see the ocean as they ride or walk along the beach road. The city employees that maintain the beach do a great job.
7/13/2023 9:17:56	No	Vegetation	Yes	Yes	We live in Parkland and Deerfield Beach has always been “our beach”. We love the beach and spending time there as a family. However, Deerfield Beach seems to have been overrun with seaweed for the past several years, making it less than pleasurable.
7/13/2023 9:18:22	Yes, full-time resident	Vegetation	Yes	Yes	This is such a great project to do for the beaches! Looks better and better for the environment as well to prevent natural erosion.
7/13/2023 9:20:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 9:20:14	Yes, full-time resident	Vegetation	Yes	Yes	No
7/13/2023 9:28:54	No	Fencing	Yes	Yes	
7/13/2023 9:36:57	Yes, full-time resident	Vegetation	Yes	No	Leave as natural as possible
7/13/2023 9:37:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 9:39:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 9:39:44	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 9:39:45	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 9:46:17	Yes, full-time resident	Fencing	No	Yes	The fencing comes down after nesting season, vegetation wouldn't. I can't walk very far (due to aging and limited abilities) and full vegetation would make me walk further due to heavy parking along the beach. That means I would almost never be able to go onto the beach, and that would make me very sad. If the vegetation provided enough spaces to enter the beach from various points, that would be a reasonable compromise.
7/13/2023 9:51:35	No	Vegetation	Yes	Yes	
7/13/2023 9:52:48	Yes, full-time resident	Vegetation	Yes	Yes	Natural vegetation all the way!
7/13/2023 9:58:45	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:02:11	Yes, full-time resident	Vegetation	Yes	No	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 10:04:00	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:04:55	Yes, full-time resident	Vegetation	Yes	Yes	The sooner, the better.
7/13/2023 10:05:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:06:07	Yes, full-time resident	Vegetation	Yes	Yes	Get rid of the ugly fences. They destroy the beauty of the beach
7/13/2023 10:12:01	Yes, full-time resident	Vegetation	Yes	Yes	Please more dunes and palms and trees for some shade!
7/13/2023 10:12:32	Yes, full-time resident	Vegetation	Yes	Yes	Do what is right for the environment.
7/13/2023 10:17:49	Yes, full-time resident	Fencing	No	Yes	we have a great walkway, it will take on the same unkempt look as the other ones that have been done, it is a place to gather a lot of trash, and make the beach less safe as the visibility is limited now.
7/13/2023 10:21:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:22:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:46:46	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:47:03	Yes, full-time resident	Fencing	No	Yes	
7/13/2023 10:49:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:51:51	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 10:52:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 10:55:35	Yes, full-time resident	Vegetation	Yes	Yes	Dunes looks nicer and our way better for our beach ecosystem
7/13/2023 10:58:22	Yes, full-time resident	Vegetation	Yes	Yes	Let’s look more like Boca Raton’s natural vegetation and dunes
7/13/2023 11:05:59	dent less than 6 months	Vegetation	Yes	Yes	Please keep up the great beachfront work!
7/13/2023 11:16:08	No	Vegetation	Yes	Yes	
7/13/2023 11:16:24	Yes, full-time resident	Vegetation	Yes	Yes	The fencing looks horrible and is an eye sore for the City. We need to be leaders in using natural, living shoreline based solutions instead of manufactured fence that becomes marine debris. Let’s be environmentally friendly, Deerfield Beach!
7/13/2023 11:23:40	Yes, full-time resident	Vegetation	Yes	Yes	The fence example looks terrible and would detract from the beach. This would be a very negative impact on both the environment and enjoyment of the area.
7/13/2023 11:25:27	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 11:32:57	Yes, full-time resident	Vegetation	Yes	Yes	Consider putting in a longer jetty that extends into the ocean at the farthest south rock pile on our beaches. This could help the beaches of Deerfield and Hillsboro retain the new sand from the recent replenishment project and collect new sand. This would also create a habitat for fish, lobsters, and other sea creatures. As well as, create a better spot for surfing. Which would increase traffic to our beaches.
7/13/2023 11:41:24	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 11:56:02	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 11:57:38	Yes, full-time resident	Vegetation	Yes	No	
7/13/2023 11:58:26	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 12:00:35	Yes, full-time resident	Vegetation	Yes	No	Sure do ,don’t you dare build those LIFE Guard Stations!!! Absolutely waist of TAXPAYERS MONEY!! Ridiculous
7/13/2023 12:04:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 12:27:44	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 12:27:45	Yes, full-time resident	Vegetation	Yes	Yes	Make the dunes happen. Save Deerfield.
7/13/2023 12:32:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 12:40:54	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 12:43:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 12:46:19	e resident and business	Vegetation	Yes	Yes	
7/13/2023 12:47:50	Yes, full-time resident	Vegetation	Yes	No	Keep it as natural as possible
7/13/2023 13:03:22	No	Vegetation	Yes	Yes	
7/13/2023 13:12:11	No	Vegetation	Yes	Yes	
7/13/2023 13:18:11	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 13:18:15	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 13:28:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 13:49:13	Yes, full-time resident	Vegetation	Yes	Yes	Fix the infrastructure around the City FIRST and prioritize all potential projects so they can be staged and budgeted for without claiming that more housing brings more money through taxes (it really does not). Once the "needs" have been addressed, then work through the "wants".
7/13/2023 13:53:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:01:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:01:59	No	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 14:04:12	Yes, full-time resident	Vegetation	Yes	Yes	The fencing dunes detract from the beauty of our amazing beach! They make the beach look like there's a constant construction underway. Looks terrible in photos too.
7/13/2023 14:05:55	No	Vegetation	Yes	Yes	
7/13/2023 14:18:41	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:21:41	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:27:20	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:27:45	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 14:43:49	dent less than 6 months	Vegetation	No	No	
7/13/2023 14:44:02	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:48:03	LHP but local for 50+	Vegetation	Yes	Yes	The natural look is long over due. As long as there are ample paths to access the sand it shouldnt be an issue
7/13/2023 14:51:02	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:51:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 14:54:08	Yes, full-time resident	Vegetation	Yes	Yes	The fencing is only on the main beach where the grass is located. Will natural vegetation be planted there? And will this stop the need to use blowers to clean the grass from wind blown sand? Natural is better
7/13/2023 14:54:50	Yes, full-time resident	Vegetation	Yes	No	
7/13/2023 15:05:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 15:07:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 15:15:17	No	Vegetation	Yes	Yes	
7/13/2023 15:23:19	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 15:29:57	Yes, full-time resident	Fencing	No	Yes	What about lifeguard stands?
7/13/2023 16:05:59	Yes, full-time resident	Vegetation	Yes	No	
7/13/2023 16:08:47	Yes, full-time resident	Vegetation	Yes	Yes	Anything we can do to keep the beach and dunes in their natural state is better for the environment, helps reduce erosion and is key to protecting our town and ultimately our planet. Severe weather events are only going to get worse. Time to be progressive and forward thinking and add/restore dunes. Love our town and any positive changes you can make to protect it. Thank you!
7/13/2023 16:09:06	Yes, full-time resident	Vegetation	Yes	Yes	There are some areas that have dunes and some that the dunes are fully gone. I would recommend to try to replant those areas, instead of having just grass. Thank you.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 16:18:44	No	Vegetation	Yes	Yes	
7/13/2023 16:22:44	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 16:34:30	No	Vegetation	Yes	Yes	The fence is a ridiculous option!!!
7/13/2023 16:37:35	Yes, full-time resident	Vegetation	No	Yes	Someone got rich approving those lifeguard stands!
7/13/2023 16:41:05	No	Vegetation	Yes	Yes	Not only dunes, the beaches have to have trees, public access, dog areas. We need a DB for the people and not for the real estates investors. No more high buildings. We also need DB with more vegetation, big trees, seeing greener, beautify.
7/13/2023 16:51:15	No	Vegetation	Yes	Yes	
7/13/2023 17:44:23	in Deerfield for over 50	Vegetation	Yes	Yes	I believe the fencing will be an eye sore. Natural vegetation is more appealing and better for the environment in general in my opinion
7/13/2023 17:46:06	Yes, full-time resident	Vegetation	Yes	Yes	Is part of our beach look with some flowering from time to time, is nature! Take care of it!
7/13/2023 18:03:03	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 18:20:48	Yes, full-time resident	Fencing	No	Yes	
7/13/2023 18:30:48	dent less than 6 months	Vegetation	No	Yes	No
7/13/2023 18:38:37	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 18:39:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 18:45:28	Yes, full-time resident	Vegetation	Yes	Yes	Before we move forward, tell us what the cost might be with wasted enough money on lifeguard towers, I'm sorry I'm not a Carpenter right now
7/13/2023 18:53:00	Yes, full-time resident	Vegetation	Yes	Yes	No
7/13/2023 19:44:44	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 19:56:56	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 20:54:46	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 21:19:40	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 21:20:14	dent less than 6 months	Vegetation	Yes	Yes	
7/13/2023 21:20:53		Vegetation	Yes	Yes	8 foot concrete wall on ocean side protecting dunes...
7/13/2023 21:39:02	Yes, full-time resident	Vegetation	Yes	Yes	We need to bring back nature
7/13/2023 21:41:35	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 21:49:43	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 22:33:39	Yes, full-time resident	Vegetation	Yes	Yes	
7/13/2023 23:18:55	Yes, full-time resident	Fencing	No		Let's maintain what we have. Dunes are beautiful but what are we? Delray Beach? What about improving western Deerfield.
7/13/2023 23:24:26	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/13/2023 23:34:02	Yes, full-time resident	Vegetation	Yes	No	
7/14/2023 0:03:44	dent less than 6 months	Vegetation	Yes	Yes	natural is slways better
7/14/2023 0:53:09	Yes, full-time resident	Vegetation	Yes	Yes	Get the community involved and use Project Roc (Reclaiming Our Coastline) a community-based education and restoration non-profit organization!
7/14/2023 4:28:05	No	Vegetation	Yes	Yes	I would check in w town in the northern Outer Banks of NC and their beach restorations such as the Town of Duck and Nags Head
7/14/2023 5:34:55	No	Vegetation	Yes	Yes	
7/14/2023 6:46:48	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 6:47:52	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 6:51:16	No	Vegetation	Yes	Yes	
7/14/2023 7:13:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 7:13:35	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 7:29:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 7:44:27	Yes, full-time resident	Vegetation	Yes		
7/14/2023 7:56:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 8:26:46	dent less than 6 months	Vegetation	No	Yes	
7/14/2023 8:27:44	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 8:29:45	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 8:37:17	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 8:51:27	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 8:52:34	Yes, full-time resident	Vegetation	Yes	Yes	The fencing ruins the natural beauty of the beach
7/14/2023 9:06:52	Yes, full-time resident	Vegetation	Yes	Yes	i like the look of the wooden posts with the rope. it has a nautical feel.
7/14/2023 9:09:03	Yes, full-time resident	Vegetation	Yes	Yes	i like the vegitation dunes option. i prefer the look of the wooden posts with the ropes , it has a nautical feel. Sincerely.
7/14/2023 9:09:54	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 9:56:14	Yes, business-owner	Fencing	No	No	Their must be another way to protect the beach
7/14/2023 10:10:47	Yes, full-time resident	Vegetation	Yes	Yes	Keep it looking natural
7/14/2023 10:17:42	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 11:05:41	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 11:29:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 11:46:07	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 12:38:23	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 14:00:05	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 14:24:14	dent less than 6 months	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/14/2023 14:36:08	Yes, full-time resident	Vegetation	No	Yes	Please build cement wall like Fort Lauderdale beach has. That would be better than vegetation or fencing
7/14/2023 14:39:15	Yes, full-time resident	Vegetation	Yes	Yes	Dunes= nature. Fences = well, fences!
7/14/2023 14:47:14	Yes, full-time resident	Vegetation	Yes	Yes	As long as the vegetation is low and maintained. What type of vegetation?
7/14/2023 15:08:46	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 15:42:51	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 15:59:40	Yes, full-time resident	Vegetation	Yes	No	
7/14/2023 16:35:45	Yes, full-time resident	Vegetation	Yes	Yes	Use sea oat and low ground cover. No seagrape
7/14/2023 17:13:18	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 17:16:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 17:18:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 17:26:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 17:32:33	Yes, full-time resident	Vegetation	Yes	Yes	Plants & higher dunes
7/14/2023 17:32:43	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 18:00:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 18:04:31	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 18:49:48	Yes, full-time resident	Vegetation	Yes	Yes	
7/14/2023 19:27:13	Yes, full-time resident	Vegetation	Yes	Yes	Our beach is beautiful and I want to thank everyone who maintains our paradise!
7/14/2023 20:23:36	dent less than 6 months	Vegetation	Yes	Yes	
7/14/2023 22:24:51	No	Vegetation	Yes	Yes	
7/14/2023 23:32:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 0:52:10	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 7:09:35	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 7:56:10	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 8:23:40	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 8:25:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 8:26:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 12:10:06	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 12:19:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 13:24:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 16:09:17	No	Vegetation	Yes	Yes	Natural dunes are 100% better than fencing, for hurricane protection, sea turtles, and anesthetics.
7/15/2023 16:25:28	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 16:26:48	Yes, full-time resident	Vegetation	Yes	No	
7/15/2023 16:27:20		Vegetation	Yes	Yes	
7/15/2023 17:04:03	dent less than 6 months	Vegetation	Yes	Yes	
7/15/2023 17:05:02	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/15/2023 17:19:10	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 17:52:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 17:56:11	Yes, full-time resident	Vegetation	Yes	Yes	It’s a natural solution
7/15/2023 18:31:48	Yes, full-time resident	Vegetation			Love my backyard. Keep it as natural as possible.
7/15/2023 19:36:03	dent less than 6 months	Vegetation	Yes	Yes	Get rid of the fencing! Especially because there is none by the hotel!
7/15/2023 20:38:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/15/2023 21:54:54	No	Vegetation	Yes	Yes	Nature Beats fencing, any day
7/15/2023 22:15:11	Yes, full-time resident	Vegetation	Yes	Yes	No.
7/16/2023 9:07:41	Yes, full-time resident	Vegetation	Yes	Yes	Do not ever put that ugly fence up ever again! I'm sorry but it's the stupidest idea ever and whoever came up with that - and approved it - should be beyond embarrassed! We have some of the nicest beaches in the area that are so mismanaged. Natural vegetation is the only way to go! We need dunes!
7/16/2023 9:31:08	dent less than 6 months	Vegetation	Yes	Yes	
7/16/2023 9:49:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 9:58:37	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 10:04:18	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 10:53:44	dent less than 6 months	Vegetation	Yes	Yes	
7/16/2023 12:03:30	Yes, full-time resident	Vegetation	Yes	Yes	The dune and restoration of plants at the NE 7th St beach entrance has come along great - done by residents- this is what we need along the beach south of the pier-
7/16/2023 12:34:32	Yes, full-time resident	Vegetation	Yes	Yes	Do not cut cost, do the work properly and embellishing to the beach as our neighboring beaches.
7/16/2023 12:35:56	Yes, full-time resident	Vegetation	Yes	Yes	The problem with the dunes is people don't understand that they are protected and want to walk thru them.The lifeguards have enough going on,they don't need to be the dunes enforcement.
7/16/2023 12:42:49	Yes, business-owner	Vegetation	Yes	Yes	Pompano Beach by the Pier, by restaurants "Beach House", and "Lucky Fish" have AMAZING looking natural vegetation dunes. Check them out for a WONDERFUL example of how to have a beautiful natural looking beach. I do like DFB's natural grass areas, and feel those should stay as well, but create the dunes between grass and sand if possible. Thanks for asking input of the community!

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/16/2023 13:03:25	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 14:35:46	dent less than 6 months	Vegetation	Yes	Yes	
7/16/2023 14:54:25	Yes, full-time resident	Vegetation	Yes	Yes	Creating a natural environment should be the goal of the city. Creating dunes could be a way for the city to save money - over time. When there are fences, the wind blows the sand & it ends up on the sidewalks & street creating a clean up for the city - spending more money. Thanks for asking
7/16/2023 15:04:46	Yes, full-time resident	Vegetation		Yes	Keep it natural looking. That's why we go. Nature. TY
7/16/2023 16:51:53	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 16:52:00	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 16:58:12	Yes, full-time resident	Vegetation	Yes	Yes	I would definitely prefer a low concrete or block wall like Ft Lauderdale Beach instead of dunes. The fencing is an eyesore and doesn't belong on our beautiful beach
7/16/2023 17:47:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/16/2023 17:49:01	No	Vegetation	Yes	Yes	No
7/16/2023 18:05:35	Boca Raton resident	Vegetation	Yes	Yes	
7/16/2023 20:43:59	Yes, full-time resident	Vegetation	No	Yes	I'm favor of NEITHER. Fencing fabric blocks the view, dunes will require initial and ongoing expense.
7/17/2023 0:36:56	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 2:15:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 3:53:08	Yes, full-time resident	Vegetation	Yes	Yes	Yes, please update the signage to say 'No Dogs" on the boardwalk and beach. In English and Spanish. This is a problem especially from Dec - April and in the evenings. Thanks!
7/17/2023 7:34:07	dent less than 6 months	Vegetation	Yes	No	
7/17/2023 8:40:05	)FB and spend a lot of ti	Vegetation	Yes	Yes	Should have done this years ago!
7/17/2023 9:40:21	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 11:05:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 11:07:47	Yes, full-time resident	Vegetation	Yes	Yes	The sand fence is an eyesore 100%
7/17/2023 12:45:45	dent less than 6 months	Vegetation	Yes	Yes	
7/17/2023 12:59:23	No	Vegetation	Yes	Yes	
7/17/2023 13:12:06	Yes, full-time resident	Vegetation	Yes	Yes	Natural nature is always the best!!
7/17/2023 13:25:00	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 14:38:43	Yes, full-time resident	Vegetation	Yes	Yes	I grew up in NJ beaches and they have the dunes need them for the sure when it floods and stuff

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/17/2023 14:47:10	Yes, full-time resident	Vegetation	Yes	Yes	I love our beach. Wish it smelled less like pot while exercising and walking on the sidewalk.
7/17/2023 15:07:24	dent less than 6 months	Vegetation	Yes	Yes	
7/17/2023 15:21:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 17:53:04	dent less than 6 months	Vegetation	Yes	No	
7/17/2023 19:37:14	No	Vegetation		Yes	
7/17/2023 19:45:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 19:45:23	Yes, business-owner	Vegetation	Yes	Yes	
7/17/2023 19:45:38	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 20:14:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 21:43:36	Yes, full-time resident	Vegetation	Yes	Yes	
7/17/2023 23:26:06	Yes, full-time resident	Vegetation	Yes	Yes	No
7/17/2023 23:37:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 5:09:48	dent less than 6 months	Vegetation	Yes	Yes	
7/18/2023 7:55:32	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 8:20:55	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 8:54:45	Yes, full-time resident	Vegetation	Yes	Yes	No
7/18/2023 9:10:44	Yes, full-time resident	Vegetation	Yes	Yes	As long as the city leaves enough entrances to the beach it won’t create a problem and traffic.
7/18/2023 9:27:12	Yes, full-time resident	Fencing	Yes	Yes	
7/18/2023 9:33:16	Yes, full-time resident	Vegetation	Yes	Yes	The fact that you are considering a fence is ridiculous a
7/18/2023 11:21:09	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 12:32:27	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 12:37:35	Yes, full-time resident	Vegetation	Yes	Yes	The dunes are important to the preservation of the coastline, habitat for wildlife, and provide beauty and are more cost effective in the long run, especially with the grants available. The fencing creates a shabby and unattractive environment and is costly with all the maintenance required and serves no real purpose. I am in full support of the dunes. Thank you
7/18/2023 12:56:51	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 13:06:35	Yes, full-time resident	Vegetation	Yes	Yes	Much improved over the years.

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/18/2023 13:07:50	Yes, full-time resident	Vegetation	Yes	Yes	As residents on the beach, we have a very strong feelings in favor of the vegetation dunes. The fencing has always look cheap. The vegetation is a very nice look for our beautiful beach. Thank you so much for asking our opinion, we want to support you any way we can. Peace and blessings, Orchid Beach Condos
7/18/2023 13:09:41	dent less than 6 months	Vegetation	Yes	Yes	I lived on the beach in NJ during Super Storm Sandy. I was always against the dunes (as it blocked some of my view) BUT the dunes saved my house and neighborhood and it certainly changed my mind. I think you have to live thru something like that to really appreciate the value of the dunes.
7/18/2023 13:27:11	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 14:36:30	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 15:10:51	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 16:51:20	Yes, full-time resident	Vegetation	Yes	Yes	I'm in favor of the city planting grasses, etc as long as they use volunteer helpers and don't spend $300,000 for a small stretch of land, like they spend on lifeguard huts. $250,000+ for a hut! You could almost, almost, buy a small house for that price!
7/18/2023 17:45:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 19:01:17	Yes, full-time resident	Vegetation	Yes	No	Yes, keep our beaches clean and stop letting the hotels privatize the beaches. They are getting egregious with how far they are putting out their lawn chairs. This a Public Beach and not a private hotel Beach.
7/18/2023 19:32:45	No	Vegetation	Yes	Yes	
7/18/2023 19:34:03	No	Vegetation	Yes	Yes	
7/18/2023 20:03:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 20:08:01	beach for 36 years jr life	Vegetation	Yes	Yes	The more vegetation is planted the more natural and pristine our beaches will look. Also it will be a habitat for small beach animals and birds . The fence makes it look like it is under construction.
7/18/2023 21:42:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/18/2023 22:50:09	No	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/18/2023 23:46:36	Yes, full-time resident	Vegetation	Yes	Yes	More native vegetation the better for everyone inland!
7/19/2023 3:56:13	No	Vegetation	Yes	Yes	
7/19/2023 6:00:05	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 11:13:23	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 11:40:19	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 11:40:38	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 11:55:10	dent less than 6 months	Vegetation	Yes	Yes	
7/19/2023 12:57:45	dent less than 6 months	Vegetation	Yes	No	
7/19/2023 16:43:49	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 16:43:57	Yes, full-time resident	Vegetation	Yes	Yes	No
7/19/2023 18:15:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/19/2023 19:41:51	dent less than 6 months	Vegetation	Yes	Yes	Please remove the hideous burlap broken down fencing! Dunes will be overall beneficial to saving and preserving our beach. And please add designated entry areas to the beach via a roped off pathway.
7/19/2023 19:46:04	Yes, full-time resident	Vegetation	Yes	No	
7/19/2023 20:13:17	Yes, full-time resident	Vegetation	Yes	Yes	Don’t accept the opinions of anyone who isn’t a full time resident
7/19/2023 20:18:37	Yes, full-time resident	Vegetation	Yes	Yes	Vegetation dunes provide beach erosion protection which I feel is a good solution.
7/19/2023 22:27:24	Yes, full-time resident	Vegetation	Yes	No	What are the pros and cons of both options. Should do what is environmentally best
7/20/2023 10:04:12	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 10:12:03	Yes, business-owner	Vegetation	Yes	Yes	No. Thank you for allowing the city to contribute their feedback. I think dunes will take time but in the long run it’s the right thing for the beach. Environmentally and aesthetically speaking.
7/20/2023 10:12:31	Yes, full-time resident	Vegetation	No	No	
7/20/2023 10:17:11	Yes, full-time resident	Vegetation	Yes	Yes	Dunes while more difficult for viewing are better for erosion
7/20/2023 11:09:35	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 11:30:32	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 11:39:49	Vacation during summer	Vegetation	Yes	Yes	Dunes help sea turtles so im all for protecting the natural dunes
7/20/2023 11:48:57	Yes, full-time resident	Vegetation	Yes	Yes	Please keep it looking natural as possible.
7/20/2023 12:10:30	No	Vegetation	Yes	No	Love Deerfield Beach!! Thank you for keeping it updated, clean and safe!
7/20/2023 12:44:20	Yes, full-time resident	Vegetation	Yes	Yes	The fence looks like garbage!

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/20/2023 12:55:28	Yes, full-time resident	Vegetation	Yes	Yes	The fencing is awful!! Natural Dunes all the way!!! Been living in Deerfield Beach for 33 years!! Keep it natural! :)
7/20/2023 13:02:40	Yes, full-time resident	Vegetation	Yes	Yes	Understandably these spaces will need ropes or other small fencing to keep people from walking on dunes. Good luck
7/20/2023 13:31:53	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 13:35:00	Yes, full-time resident	Vegetation	Yes	No	
7/20/2023 13:46:39	Yes, full-time resident	Vegetation	Yes	Yes	Love all you do. The beach is impeccable and the city is doing a great job with our taxes. thank you
7/20/2023 16:03:14	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 16:39:53	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 17:02:44	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 19:22:26	Yes, full-time resident	Vegetation	Yes	Yes	
7/20/2023 22:17:37	dent less than 6 months	Vegetation	Yes	Yes	Please put up more "'No DOGS' on the sidewalk or beach" signs
7/21/2023 5:47:16	dent less than 6 months	Vegetation	Yes	No	
7/21/2023 5:51:47	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 7:35:28	Yes, full-time resident	Vegetation	Yes	Yes	Keep it natural
7/21/2023 8:13:29	Yes, full-time resident	Vegetation	Yes	Yes	Need more parking especially for full time residents
7/21/2023 8:46:52	No	Vegetation	Yes	Yes	They look beautiful
7/21/2023 9:52:56	Yes, full-time resident	Vegetation	Yes	Yes	More natural the better. Dunes should be protected north of pier, need signs to tell people to stay off
7/21/2023 11:19:56	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 13:02:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 13:08:16	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 13:17:50	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 13:31:08	Yes, full-time resident	Vegetation	Yes	Yes	
7/21/2023 16:22:01	No	Fencing	No	Yes	It looks sloppy when they are overgrown. Is there a way to maintain them?
7/21/2023 23:53:15	Yes, full-time resident	Vegetation	Yes	Yes	It’s a narrow area along the main beach but I guess it’s worth a try. Not a fan of the fences.
7/22/2023 1:27:29	Yes, full-time resident	Vegetation	Yes	Yes	Definitely don’t like the fencing, would like to see a low wall just like at Hollywood beach.
7/22/2023 10:48:20	Yes, full-time resident	Vegetation	Yes	Yes	
7/22/2023 11:12:29	dent less than 6 months	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/22/2023 13:24:19	dent less than 6 months	Vegetation	Yes	Yes	Our property looks directly at the unsightly fencing. We sometime have renters and have to address their negative comments on this awful looking fence. It looks like a construction project that has never been completed. Anything natural would be better than the fence
7/22/2023 14:20:10	Yes, full-time resident	Vegetation	Yes	Yes	Vegetation is a much more natural and aesthetically pleasing option!
7/22/2023 14:49:18	e resident and business	Vegetation	Yes	Yes	Please protect and conserve the natural vegetation of the dunes.
7/22/2023 18:39:43	Yes, full-time resident	Vegetation	Yes	Yes	Keep it simple, natural looking.
7/22/2023 18:44:58	Yes, full-time resident	Vegetation	Yes	Yes	
7/22/2023 19:02:21	Yes, full-time resident	Vegetation	Yes	Yes	Keep the dunes as natural, safe, & effective as can be constructed & managed. Enforce the laws regarding loitering, littering & nuisances. Make the beach & walkway smoke free. Thanks!
7/23/2023 8:21:39	Yes, full-time resident	Vegetation	Yes	Yes	I really can't even believe this is a question.
7/23/2023 10:54:04	No	Vegetation	Yes	Yes	
7/23/2023 12:19:52	Yes, full-time resident	Vegetation	Yes	Yes	
7/23/2023 12:53:52	Yes, full-time resident	Vegetation	Yes	Yes	
7/23/2023 12:54:13	Yes, full-time resident	Vegetation	Yes	Yes	
7/23/2023 14:17:10	Yes, full-time resident	Vegetation	Yes	No	
7/23/2023 17:32:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/23/2023 19:09:45	rk and own a rental hou	Vegetation	Yes	Yes	Looks more natural than the fencing
7/23/2023 20:19:09	Yes, full-time resident	Vegetation	Yes	Yes	Vegetation should be groomed and not overgrown- low barring for views from boardwalk. Walking paths should be accessible beyond two areas.
7/23/2023 21:02:46	Yes, full-time resident	Vegetation	Yes	Yes	Good Luck!! I Hope this makes it like the old days of yesteryear. Never should have destroyed the natural old dunes.
7/23/2023 21:54:18	Yes, full-time resident	Vegetation	Yes	Yes	Natural dunes with vegetation are the best natural barrier for preserving the beach during storms!
7/24/2023 2:55:43	No	Vegetation	Yes	Yes	
7/24/2023 9:49:05	Yes, full-time resident	Vegetation	Yes	Yes	
7/25/2023 8:06:29	Yes, full-time resident	Vegetation	Yes	Yes	
7/25/2023 21:54:48	Yes, full-time resident	Vegetation	Yes	Yes	I'd love to keep the grass/sod and then small planted dunes
7/25/2023 23:39:38	Yes, full-time resident	Vegetation	Yes	Yes	
7/26/2023 12:44:58	Yes, full-time resident	Vegetation	Yes	Yes	

Dune Master Plan Public Survey Results

Timestamp	Do you live in or own a business in Deerfield Beach?	Do you prefer the look of the sand fencing or natural vegetation (dunes)?	Are you in favor of the City planting dunes?	Are you aware of the protection and habitat benefits of dunes?	Do you have any additional feedback regarding the dunes or the beach in general?
7/26/2023 12:48:30	erfield beach, grow up	Vegetation	Yes	No	
7/26/2023 14:40:14	Yes, full-time resident	Vegetation	Yes	Yes	Thank you for asking my opinion ♡
7/26/2023 17:16:34	Yes, full-time resident	Vegetation	Yes	Yes	
7/26/2023 20:45:46	Yes, full-time resident	Vegetation	Yes	Yes	The dunes would be an aesthetic enhancement to the beach area, as well as more importantly, supporting the ecosystem and shoreline protection.
7/27/2023 1:41:44	dent less than 6 months	Vegetation	Yes	Yes	
7/27/2023 11:43:39	Yes, full-time resident	Vegetation	Yes	Yes	I think the fencing makes our beach area look trashy.
7/27/2023 23:27:04	Yes, full-time resident	Vegetation	Yes	Yes	
7/28/2023 20:59:44	dent less than 6 months	Fencing	No	Yes	Condo associations should be allowed to maintain beach frontage areas like the city does by allowing cutting and trimming over growth.
7/29/2023 11:47:22	Yes, full-time resident	Vegetation	Yes	Yes	
7/31/2023 11:36:10	No	Vegetation	Yes	Yes	rest rooms should be opened at 6am when paid parking starts fencing is an eyesore
7/31/2023 16:51:10	No	Vegetation	Yes	Yes	No

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-98

Agenda Date: 4/1/2025

Status: PUBLIC HEARINGS - SECOND READING

In Control: City Commission

Title
P.H. 2025-050: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY 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
Abandonment Application No. 24-A-202 is a request to abandon a 15-foot right-of-way alley in the rear of the property to accommodate the development of a 71,248-square-foot industrial building and associated site improvements.

This application is being submitted to enable the development of the proposed industrial storage warehouse building with associated site improvements. The site plan application (Application No. 05-B3-94 Rev. 3) and Plat Application (Application No. 25-P-239) are being reviewed concurrently with this application. The existing right-of-way is currently unutilized, landlocked, and filled with unruly landscaping. The area is now being proposed on the site plan as part of the applicant's landscape buffer.

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

ORDINANCE NO. 2025/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINTY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach received an application (Application 24-A-202) (the "Application") from Alliance 3rd Street Deerfield, LLC, (the "Applicant") to vacate and abandon a portion of a 15-foot wide alley right-of-way (recorded in Plat Book 2, Pg. 63) consisting of approximately 5,465 square feet, as more particularly described on Exhibit "A", (the "Right-of-Way") from the property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida; and

WHEREAS, on April 1, 2025, the City Commission is considering a plat and site plan application for the construction of a one-story 71,248 square-foot industrial building, consisting of 7,000 square feet of office space and 64,248 square feet of storage warehouse space, and associated site improvements, on the approximately 3.29 acre property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida (the "Development"); and

WHEREAS, in order to effectuate the Development site plan that includes the Right-of-Way as part of the Applicant's landscape buffer, the Applicant is requesting that the City vacate and abandon the Right-of-Way, which is currently unutilized, landlocked, and filled with unruly landscaping; and

WHEREAS, Staff's review of the Application has found that the proposed abandonment of the Right-of-Way 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 Right-of-Way.

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 of this Ordinance.

Section 2. The legal description and sketch of the Right-of-Way to be abandoned are as set forth on the attached Exhibit "A".

Section 3. The City Commission hereby finds that there is no public purpose and use in retaining the Right-of-Way and hereby finds that the Right-of-Way, as set forth on Exhibit "A", should be vacated and abandoned. The Right-of-Way is 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 of this Ordinance as a whole or part 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 _____, 2025.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

"EXHIBIT A"

DESCRIPTION OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, NORTH 89°52'07" EAST, A DISTANCE OF 620.00 FEET; THENCE DEPARTING SAID CENTER LINE WITH A BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON DECEMBER 22, 2023 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BREWSTER BROWN PLAT AS BEING SOUTH 00°07'52" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.

2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 15' RIGHT-OF-WAY VACATION, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)

3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

COLLIN WOODYARD
LS NO. 7423
DECEMBER 22, 2023

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER"

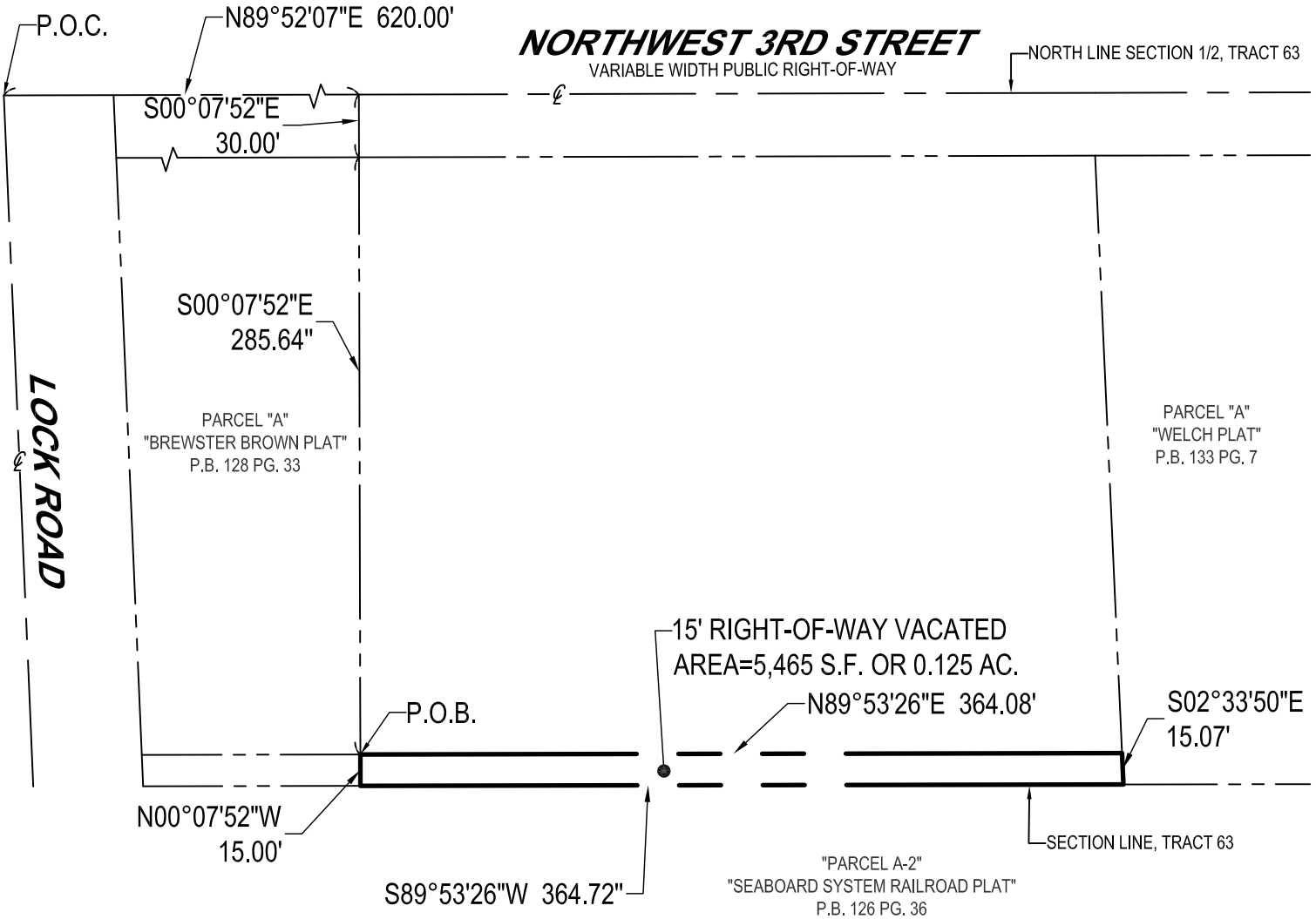
SEE SHEET 2 OF 2 FOR SKETCH

SCALE:	DATE	DRAWN	PROJECT	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280
N.T.S.	12/22/2023	PD	FLB220031		

BOHLER™

"EXHIBIT A"

SKETCH OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)



LEGEND

N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
S.F.	SQUARE FEET	℄	CENTERLINE
AC.	ACRE		

80 40 20 0 80

1"= 80'

SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE:	DATE	DRAWN	PROJECT	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280
1"=80'	12/22/2023	PD	FLB220031		BOHLER

CITY OF DEERFIELD BEACH, FLORIDA
NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that a public hearing will be before the City Commission on **Tuesday, April 1, 2025** at 7:00 p.m. in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and utilizing communications media technology with some elected officials and/or City staff participating through video conferencing via Zoom (virtual meeting) to consider the following ordinances:

P.H. 2025-050: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, VACATING AND ABANDONING A PORTION OF A FIFTEEN-FOOT WIDE ALLEY RIGHT-OF-WAY LOCATED IN THE VICINITY OF 1400 & 1498 SW 3RD STREET, DEERFIELD BEACH; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Copies of the Ordinances are available for public inspection in the City Clerk's Office, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441, by phone: 954.480.4213, or e-mail: web.clerk@deerfieldbeachfl.gov. All interested persons are urged to attend the Public Hearing(s) in person, virtually, send a representative or express their views by letter.

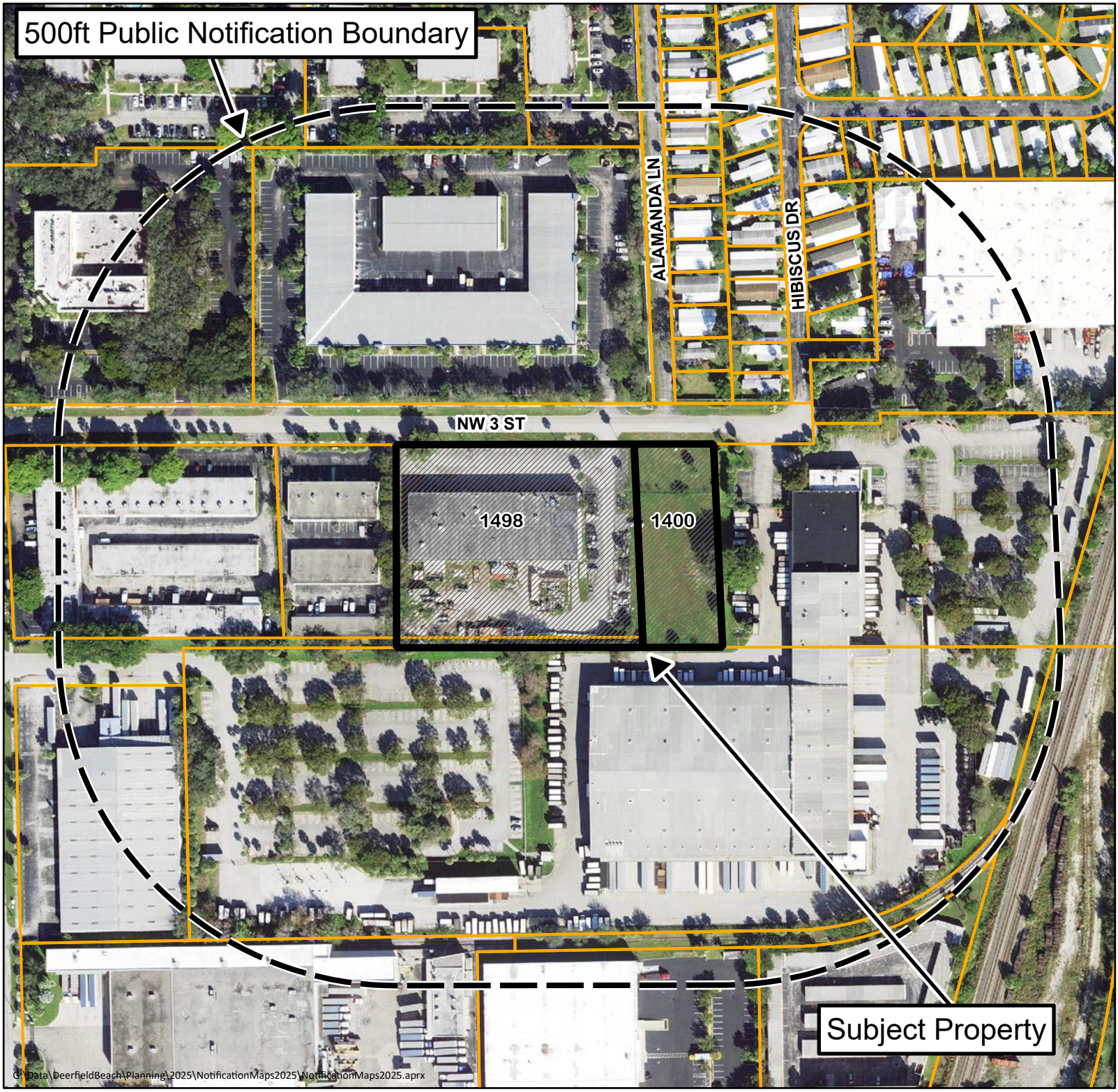
You may either be present in person at the Public Hearing(s) or attend online or by phone virtually utilizing Zoom, represented by counsel or letter. All interested persons take due notice of the time and place of the Public Hearing and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting would need a record of the proceedings. And for such purpose, may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this 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.

BY: HEATHER MONTEMAYOR, CMC, CITY CLERK

March 21, 2025



Public Hearing Notice Map

Applications 25-P-239, 05-B3-94 Rev. 3, 24-A-202

1400 & 1498 NW 3rd St

N
W E
S

0 200 Feet

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

Deerfield Beach
Florida

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	24-A-202
Project Name:	Industrial Distribution Center
Applicant:	Alliance 3rd Street Deerfield, LLC
Agent:	Bohler Engineering
Requested Action/Description:	Seeking ABANDONMNET approval to abandon the 15-foot alley right-of-way to accommodate the construction of an industrial storage warehouse building.
Location:	1400 & 1498 NW 3rd Street
Legal Description:	WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD
Size:	3.29 acres
Existing Zoning:	B-3 (Business, General)
Existing Land Use:	Industrial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Commercial	B-3 Business, General
East:	Industrial	Industrial
South:	Commercial	B-3 Business, General
West:	Industrial	B-3 Business, General

Applicable Regulations:	City of Deerfield Beach Land Development Code

REQUEST:

Abandonment Application No. 24-A-202 is a request to abandon a 15-foot alley right-of-way in the rear of the property to accommodate the development of a 71,248-square-foot industrial building and associated site improvements.

Copies of the sketch and legal for the alley and proposed site plan (showing the location of the proposed abandonments) are attached for reference.

BACKGROUND:

Right-of-Way Abandonment Application No. 22-A-202 is being submitted to enable the development of the proposed industrial storage warehouse building with associated site improvements. The site plan application (Application No. 05-B3-94 Rev. 3) and Plat Application (Application No. 25-P-239) are being reviewed concurrently with this application. The existing right-of-way is currently unutilized, landlocked, and filled with unruly landscaping. The area is now being proposed on the site plan as part of the applicant's landscape buffer.

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

PLANNING CONSIDERATIONS:

None

ENVIRONMENTAL SERVICES COMMENTS:

None

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 designates the subject property as Industrial. 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 property is zoned B-3, General Business with the portion of alley right-of-way within the B-3 zoning district. Approval of this application will not change the official zoning map.

SUMMARY:

Staff's review of application 18-A-190 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 REVIEW COMMITTEE

Project Name:	**Industrial Distribution Center Alley Abandonment**	**Application No.:**	**24-A-202**
Reviewer Name:	**Rafaela Thermidor**	**Project Address:**	**1400, 1498 NW 3rd Street**
Department / Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**02/19/25**		
Submittal No.:	**2**		

A.	**APPLICATION / GENERAL COMMENTS:**	
1.	The Project Coordinator, Rafaela Thermidor, 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.	
1. a	Comment acknowledged 2/19/25.	
2.	Per Sec. 98-35 All applications proceeding to the 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 the 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.	
2. a	Comment acknowledged 2/19/25.	
3.	For items being heard by the City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application 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.	
3. a	Comment acknowledged 2/19/25.	
4.	Per Section 98-14(f) An application for a 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 the development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.	
4.a	Comment acknowledged 2/19/25.	
5.	All approved Abandonments shall be recorded with Broward County Official Records and copies provided to the City.	

5. a	Comment acknowledged 2/19/25.
6.	Provide City Staff with signed copies of the notifications sent to adjacent property owners.
6. a	Comment addressed 2/19/25.

Deerfield Beach
Florida

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: Alliance 3rd Street Deerfield

Property Owner: Alliance 3rd ST Deerfield LLC

Applicant (if different from Owner):

Agent (if different from Owner/Applicant): Heidi Davis Knapik, attorney for owner

Address of Property: 1400, 1498 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property (lot, block, tract, subdivision):

Description of Project: Proposed construction of a 71,146 sf industrial use facility, not catering to the general public.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-3	Future Land Use Category:	Industrial
Existing Use:	Industrial	Proposed Use:	Industrial
Lot Area (acres):	3.16 AC 3.29 (after ROW vacation)	Number of Dwelling Units (proposed):	0
Sq. Ft. of Structure (existing):	25,435	Sq. Ft. of Structure (proposed):	71,146 sf

Agent Signature:		Owner Signature:	M Sht
Name Printed:	Heidi Davis Knapik, atty	Name Printed:	M. Brett Hamilton
Address:	450 E. Las Olas Blvd. #1400 Fort Lauderdale, FL 33301	Address:	40 Morris Ave, Ste 230, Bryn Mawr PA 19010
Telephone:	954-468-1391	Telephone:	650-906-8202
Email:	hdavis@gunster.com	Email:	bhamilton@alliancehp.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES 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

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

Alliance 3rd Street Deerfield, LLC
40 Morris Avenue
Bryn Mawr, PA 19010

August 7, 2023

Heather Montemayor, CMC, City Clerk
City of Deerfield Beach
150 Northeast 2nd Avenue
Deerfield Beach, FL 33441

Re: Property Located at 1400-1498 Northwest 3rd Street

To Whom It May Concern:

Gunster, Yoakley & Stewart, P.A. (specifically Heidi Davis Knapik), as agent for Alliance 3rd Street Deerfield, LLC, is authorized to submit applications, appear before the City's Boards and attend meetings with City Officials and City staff on behalf of the undersigned in connection with the above referenced property.

Alliance 3rd Street Deerfield, LLC

By: Frank Zazzera

Name: Frank Zazzera

Title: CFO

STATE OF Pennsylvania)
) SS.
COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this by means of [✓] physical presence or [ ] online notarization, this 16th day of August, 2023, by Frank Zazzera, as CFO of Alliance 3rd Street Deerfield, LLC, who is [✓] personally known to me or has [ ] produced _____ as identification.

Stephanie Pastore
Notary Public

My Commission Expires: May 26, 2027

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE PASTORE - Notary Public
Montgomery County
My Commission Expires May 26, 2027
Commission Number 1435160

ACTIVE:19380792.1

Deerfield Beach
Florida

For Office Use Only
Application No. _____
Submittal Date: _____

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.

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

Attachment H: Application for Vacation and Abandonment

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 sketch and legal.

Reason for vacation and abandonment:

The 15 foot right-of-way to be abandoned is a former alley located behind the Applicant's property. The right-of-way parcel is unused, landlocked and not traversable, and currently is filled with unruly landscaping. Portions of the former alley have already been abandoned, including the 15 foot right-of-way portion behind the property adjacent to the east. The Applicant is seeking to vacate the unused right-of-way to include it as part of its proposed landscape buffer for its development plan.

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): Alliance 3rd ST Deerfield LLC

Property Address: 1498 and 1400 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property: See Survey; WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.13 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST. cont.

Home/Mobile Phone: 650 906 3202

Email: bhamilton@alliancehp.com

Signature: [signature]

PROPERTY OWNER:

Name (Print): United Parcel Service, Inc.

Property Address: 1334 NW 3rd Street, Deerfield Beach, FL 33442

Legal Description of Property: SEABOARD SYSTEM RAILROAD PLAT 126-34 B PARCEL A-1,A-2 & B

Home/Mobile Phone: 305-205-3107

Email: [illegible]

Signature: Stephen M. Sliter

Stephen M. Sliter Vice President

PROPERTY OWNER:

Name (Print):

Property Address:

Legal Description of Property:

Home/Mobile Phone:

Email:

Signature:

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

RELEASE AND HOLD HARMLESS AGREEMENT

This **Hold Harmless Agreement** (the "Agreement") is hereby granted this ____ day of August 2024, by **ALLIANCE 3rd ST DEERFIELD, LLC**, a Delaware limited liability company, whose address is 40 Morris Avenue, Suite 230, Bryn Mawr, Pennsylvania 19010 ("Grantor") in favor of **UNITED PARCEL SERVICE, INC.,** an Ohio corporation, whose mailing address is 55 Glenlake Parkway, Atlanta, Georgia, 30328 ("Grantee").

IN CONSIDERATION of the signing of the Deerfield Beach Application for Abandonment and Vacation of a Dedicated Street, Alley or Right-of-Way; such proposed abandoned right-of-way being located between **Parcel # 4742-3501-0270 and Parcel # 4842-0218-0010** in Broward County, Florida;

Grantor, its successors and assigns hereby releases Grantee and its related entities, its successors and assigns, and their respective employees, agents, directors, and shareholders ("Grantee's Parties") from any liability, if any, and holds harmless, indemnifies, and will defend Grantee, and Grantee's Parties against any claim, action, loss, damage, injury, liability, cost and expense, bodily injury including death, damage to property, or any matter whatsoever arising from, occasioned by or attributable to the Property of any kind or nature, whether known or unknown, foreseeable or unforeseeable, including without limitation any physical condition of the Property or title matter regarding the Property whether prior to or after the date of this Agreement and any matter known or unknown or arising from, attributable to or occasioned by the development or use of the abandoned right-of-way, more particularly described in **Exhibit "A",** attached hereto and incorporated herein by reference (the "Property"), except to the extent such injury is the result of the willful, wanton, or negligent act of Grantee or Grantee's Parties. Grantor shall be solely responsible for maintaining the Property in a good, clean, and safe condition and in compliance with all applicable laws, statutes, rules and regulations, codes, ordinances, requirements of all governmental bodies and agencies or quasi-governmental bodies or agencies at all times.

GRANTOR:

ALLIANCE 3rd STREET DEERFIELD, LLC,
a Delaware limited liability company

By: _____
Name: Richard PRevidi
Title: Authorized Signatory

EXHIBIT "A"

LEGAL DESCRIPTION OF RIGHT-OF-WAY VACATION

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, NORTH 89°52'07" EAST, A DISTANCE OF 620.00 FEET; THENCE DEPARTING SAID CENTER LINE WITH A BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

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, Andre Capi, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

A Capi
Signature

2025-02-27
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 28th day of February, 2025 by _____ (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____

JANICE M WIRT
Notary Public - State of Florida
Commission # HH 380824
My Comm. Expires Jul 24, 2027
Bonded through National Notary Assn.

Janice M. Wirt
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

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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.

_____

_____

_____

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, IRA BERGSTEN, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature _____ Date 2/28/25

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 28 day of FEBRUARY, 2025 by IRA BERGSTEN (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 5/1/2026

Commission No.: HH 259479

Notary Public State of Florida
Gail Peters
My Commission
HH 259479
Exp. 5/1/2026

_____
(Signature of Notary Public - State of Florida)

GAIL PETERS
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____



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.

   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, M. Brett Hamilton have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 1/31/24 Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 31st day of January, 2024 by Brett Hamilton (Affiant), who is personally known to me or has produced _____ identification.

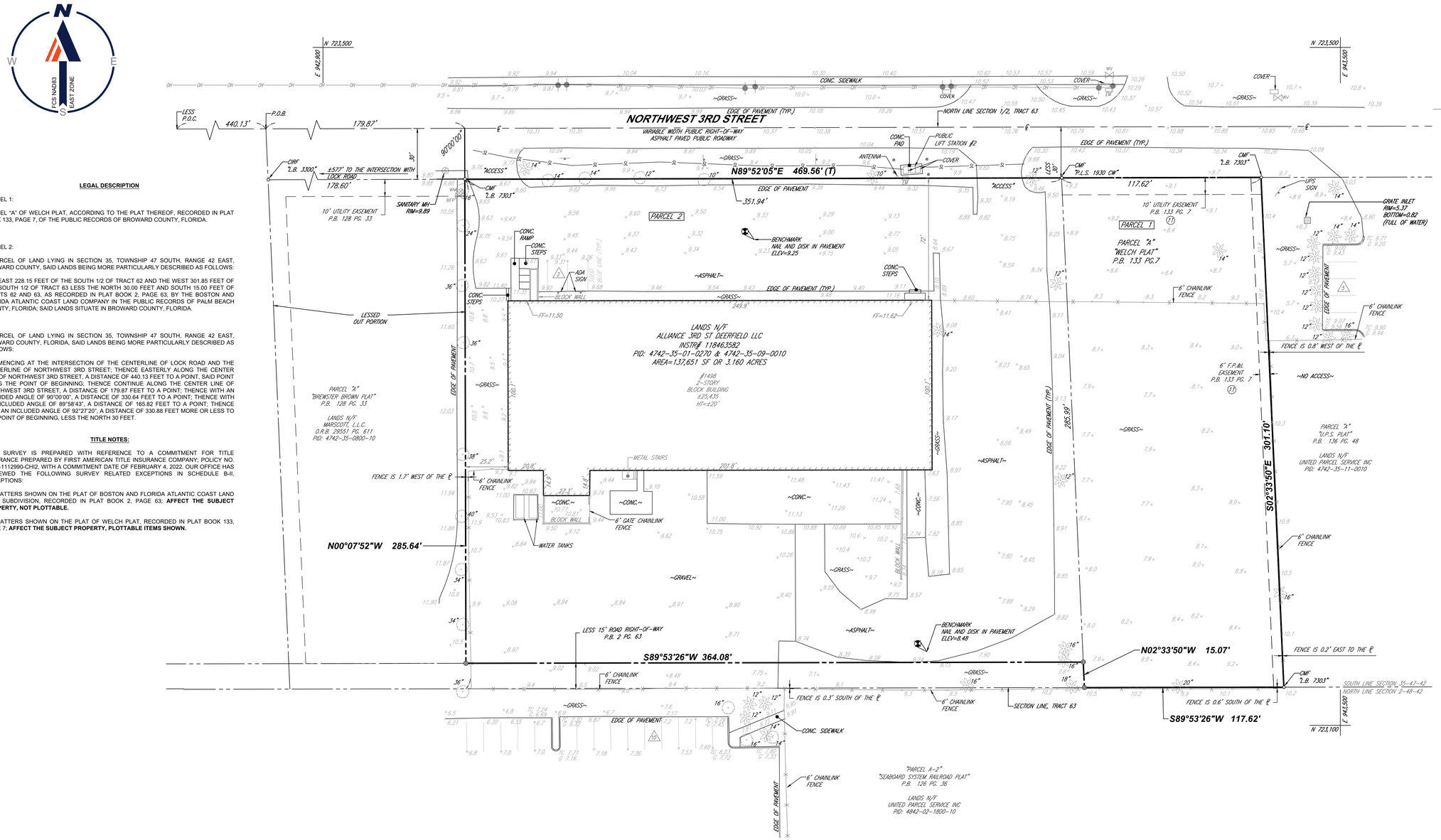
My commission expires: May 26, 2027

Commission No.: 1435160

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE PASTORE - Notary Public
Montgomery County
My Commission Expires May 26, 2027
Commission Number 1435160

Stephanie Pastore
(Signature of Notary Public - State of ~~Florida~~ Pennsylvania

Stephanie Pastore
(Print, Type, or Stamp Commissioned Name of Notary Public)



LEGEND

X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
WV	WATER VALVE
BFP	BACKFLOW PREVENTER
OH	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT
	UTILITY POLE
EM	ELECTRIC METER
S	SANITARY MANHOLE
WM	WATER METER
	SIGN
	BOLLARD
	FENCE
5	TITLE REPORT EXCEPTION
10	DENOTES PARKING SPACE COUNT
	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PROP. CORNER TO BE SET
CIRF	CAPPED IRON REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
ADA	AMERICANS WITH DISABILITIES ACT
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

LEGAL DESCRIPTION

PARCEL 1:

PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET AND SOUTH 15.00 FEET OF TRACTS 62 AND 63, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 330.64 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°58'43", A DISTANCE OF 165.82 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY NO. NCS--1112990-CHI2, WITH A COMMITMENT DATE OF FEBRUARY 4, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

(10) MATTERS SHOWN ON THE PLAT OF BOSTON AND FLORIDA ATLANTIC COAST LAND CO'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 63; **AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

(11) MATTERS SHOWN ON THE PLAT OF WELCH PLAT, RECORDED IN PLAT BOOK 133, PAGE 7; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE 3RD ST DEERFIELD LLC, AS RECORDED IN INSTRUMENT NUMBER 118463582, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL ID OF 4742-35-01-0270 & 4742-35-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.
2. AREA = 137,651 SQUARE FEET OR 3.160 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 20, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AD6403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA] AND INCORPORATED AREAS, PANEL 178 OF 751", MAP NUMBER 12011C0178H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: B-3 BUSINESS, GENERAL

   BUILDING SETBACKS
   FRONT: 25'
   SIDE: 15'
   REAR: 10'

   ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED JUNE 22, 2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: 2 ADA (AMERICAN DISABILITY ACT) SPACES.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS DIRECT ACCESS ALONG NORTHWEST 3RD STREET.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN REFERENCE TO NORTH AMERICAN DATUM OF 1983/2011. PROJECTION; TRANSVERSE MERCATOR.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    ALLIANCE 3RD ST DEERFIELD LLC
18. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. © COPYRIGHT 2022 BY BOHLER ENGINEERING FL, LLC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 164207172

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T/ DISTRIBUTION	MARKED	(800) 778-9140
CITY OF DEERFIELD BEACH	MARKED	(954) 422-5822
COMCAST CABLE	MARKED	(800) 778-9140
FLORIDA POWER & LIGHT--BROWARD	MARKED	(800) 778-9140

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY & ALLIANCE 3RD ST DEERFIELD LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

COLLIN WOODYARD
License Number LS7423
STATE OF FLORIDA
Professional Surveyor and Mapper

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

No.	DESCRIPTION OF REVISION	BY:	DATE
2	ADDED 15' ROAD RIGHT-OF-WAY	G.S.	08/25/2023
1	ADDRESSED COUNTY COMMENT	A.S.	03/20/2023

ALTA/NSPS LAND TITLE SURVEY

ALLIANCE 3RD ST DEERFIELD LLC

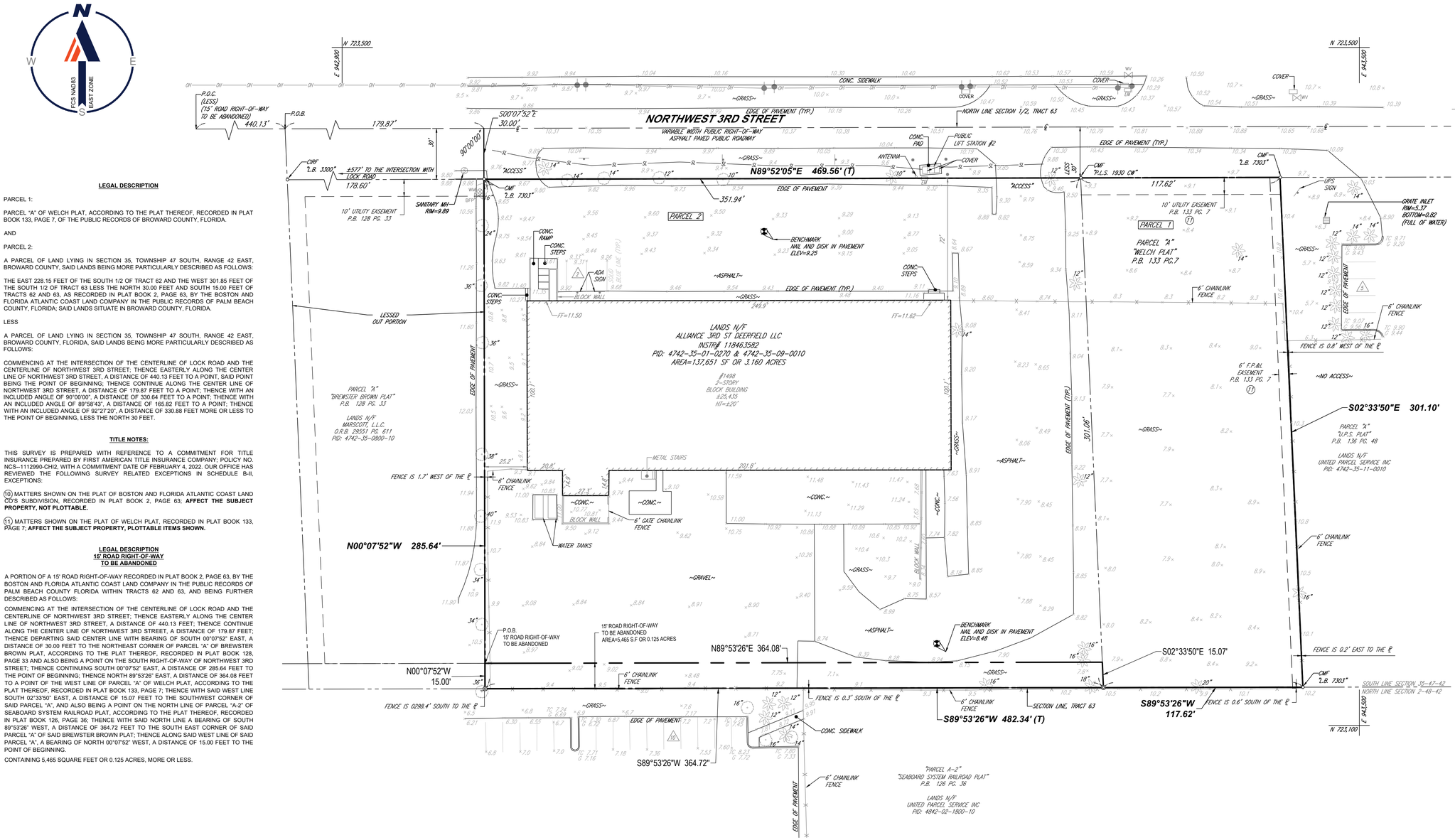
1498 & 1400 NORTHWEST 3RD STREET
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

FILE NO.	DATE
FLB220031.00	07/01/2022

BOHLER
1900 CORPORATE BLVD. NW. SUITE 101E
BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB#8585
■ BOCA RATON, FL ■ MIAMI, FL ■ TAMPA, FL ■ ATLANTA, GA ■ RALEIGH, NC ■ CHARLOTTE, NC ■ DALLAS, TX
◆ CIVIL ENGINEERING ◆ LAND SURVEYING ◆ PROGRAM MANAGEMENT ◆ PLANNING & LANDSCAPE ARCHITECTURE ◆ SUSTAINABLE DESIGN

FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
06/20/2022	M.S.	A.S.	P.D.	B.L.	1"=30'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED
NEITHER THIS PLAN NOR ANY PART THEREOF MAY BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.



LEGEND

X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
WV	WATER VALVE
BFP	BACKFLOW PREVENTER
OH	OVERHEAD WIRES
S	APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT
	UTILITY POLE
EM	ELECTRIC METER
S	SANITARY MANHOLE
WM	WATER METER
	SIGN
	BOLLARD
	FENCE
5	TITLE REPORT EXCEPTION
10	DENOTES PARKING SPACE COUNT
	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PROP. CORNER TO BE SET
CIRF	CAPPED IRON REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
ADA	AMERICANS WITH DISABILITIES ACT
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

LEGAL DESCRIPTION

PARCEL 1:

PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET AND SOUTH 15.00 FEET OF TRACTS 62 AND 63, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 330.64 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°58'43", A DISTANCE OF 165.82 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY NO. NCS--1112990-CHI2, WITH A COMMITMENT DATE OF FEBRUARY 4, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

(10) MATTERS SHOWN ON THE PLAT OF BOSTON AND FLORIDA ATLANTIC COAST LAND CO'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 63; **AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

(11) MATTERS SHOWN ON THE PLAT OF WELCH PLAT, RECORDED IN PLAT BOOK 133, PAGE 7; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

LEGAL DESCRIPTION
15' ROAD RIGHT-OF-WAY
TO BE ABANDONED

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET; THENCE DEPARTING SAID CENTER LINE WITH BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE 3RD ST DEERFIELD LLC, AS RECORDED IN INSTRUMENT NUMBER 118463582, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL ID OF 4742-35-01-0270 & 4742-35-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.
2. AREA = 137,651 SQUARE FEET OR 3.160 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 20, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AD6403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.
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7. ZONING: B-3 BUSINESS, GENERAL

   BUILDING SETBACKS
   FRONT: 25'
   SIDE: 15'
   REAR: 10'

   ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED JUNE 22, 2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION," SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: 2 ADA (AMERICAN DISABILITY ACT) SPACES.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS DIRECT ACCESS ALONG NORTHWEST 3RD STREET.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN REFERENCE TO NORTH AMERICAN DATUM OF 1983/2011. PROJECTION; TRANSVERSE MERCATOR.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    ALLIANCE 3RD ST DEERFIELD LLC
18. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. © COPYRIGHT 2022 BY BOHLER ENGINEERING FL, LLC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 164207172

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T/ DISTRIBUTION	MARKED	(800) 778-9140
CITY OF DEERFIELD BEACH	MARKED	(954) 422-5822
COMCAST CABLE	MARKED	(800) 778-9140
FLORIDA POWER & LIGHT--BROWARD	MARKED	(800) 778-9140

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.

COLLIN WOODYARD
Professional Surveyor and Mapper
License Number
LS7423
STATE OF FLORIDA

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423 DATE

SURVEY SHOWING PROPOSED 15' ROAD RIGHT-OF-WAY TO BE ABANDONED

ALLIANCE 3RD ST DEERFIELD LLC

1498 & 1400 NORTHWEST 3RD STREET
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

BOHLER
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB#8085
■BOCA RATON, FL ■MIAMI, FL ■TAMPA, FL ■ATLANTA, GA ■RALEIGH, NC ■CHARLOTTE, NC ■DALLAS, TX
◆CIVIL ENGINEERING ◆LAND SURVEYING ◆PROGRAM MANAGEMENT ◆PLANNING & LANDSCAPE ARCHITECTURE ◆SUSTAINABLE DESIGN

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
FLB220031.00	08/25/2022	06/20/2022	M.S.	A.S.	P.D.	B.L.	1"=30'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED
COPYRIGHT © 2022 BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

"EXHIBIT A"

DESCRIPTION OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, NORTH 89°52'07" EAST, A DISTANCE OF 620.00 FEET; THENCE DEPARTING SAID CENTER LINE WITH A BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON DECEMBER 22, 2023 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BREWSTER BROWN PLAT AS BEING SOUTH 00°07'52" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.

2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 15' RIGHT-OF-WAY VACATION, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)

3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

COLLIN WOODYARD
LS NO. 7423
DECEMBER 22, 2023

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER"

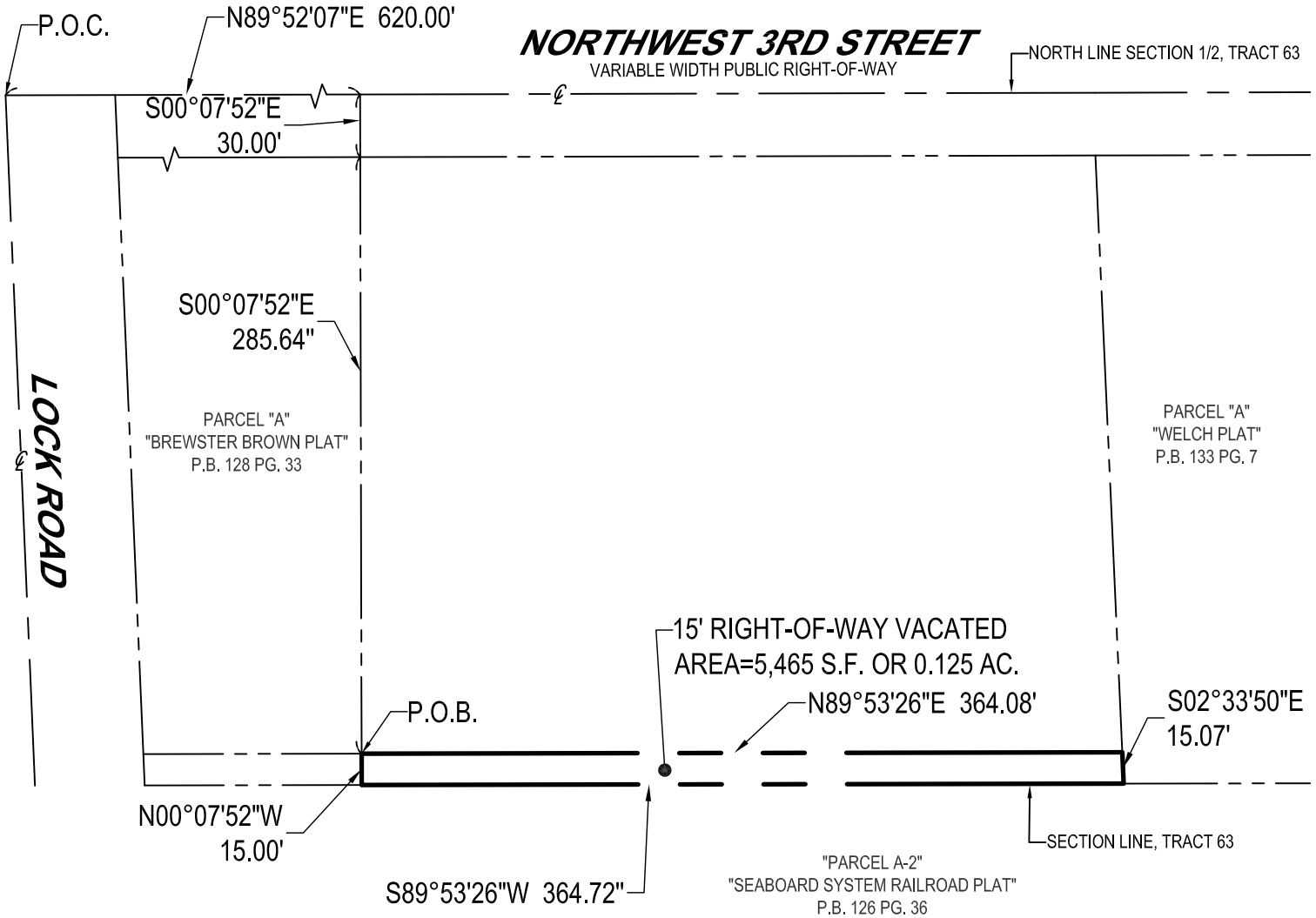
SEE SHEET 2 OF 2 FOR SKETCH

SCALE:	DATE	DRAWN	PROJECT	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280
N.T.S.	12/22/2023	PD	FLB220031		

BOHLER™

"EXHIBIT A"

SKETCH OF A 15' RIGHT-OF-WAY VACATION (NOT A SURVEY)



LEGEND

N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
S.F.	SQUARE FEET	℄	CENTERLINE
AC.	ACRE		

80 40 20 0 80

1"= 80'

SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE:	DATE	DRAWN	PROJECT	SEC. 35 TWN. 47 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280
1"=80'	12/22/2023	PD	FLB220031		

BOHLER™

BUSINESS IMPACT ESTIMATE[1]

Meeting Date: April 1, 2025	Agenda Item No. 4

Summary of Proposed Ordinance and Statement of Public Purpose to be Served

Abandonment Application No. 24-A-202 is a request to abandon a 15-foot right-of-way alley in the rear of the property to accommodate the development of a 71,248-square-foot industrial building and associated site improvements.

This application is being submitted to enable the development of the proposed industrial storage warehouse building with associated site improvements. The site plan application (Application No. 05-B3-94 Rev. 3) and Plat Application (Application No. 25-P-239) are being reviewed concurrently with this application. The existing right-of-way is currently unutilized, landlocked, and filled with unruly landscaping. The area is now being proposed on the site plan as part of the applicant's landscape buffer.

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

Estimate of Direct Economic Impact on Private/For Profit Businesses

a. Estimate of Direct Business Compliance Costs: None. The ordinance would abandon unused, overgrown right-of-way owned by the City for the adjacent industrial development.

b. New Charges/Fees on Businesses Impacted: None

c. Estimate of Regulatory Costs: No additional costs are anticipated.

Good Faith Estimate of Number of Businesses Likely Impacted:
Only those property owners immediately adjacent to the right-of-way would be affected. One is the subject of accompanying development applications, and the applicant was worked with the other adjacent property owner to alleviate any concerns.

Any Additional Information:

[1] Business Impact Estimate does not apply to the following:
1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances related to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract/agreement;
5. Emergency ordinances;
6. Ordinances relating to procurement;
7. Ordinances enacted to implement the following:
    a. ~~Part II of Chapter 163, F.S.;~~ Development Orders and Development Permits as defined in Section 163.3164, F.S.; Development Agreements pursuant to the Florida Local Government Development Act- SS. 163.322—163.3243
    b. Sec. 190.005, F.S. and Sec. 190.046, F.S.;
    c. Sec. 553.73, F.S. (Fla. Building Code);
    d. Sec. 633.202, F.S. (Fla. Fire Prevention Code).
    e. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-96

Agenda Date: 4/1/2025

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H. 2025-051: Application 25-P-239

Recommended Action
Commission to vote on Resolution

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

Background/History
The applicant, Alliance 3rd Street Deerfield, LLC, has submitted an application requesting approval to replat two adjacent parcels and 15’ right-of-way into a single approximately 3.29-acre site to be known as “Alliance 3rd Street Deerfield, A Replat of Tract ‘A’, Welch Plat". The properties are located at 1400 and 1498 NW 3rd Street. The replat contains a restrictive note to limit development to 71,248 square feet of warehouse. The plat also contains an abandonment of a 15’ alley right-of-way.

The applicant has submitted an application for abandonment of a 15’ alley right-of-way (24-A-202) which must be approved in order for the replat application to be approved.

The applicant has also submitted a Technical Deviation application (Case 2573) and a Major Site Plan Application (05-B3-94 Rev. 3), to redevelop the site and construct a new 71,248 square-foot warehouse storage space with associated parking, drainage, and landscaping improvements.

The approval of this replat is part of the required building approval process. 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 and recorded in the public records. The County requires approval from the City as part of their approval process for the plat.

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

The Planning and Zoning Board approved the application unanimously on March 6, 2025.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION FROM ALLIANCE 3RD STREET DEERFIELD, LLC TO REPLAT TWO ADJACENT PARCELS INTO ONE APPROXIMATELY 3.29 ACRE PROPERTY GENERALLY LOCATED AT 1400 & 1498 NW 3RD STREET, IN THE B-3 ZONING DISTRICT, TO PERMIT 71,248 SQUARE FEET OF WAREHOUSE USE (APPLICATION NO. 25-P-239); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-P-239 (the "Plat Application") has been submitted to the City by Alliance 3rd Street Deerfield, LLC (the "Applicant") seeking to replat two adjacent parcels into one approximately 3.29-acre site to be known as "Alliance 3rd Street Deerfield, A Replat of Tract "A"," for the property generally located at 1400 & 1498 NW 3rd Street, within the B-3 Zoning District, to permit 71,248 square feet of warehouse use (collectively, the "Development"); and

WHEREAS, the site for the Development is approximately 3.29 acres consisting of two parcels legally described as WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD, as more particularly described in the file and generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida, in the B-3 Business General Zoning District (the "Property"); and

WHEREAS, the Applicant is requesting an amendment to the restrictive plat note for the Property to accommodate the development of an approximately 71,248 square foot warehouse; and

WHEREAS, the Plat Application for the Development was reviewed by pertinent City staff and recommended for approval; and

WHEREAS, on March 6, 2025, the Planning and Zoning Board unanimously recommended approval of the Plat Application; 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 of this Resolution.

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 February 6, 2025, 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 of this Resolution 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 _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION FROM ALLIANCE 3RD STREET DEERFIELD, LLC TO REPLAT TWO ADJACENT PARCELS INTO ONE APPROXIMATELY 3.29 ACRE PROPERTY GENERALLY LOCATED AT 1400 & 1498 NW 3RD STREET, IN THE B-3 ZONING DISTRICT, TO PERMIT 71,248 SQUARE FEET OF WAREHOUSE USE (APPLICATION NO. 25-P-239); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 25-P-239 (the "Plat Application") has been submitted to the City by Alliance 3rd Street Deerfield, LLC (the "Applicant") seeking to replat two adjacent parcels into one approximately 3.29-acre site to be known as "Alliance 3rd Street Deerfield, A Replat of Tract "A"," for the property generally located at 1400 & 1498 NW 3rd Street, within the B-3 Zoning District, to permit 71,248 square feet of warehouse use (collectively, the "Development"); and

WHEREAS, the site for the Development is approximately 3.29 acres consisting of two parcels legally described as WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD, as more particularly described in the file and generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida, in the B-3 Business General Zoning District (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_____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

CITY OF DEERFIELD BEACH, FLORIDA
CITY COMMISSION
NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

YOU ARE HEREBY NOTIFIED of a Quasi-Judicial Public Hearing before the City Commission on **Tuesday, April 1, 2025** 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) to consider the following:

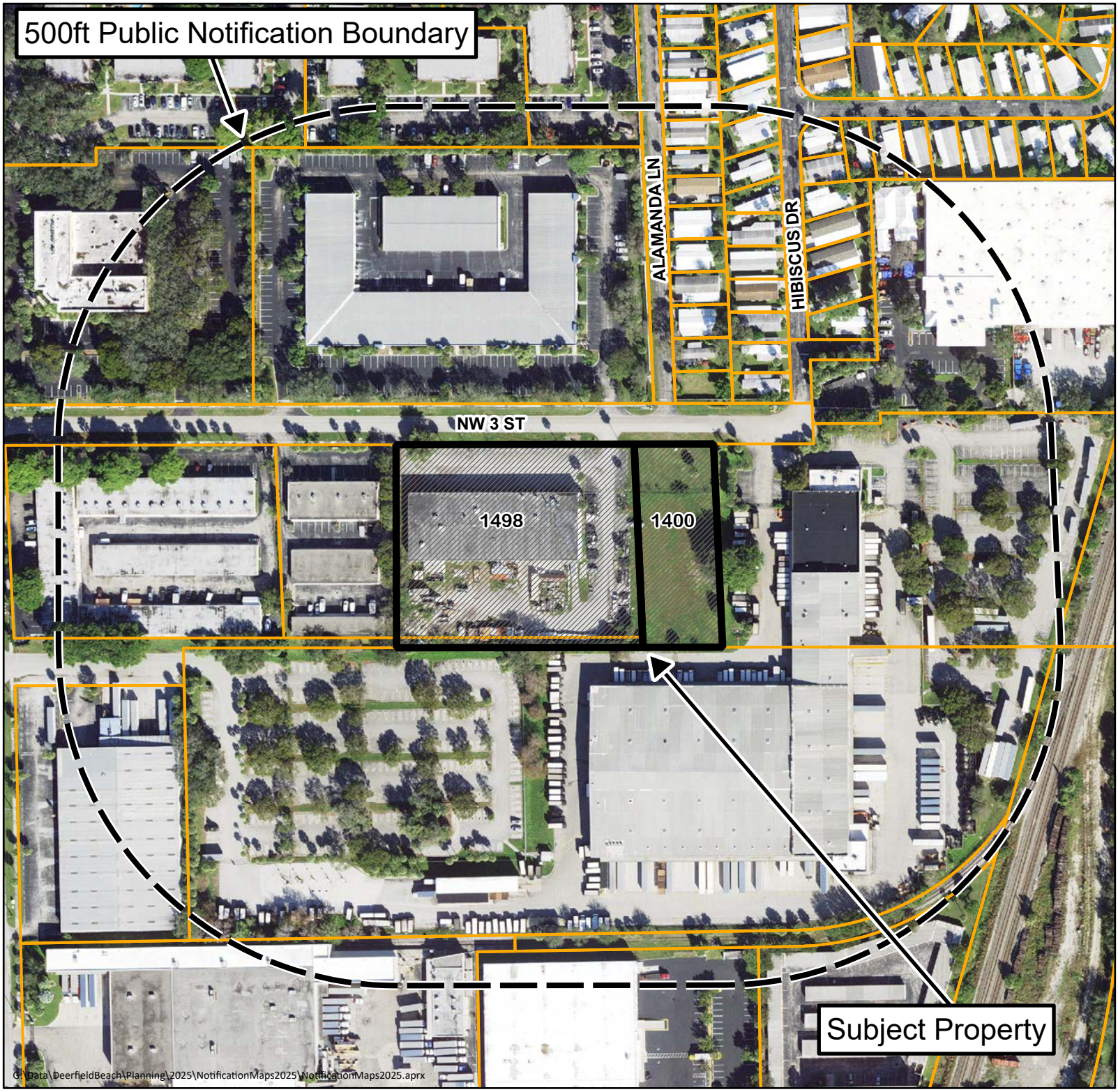
P.H. 2025-051: Application 25-P-239
Applicant: **Alliance 3rd Street Deerfield LLC represented by Bohler Engineering**
Proposal: Seeking PLAT application approval to replat a 3.28-acre site restricted to 71,248 square feet of warehouse to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat".
Location: The property is generally described as WELCH PLAT 133-7 B PARCEL A and, SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street.**

You may either be present in person at the Quasi-Judicial Public Hearing or attend online or by telephone utilizing Zoom, represented by counsel or letter. All interested persons take due notice of the time and place of these Public Hearings and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting 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.) Anyone desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the transcript.

Any person requiring auxiliary aids and services at this 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.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



Public Hearing Notice Map

Applications 25-P-239, 05-B3-94 Rev. 3

1400 & 1498 NW 3rd St

N
W E
S

0 200 Feet

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

Deerfield Beach
Florida

PUBLIC NOTICE

APPLICATIONS
25-P-239, 05-B3-94 Rev. 3

Dear Property Owner: February 18, 2025

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:

INDUSTRIAL DISTRIBUTION CENTER
Represented by Bohler Engineering.

Seeking PLAT application (25-P-239) approval to replat a 3.28-acre site restricted to 71,248 square feet of warehouse to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat" and Seeking MAJOR SITE PLAN application (05-B3-94 Rev. 3) approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a 3.16-acre site consisting of two lots. The property is described as WELCH PLAT 133-7 B PARCEL A, and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street**.

A public hearing will be held on **THURSDAY, March 6, 2025,** 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 Power
Director of Planning & Development Services

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-P-239
Project Name:	Industrial Distribution Center.
Applicant:	Alliance 3rd Street Deerfield LLC.
Agent:	Bohler Engineering
Requested Action/Description:	Request to replat three (3) adjacent parcels into one (1) +/- 3.29-acre site.
Location:	1400 & 1498 NW 3rd Street
Legal Description:	WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD
Size:	3.29 acres (143,133 Square Feet)
Existing Zoning:	B-3 (Business, General)
Existing Use:	Warehouse
Future Land Use Plan Designation:	Industrial

Surrounding Land Use and Zoning:

	Existing Use:	Zoning:
North:	Commercial	B-3 Business, General
East:	Industrial	Industrial
South:	Commercial	B-3 Business, General
West:	Industrial	B-3 Business, General

Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	**Existing:** This plat is restricted to 0.81 acres of Warehouse use with an office which is secondary and ancillary to the warehouse. Commercial/Retail uses

are not permitted without the approval of the Board of County Commissioners which shall review and address these uses for increased impacts
Proposed: This plat is restricted to a 71,248-square-foot warehouse.

REQUEST:

The applicant, Alliance 3rd Street Deerfield LLC., has submitted an application requesting approval to replat two (2) adjacent parcels and the 15' right-of-way alley into a single 3.28-acre site to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat. The properties are located at 1400 and 1498 NW 3rd Street. The replat contains a restrictive note to limit development to 71,248 square feet of warehouse. The plat also contains an abandonment of a 15' alley right-of-way.

BACKGROUND:

The applicant, Alliance 3rd Street Deerfield LLC., has submitted an application requesting approval to replat two (2) adjacent parcels and 15' right-of-way into a single 3.28-acre site to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat. The properties are located at 1400 and 1498 NW 3rd Street. The replat contains a restrictive note to limit development to 71,248 square feet of warehouse. The plat also contains an abandonment of a 15' alley right-of-way.

The applicant has submitted an application for abandonment of a 15' alley right-of-way (24-A-202) which must be approved in order for the replat application to be approved.

The applicant has also submitted a Technical Deviation application (Case 2573) and a Major Site Plan Application (05-B3-94 Rev. 3), to redevelop the site and construct a new 71,248 square-foot warehouse storage space with associated parking, drainage, and landscaping improvements.

The approval of this replat is part of the required building approval process. 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 and recorded in the public records. The County requires approval from the City as part of their approval process for the plat.

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 identifies the site as Industrial. The proposed warehouse use is allowed in the Industrial designation and is consistent with the goals, objectives and policies of the Deerfield Beach Comprehensive Plan.

2. Land Development Requirements: The applicant is proposing to develop the property with a 71,248 square foot warehouse building with associated site improvements under Application 05-B3-94 Rev 3. The application has underdone Development Review Committee (DRC) review and has met the requirements of the Land Development Code.

3. Transportation Concurrency Requirements: The plat is located within the Northeast Transportation Concurrency Management Area. Concurrency requirements for the parcel will be assessed by the County upon their review of the replat and findings of trip generation. County plat approval will be based on these finding and their recommendations must be implemented before a building permit may be issued for the parcel.

SUMMARY:

Staff's review of application 25-P-239 has found that the proposed plat is consistent with the goals, objectives and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan and the Land Development Code.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Industrial Distribution Center**	**Application No.:**	**25-P-239**
Reviewer Name:	**Rafaela Thermidor**	**Project Address:**	**1400 & 1498 NW 3rd Street**
Department/Division:	**Planning Division**		
Position:	**Planner II**		
Date of Review:	**02/06/2025**		
Submittal No.:	**1**		

A. APPLICATION / GENERAL COMMENTS:

1.	The Project Coordinator, Rafaela Thermidor, 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.
1.a	Comment acknowledged.
2.	Per Sec. 98-35 All applications proceeding to the 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 the 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
2.a	Comment acknowledged.
3.	For items being heard by the City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application 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
3.a	Comment acknowledged.
4.	Based on the recommendation of the Broward County Planning, the applicant is required to replat the property.
4.a	Comment addressed.

Deerfield Beach
Florida

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)

- [x] New Site Plan / Site Plan Modification (See Attachment A)
- [ ] Community Appearance Board (See Attachment B)
- [ ] Variance (See Attachment C)
- [x] Technical Deviation (See Attachment D)
- [ ] Rezoning (See Attachment E)
- [x] Plat or Plat Note Amendment (See Attachment F)
- [ ] Conditional Use (See Attachment G)
- [ ] Vacation & Abandonment (See Attachment H)
- [ ] ROW Variance (See Attachment I)
- [ ] Sign Variance (See Attachment J)

Project Name: Industrial Distribution Center, 1400-1498 NW 3rd Street, Deerfield Beach, FL

Property Owner: Alliance 3rd St Deerfield LLC - Richard R. Previdi

Applicant (if different from Owner):

Agent (if different from Owner/Applicant): Robert Morgado

Address of Property: 1400-1498 NW 3rd Street, Deerfield Beach, FL

Legal Description of Property (lot, block, tract, subdivision): SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD

Description of Project: The proposed site consist of two lots that total +/- 3.29 acres and will consist of demolishing the existing 2-story 25,435 SF building to construct a 71,248 SF structure

New Development (Y/N):	No	Modification to Existing Development (Y/N):	Yes
Zoning District:	B-3 (General Business)	Future Land Use Category:	IND (Industrial)
Existing Use:	Woodwork/Light Manufacturing	Proposed Use:	Industrial
Lot Area (acres):	3.29	Number of Dwelling Units (proposed):	1
Sq. Ft. of Structure (existing):	25,435	Sq. Ft. of Structure (proposed):	71,248

Agent Signature:		Owner Signature:	
Name Printed:	Robert Morgado	Name Printed:	Richard R. Previdi
Address:	1900 NW Corporate Blvd, Suite 101E, Boca Raton, FL 33431	Address:	40 Morris Ave., Suite 230 Bryn Mawr, PA 19010
Telephone:	561-571-0280	Telephone:	856-669-1105
Email:	rmorgado@bohlereng.com	Email:	mryan@alliancehp.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES 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

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

Deerfield Beach
Florida

For Office Use Only
Application No. _____
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.

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: _____

Proposed Plat Note: _____

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.

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

Plat Narrative

Project Name: Alliance 3rd Street Deerfield
Location: 1400 & 1498 NW 3rd Street, Deerfield Beach, Broward County, Florida
Parcel ID(s): 474235010270 & 474235090010
Prepared For: City of Deerfield Beach
Date: February 6th, 2025

Introduction

This plat narrative provides an overview of the proposed plat for Alliance 3rd Street Deerfield, a planned Industrial facility located in Broward County, Florida. The proposed development consists of one building with a total of 71,248 SF and two access points along NW 3rd Street, on the west and east side of the property, which will facilitate vehicle maneuvering on site.

Legal Description

The subject property is legally described as follows:

"Parcel "A" of welch plat, according to the plat thereof, recorded in plat book 133, page 7, of the public records of Broward County, Florida
&
Parcel 2: a parcel of land lying in section 35, township 47 south, range 42 east, Broward county, said lands being more particularly described as follows: the east 228.15 feet of the south 1/2 of tract 62 and the west 301.85 feet of the south 1/2 of tract 63 less the north 30.00 feet, as recorded in plat book 2, page 63, by the Boston and Florida Atlantic coast land company in the public records of palm beach county, Florida; said lands situate in Broward county, Florida.

Zoning and Land Use

The Property has a future land use map designation (FLUM) of IND (Industrial) and is zoned B-3 (General Business). The proposed use as an industrial warehouse / distribution facility with ancillary office that is not open to the public is a permitted use in the B-3 zoning district and compatible with adjacent and neighboring uses. To the south, east and west of the Property are industrial distribution facilities, including a large UPS distribution facility. To the north is a light industrial / small bay park called Pinetree Plaza, and then further north is multi-family apartment complex. To the northeast is a mobile home park and further east is a light industrial business which stores and distributes landscape equipment.

Industrial Design

- *Total Acreage:* 3.28 ± acres
- *Total of Buildings:* 1
- *Open Space:* 1.64 acres of dedicated open space
- *Roadway & Access:* Internal roadways will be private
- *Utilities & Services:* Water and sewer services will be provided by City of Deerfield Beach Utilities.

Easements & Right-of-Way Dedications

The proposed plat has the following existing easements and dedications to remain:

- **10' Utility Easement** 117.62’ along the north property line in the northeast corner
- **6' Florida Power and Light (FPL) Easement** along the east property line

The proposed plat has the following existing easements and dedications to be vacated:

- **15’ Road Right of Way** along the south property line

For Office Use Only
Date: _____
Application Nos.: _____

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.

N/A

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

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.)

N/A

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, IRA BERGSTEIN, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

X _____ 9/27/22

Signature Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 27 day of September, 2022 by IRA BERGSTEIN (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: June 10, 2025

Commission No.: HH 140525

LINDSAY D'EREDITA
Notary Public - State of Florida
Commission # HH 140525
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC to act on behalf of Alliance 3RD ST Deerfield LLC as the authorized agent related to the submittal of applications/permits through The City of Deerfield Beach, South Florida Water Management District, and FDEP as well as but not limited to all regulatory agencies, departments and governmental agencies as required for the construction and development of the proposed industrial facility located at 1400 – 1498 NW 3rd Street, Deerfield Beach, FL 33442.

Signature: _____

IRA BERGSTEIN, MANAGER
Name (printed)

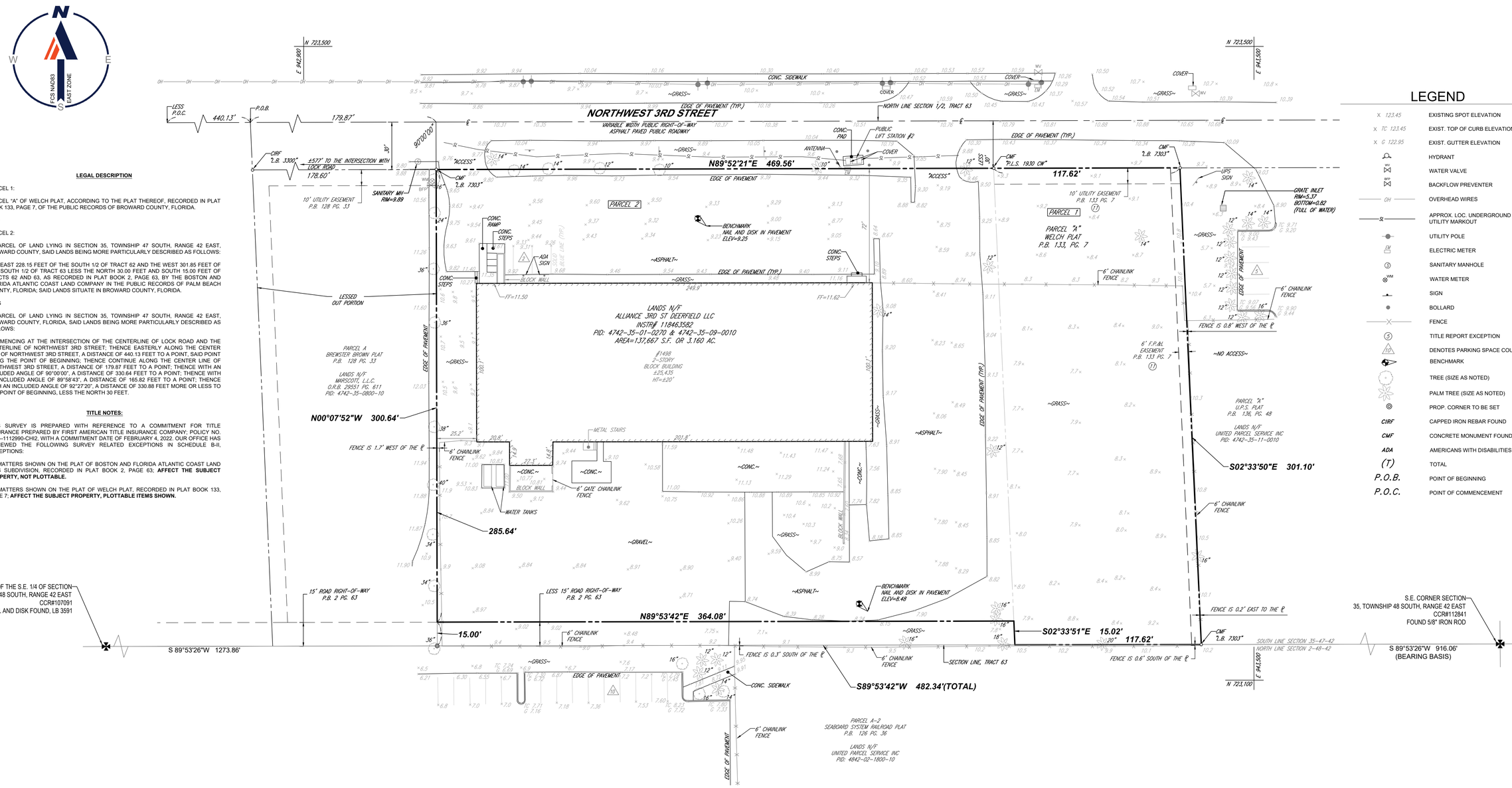
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 27 day of September, 2022, by IRA BERGSTEIN _____ as Manager / Authorized Signatory of Alliance 3rd ST Deerfield LLC _____, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.

LINDSAY D'EREDITA
Notary Public - State of Florida
Commission # HH 140525
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

_____
Notary Public

Lindsay D'Eredita
Print Name
Commission No. HH 140525
Expiration Date: June 10, 2025



LEGEND

X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
WV	WATER VALVE
BFP	BACKFLOW PREVENTER
OH	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT
	UTILITY POLE
EM	ELECTRIC METER
S	SANITARY MANHOLE
WM	WATER METER
	SIGN
	BOLLARD
	FENCE
5	TITLE REPORT EXCEPTION
10	DENOTES PARKING SPACE COUNT
	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PROP. CORNER TO BE SET
CIRF	CAPPED IRON REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
ADA	AMERICANS WITH DISABILITIES ACT
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

LEGAL DESCRIPTION

PARCEL 1:

PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET AND SOUTH 15.00 FEET OF TRACTS 62 AND 63, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 330.64 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°58'43", A DISTANCE OF 165.82 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY NO. NCS--1112990-CHI2, WITH A COMMITMENT DATE OF FEBRUARY 4, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

(10) MATTERS SHOWN ON THE PLAT OF BOSTON AND FLORIDA ATLANTIC COAST LAND CO'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 63; **AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

(11) MATTERS SHOWN ON THE PLAT OF WELCH PLAT, RECORDED IN PLAT BOOK 133, PAGE 7; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE 3RD ST DEERFIELD LLC, AS RECORDED IN INSTRUMENT NUMBER 118463582, AMONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL ID OF 4742-35-01-0270 & 4742-35-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.
2. AREA = 137,667 SQUARE FEET OR 3.160 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 20, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AD6403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA] AND INCORPORATED AREAS, PANEL 178 OF 751", MAP NUMBER 12011C0178H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: B-3 BUSINESS, GENERAL

   BUILDING SETBACKS
   FRONT: 25'
   SIDE: 15'
   REAR: 10'

   ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED JUNE 22, 2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: 2 ADA (AMERICAN DISABILITY ACT) SPACES.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS DIRECT ACCESS ALONG NORTHWEST 3RD STREET.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE SOUTH LINE OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS BEING SOUTH 89°53'42" WEST.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    ALLIANCE 3RD ST DEERFIELD LLC
18. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 164207172

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T/ DISTRIBUTION	MARKED	(800) 778-9140
CITY OF DEERFIELD BEACH	MARKED	(954) 422-5822
COMCAST CABLE	MARKED	(800) 778-9140
FLORIDA POWER & LIGHT--BROWARD	MARKED	(800) 778-9140

30 15 7.5 0 30
1"= 30'

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY & ALLIANCE 3RD ST DEERFIELD LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

COLLIN WOODYARD License Number LS7423 STATE OF FLORIDA Professional Surveyor and Mapper

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

No.	DESCRIPTION OF REVISION	BY:	DATE
3	ADDED BEARING BASIS	C.W.	10/01/2024
2	ADDED 15' ROAD RIGHT-OF-WAY	G.S.	08/25/2023
1	ADDRESSED COUNTY COMMENT	A.S.	03/20/2023

ALTA/NSPS LAND TITLE SURVEY

ALLIANCE 3RD ST DEERFIELD LLC

1498 & 1400 NORTHWEST 3RD STREET
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

FILE NO.	FLB220031.00
DATE	07/01/2022
FIELD DATE	06/20/2022

BOHLER
1500 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB#8085
■ BOCA RATON, FL ■ MIAMI, FL ■ TAMPA, FL ■ ATLANTA, GA ■ RALEIGH, NC ■ CHARLOTTE, NC ■ DALLAS, TX
◆ CIVIL ENGINEERING ◆ LAND SURVEYING ◆ PROGRAM MANAGEMENT ◆ PLANNING & LANDSCAPE ARCHITECTURE ◆ SUSTAINABLE DESIGN

CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
M.S.	A.S.	P.D.	B.L.	1"=30'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
USE OF THESE PLANS FOR ANY PROJECT OR PURPOSE OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

PLAT BOOK ____ PAGE ____

SHEET 1 OF 2

ALLIANCE 3RD STREET DEERFIELD

A REPLAT OF TRACT "A", WELCH PLAT, AS RECORDED IN PLAT BOOK 133, PAGE 7, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF SECTION 35 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 330.64 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°58'43", A DISTANCE OF 165.82 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL A, BREWSTER BROWN PLAT, RECORDED IN PLAT BOOK 128, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHEAST CORNER AND WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 3RD STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3449, PAGE 574, NORTH 89°52'21" EAST, A DISTANCE OF 469.56 FEET TO THE NORTHWEST CORNER OF PARCEL "A", U.P.S. PLAT, RECORDED IN PLAT BOOK 136, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID PARCEL "A" SOUTH 02°33'50" EAST, A DISTANCE OF 301.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND ALSO TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID WEST LINE AND WITH SAID SOUTH SECTION LINE SOUTH 89°53'42" WEST, A DISTANCE OF 482.34 FEET; THENCE DEPARTING SAID SOUTH SECTION LINE NORTH 00°07'52" WEST, A DISTANCE OF 600.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,113 SQUARE FEET OR 3.286 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE 3RD ST DEERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ALLIANCE 3RD STREET DEERFIELD"

IN WITNESS WHEREOF:
THAT ALLIANCE 3RD ST DEERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY FRANK ZAZZERA, AUTHORIZED PERSON IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 202_.

WITNESSED BY:

_____

PRINT NAME:

_____ _____

WITNESSED BY:

_____

PRINT NAME:

_____

ALLIANCE 3RD ST DEERFIELD LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY:_____
AUTHORIZED PERSON

ACKNOWLEDGMENT:

STATE OF PENNSYLVANIA SS:
COUNTY OF MONTGOMERY

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, AUTHORIZED PERSON OF ALLIANCE 3RD ST DEERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 202_.

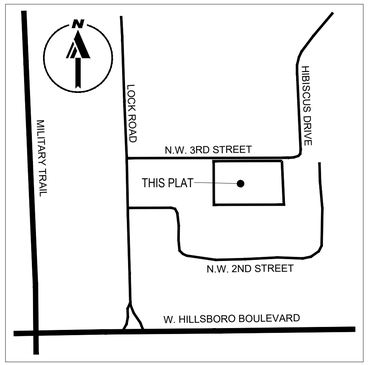
_____
NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____

NOTARY PUBLIC STATE OF _____

COMMISSION NUMBER _____

COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1"=500'

CITY COMMISSION:

STATE OF FLORIDA SS:
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D. 202_.

CONCURRENCY IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED THIS _____ DAY OF _____, A.D. 202_.

BY: _____ BY:_____
KERVIN ALFRED REX HARDIN
CITY CLERK CITY MAYOR

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 202_.

BY: _____ DATE: _____
CITY ENGINEER

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS
THIS _____ DAY OF _____, 202_.

SIGNED BY: _____

PRINT NAME: _____, CHAIRPERSON.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202_.

SIGNED BY: _____, EXECUTIVE DIRECTOR OR DESIGNEE

PRINT NAME: _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

BY: _____ DATE:_____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7280

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE:_____
PRINT NAME: RICHARD TORNESE.
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT-COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202_.

BY: _____ MAYOR - COUNTY COMMISSION

PRINT NAME:_____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 202_.

BY: _____ DIRECTOR/DESIGNEE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED POMPANO AT WEST ATLANTIC IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 28TH DAY OF SEPTEMBER A.D., 2023 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, 202_.

BY_____ ON THE ___ DAY OF _____, A.D. 202_.
COLLIN WOODYARD, FOR THE FIRM
SURVEYOR AND MAPPER, LS7423
STATE OF FLORIDA
BOHLER, LB#8085
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: _____

COUNTY ENGINEER	PLATTING SURVEYOR	CITY OF DEERFIELD BEACH	CITY ENGINEER	COUNTY SURVEYOR

THIS INSTRUMENT WAS PREPARED BY
COLLIN WOODYARD, P.S.M.
OF

BOHLER //

✦LAND SURVEYING ✦CIVIL ENGINEERING ✦PROGRAM MANAGEMENT
✦PLANNING & LANDSCAPE ARCHITECTURE ✦SUSTAINABLE DESIGN
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. 8085

PLAT FILE NO. ___ -MP- ___

ALLIANCE 3RD STREET DEERFIELD

A REPLAT OF TRACT "A", WELCH PLAT, AS RECORDED IN PLAT BOOK 133, PAGE 7, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF SECTION 35 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____

SHEET 2 OF 2

THIS INSTRUMENT WAS PREPARED BY
COLLIN WOODYARD, P.S.M.
OF

BOHLER //

✦LAND SURVEYING ✦CIVIL ENGINEERING ✦PROGRAM MANAGEMENT
✦PLANNING & LANDSCAPE ARCHITECTURE ✦SUSTAINABLE DESIGN
1900 CORPORATE BLVD. NW, SUITE 101E
BOCA RATON, FLORIDA 33431 - 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. 8085

N W E S

SURVEYOR'S NOTES:

1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE SOUTH LINE OF SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS BEING SOUTH 89°53'42" WEST.

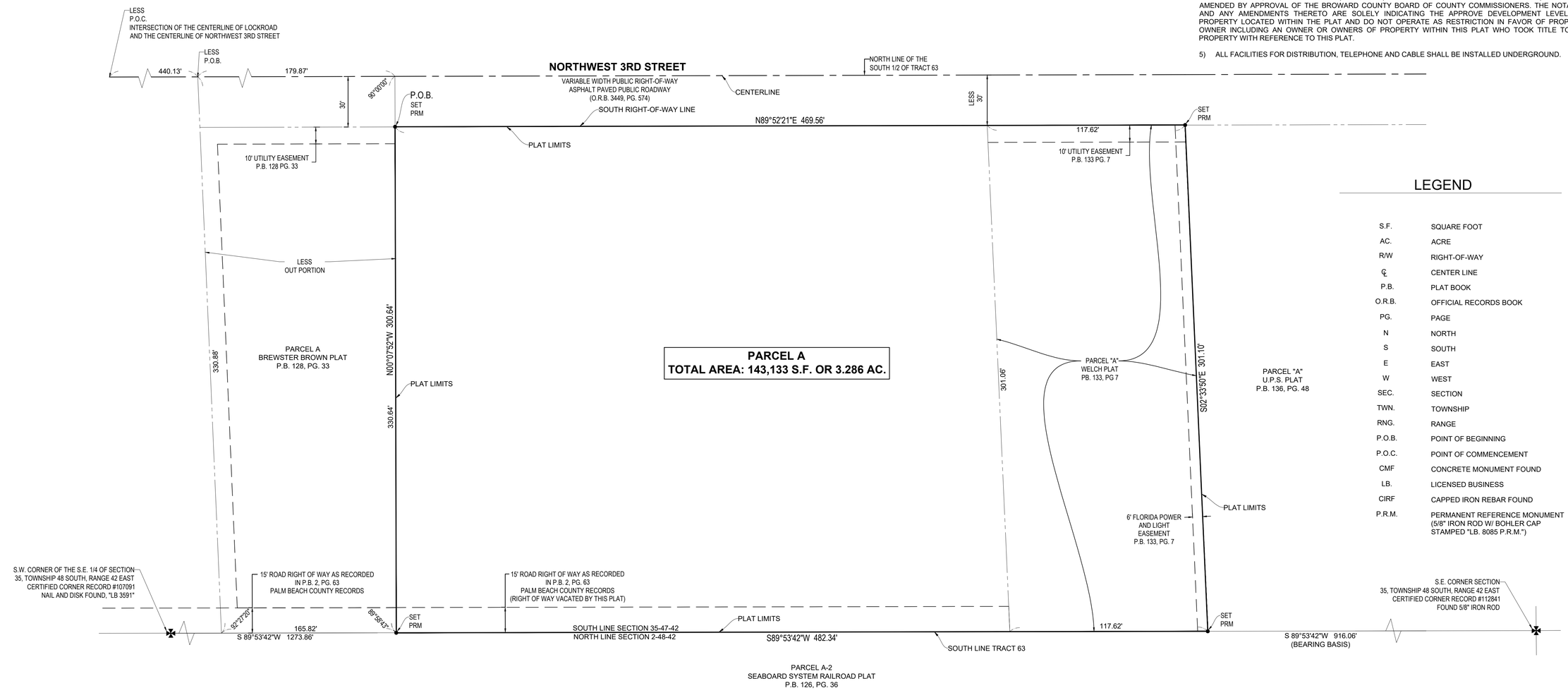
3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) THIS PLAT IS RESTRICTED TO A 71,248 SQUARE FOOT WAREHOUSE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

5) ALL FACILITIES FOR DISTRIBUTION, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.



LEGEND

S.F.	SQUARE FOOT
AC.	ACRE
R/W	RIGHT-OF-WAY
℄	CENTER LINE
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
TWN.	TOWNSHIP
RNG.	RANGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND
LB.	LICENSED BUSINESS
CIRF	CAPPED IRON REBAR FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT (5/8" IRON ROD W/ BOHLER CAP STAMPED "LB. 8085 P.R.M.")

30 15 7.5 0 30
1"=30'

PLAT FILE NO. ___ -MP- ___

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-97

Agenda Date: 4/1/2025

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H. 2025-052: Application 05-B3-94 Revision 3

Recommended Action
Commission to vote on Resolution

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

Background/History
The applicant is seeking approval for a major site plan on a 3.29-acre site to construct an industrial warehouse building. The proposal consists of demolishing the existing 2-story 27,500 square-foot structure and replacing it with a 71,248 square-foot building comprised of 7,000 square feet of office space and 64,248 square feet of warehouse storage space with associated parking, drainage, and landscaping improvements. The building is proposed to be 31 feet high, and the maximum height allowed in the B-3 district is 50 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b). Per the Broward County Planning Council, the portion of the development located within the "Boston and Florida Atlantic Coast Land Company's Subdivision of Section 35, Township 47 South, Range 42 East" plat is not required to be replatted. The portion of the proposed development located within the "Welch Plat" is required to be replatted. Application #25-P-239, a request for the unification of the parcels is a companion case to this application.

A traffic impact analysis was provided with an estimated 152 daily trips which would represent an increase of 21 daily vehicle trips compared to the existing development on the site. The site plan requires the abandonment of a Right-of-Way alley in the rear of the property. Application #24-A-202, a request for the abandonment of a Right-of-Way alley is a companion case to this application. The site plan requires a Technical Deviation to allow for a parking reduction and the Applicant has filed Case 2573 which is a companion case to this application. Per the City's Land Development Code, Schedule B – Off-street Parking Requirements, the proposed development is required to provide 103 parking spaces. Based on the intensity of the proposed use (manufacturing, industrial, and commercial concerns not catering to the general public with accessory office), the site plan provides 78 parking spaces, making the site deficient by 25 spaces. As part of the justification for the parking deviation, the Applicant has provided a voluntary deed restriction to limit higher-intensity uses on the site. Staff is requesting the deed restriction be recorded in the public records of Broward County as a condition of approval to ensure the tenants are in line with commercial concerns not catering to the general public. The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site. On January 8, 2025, the item was heard and approved by the Community Appearance Board. On March 6, 2025, the item was heard and approved by the Planning & Zoning Board.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM ALLIANCE 3RD STREET DEERFIELD, LLC, TO CONSTRUCT A ONE-STORY, 71,248 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 3.29 ACRE PROPERTY GENERALLY LOCATED AT 1400 & 1498 NW 3RD STREET (APPLICATION NO. 05-B3-94 REV. 3); APPROVING A TECHNICAL DEVIATION IN ACCORDANCE WITH SECTION 98-88(Q) OF THE DEERFIELD BEACH LAND DEVELOPMENT CODE TO PERMIT THE WAREHOUSE AND OFFICE USE ON THE PROPERTY TO OPERATE WITH A TOTAL OF 78 PARKING SPACES IN LIEU OF THE MINIMUM 103 PARKING SPACES REQUIRED BY THE CODE (CASE NO. 2573); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 05-B3-94 Rev. 3 (the "Site Plan Application") has been submitted to the City by Alliance 3rd Street Deerfield, LLC (the "Applicant") seeking site plan approval to construct a one-story 71,248 square-foot industrial building, consisting of 7,000 square feet of office space and 64,248 square feet of storage warehouse space, and associated site improvements on the approximately 3.29 acre property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida (the "Development"); and

WHEREAS, the site for the Development is approximately 3.29 acres consisting of two parcels legally described as WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD, as more particularly described in the file and generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida, in the B-3 Business General Zoning District (the "Property"); and

WHEREAS, the Site Plan Application is being considered concurrently with a separate Plat application (Application #25-P-239), a right-of-way abandonment application (Application #24-A-202), and a technical deviation for parking (Case No. 2573) for the proposed Development; and

WHEREAS, the proposed Development includes demolishing the existing 2-story 27,500 square-foot structure and replacing it with a new 71,248 square-foot one story building, comprised of 7,000 square feet of office space and 64,248 square feet of warehouse storage space, with associated parking, drainage, and landscaping improvements; and

WHEREAS, the Applicant has applied for a technical deviation for parking (Case No. 2573) from Schedule B "Off-street Parking Requirements" of the City's Land Development Code, to permit 78 parking spaces in lieu of the 103 parking spaces required by the Code for the proposed Development, (the "Technical Deviation") making the site deficient by 25 spaces, and the

Applicant has provided a voluntary deed restriction to limit higher-intensity uses on the site as part of the justification for the Technical Deviation; and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on January 8, 2025, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, on March 6, 2025, the Planning and Zoning Board voted to recommend approval of the Site Plan Application; and

WHEREAS, the City Commission has determined that the Applicant has demonstrated compliance with the requirements of Section 98-88(Q) of the Code for the granting of the Technical Deviation; and

WHEREAS, with the exception of the request for the Technical Deviation, the Site Plan Application complies with all applicable Code and departmental requirements; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that, with the exception of the quantity of parking spaces for which the Applicant has requested a Technical Deviation, 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 and the Technical Deviation are hereby approved, subject to the following conditions all of which shall be satisfied by the Applicant prior to the issuance of any building permit: (i) the conditions set forth in the Site Plan Application and the DRC report, as amended and dated March 6, 2025, and (ii) the conditions set forth below:

a. The execution, and recording in the public records of Broward County, of a Declaration of Restrictive Covenants, in a form approved by the City Attorney's Office, prohibiting certain higher intensity uses on the Property as were voluntarily agreed upon by the Applicant and City Staff in connection with the Applicant's request for a Technical Deviation.
b. Combine the two parcels of Property with the Broward County property appraiser.

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 _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN FROM ALLIANCE 3RD STREET DEERFIELD, LLC, TO CONSTRUCT A ONE-STORY, 71,248 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 3.29 ACRE PROPERTY GENERALLY LOCATED AT 1400 & 1498 NW 3RD STREET (APPLICATION NO. 05-B3-94 REV. 3); DENYING A TECHNICAL DEVIATION IN ACCORDANCE WITH SECTION 98-88(Q) OF THE DEERFIELD BEACH LAND DEVELOPMENT CODE TO PERMIT THE WAREHOUSE AND OFFICE USE ON THE PROPERTY TO OPERATE WITH A TOTAL OF 78 PARKING SPACES IN LIEU OF THE MINIMUM 103 PARKING SPACES REQUIRED BY THE CODE (CASE NO. 2573); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 05-B3-94 Rev. 3 (the "Site Plan Application") has been submitted to the City by Alliance 3rd Street Deerfield, LLC (the "Applicant") seeking site plan approval to construct a one-story 71,248 square-foot industrial building, consisting of 7,000 square feet of office space and 64,248 square feet of storage warehouse space, and associated site improvements on the approximately 3.29 acre property generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida (the "Development"); and

WHEREAS, the site for the Development is approximately 3.29 acres consisting of two parcels legally described as WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD, as more particularly described in the file and generally located at 1400 & 1498 NW 3rd Street, Deerfield Beach, Florida, in the B-3 Business General Zoning District (the "Property"); and

WHEREAS, the Applicant has applied for a technical deviation for parking (Case No. 2573) from Schedule B "Off-street Parking Requirements" of the City's Land Development Code (the "Code"), to permit 78 parking spaces in lieu of the 103 parking spaces required by the Code for the proposed Development, (the "Technical Deviation") making the site deficient by 25 spaces; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that the Applicant has not demonstrated compliance with the requirements of the Code for the granting of the Technical Deviation; 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 Schedule B of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THECITY 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 denies the Technical Deviation for the Property. The Site Plan Application is hereby denied based upon the failure to meet the requirements of Schedule B "Off-street Parking requirements" of the 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_____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

CITY OF DEERFIELD BEACH, FLORIDA
CITY COMMISSION
NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

YOU ARE HEREBY NOTIFIED of a Quasi-Judicial Public Hearing before the City Commission on **Tuesday, April 1, 2025** 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) to consider the following:

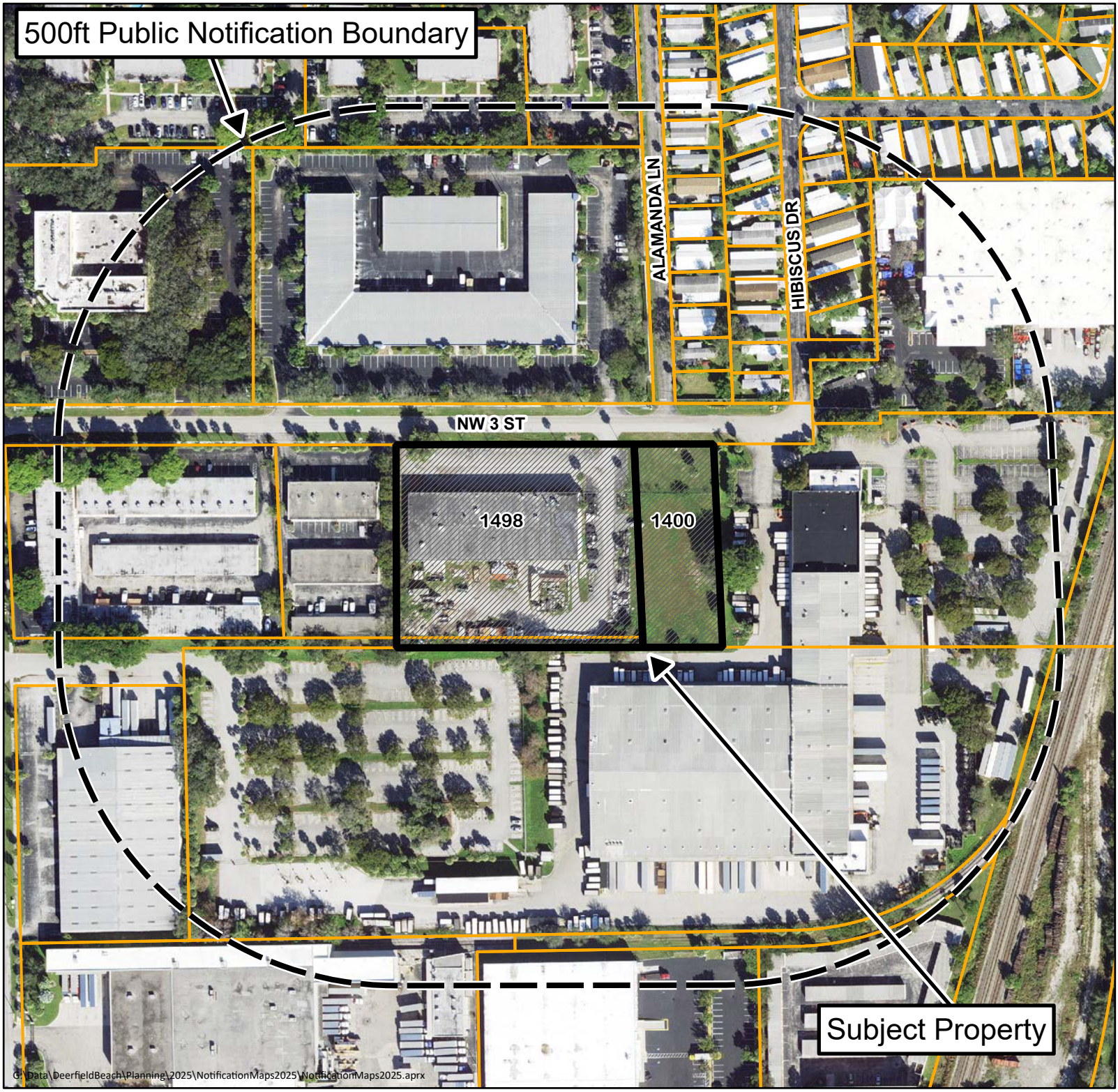
P.H. 2025-052: APPLICATION 05-B3-94 Rev 3
Applicant: **Alliance 3rd Street Deerfield LCC represented by Bohler Engineering**
Proposal: Seeking Major Site Plan approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a 3.28-acre site consisting of two lots.
Location: The property is generally described as WELCH PLAT 133-7 B PARCEL A and, SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street.**

You may either be present in person at the Quasi-Judicial Public Hearing or attend online or by telephone utilizing Zoom, represented by counsel or letter. All interested persons take due notice of the time and place of these Public Hearings and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting 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.) Anyone desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the transcript.

Any person requiring auxiliary aids and services at this 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.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



Public Hearing Notice Map

Applications 25-P-239, 05-B3-94 Rev. 3

1400 & 1498 NW 3rd St

N
W E
S

0 200 Feet

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

Deerfield Beach
Florida

PUBLIC NOTICE

APPLICATIONS
25-P-239, 05-B3-94 Rev. 3

Dear Property Owner: February 18, 2025

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:

INDUSTRIAL DISTRIBUTION CENTER
Represented by Bohler Engineering.

Seeking PLAT application (25-P-239) approval to replat a 3.28-acre site restricted to 71,248 square feet of warehouse to be known as "Alliance 3rd Street Deerfield, A Replat of Tract 'A', Welch Plat" and Seeking MAJOR SITE PLAN application (05-B3-94 Rev. 3) approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a 3.16-acre site consisting of two lots. The property is described as WELCH PLAT 133-7 B PARCEL A, and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD and located at **1400 & 1498 NW 3rd Street**.

A public hearing will be held on **THURSDAY, March 6, 2025,** 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 Power
Director of Planning & Development Services

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	05-B3-94 Rev. 3
Project Name:	Industrial Distribution Center
Applicant:	Alliance 3rd St Deerfield LLC – Richard Previdi
Agent:	Bohler Engineering
Requested Action/Description:	Seeking Major Site Plan approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of storage warehouse space with associated site improvements on a +/- 3.29-acre site consisting of two lots.
Location:	1400 & 1498 NW 3rd Street.
Legal Description:	Generally described as WELCH PLAT 133-7 B PARCEL A and SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESS COMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TO POB, CONT ELY 179.87, SLY 330.64, WLY 165.82 NLY 330.88 M/L TO POB, LESS N 30, TR 63, W 301.88 OF S1/2 LESS N 30 FOR RD
Size:	3.29 acres (gross) / 3.16 acres (net)
Existing Zoning:	B-3 Business, General
Existing Land Use:	Warehouse
Future Land Use Plan Designation:	Industrial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Commercial	B-3 Business, General
East:	Industrial	Industrial
South:	Commercial	B-3 Business, General
West:	Industrial	B-3 Business, General

Applicable Regulations: Deerfield Beach Land Development Code

Plat Restrictions: This plat is restricted to 0.81 acres of Warehouse use with an office which is secondary and ancillary to the warehouse. Commercial/Retail uses are not permitted without the approval of the Board of County Commissioners which shall review and address these uses for increased impacts.

REQUEST:

The Applicant, Bohler Engineering, is seeking a major site plan approval to construct a new one-story 71,248 square-foot industrial building consisting of 7,000 square feet of office space and 64,248 square feet of warehouse space with associated site improvements on a +/- 3.29-acre site consisting of two lots located at **1400 & 1498 NW 3rd Street**.

BACKGROUND:

The applicant is seeking approval for a major site plan on a 3.29-acre site to construct an industrial warehouse building. The proposal consists of demolishing the existing 2-story 27,500 square-foot structure and replacing it with a 71,248 square-foot building comprised of 7,000 square feet of office space and 64,248 square feet of warehouse storage space with associated parking, drainage, and landscaping improvements.

The building is proposed to be 31 feet high, and the maximum height allowed in the B-3 district is 50 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

A traffic impact analysis was provided with an estimated 152 daily trips which would represent an increase of 21 daily vehicle trips compared to the existing development on the site. The site plan requires the abandonment of a Right-of-Way alley in the rear of the property. Application #24-A-202, a request for the abandonment of a Right-of-Way alley is a companion case to this application.

Per the Broward County Planning Council, the portion of the development located within the "Boston and Florida Atlantic Coast Land Company's Subdivision of Section 35, Township 47 South, Range 42 East" plat is not required to be replatted. The portion of the proposed development located within the "Welch Plat" is required to be replatted. Application #25-P-239, a request for the unification of the parcels is a companion case to this application.

The site plan requires a Technical Deviation to allow for a parking reduction and the Applicant has filed Case 2573 which is a companion case to this application. Per the City's Land Development Code, Schedule B – Off-street Parking Requirements, the proposed development is required to provide 103 parking spaces. Based on the intensity of the proposed use (manufacturing, industrial, and commercial concerns not catering to the general public with accessory office), the site plan provides 78 parking spaces, making the site deficient by 25 spaces. As part of the justification for the parking deviation, the Applicant has provided a voluntary deed restriction to limit higher-intensity uses on the site. Staff is requesting the deed restriction be filed with Broward County as a

condition of approval to ensure the tenants are in line with commercial concerns not catering to the general public.
The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On January 8, 2025, the item was heard and approved by the Community Appearance Board.

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 the 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 storage/warehouse and accessory office space 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 B-3 General Business zoning district. The proposed development complies with all the zoning requirements for the B-3 General Business zoning district, and the proposed use of manufacturing, industrial, and commercial concerns not catering to the general public with accessory office 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;

   The proposed use is permitted within the B-3 Business, General zoning district, and the structure is designed to meet all required setbacks and bulk General Business requirements in that zoning district. The applicant is voluntarily prohibiting and restricting certain permitted uses within the B-3 zoning district that are commercial in nature and open to the public.

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

   The building is proposed to be located 31 feet from the front property line, 82.5 & 85.4 from the East and West side property lines respectively, and 38.7 feet from the rear property lines. The proposed building and improvements of the site exceed all setback requirements. The proposed building is 31 feet high and has a lot coverage of 50% and a floor area ratio of 0.50. All bulk requirements for this zoning district are met.

Development standards require a minimum of 15% of landscaping. The development proposes 17.67% landscaping.

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

The site plan proposes to redesign the access drives along Northwest 3rd Street with paved parking spaces along the East and West sides of the property and a 2-way access drive located along the rear of the building. The proposed parking for the site subceeds what is required by code by 25 parking spaces. As the proposed use, manufacturing, industrial, and commercial concerns not catering to the public with accessory office space does not offer services open to the public, the applicant has filed a Technical Deviation, proposing 78 parking spaces in lieu of the required 103. The application was reviewed by the City's traffic engineering consultant and was found to be sufficient as the uses permitted on site would be restricted to industrial uses not catering to the public, and would therefore not require as many parking spaces.

The applicant proposes two (2) dumpster enclosures located in the southeastern and southwestern portion of the site near the rear of the building, setback 10 feet from the property line behind the landscape buffer. As the enclosures are located along the rear drive aisle, sufficient maneuvering for garbage trucks has been provided. The proper turning radii for the fire truck were also provided on the site.

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

The amount of traffic generation, noise levels, and lighting are anticipated to be comparable to other industrial and commercial developments in the vicinity.

The proposed development plan required review by the City's traffic engineering consultant because the applicant submitted an application for a technical deviation with subsequent parking justification indicating that the site would provide a total of 78 parking spaces in lieu of the required 103. The application was reviewed by the City's traffic engineering consultant and was found to be sufficient as the uses permitted on site would be restricted to industrial uses not catering to the public, and would therefore not require as many parking spaces. The proposed outdoor lighting meets code requirements for lighting.

(e) *Alteration of light and air;*

The one-story building measures approximately 31 feet in height to the flat roof. The properties to the South, East, and West are Commercial/Industrial uses while the properties to the North are a storage unit facility to the Northwest and a mobile home park to the Northeast. The proposal will not impact adjacent residents or businesses. The lighting of the parking lot also meets all land development code requirements.

(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 buffer requirements along 3rd Street with a 20-foot-wide landscape buffer. The applicant proposes significant landscape along the perimeter of the property.

(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;*

As an industrial development, the applicant is not proposing any use or activity that would pose a significant risk to the safety or security to those less than 18 years of age in the 500-foot vicinity. The applicant is also voluntarily prohibiting and restricting certain permitted uses within the B-3 zoning district that are commercial in nature and open to the public.

(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, daycare 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 site plan does not propose any outdoor activity which would pose a significant risk to the safety or security to children that gather in certain public places. The outside activities proposed with the development include required parking for the development.

(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 proposed industrial building comprised of 4 tenant bays does not pose a significant safety or security risk. The subject property is located within 500 feet of industrial and commercial projects and would not pose a significant safety or security risk.

SUMMARY & REQUIREMENTS

Staff's review of application 05-B3-94 Rev. 3 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. Should the City Commission approve the application, the following conditions should be considered within the approval, prior to obtaining a building permit:

1. A deed restriction enumerating disallowed uses on a form approved by the City Attorney; and
2. Combine the properties including Right-of-way abandonment with the Broward County property appraiser's office.

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:	**Industrial Distribution Center**	**Application No.:**	**05-B3-94 Rev. 3**
Reviewer Name:	**Rafaela Thermidor**	**Project Address:**	**1400 & 1498 NW 3rd Street**
Department/Division:	**Planning**		
Position:	**Planner II**		
Date of Review:	**9/20/2024**		
Submittal No.:	**6**		

A.	**APPLICATION / GENERAL COMMENTS:**
1.	Prior to resubmittal, contact Rafaela Thermidor and Ruthie Jusino respectively at rthermidor@deerfield-beach.com and rjusino@deerfield-beach.com to schedule a Development Review Committee meeting.
1.a	Acknowledged.
2.	All resubmittals shall be provided with a written narrative responding to all comments. All resubmittals require an appointment with a planner to resubmit plans.
2.a	Acknowledged.
3.	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.
3.a	Acknowledged.
4.	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.
4.a	Acknowledged.
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 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.
5.a	Acknowledged.

6.	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, Planning & Zoning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org
6.a	Acknowledged.
7.	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 Tittle III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
7.a	Acknowledged.
8.	Per Section 98-13(b)(4) As provided in the City's fee schedule (Resolution 2018/194) The initial site plan application fee includes the first review plus two resubmittals. Any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee ($2,130.00 x 30%) to be submitted for each submittal thereafter.
8.a	Acknowledged.
NEW COMMENTS	
1.	Per the requirements, a separate Conceptual Engineering package was submitted. Remove the following pages from the site plan set as well as the schedule of drawings on the cover page: • C-302 Pavement, marking, and signage plan
1.a	Comment addressed 11/7/23.
2.	As this will be your 4th submittal, an additional fee of 30%of the initial application fee will be required to be submitted with each forthcoming submittal.
2.a	Applicant has paid the fee for the 4th submittal.
NEW COMMENT 2/26/24	
3.	The applicant has provided incomplete site plan sets. The digital submission has the Site plan set (Cover, Survey, General Notes & Legends, Site Plan, Vehicular Plan, Fire, Tree disposition, Landscape Plan, Bubbler Plan, Irrigation Plan, Details and Notes, Photometrics); as well as Architectural sheets for each elevation, and floorplan. The printed sets submitted are not stapled in the correct order, and do not include the architectural sheets showing the elevations. Refer to the Submission Plan Checklist for the correct submission requirements.
3.a	Comment addressed 8.14.24

B.

COVERPAGE:	
1.	Remove the following pages from the cover page: • Legal description • Contact information of all reviewing departments and only keep the contact information of the applicant, property owner, and architect/engineer of record
1.a	Comment addressed.
2.	No description of scope of work provided. Per Section 98-13(8(a)(2) Provide a detailed description and scope of the work being proposed which can be included in the narrative.

2.a	Comment not addressed. On the cover page, provide a scope of work for the proposed project.
2.b	Comment addressed 11/7/23.
3.	No site location map with adjacent land use and zoning provided. 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.
3.a	Comment not addressed. The proposed cover page has a location map that does not include the current land use and zoning designation. Revise the cover page to include a site location map with all adjacent land use and zoning.
3.b	Comment addressed 11/7/23.
4.	Please reorganize the floorplan sheets in line with sequential page numbering. • Sheet A-201 to be placed after A-101 • There are two C-704 sheets
4.a	Comment Addressed.
NEW COMMENT	
5.	Omit the following sheets from the sheet index: • Sheet C-302 – Pavement, marking and signage plan • Sheet C-401 – Paving, Grading, and drainage plan • Sheet C-501 – Utility Plan • Sheet C-901 – Construction Details • Sheet C-902 – Construction Details • Sheet C-903 – Construction Details • Sheet C-904 – Construction Details • Sheet C-905 – Construction Details • Sheet C-906 – Construction Details
5.a	Comment addressed 11/7/23.

C.

SURVEY:	
1.	Remove the location map on the North eastern corner of the Survey sheet 1.
1.a	Comment Addressed.

D.

SITE PLAN:	
1.	On Sheet C-301, the parking calculations in the site data table indicates a parking calculation for the warehouse, and an accessory. What's the accessory use?
1.a	Comment not addressed. Provide a parking allocation showing how the property developer will monitor and regulate for the parking reduction with five potential tenants being proposed.
1.b	Comment not addressed. "*This plat is restricted to 0.81 acres of Warehouse use with an office which is secondary and ancillary to the warehouse. Commercial/Retail uses are not permitted without the approval of the Board of County Commissioners which shall review and address these uses for increased impacts*." Plats which were approved prior to March 20, 1979 are not presumed to have vested rights for any level of density or intensity unless a notation on the face of the plat has been approved pursuant to the provisions set forth within Chapter 5, Article IX, Broward County's Code of Ordinances. In this case, the property owner

	is required to replat and join the properties. A plat amendment application may be necessary, depending on direction to the applicant from Broward County.
1.c	Comment partially addressed. The parking ratio continues to be unresolved. This application may still need to have a parking deviation. To be discussed at DRC meeting. The applicant has acknowledged that an application for an amendment to the plat is required to be submitted. The applicant has applied for a Right-of-Way abandonment of the alleyway to the South of the properties. It is currently under review.
1.d	Comment not addressed 8/14/24. The applicant has been given the following options: - As staff will not bring forward an application for a parking deviation in anticipation of a tenant increasing their office footprint and creating a non-conformity. Instead, staff would approve a restriction of uses via a deed restriction with a note on the final site plan referencing the limited uses. - The applicant should also consider proposing office space at a 20% minimum of the total building square footage and created the non-conformity. A deed restriction and parking deviation will be required. To be discussed at DRC prior to a new submittal.
1.e	Comment addressed 9/20/24.
2.	On Sheet C-301, the driveway dimensions are 31.5 and 30.3 for the western and eastern side respectively; however, the narrative indicated that the driveways are 35 and 36 feet respectively.
2.a	Comment Addressed.
3.	The application for a reduction is the number of off-street parking spaces is currently under review.
3.a	Comment not addressed. The provided parking study is based on a single user. Provide an updated parking study showing the proposed number of tenants.
3.b	Comment not addressed.
4.	Provide the location of all proposed light poles.
4.a	Comment not addressed. Provide the location as well as a detail sheet for all proposed light poles.
4.b	Comment addressed 11/7/23.
5.	Is there a fence proposed on the North side of the property?
5.a	Comment Addressed.
6.	No circulation plan was provided. Per Section 98-13(c)(8), provide traffic flow markings and signage, including fire lane striping.
6.a	Comment Addressed.
7.	Per Section 98-13(8)(c)(9), provide dumpster locations and detail for both trash and recycling showing required screening.
7.a	Comment partially addressed. No dumpster detail page was provided in this submittal.
7.b	Comment addressed 11/7/23.
8.	Per Section 98-13(c)(14), Provide the following: • Total landscape pervious and impervious area • Total percentage of landscaped open space
8.a	Comment Addressed.
9.	Do they need a life safety plan?

9.a	Comment Addressed.
10.	Per Section 98-13(c)(14), provide the location of all freestanding sign along with setback measurements.
10.a	Comment Addressed.
11.	Are there above ground or ground storage tanks?
11.a	Comment Addressed.
12.	On Sheet C-301, the landscape buffer along the Northern property line starts outside of the property boundaries. Per Section 98-80(e)(2)(a), provide 10' landscape buffer along northern property line.
12.a	Comment Addressed.
NEW COMMENT 4/21/2023	
13.	Two surveys were provided, one as Sheet 1; and the other as the demolition plan sheet. Only one survey is required.
13.a	Comment addressed 11/7/23.
14.	On the submitted parking deviation application, only one question is answered, please submitted a fully completed parking deviation application so that staff can review for completeness and compliance with all local requirements.
14.a	The applicant is no longer applying for a parking deviation. Comment addressed 11/7/23.
15.	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. Industrial compact spaces shall be signed to designate them as compact spaces.
15.a	Comment addressed 11/7/23.
NEW COMMENT 11/7/23	
16.	Site Plan indicates that both the east and west building to be the exact same square footage. However, the eastern building appears to be larger due to angled, eastern side. Confirm area of each building.
16.a	Comment partially addressed. The building square footage for the buildings was provided in the narrative, but the site data table on Sheet C-301 still shows identical numbers.
16.b	Comment addressed 8/14/24.
NEW COMMENTS 2/26/24	
17.	The driveway along Northwest 3rd Street is 15 feet wide. With 90-degree parking stalls on each side, 15 feet would not meet the minimum requirement for a 23-foot-wide drive aisle.
17.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.
18.	Use high intensity pedestrian cross walk striping for ADA pathways.
18.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.
19.	Align the pedestrian connection from the right-of-way to the northwest corner island of the eastern building to be oriented in a north-south direction. Adjust parking stalls, cross walk striping, and refuge island accordingly.
19.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.
20.	The eastern-most parking stalls on the south side of the drive aisle will conflict due to the angle of deflection. Adjust accordingly.
20.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.

21.	The first parking space, closest to the Western Property Line provides no backout. Provide a 5-foot bump out for the westernmost parking space for cars to turn around/get out of end parking space.
21.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.
22.	The circulation plan shows the trucks headed east once they exit the site. As this is essentially a dead end, and there are no major roads to the East, provide a simulation showing the trucks making the westbound turn onto Northwest 3rd Street.
22.a	Comment addressed 8/14/24.
23.	As part of the cost recovery charges, a traffic engineer may be requested to further analyze the parking and vehicular circulation patterns submitted by the applicant.
23.a	Comment no longer applicable 8/14/24. The applicant has revised the proposed site plan.
NEW COMMENT 9/24/24	
24.	The applicant has proposed garage doors at the rear of the building. As the rear driveway is a one-way drive with parking, the additional loading and unloading activities would not be permitted.
24.a	Comment addressed 12/9/24.
25.	As proposed, the driveway along the rear of the building does not align with two-way vehicular traffic pattern. Please provide updated schematics showing the appropriate turning radii for the one-way drive.
25.a	Comment addressed 12/9/24.

E.	**ELEVATIONS:**
1.	Per Section 98-13(8)(c)(10), provide the location and elevations of proposed wall sign areas and any ground sign locations.
1.a	Comment Addressed.
2.	Provide a detailed schedule of proposed finished materials, colors, textures. Per Section 98-13 (d)(1) Provide a scale drawing illustrating all elevations of all principal and accessory buildings ad structures.
2.a	Comment not addressed. Submit a set of color elevations, as well as color samples of the chosen paint colors prior to Community Appearance Board (CAB). Samples of chosen paint colors must also be submitted prior to CAB.
2.b	Comment partially addressed 11/7/23. Color names have been provided, but no color elevations have been provided.
2.c	The submitted elevations do not meet the Building Design Standards established in Section 78-7(2) below: - (7) A coordinated palette of colors, with a minimum of two colors shall be proposed for each building and associated structures, that includes one primary color and at least one secondary color, a range of minor accent colors, or all three types of colors. Bright or brilliant colors shall be minimized and may be used only for accents and must be compatible with the overall color scheme. - The applicant has provided the location of future building signage. Provide the size of the future proposed building sign.
2.d	Comment addressed 8/14/24.

3.	Per Section 98-13 (d)(2), Provide the general location of proposed building wall signs and conceptual monument signs.
3.a	Comment Addressed.
4.	Per Section 98-13 (d)(3), Provide the location of all proposed mechanical equipment showing adequate screening.
4.a	Comment Addressed.
5.	Per Section 98-13 (d)(4), Provide the height and length of all overhangs and canopies.
5.a	Comment not addressed. Provide a sheet showing the height of the proposed canopies.
5.b	Comment addressed 11/7/23.
6.	As this application will be going to CAB, P&Z, and City Commission, the requirement is to provide a minimum of 2 colors for each façade. Per sheet A-201, no colors were provided, and the only material proposed is concrete.
6.a	Comment Addressed.
NEW COMMENT 4/21/2023	
7.	Per Section 78-7 (b) All new construction must meet the minimum design standards set forth in this section.
7.a	Comment not addressed.
7.b	Comment addressed 2/26/24.
8.	Per Section 78-7 (b) (2) Exterior elevations shall be designed such that all building facades include substantial wall articulation (such as projecting ribs, columns, reveals and offsets) to avoid the effect of a single long or massive wall. All four sides of the structure must have building articulations. The south elevations show two colors of smooth concrete proposed which would not meet the minimum design standards.
8.a	Comment not addressed. Per section 78-7(b)(2) Exterior elevations shall be designed such that all building facades include substantial wall articulation (such as projecting ribs, columns, reveals and offsets) to avoid the effect of a single long or massive wall. Based on the review of the elevation sheets the Southern and a substantial portion of the Eastern elevations do not meet this requirement.
8.b	Comment addressed 2/26/24.
9.	The North and South elevations show no Building articulation proposed. Per Section 78-7 (b) (13) Building Materials: (a) Materials shall be selected and scaled for suitability to the type of structure and design in which they are used. (b) Structures shall have the same harmonious materials used on all elevations. (c) A minimum of two building materials shall be proposed. These Building standards shall apply to all elevations of a building or structure.
9.a	Comment not addressed. Based on the review of the Northern elevation, only smooth painted concrete is the only material proposed. This would not meet the requirements set forth in this section
9.b	Comment addressed 2/26/24.

F.

FLOOR PLANS:	
1.	Provide a detailed floorplan of the proposed warehouse. Per section 98-13 (e)(1) Provide a complete dimension of each room on all floors, labeling any permanent feature.

1.a	Comment Addressed.

G. **LANDSCAPING PLAN:**

1.	Show dimension of foundation planting on the north side of building.
1.a	Comment addressed 11/7/23.
2.	Add terminal and interior islands planting. Per Section 98-80 (e)(11), a Minimum of one (1) shade tree and twenty (20) shrubs per island.
2.a	Comment Addressed 11/7/23.
3.	Per Section 98- 80 (e)(2), the 10-foot perimeter ROW buffer is to be inside the property line.
3.a	Comment Addressed.
4.	Remove the hedges in the sight triangles. Per Section 98-80 (i)(4), add correct sight triangles,10 feet by 50 feet to the property entrance/ exit.
4.a	Comment Addressed.
5.	Striped areas not hatched on the landscape plans. Indicate which striped areas are hardscape and which are landscape to determine the exact number of landscape islands.
5.a	Comment Addressed.

H. **ABANDONMENT:**

1.	Please provide a signed copy of the abandonment acknowledgement from all adjacent property owners.
1.a	Comment not addressed 8/14/24.
1.b	Comment addressed 9/20/24.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**INDUSTRIAL DISTRIBUTION CENTER**	**Application No.:**	**05-B3-94**
Reviewer Name:	**LT. DAVID ZIPOLI**		
Department / Division:	**FIRE PREVENTION**		
Position:	**LIEUTENANT**		
Date of Review:	**12/30/2024**		
Submittal No.:	**REV 8**		

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 8TH Ed., NFPA 1-Fire Code, Florida Edition 2021, NFPA 101-Life Safety Code, Florida Edition 2021.
	ADDRESSED	
2.	PROVIDE A HYDRANT FLOW TEST TO DETERMINE THE AVAILABLE WATER SUPPLY TO THIS PROJECT AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER BASED ON THE FLORIDA FIRE PREVENTION CODE 8TH EDITION (NFPA 1 18.4.5.3 BUILDINGS OTHER THAN 1 AND 2-STORY RESIDENTIAL BUILDINGS)
	ADDRESSED	

B.	**SITE PLAN:**	
1.	PROVIDE THE LOCATION OF THE FIRE DEPARTMENT CONNECTION TO THE PROPOSED PUBLIC FIRE HYDRANT ON C-501 & C-304(cloud response)
	ADDRESSED
2.	PROVIDE A HYDRANT FLOW TEST AFTER THE TWO NEW PUBLIC FIRE HYDRANTS HAVE BEEN INSTALLED AND ALL TESTING HAS BEEN APPROVED
	ADDRESSED
3.	NO VERTICAL CONSTRUCTION UNTIL ALL OF THE REQUIRED HYDRANTS ARE IN PLACE AND APPROVED.

	ADDRESSED

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Industrial Distribution Center**	**Application No.:**	**05-B3-94 Rev. 3**
Reviewer Name:	**Harold Hoyte**	**Project Address:**	**1400 and 1498 NW 3rd St.**
Department / Division:	**Landscape**		
Position:	**Landscape Architect**		
Date of Review:	**12/9/24**		
Submittal No.:	**7**		

A.	**LANDSCAPING 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 that 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), for palms or trees not mitigated on-site, those that are not, pay into beautification fund at a rate of $200 for every 3 inches Diameter at Breast Height (DBH). Note, required existing or proposed trees cannot be used toward meeting this requirement.
	1.a	Comment not addressed. Revise the calculation based on the revised appraisal of the Seagrape tree.
	1.b	Comment not addressed. Show on C-701, the total amount to be paid into the fund. Note, required trees/ palms cannot be used to satisfy the mitigation requirement.
	1.c	Comment not addressed. Add mitigation note to pay $91,700 into the Tree Preservation Fund.
	1.d	Comment not addressed. Mitigation can only be satisfied with trees or palms over and above the required minimum. Provide calculations and note the amount to be paid into the fund on the plans. The current plans have no trees to apply to mitigation reduction. 190 inches of palms and an appraised tree make up the mitigation required.
	1.e	Comment addressed 9/19/24. Will pay $2,880 into fund.
	2.	Add an appraisal for tree # 3, Seagrape. Use the Trunk Method outlined in 'The Guide for Plant Appraisal', 9th Edition.
	2.a	Comment not addressed. Submit an appraisal of the Seagrape tree for review as the calculation shown is incorrect.
	2.b	Comment addressed 11/1/23

3.	Indicate on the plant list the quantity and species of trees/palms used to satisfy the mitigation requirement. Note required plant material may not be used to satisfy this requirement.
3.a	Comment not addressed.
3.b	Comment not addressed.
3.c	Comment addressed 2/23/24. Only 2 trees at a 3-inch caliper were used to offset mitigation.
4.	Label striped areas on the landscape plans, indicating which are hardscape and landscape. This will assist in determining the accurate number of terminal islands.
4.a	Per Section 98-80 (e) (11) add 3 terminal island trees and 20 shrubs per tree. In all islands interior or terminal shall have a minimum of 20 shrubs.
4.b	Comment addressed 11/1/23
5.	Per Section 98-80 (i)(4), add correct sight triangles,10 feet by 50 feet to the property entrance/ exit; Remove hedges in triangles that mature over 30 inches.
5.a	Comment not addressed. Slide the sight triangles inside the property such that the 50-foot dimension rests on the property line and the 10-foot rests on the outside of the curb.
5.b	Comment not addressed.
5.c	Comment addressed 2/23/24
6.	Per Section 98-80(e) (2), add 9 trees.
6.a	Comment not addressed. Satisfy this perimeter buffer request without planting trees under existing adjacent tree canopies.
6.b	Comment addressed 11/1/23
7.	Show a real canopy of trees or palms adjacent to the property lines, which may impact perimeter planting.
7.a	Comment addressed 5/3/23.
8.	Add terminal and interior islands planting, per Section 98-80 (e) (11). Minimum 1 shade tree and 20 shrubs per island.
8.a	Comment not addressed.
8.b	Comment addressed 11/1/23
8.c	Add 2 terminal islands and terminal island planting.
8. d	Comment not addressed. Add 2 terminal island trees or 6 palms in new terminal islands.
8.e	Comment addressed 12/9/24.
9.	Per section 98-80 (e) (8) and (e)(9), all islands are to be 11 feet wide.
9.a	Comment not addressed.
9.b	Comment not addressed.
9.c	Comment addressed.
10.	Per Section 98-80(e)(7) and (e)(9), interior islands are calculated cumulatively, therefore 87/10 = 9 islands. Add an additional 7 islands as islands with Utilities do not count meeting this requirement.
10.a	Comment not addressed. 83/10 = 8 islands are required, add 3 more to meet the requirement.
10.b	Comment not addressed. Only 6 interior islands are provided, add 2.
10.c	Comment not addressed. Only 4 interior islands are provided, add 5. 91 parking space/10 = 9 islands.
10.d	Comment addressed 7/17/24.
11.	Add 8 more flowering trees to the plan, per Section 98-80 (k)(1).

11. a	Comment addressed 5/3/23.
12.	Add 2 more varieties of hedges.
12.a	Comment addressed 5/3/23.
13.	Appraisals are required for specimen trees (18 inches in good condition (60% or better)); Note, required proposed trees cannot be used to meet this requirement.
13.a	Comment not addressed. Revise the appraisal and submit it for review.
13.b	Comment addressed 11/1/23.
14	Move large tree 16' off property line and/or add note that root barrier will be added on landscape sheet L-2. Add root barrier to large and medium trees closer than 6 ft. and palms and small tree within 3 ft. of paved area, curb or foundation.
14.a	Comment addressed 5/3/23.
15.	Step down cocoplum hedge with a low shrub or groundcover along property line facing residential properties.
15.a	Comment addressed 5/3/23.
16.	Add 68 flowering shrub or groundcover to the landscape plan.
16.a	Comment addressed 5/3/23.
17.	Per Section 98-80 (e) (12), add site lighting offsets for trees and palms to the landscape plan.
17.a	Comment not addressed.
17.b	Comment addressed 11/1/23
18.	Per Section 98-80 (k), a maximum of 20% of required palms are allowed on site. Revise plans accordingly.
18.a	Comment addressed 5/3/23.
19.	Per Section 98- 80 (e)(2), the 10-foot perimeter ROW buffer is to be inside the property line.
19.a	Comment addressed 5/3/23.
20.	Indicate native species on plant list.
20.a	Comment addressed 5/3/23.
21.	Show dimension of foundation planting on the north side of building.
21.a	Comment not addressed 5/3/23. Per Section 98-80 (e)(14)(a), the minimum width of foundation planting shall be 5', add the correct width to the side of the building.
21.b	Comment addressed 11/1/23
21.c	Comment not addressed. Per Section 98-80 (e)(14)(a), the minimum width of foundation planting shall be 5', add the correct width to the side of the building facing parking or other vehicular use.
21.d	Comment addressed 9/18/24.
22.	Change triple Macarthur palms to single-trunk palms, triples will not fit in the planting areas shown.
22.a	Comment addressed 5/3/23.
23.	Per Section (e)(14)(e), Trees and palms shall be a minimum of 18 feet overall or 18 feet graywood respectively.
23.a	Comment not addressed 5/3/23.
23.b	Comment addressed 11/1/23
	New Comments 5/3/23
24.	Change condition ratings on Tree Disposition List to percentages.
24.a	Comment not addressed
24.b	Comment addressed 2/23/24

	New Comments 7/23/24
25.	Revise the landscape area in the landscape chart on C-703 to be consistent with the site data table on sheet C-301.
25.a	Comment addressed 9/19/24.

B. **IRRIGATION PLAN:**

1.	Revise plans to add bubblers to proposed trees and palms and place them in a separate zone.
1.a	Comment not addressed 5/3/23.
1.b	Comment not addressed.
1.c	Comment addressed 2/23/24

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Industrial Distribution– 1400 & 1498 NW 3rd St. Major Site Plan & Technical Deviation**	**Application No.:**	**05-B3-94 Rev 3**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**01-02-25**		
Submittal	**8**		

A.	**CONCEPTUAL ENGINEERING PLAN:**	
	1.	Revisit the parking lot drive isle at the SW corner of the site, next to the proposed 36 Well Loading bay for to dimensional compliance with the requirements for 90 Deg. parking stalls. (City of DFB Chapter 98 – Land Development Regulations - SCHEDULE C. - PARKING SPACE SIZE AND CONFIGURATION)
	1a.	Comment Addressed
	2.	Provide vehicular turnaround geometry diagram for dead end conditions at the SE and SW corners of the property.
	2a.	Comment Addressed
	3.	a. Proposed 5 ft. Wide Concrete sidewalk along the south Right-of-Way (R/W) line of NW 3rd. Street shall be located at the R/W line to match City of Deerfield Beach Engineering Department Manual Standard 60 Ft. R/W section 8.03. b. Proposed Sidewalk shall be continuous across driveways. Refer to FDOT 2024-2025 Standard Plans Index 522-001 c. Off-setting the proposed sidewalk to avoid conflict with the existing City's Sanitary Sewer Pump Station will require constructing a segment of 2 Ft. Type "F" concrete curb and gutter matching the existing NW 3rd Street pavement edge to mitigate roadside hazard as required by the FDOT "Green Book", latest edition.
	3a.	Comment Addressed
	4.	a. Locate the domestic and irrigation meters on front of the sidewalk. b. Proposed Sanitary Sewer lateral shall be connected to the exist. 8" VC Sanitary main and a 6" Sanitary Sewer Clean-Out shall be located at the R/W line.
	4a.	Comment Addressed

5.	Any proposed Storm Drainage improvements in the Public R/W shall not be connected to the on-site drainage system. Separate Drainage Reports and Stormwater permits / licenses need to be secured from Broward County EPGMD.
5a.	Comment Addressed
6.	Provide a preliminary Drainage calculations report(s).
6a.	Comment Addressed
New Comment 12-02-24	
7.	All Fire Protection above ground appurtenances need to be set at a minimum of 6 FT clear distance from the edge of pavement for the road segments were no concrete curbing exists and be protected with impact bollards, painted OSHA SAFETY YELLOW (REFLECTIVE). Reference Broward County Standards Details, Figures 194 and 231.
7a.	**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.
2.	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. Pavement Markings and Signing plan in accordance with the MUTCD latest edition

3.	**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.	Prior to issuance of a Certificate of Occupancy, all applicable Water and Sewer connection fees will be paid as stipulated in the City of Deerfield Beach Code Sections 70-132 and 70-75.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Industrial Distribution – 1400 & 1498 NW 3rd St. Center Major Site Plan & Technical Deviation**	**Application No.:**	**05-B3-94 Rev. 3**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**12-02-24**		
Submittal	**7**		

A.	**CONCEPTUAL ENGINEERING PLAN:**	
	1.	Revisit the parking lot drive isle at the SW corner of the site, next to the proposed 36 Well Loading bay for to dimensional compliance with the requirements for 90 Deg. parking stalls. (City of DFB Chapter 98 – Land Development Regulations - SCHEDULE C. - PARKING SPACE SIZE AND CONFIGURATION)
	1a.	Comment Addressed
	2.	Provide vehicular turnaround geometry diagram for dead end conditions at the SE and SW corners of the property.
	2.a.	Comment Addressed
	3.	a. Proposed 5 ft. Wide Concrete sidewalk along the south Right-of-Way (R/W) line of NW 3rd. Street shall be located at the R/W line to match City of Deerfield Beach Engineering Department Manual Standard 60 Ft. R/W section 8.03. b. Proposed Sidewalk shall be continuous across driveways. Refer to FDOT 2024-2025 Standard Plans Index 522-001 c. Off-setting the proposed sidewalk to avoid conflict with the existing City's Sanitary Sewer Pump Station will require constructing a segment of 2 Ft. Type "F" concrete curb and gutter matching the existing NW 3rd Street pavement edge to mitigate roadside hazard as required by the FDOT "Green Book", latest edition.
	3.a	Comments Addressed

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Industrial Distribution Center 1400-1498 NW 3rd Street Major Site Plan & Technical Deviation**	**Application No:**	**05-B3-94 Revision 3**
Reviewer Name:	**Cesar E. Osegueda**		
Department / Division:	**Sustainable Management**		
Position:	**Code Compliance Spec.**		
Date of Review:	**09/17/2024**		
Submittal No:	**Submittal 6**		

A.

RECYCLING & SOLID WASTE DIVISION:	
1.	The above Site Plan Application, located at 1400-1498 NW 3rd Street Deerfield Beach, FL 33442 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.

Deerfield Beach
Florida

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)

- [x] New Site Plan / Site Plan Modification (See Attachment A)
- [ ] Community Appearance Board (See Attachment B)
- [ ] Variance (See Attachment C)
- [x] Technical Deviation (See Attachment D)
- [ ] Rezoning (See Attachment E)
- [ ] Plat or Plat Note Amendment (See Attachment F)
- [ ] Conditional Use (See Attachment G)
- [ ] Vacation & Abandonment (See Attachment H)
- [ ] ROW Variance (See Attachment I)
- [ ] Sign Variance (See Attachment J)

Project Name: Deerfield Beach - Alliance

Property Owner:

Applicant (if different from Owner): Max Ryan

Agent (if different from Owner/Applicant): Chris Lall

Address of Property: 1400 & 1498 NW 3rd St., Deerfield Beach, FL 33442

Legal Description of Property (lot, block, tract, subdivision): SUB OF SECTION 35-47-42 2-63 PB TR 62 E 228.15 OF S1/2 LESS N 30 FOR RD & LESSCOMM INTER C/L OF LOCK RD & C/L NW 3 ST, ELY ALG C/L NW 3 ST 440.13 TOPOB,CONT ELY 179.87,SLY 330.64,WLY 165.82 NLY 330.88 M/L TO POB,LESS N 30, TR63,W 301.88 OF S1/2 LESS N 30 FOR RD

Description of Project: The proposed site consists of two lots that total +/-3.29 acres that will consist of demolishing the existing 2-story, 25435 SF building and will construct the proposed 71,774 SF structure.

New Development (Y/N):	No	Modification to Existing Development (Y/N):	Yes
Zoning District:	B-3 (General Business)	Future Land Use Category:	IND (Industrial)
Existing Use:	Woodwork/ Light Manufacturing	Proposed Use:	Warehouse
Lot Area (acres):	3.29	Number of Dwelling Units (proposed):	1
Sq. Ft. of Structure (existing):	25,435	Sq. Ft. of Structure (proposed):	71,774

Agent Signature:		Owner Signature:	
Name Printed:	Chris Lall	Name Printed:	Max Ryan
Address:	1900 NW Corporate Blvd, Suite 101E, Boca Raton, FL 33431	Address:	40 Morris Ave Bryn Mawr PA 19010 Ste 230
Telephone:	561-571-0280	Telephone:	856 669 1105
Email:	clall@bohlereng.com	Email:	mryan@alliancehsp.com

INTERNAL USE ONLY:

SUBMITTAL DATE: 10/07/2022

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential	X	$2000 + $20 / 1000 GFA + $100 (Fire)	$2000 + $1435.48 +$100 = $3535.48	**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)	X	$50	$50	**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)	X	$1000	$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: $4585.48

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC to act on behalf of Alliance 3RD ST Deerfield LLC as the authorized agent related to the submittal of applications/permits through The City of Deerfield Beach, South Florida Water Management District, and FDEP as well as but not limited to all regulatory agencies, departments and governmental agencies as required for the construction and development of the proposed industrial facility located at 1400 – 1498 NW 3rd Street, Deerfield Beach, FL 33442.

Signature: _____

IRA BERGSTEIN, MANAGER
Name (printed)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 27 day of September, 2022, by IRA BERGSTEIN _____ as Manager / Authorized Signatory of Alliance 3rd ST Deerfield LLC _____, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.

LINDSAY D'EREDITA
Notary Public - State of Florida
Commission # HH 140525
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

_____
Notary Public

Lindsay D'Eredita
Print Name
Commission No. HH 140525
Expiration Date: June 10, 2025

For Office Use Only
Date: _____
Application Nos.: _____

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.

N/A

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

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.)

N/A

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, IRA BERGSTEIN, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

X _____ 9/27/22

Signature Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 27 day of September, 2022 by IRA BERGSTEIN (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: June 10, 2025

Commission No.: HH 140525

LINDSAY D'EREDITA
Notary Public - State of Florida
Commission # HH 140525
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Application No. _____
Submittal Date: _____

ATTACHMENT D
APPLICATION FOR TECHNICAL DEVIATION

Pursuant to Code Section 98-88(q).- *Off Street Parking and Loading.*

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

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.
- ☐ **Business Tax Receipt Application** (*if applicable*)
- ☐ **Dimensioned Floor Plan** and/or site sketch showing proposed use in relation to the building and/or site.
- ☐ **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.

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

A. PROPOSED TECHNICAL DEVIATION

Provide the following calculations in the table below:

	Required	Existing	Proposed	Change (+/-)
Total number of parking spaces	96	0	87	9
Total number of ADA-accessible parking spaces	2	0	2	0

B. DEMONSTRATION OF COMPLIANCE WITH TECHNICAL DEVIATION CRITERIA

(Attach additional page(s) if more space is needed)

Section 98-88(q) of the Deerfield Beach Land Development Code states: *one the following requirements must be met in order to receive a technical deviation. The burden of proving that one of the requirements is met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.*

The City Commission may grant a technical deviation from the requirements of the off-street parking requirements as it deems justified based upon the criteria described below with any conditions it deems necessary to assure that the reasonable parking needs of the use are provided for.

Application WILL NOT be accepted without a specific statement in response to either i, ii, or iii on the following pages.

i. The applicant affirmatively demonstrates that the application for off-street parking requirements places restrictions upon the use of the proposed development which make the off-street parking requirements excessive in view of the use limitations being voluntarily placed upon the proposed use (provided said use restrictions are included in an enforceable development agreement). It shall be the burden of the applicant to propose, with its application, the voluntary restriction:

_____

_____

_____

_____

_____

_____

_____

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_____

_____

_____

_____

_____

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

ii. It is found that the arrangement of uses in close proximity to the proposed use is such that, when combined with available mass transit or other uses which are likely to provide parking for patrons of the proposed use without the necessity of seeking a different parking space, is such that the strict application of the off-street parking ordinance requirements would be inequitable to the applicant, or unnecessary to protect the public interest, or would be in excess of that needed to provide sufficient parking for the proposed use:

iii. A study is provided by a qualified traffic engineer or (AICP) certified planner indicating that, for the specific use, considering any use restrictions, other unique characteristics of the area, or other specific elements unique to the development, strict application of the off-street parking requirements will make it inequitable to the applicant or unnecessary to protect the public interest to apply the specific requirements of the off-street parking ordinance and that sufficient parking to serve the proposed development exists with the granting of the technical deviation:

The Applicant is proposing a 71,774 square foot warehouse facility (the "Use"). The City's LDC provides that warehousing uses are to be be parked at 1 parking space for every 750 square feet, which would require 96 parking spaces. The Applicant's site plan provides for 87 parking spaces. According to the attached parking statement prepared by Karl Peterson, P.E., of KBP Consulting, Inc., dated November 10, 2022, based on the peak parking demand for the proposed Use occurring on weekdays, 80 parking spaces are sufficient to serve the proposed Use. Because the Applicant is providing 87 parking spaces, strict application of the off-street parking requirements will make it inequitable to the Applicant and unnecessary to protect the public interest. Having the Applicant provide an additional 9 parking spaces or 96 in total, when the traffic engineer stated only 80 would be needed based on the peak parking demand for the Use on weekdays, is not needed as sufficient parking to serve the proposed development exists. The Applicant is requesting this technical deviation for the reduction of 9 spaces.

See attached Parking Statement prepared by KBP Consulting, Inc.

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

PARKING JUSTIFICATION

for

ALLIANCE HP

1400-1498 NW 3rd Street
Deerfield Beach, FL 33442

Prepared by

BOHLER

1900 NW Corporate Boulevard, Suite 101E
Boca Raton, FL 33431

Merouane El Kaoussi, P.E.
Florida Professional Engineer License No. 88591

November 7th, 2024

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Parking Survey ..... Appendix E

2700 Gateway Drive Aerial ..... Appendix F

Section 1

PARKING JUSTIFICATION

Bohler Engineering FL, LLC
1900 NW Corporate Boulevard, Suite 101E
Boca Raton, FL 33431
PHONE 561.571.0280

November 7th, 2024

City of Deerfield Beach
Planning and Zoning
150 NE 2nd Avenue
Deerfield Beach, FL 33441

RE: Industrial Distribution Center
1400 & 1498 NW 3rd Street Deerfield Beach, FL

Dear Rafaela Thermidor,

Alliance HP is proposing to redevelop two existing outparcels located at 1400 & 1498 NW 3rd Street Deerfield Beach, Florida. The total site area will equal to 3.28 acres. The proposed development includes the construction of a single-story 71,248 SF warehouse, including 7,000 SF of office space. Additional improvements will include associated parking, utilities, landscaping, and drainage improvements.

Parking Technical Deviation Request

Based upon the City of Deerfield Beach Code of Ordinances, Schedule B – Off-Street Parking Requirements (**Appendix A**), the proposed development is required to provide **103 parking spaces** in accordance with the following criteria:

- Manufacturing, industrial and commercial concerns not catering to the general public (1 parking space per 500 SF for the 1st 10,000 SF. Then, 1 parking space per 1,000 SF):
  - 10,000 SF/500 SF + 54,248 SF/1,000 SF
    20 + 53 = 75

- Office, Office buildings (1 space for each 250 SF):
  - 7,000 SF/250 SF = 28

Per the proposed site plan, the site provides a total of ninety-one parking spaces. Therefore, the applicant is requesting a technical deviation for a 24.3% reduction in off-street parking from 103 spaces to 78 spaces. This request is supported by the provided ITE parking calculation, jurisdictional code comparisons and parking counts from an Industrial use located at 2700 Gateway Dr, Pompano Beach, FL,

ITE Parking Calculation

According to the latest ITE Generation Manual (**Appendix D**), the average parking demand rate for the warehouse use is 0.37 per 1,000 SF and for small office building use is 1.85 per 1,000 SF. Based on the proposed building square footage, the estimated parking demand is 38 spaces.

- (64,284 SF/ 1,000 SF) X 0.37 = 24 parking demand.

Site Comparison

Bohler analyzed a similar site that has been developed by Alliance HP which has successfully operated with less parking than the current City of Deerfield code would require. The warehouse at 2700 Gateway Dr. is approximately 38,093 SF and 4,676 SF of office space, 12,540 SF of outdoor storage space, with a code-required parking count of 67. For reference, in the City of Deerfield Beach, a building of this size and use would require 73 parking spaces (an increase of 8.21% compared to the City of Pompano Beach).

The site 2700 Gateway Dr. was assessed to compare the actual number of total vehicles parked on site versus the total parking spaces required. Per the approved as built dated May 17th, 2016(**Appendix C** – provided by the City of Pompano Beach), by the City of Pompano Beach, the property includes a total of sixty-seven parking spaces. Despite the code-required 67 spaces (and the comparison of the Deerfield Beach code requiring 73 spaces), the parking survey, provided in **Appendix E**, shows that a maximum of 37 spaces (1 space per 1,156 SF) are occupied during daily business hours. The maximum 37 spaces occupied is approximately 44.77% of the City of Pompano Beach code-required parking and 64.42% less than the would-be City of Deerfield Beach code-required parking.

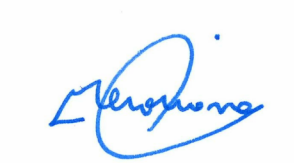
Although the 2700 Gateway Dr. development provides excess parking, the 1 space per 1,165 SF provided would still only dictate 61 parking at the Alliance Deerfield site.

Conclusion

It is evident by observing the ITE parking manual and the 2700 Gateway Dr. that the proposed use demands significantly less parking than the City of Deerfield Beach code requirements suggest. Therefore, the site is anticipated to satisfy its parking demand with the latest site plan and, as such, the applicant would request a 24.3% parking reduction from the 103 code-required spaces to the provided 78 spaces.

Sincerely,

Bohler Engineering



Merouane El Kaoussi, P.E.
Associate, Branch Manager

Appendix A

DEERFIELD BEACH CODE SECTION

SCHEDULE B. - OFF-STREET PARKING REQUIREMENTS

(1) *Airports, heliports, railroad passenger stations and bus terminals*—One space per four seating accommodation for waiting passengers, plus one space per each employee on shift of greatest employment.

(2) *Amusement establishment/game center*—One space for each 150 square feet of gross floor area.

(3) *Animal hospitals*—One parking space for each 300 square feet of floor area.

(4) *Asphalt and concrete batching plants*—One space per 500 square feet of gross floor area, plus one space per each vehicle parked overnight on the premises.

(5) *Athletic field*—20 parking spaces for every diamond or field.

(6) *Automobile dealerships and sales, boat sales, mobile home sales, truck and trailer sales, machinery sales, and commercial nurseries*—Five spaces per 1,000 square feet of gross floor area of office/showrooms, plus one space per 2,000 square feet of outdoor vehicular display, plus parking as required for service and repair uses on site.

(7) *Automotive Accessory, Automotive services, automotive repair*—One parking space for each 150 square feet gross floor area.

(8) *Bar/alcoholic beverage establishment*—One space for each 50 square feet of customer service area, plus one space for each 400 square feet or fraction thereof, of other area, and one space for each two lineal feet of bar.

(9) *Boarding kennel*—One parking space for each 600 square feet of gross floor area.

(10) *Bowling alley*—Four spaces for each alley.

(11) *Brewpub*—One space for each 50 square feet of indoor/outdoor customer service area plus one space for each 500 square feet, or fraction thereof remaining gross building area.

(12) *Churches, temples or places of worship*—One space for each four seating spaces in the main auditorium or chapel area.

(13) *College and university*—Five-tenths space per student and one space per each staff member and employee, plus one space for each four seats in auditorium and other places of assembly or facility available to the public.

(14) *Community pools for residential complexes over 100 units and/or clubhouse*—If there is no primary structure, a minimum of seven spaces shall be provided. Otherwise, provide one space per 200 square feet of floor area.

(15) *Convenience store*—One space for each 150 feet of gross floor area.

(16) *Country, golf or tennis club*—Three spaces per golf hole and/or two spaces per sports court plus one space for each four seats in an accessory restaurant or bar use.

(17) *Craft artisan production*—One space per each 50 square feet of indoor/outdoor customer service area, plus one space for each 1,000 square feet, or fraction thereof remaining gross building area.

(18) *Cultural and/or civic centers, places of assembly*—One space per 250 square feet of gross floor area.

(19) *Dry Cleaning Establishment*—One space per 250 square feet of gross floor area.

(20) *Dry Cleaning Plant*—One parking space for each 500 square feet of gross floor area.

(21) *Dwellings, multifamily, efficiency*—One and one-half spaces per each efficiency and one bedroom dwelling u spaces per each two bedroom dwelling unit; and one-half space for each additional bedroom after two bedr

(22) *Dwellings, single- and two-family*—Two parking spaces for each unit.

(23) *Executive office suite*—One space per 250 square feet of gross floor area.

(24) *Funeral homes*—Four spaces per 1,000 square feet of floor area with a minimum of 25 spaces.

(25) *Gas station*—One space for each 200 square feet of gross floor area of retail space and one space for each 150 square feet of customer service area for any accessory restaurant.

(26) *General business, commercial*—One parking space per 300 square feet of non-storage floor area.

(27) *Golf course*—Four spaces per hole.

(28) *Health and fitness club*—One parking space per every 300 square feet of gross floor area.

(29) *Heavy equipment rental*—One space per every 400 square feet of floor area, plus one space per 2,000 square feet of outside display or storage area.

(30) *Hospitals, sanitariums and convalescent homes*—One space for each patient bed and one space for each 250 square feet of floor area.

(31) *Hospital, specialty*—One space for each two patient beds and one space for each 400 square feet of remaining floor area.

(32) *Hotels, motels and motor inns*—One parking space per room plus 50 percent of the required parking attendant to any accessory use.

(33) *Indoor recreation, excluding bowling alleys and shooting ranges*—One space for each 200 square feet of gross space or one space for each four seats of facilities available for patron use, whichever is applicable to the facility.

(34) *Kindergarten, day nursery, pre-school or adult day care center*—One space per each employee or assistant plus one space for each ten adults or children licensed to be enrolled (with a minimum of five such additional spaces).

(35) *Laundromat*—One space for each 250 square feet, of gross floor area.

(36) *Libraries, museums, art galleries*—One space for each four seats or each 200 square feet of customer service area as applicable to the facility.

(37) *Manufacturing, industrial and commercial concerns not catering to the general public*—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.

(38) *Marinas*—One parking space for every five dry slips and one parking space for every three wet slips.

(39) *Medical clinics*—One parking space for each 50 square feet of floor area used for group counseling or treatment and one parking space for each 200 square feet of remaining floor area.

(40) *Night club*—One space for each 30 square feet of customer service area plus one space for each 400 square feet or fraction thereof, of other area and one space per each two lineal feet of bar.

(41) *Offices, office buildings*—One space for each 250 square feet, of gross floor area.

(42) *Outdoor storage and salvage yards*—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.

(43) *Park, active*—One space per 5,000 square feet of park area.

(44) *Park, passive*—One space for each 10,000 square feet of park area.

(45) *Pawnshop, Secondhand store, Thrift shop - One space for each 200 square feet of gross floor area.*

(46) *Personal services*—One space for each 200 square feet of gross floor area.

(47) *Police station and fire station*—One and one-half spaces per person on duty on a normal shift plus one space for each vehicle in fleet plus public parking as determined by the planning and zoning board and city commission.

(48) *Post office*—Four spaces per each 1,000 square feet of gross floor area.

(49) *Recycling, transfer station*—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.

(50) *Restaurants, eat-in or take-out*—One space for each 50 square feet of indoor/outdoor customer service area plus one space for each 400 square feet, or fraction thereof, remaining gross floor area.

(51) *Rooming or boarding house, dormitories*—One space for each two bedrooms.

(52) *School, arts or instructional*—One space per 300 square feet of floor area.

(53) *School elementary and middle*—One per classroom and one for every five seats in auditorium or main place of assembly.

(54) *School, senior high*—Two-tenths space per student plus one space per each staff member employee, plus one for each four seats in auditorium and other places of assembly or facility available to the public.

(55) *School, vocational*—Five spaces per room used for administrative offices, plus on space per 50 square feet of space used for instruction.

(56) *Self-service storage facility*—One parking space for each 5,000 square feet of floor area for storage use, plus one parking space for each 200 square feet of floor area for management office use.

(57) *Shooting ranges (indoor)*—One parking space for each 250 square feet of gross floor area, plus parking as required for other uses on site.

(58) *Smoke shop*—One space for each 200 square feet of gross floor area.

(59) *Sports courts*—Two parking spaces per court.

(60) *Sports performance training facility*—One parking space for each 500 square feet of gross floor area.

(61) *Tattoo/body piercing studio*—One space for each 200 square feet of gross floor area.

(62) *Transient public lodging establishment*—One parking space per room plus 50 percent of the required parking attendant to any accessory use.

(63) *Truck and heavy equipment repair*—One space per 500 square feet of gross floor area including service bays, wash tunnels and retail areas.

(64) *Tutoring center*—One space for each 250 square feet of gross floor area.

(65) *Theaters, auditorium*—One space for each four seats

(66) *Uses not specifically mentioned*—The requirement for off-street parking for any uses not specifically mentioned in this article shall be the same as provided in this article for the use most similar to the one

sought.

(67) *Warehouses (dead storage only)*—One parking space for each 750 square feet of gross floor area of the building.

(68) *Wholesale stores, distribution and furniture stores*—One parking space for each 500 square feet of floor area of the building.

(Ord. No. 2005/042, § 1C, 12-13-05; Ord. No. 2012/009, § 4(Exh. B), 2-7-12; Ord. No. 2013/034, § 10, 12-3-13; Ord. No. 2014/017, § 7, 6-17-14; Ord. No. 2014/031, § 6, 10-7-14; Ord. No. 2014/033, § 11, 12-2-14; Ord. No. 2015/029, § 5, 10-6-15; Ord. No. 2016/003, § 4, 2-2-16; Ord. No. 2016/024, § 10, 12-6-16; Ord. No. 2017/011, § 6, 6-19-17)

Appendix B

POMPANO BEACH CODE SECTION

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES

Note:This table is best viewed in PDF, click HERE

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES			
Use Category	Use Type		Minimum Number of Parking Spaces [1,2,3]
TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES			
Use Category	Use Type		Minimum Number of Parking Spaces [1,2,3]
Residential Uses			
Household Living Uses	Dwelling, live/work		1 per DU
	Dwelling, multifamily[6]	Efficiency DUs	1 per DU
		DUs with 1 or 2 bedrooms	1.5 per DU
		DUs with 3+ bedrooms	2 per DU
		Guest Spaces (5+ DU)	1 per 5 DU; in addition to the required parking spaces based on dwelling unit
	Dwelling, single-family		2 per DU
	Dwelling, single-family (zero lot line)		
	Family Community Residence		2 per DU plus 1 space located within 1,200 linear feet off-site for each resident who maintains a motor vehicle on the premises
	Transitional Community Residence		
	Dwelling, two-family		2 per DU
	Dwelling, mixed-use		1 per DU
	Mobile home or mobile home park		1.5 per mobile home dwelling or mobile home space
Group Living Uses	Recovery Community	Efficiency DUs	1 per DU located within 1,200 linear feet off-site
		DUs with 1 or 2 bedrooms	1.5 per DU located within 1,200 linear feet off-site
		DUs with 3+ bedrooms	2 per DU 1 located within 1,200 linear feet off-site
	Assisted living facility		1 per 3 beds
	Continuing care retirement community		Sum of minimum for component parts—see Section 155.5102.D.3
	Rooming or boarding house		1 per guest room
Institutional Uses			
Communication Uses	Newspaper or magazine publishing		1 per 1,000 sq ft
	Radio or television station		1 per 1,000 sq ft
	Telecommunications facility, collocated on existing structure other than telecommunications tower		n/a
	Telecommunications facility, collocated on existing telecommunications tower		n/a
	Telecommunications facility, on a new freestanding tower		1
Community Service Uses	Community center		1 per 300 sq ft
	Library		1 per 500 sq ft
	Museum		
	Senior center		1 per 400 sq ft

	Youth center	1 per 300 sq ft
Day Care Uses	Adult day care facility	1 per 300 sq ft
	Child care facility	1 per 325 sq ft devoted to child care activities
Education Uses	College or university	1 per 900 sq ft of academic space
	School, elementary	1 per classroom + 10 visitor spaces
	School, high	1 per classroom + 1 per 10 students
	School, middle	1 per classroom + 10 visitor spaces
	Vocational or trade school	1 per 500 sq ft
	School, specialty arts	1 per 500 sq ft
Government Uses	Correctional facility	See Section 155.5102.D.2
	Courthouse facilities	1 per 300 sq ft
	Fire or EMS station	1 per 500 sq ft
	Fire training facility	
	Government administrative offices	1 per 300 sq ft
	Government maintenance, storage, and distribution facility	1 per 600 sq ft
	Police station	1 per 500 sq ft
	Post office	1 per 300 sq ft
Health Care Uses [7]	Medical office	1 per 200 sq ft
	Specialty medical facility	1 per 200 sq ft floor area for treatment +1 per 300 sq ft for remaining areas
	Urgent care facility 24-hour	
	Specialty hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	General hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	Medical or dental lab	1 per 500 sq ft
	Nursing home facility	1 per 5 beds
Medical Marijuana Establishments	Medical marijuana health care establishment	1 per 200 sq ft floor area for patient care + 1 per 300 sq ft for remaining areas
	Medical marijuana treatment center related industrial establishment	1 per 400 sq ft of floor area used for offices + 1 per 1,000 sq ft for remaining areas
Open Space Uses	Arboretum or botanical garden	1 per 10,000 sq ft of garden area
	Cemetery or mausoleum	1 per 500 sq ft of office area + 1 per 5 persons of maximum occupancy capacity in assembly space
	Community garden	2
	Park or plaza	See Section 155.5102.D.2
Other Institutional Uses [4]	Civic center	1 per 5 persons of maximum occupancy capacity in assembly space
	Halfway house	1 per 3 beds
	Lodge or club	1 per 120 sq ft of assembly space
	Place of worship	1 per 5 persons of maximum occupancy capacity in assembly space

	Shelter	1 per 5 beds
Transportation Uses	Aircraft or aviation equipment sales or rental	See Section 155.5102.D.2
	Aviation related uses	See Section 155.5102.D.2
	Helicopter landing facility	1 per 400 sq ft of passenger waiting area
	Transportation passenger station/terminal	
Utility Uses	Solar energy collection system (as a principal use)	See Section 155.5102.D.2
	Utility Use, major	
	Utility Use, minor	n/a
Commercial Uses		
Animal Care Uses	Animal grooming	1 per 500 sq ft
	Animal shelter or kennel	1 per 250 sq ft used for boarding (excluding exercise areas)
	Pet hotel	1 per 250 sq ft used for boarding (excluding exercise areas)
	Pet Shop	1 per 300 ft
	Veterinary hospital or clinic	1 per 500 sq ft
Boat and Marine Sales and Service Uses	Boat dry storage facility	1 per 3 storage spaces
	Boat or marine parts sales without installation	1 per 300 sq ft
	Boat or marine parts sales with installation	
	Boat or marine repair and servicing	1 per 300 sq ft of waiting area
	Boat sales or rental	1 per 300 sq ft of indoor sales display area
	Boat towing service	1 per 500 sq ft
	Docking facility, barge	
	Docking facility, commercial fishing boat	1 per 2 boat slips
	Docking facility, recreational boat	1 per 3 boat slips
	Marina	2 + 1 per 3 boat slips
	Yacht club	1 per 500 sq ft
Business Support Uses	Business service center	1 per 300 sq ft
	Conference or training center	See Section 155.5102.D.2
	Day labor service	1 per 300 sq ft
	Employment agency	
	Parcel services	
	Telephone call center	1 per 500 sq ft
	Travel agency	1 per 300 sq ft
Commercial or Membership Recreation/ Entertainment Uses	Amusement arcade	1 per 400 sq ft
	Arena, stadium, or amphitheater	1 per 4 persons of maximum occupancy capacity
	Auditorium or theater	
	Bowling alley or skating rink	1 per bowling lane; 1 per 250 sq ft of skating area
	Gaming establishment	See Section 155.5102.D.2
	Golf course	1 per 300 sq ft of indoor area + 1 per hole
	Golf driving range	1 per 300 sq ft of indoor area + 1 per tee
	Miniature golf course	2 per hole
	Motion picture theater	1 per 4 persons of maximum occupancy capacity
	Racing facility, dog or horse	
	Racquet sports facility	3 per court
	Sport shooting and training range	1 space per shooting lane

	Other indoor commercial or membership recreation/entertainment use	1 per 300 sq ft
	Other outdoor commercial or membership recreation/entertainment use	1 per 250 sq ft + 1 per 4 persons of maximum outdoor facility capacity
Eating and Drinking Establishments [4]	Bar or lounge	1 per 4 persons of maximum occupancy capacity of customer service area(s)
	Brewpub	
	Hall for hire	
	Nightclub	
	Restaurant	
	Specialty eating or drinking establishment	
Motor Vehicle Sales and Service Uses	Automotive painting or body shop	1 per 500 sq ft
	Automotive parts sales without installation	1 per 300 sq ft
	Automotive parts sales with installation	
	Automotive repair and maintenance facility	1 per 500 sq ft
	Automotive wrecker service	
	Battery exchange station	
	Car wash or auto detailing	
	Gasoline filling station	2 spaces + 1 per gas pump
	New Automobile and Light Truck sales	1 per 400 sq ft of indoor sales display area and office space
	Used Automobile and Light Truck sales with indoor display only	
	Used Automobile and Light Truck sales with outdoor display	
	Automobile and Light Truck rental	
	Muffler/transmission sales and installation	1 per 500 sq ft
	Parking deck or garage (as principal use)	n/a
	Parking lot (as principal use)	n/a
	Taxi or limousine service facility	1 per 400 sq ft of office space
	Tire sales and mounting	1 per 500 sq ft
	Heavy Truck/recreational vehicle/trailer repair and servicing	
	Heavy Truck/recreational vehicle/trailer sales	1 per 400 sq ft of indoor sales display area and office space
	Heavy Truck/recreational vehicle/trailer rental	
	Limited Auto Dealership - Fleet Automobile Sales	
Office Uses	Contractor's offices	1 per 400 sq ft
	Professional Office	
Retail Sales and Service Uses - Personal Services [8]	Art, music, or dance studio	1 per 300 sq ft
	Bank or financial institution	1 per 300 sq ft
	Check cashing or payday loan store	1 per 300 sq ft
	Crematory	1 + 1 per 4 persons of maximum occupancy capacity in assembly space
	Dry cleaning or laundry drop-off establishment	1 per 300 sq ft
	Fortune-telling establishment	1 per 300 sq ft
	Funeral home or mortuary	1 + 1 per 4 persons of maximum occupancy capacity in assembly space
	Laundromat	1 per 300 sq ft
	Lawn care, pool, or pest control service	
	Personal and household goods repair establishment	
	Personal services establishment	
	Tattoo or body piercing establishment	1 per 300 sq ft

Retail Sales and Service Uses - Retail Sales [8]	Antique store		1 per 300 sq ft
	Art gallery		1 per 300 sq ft
	Auction house		1 per 300 sq ft
	Book or media shop		
	Consignment boutique		
	Furniture Store		1 per 500 sq ft
	Grocery or Convenience store		1 per 300 sq ft
	Drug store or pharmacy		1 per 300 sq ft
	Farmers' market		1 per 500 sq ft of sales area
	Flea market		
	Home and building supply center		1 per 300 sq ft
Retail Sales and Service Uses - Retail Sales [11]	Local liquor or package store		1 per 300 sq ft
	Regional liquor or package store		
	Beer or wine store		
	Pawn shop		1 per 300 sq ft
	Thrift shop		
	Retail sales establishment, large		
	Indoor Mall or Market Place [4]	Less than 25,000 sq ft	Sum of spaces required for each use
		25,000 - 400,000 sq ft	1 per 250 sq ft
		Greater than 400,000 sq ft	1 per 200 sq ft
	Other retail sales establishment		1 per 300 sq ft
Self-Service Storage Uses	Self-storage or mini-warehouse facility		1 per 100 leasable storage spaces
Sexually Oriented Uses	Sexually oriented business		See Section 155.5102.D.2
Visitor Accommodation Uses	Condo hotel	Lodging unit without separate bedroom	1 per lodging unit
		Lodging unit with 1 or more bedrooms	1.25 per lodging unit
	Bed and breakfast inn		2 + 1 per lodging unit
	Hotel or motel	100 lodging units or less	1 per lodging unit
		101 to 150 lodging units	0.85 per lodging unit
		More than 150 lodging units	0.7 per lodging unit
Industrial Uses			
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard		1 per 750 sq ft
	Educational, scientific, or industrial research and development		1 per 500 sq ft
	Fuel oil or bottled gas distribution		1 per 400 sq ft of office space
	Fuel oil storage		
	General industrial services		1 per 400 sq ft of office space
	Heavy equipment establishments		1 per 300 sq ft of indoor waiting area and sales area
	Laundry, dry cleaning, carpet cleaning, or dyeing facility		1 per 1,000 sq ft [5]
	Machine shop		
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting		
	Audio or visual recording and production studio		See Section 155.5102.D.2
	Printing or other similar reproduction facility		1 per 1,000 sq ft [5]
	Repair of scientific or professional instruments		
	Tool repair shop		
	Electric Motor Repair		

Manufacturing and Production Uses	Boat manufacturing	1 per 1,000 sq ft [5]
	Furniture manufacturing and woodworking	
	Cement concrete batching plant	
	Cement concrete or brick products manufacturing	
	Food and/or beverage products manufacturing (without slaughtering)	1 per 1,000 sq ft [5]
	Manufacturing, assembly, or fabrication, heavy	
	Manufacturing, assembly, or fabrication, light	1 per 1,000 sq ft [5]
Warehousing and Freight Movement Uses	Outdoor storage (as a principal use)	1 per 1,000 sq ft [5] of indoor space plus 1 per 5,000 sq ft of outdoor storage area
	Truck or freight terminal	1 per 750 sq ft for the first 3,000 sq ft of floor area , then 1 per 2,500 sq ft for additional floor area [5]
	Warehouse, distribution or storage	
	Junkyard or salvage yard	1 per 1,000 sq ft [5] of indoor space plus 1 per 5,000 sq ft of outdoor storage area
Waste-Related Services Uses	Construction and demolition debris disposal facility	1 per 1,000 sq ft [5] of indoor space plus 1 per 5,000 sq ft of outdoor storage or processing area
	Land clearing debris disposal facility	
	Recovered materials processing facility	
	Solid waste transfer station	
	Tire disposal or recycling facility	
	Waste composting facility	
	Waste-to-energy plant	
Wholesale Uses	Plant nursery, wholesale	1 per 1,000 sq ft of display area
	Showroom, wholesale	1 per 1,000 sq ft of display area
	Other wholesale uses	1 per 1,000 sq ft [5]
Accessory Uses	Outdoor Seating (including sidewalk cafes)	1 per 8 persons of maximum occupancy capacity of outdoor seating area(s). Except no parking is required for outdoor seating within the AOD or TO Districts
	Outdoor Storage (as an accessory use)	5,000 sq ft of outdoor storage area
	Eating and Drinking establishment (as an accessory use)	1 per 4 persons of maximum occupancy capacity of customer service area(s). Off-street parking may be reduced per accessory use standards, Section 155.4303.PP
	Dormitory (as accessory to educational use)	See Section 155.5102.D.2
	Limited mental health treatment facility	1 per 200 sq ft
	Retail clinic	1 per 200 sq ft
	Alcoholic beverage sales as an accessory use to a brewery, winery, or distillery	1 per 300 sq ft. Except no parking is required if gross floor area used for accessory sales is less than 20% of total gross floor area of the principal use

NOTES: sq ft = square feet
1. When computation of the number of required parking spaces results in a fraction, the result shall be rounded upward to the next highest whole number.
2. Where the minimum off-street parking space requirement is based on the maximum occupancy capacity, all computations shall be based on the occupant load of the building or facility as establishing in accordance with the Building Code .
3. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on square feet of floor area , all computations shall be based on gross floor area .

4. Where restaurants, theaters, places of worship, or similar uses occupy more than 33 percent of a shopping center's gross floor area, parking requirements for such uses shall be determined separately for each such use and added to the appropriate shopping center standard as applied to the remaining floor area.
5. Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20 percent of the total gross floor area of the industrial use.
6. For the LAC - John Knox Village, in connection with every multi-family residence of two or more families there shall be provided a minimum of one parking space for each dwelling unit regardless of type or number of bedrooms. Accessory spaces shall be provided throughout the - John Knox Village at a minimum of one space per four units.
7. For the LAC - John Knox Village, Medical or Dental Clinics shall provide one parking space for each 250 square feet, or fraction thereof, of floor area used for office purposes.
8. For the LAC - John Knox Village, Retail stores shall provide one parking space for each 350 square feet, or fraction thereof, of gross floor area.

2. Uses with Variable Parking Demand Characteristics and Unlisted Uses

For some listed uses, Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, refers to this subsection because the use has widely varying parking and loading demand characteristics, making it difficult to establish a single appropriate off-street parking or loading standard. On receiving an application proposing such a use, or proposing a use not expressly listed in Table 155.5102.D.1, the Development Services Director is authorized to:

a. Apply the minimum off-street parking space requirement specified in Table 155.5102.D.1 for the listed use that is deemed most similar to the proposed use; or

b. Establish the minimum off-street parking space requirement by reference to standard parking resources published by the National Parking Association or the American Planning Association; or

c. Establish the minimum off-street parking space requirement based on a parking demand study prepared by the applicant that estimates parking demand based on the recommendations of the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data, and that includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

3. Multiple Use Developments

a. Except for shopping centers (See Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces.) and hotels or motels and apartment hotels (See b below.), developments containing more than one principal institutional or commercial use shall provide parking spaces in an amount equal to the total of the requirements applied to all individual principal uses.

b. Where more than 20 percent of the total gross floor area of a hotel or motel or an condo hotel is occupied by non-sleeping or non-dwelling principal or accessory uses (e.g., office, retail, service, restaurant, bar, nightclub, ballrooms, banquet rooms, meeting rooms), off-street parking shall be provided for each such use in an amount equal to 50 percent of the parking requirement applicable to the use if it were an individual principal use—except that where a hotel or condo hotel contains 50 or more lodging units and a restaurant and/or bar advertised by exterior signage, off-street parking shall be for such restaurant and/or bar in an amount equal to 75 percent of the parking requirement(s) applicable to a restaurant and/or bar as a principal use.

c. These provisions shall not limit the opportunity to reduce the minimum number of required off-street parking spaces through approval of an alternative parking plan that justifies the feasibility of shared parking (See Section 155.5102.J.3, Shared Parking.)

4. Maximum Number of Off-Street Parking Spaces

For any use listed under the commercial use classification in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, the number of off-street parking spaces shall not exceed 125 percent of the minimum number of parking spaces required, except as may be allowed through approval of an alternative parking plan in accordance with Section 155.5102.J.2, Provision over Maximum Allowed.

E. Electric Vehicle (EV) Charging Stations

Up to ten percent of the required number of off-street parking spaces may be used and designated as electric vehicle (EV) charging stations, subject to the standards in subsection [ ] below. The Development Services Director shall have authority to approve the use and designation of additional required parking spaces as electric vehicle charging stations, provided that such additional spaces shall count as only one-half of a parking space when computing the minimum number of parking spaces required. Parking spaces used as electric vehicle charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by electric vehicle drivers (e.g., through directional signage), but where their use by non-electric vehicles is discouraged (e.g., not in locations most convenient to the entrances of the buildings served).

F. On-Street Parking

Except as authorized as part of an alternative parking plan in Section 155.5102.J, Off-Street Parking Alternatives, on-street parking on streets or driveways shall not be used to satisfy the off-street parking standards of this section. Refer to Chapter 100 (Streets and Sidewalks) of Code of Ordinances for parking within the public right-of-way.

G. Driveways Used to Satisfy Requirements

For single-family, two-family, and mobile home dwellings, driveways may be used to satisfy minimum off-street parking space requirements, provided sufficient space is available outside a street right-of-way or easement to satisfy the standards of this section and this Code. If a garage or carport is converted, such that it no longer provides parking for a single-family, two-family, or mobile home dwelling, the driveway must be able to provide parking for the minimum number of off-street parking spaces in accordance with Table 155.5102.D.1. The driveway must also comply with the standards of Section 155.5101.G.7.b.

H. Accessible Parking Spaces for Physically Disabled Persons

In each off-street parking area, a portion of the total number of off-street parking spaces shall be spaces specifically designated, located, and reserved for use by persons with physical disabilities ("accessible parking spaces"), in accordance with the standards of the Florida Accessibility Code for Building Construction, as amended.

I. Dimensional Standards for Parking Spaces and Aisles

1. General

Except as otherwise provided in subsection 2 below, standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 155.5102.I.1, Dimensional Standards for Parking Spaces and Aisles.

Appendix C

2700 Gateway Drive As-Built

SKETCH OF ALTA/ACSM LAND TITLE SURVEY OF: 2700 GATEWAY DRIVE, POMPANO BEACH, FL.

NO TREE ROOT WILL BE CUT OR PRUNED

ASPHALT REPAIRES 2300 SF

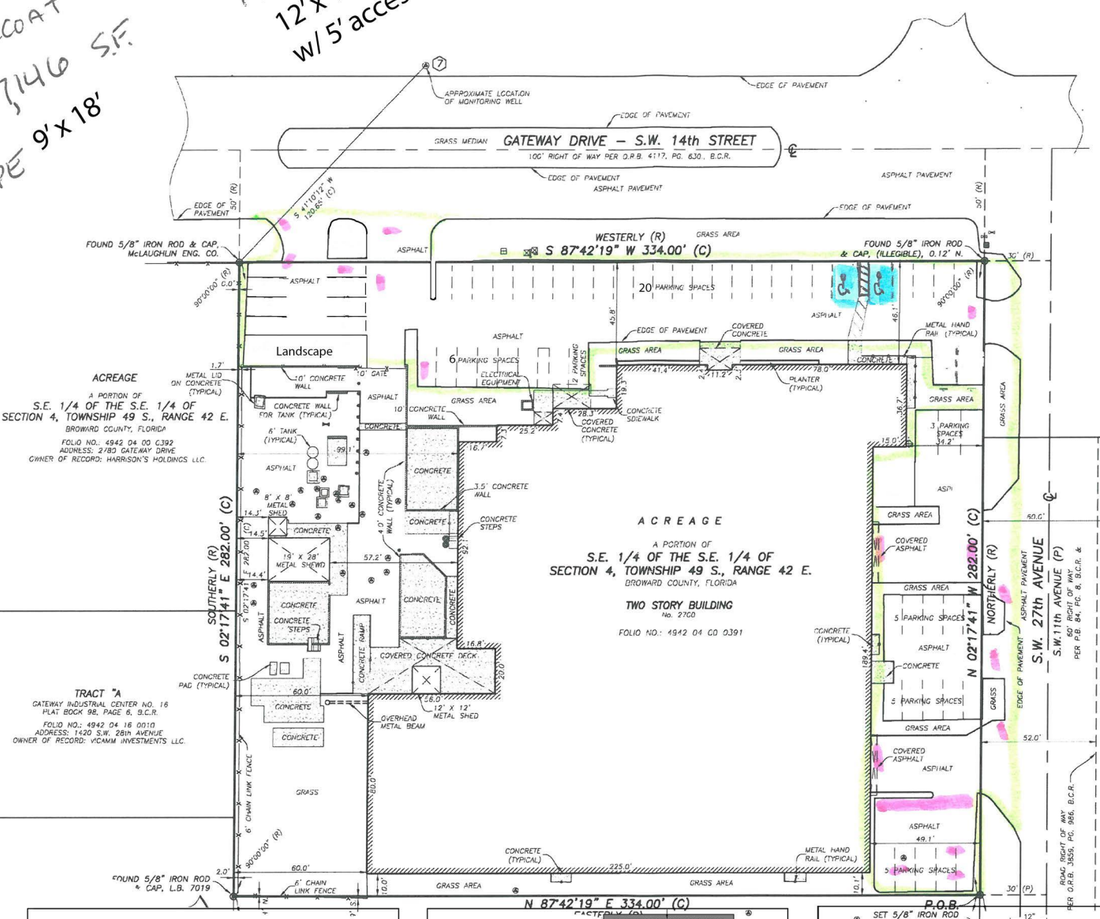
SEALCOAT 27146 S.F.

DBL ⊓ STRIPE 9'x18'

ADA 12'x18' w/ 5' access

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
I.D.	IDENTIFICATION
P.O.C.	POINT OF COMMENCEMENT
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
(P)	DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORD
(R)	DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
(C)	CALCULATED
℄	CENTERLINE
	GAS METER
	METAL BOLLARD
	SEWER VALVE
	CABLE T.V. RISER
	SIGN
	WATER METER
	WATER VALVE
	TELEPHONE RISER
	CATCH BASIN
	BACKFLOW PREVENTER
	MONITORING WELL
	CONCRETE LIGHT POLE
	HANDICAP PARKING SPACE
	VIEW 1
	BREAK IN SCALE
7	ITEM No. 7 PER SCHEDULE BII OF TITLE COMMITMENT



ACREAGE

A PORTION OF
S.E. 1/4 OF THE S.E. 1/4 OF
SECTION 4, TOWNSHIP 49 S., RANGE 42 E.
BROWARD COUNTY, FLORIDA
FOLIO NO.: 4942 04 00 0392
ADDRESS: 2180 GATEWAY DRIVE
OWNER OF RECORD: HARRISON'S HOLDINGS LLC.

ACREAGE

A PORTION OF
S.E. 1/4 OF THE S.E. 1/4 OF
SECTION 4, TOWNSHIP 49 S., RANGE 42 E.
BROWARD COUNTY, FLORIDA

TWO STORY BUILDING
No. 2700
FOLIO NO.: 4942 04 00 0391

TRACT "A"

GATEWAY INDUSTRIAL CENTER NO. 16
PLAT BOOK 98, PAGE 8, B.C.R.
FOLIO NO.: 4942 04 16 0010
ADDRESS: 1420 S.W. 28th AVENUE
OWNER OF RECORD: VCAMM INVESTMENTS LLC.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS SIXTY FIVE (65) REGULAR PARKING SPACES AND TWO (2) HANDICAP PARKING SPACE FOR A TOTAL OF SIXTY SEVEN (67) PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

1. PLAT OF GATEWAY INDUSTRIAL CENTER NO. 9, PLAT BOOK 84, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
3. BROWARD COUNTY CLERK OF THE COURTS WEBSITE.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 14050609 SC (REVISION C), EFFECTIVE DATE: FEBRUARY 3, 2015 AT 11:59 P.M.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF POMPANO BEACH GENERAL INDUSTRIAL DISTRICT (I–1).

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD: 25 FEET

STREET SIDE YARD: 10 FEET

FORM A WATERWAY: 15 FEET

INTERIOR SIDE YARD: 10 FEET

REAR YARD: 30 FEET

THIS INFORMATION WAS OBTAINED FROM THE CITY OF POMPANO BEACH . THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF TAMPA PLANNING AND DEVELOPMENT DIVISION AT (813) 274–3100.

TITLE COMMITMENT NOTES:

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE SCHEDULE B –SECTION 2, FILE NO.: 14050609 SC (REVISION C), EFFECTIVE DATE: FEBRUARY 3, 2015 AT 11:59 P.M.

ITEMS 1 THRU 6. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REVOCABLE LICENSE AGREEME BETWEEN CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION AND CHEMICAL PACKAGING CORPORATION, A FLORIDA CORPORATION RECORDED MAY 8, 2003 IN OFFICIAL RECORDS BOO 35113, PAGE 703, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE APPROXIMATE LOCATION OF THE MONITORING WELL DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 8. INTENTIONALLY DELETED.

ITEM 9. INTENTIONALLY DELETED.

ITEM 10. INTENTIONALLY DELETED.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 2002–61 RECORDED NOVEMBER 21, 2002 IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION 1998–850 RECORDED SEPTEMBER 14, 1998 IN OFFICIAL RECORDS BOOK 28837, PAGE 1194, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE OF THE CITY OF POMPANO BEACH RECORDED JULY 3, 1984 IN OFFICIAL RECORDS BOOK 11825, PAGE 970, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. NOT A MATTER OF SURVEY.

ITEM 15. THE FOLLOWING MATTERS ARE REFLECTED ON THAT SURVEY PREPARED BY JAVIER DE LA ROCHA, P.S.M., DATED DECEMBER 5, 2014 UNDER JOB NO. FL1412–0514:

A. FENCE ENCROACHES ACROSS THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY.
B. PORTION OF ASPHALT DRIVE ENCROACHES ACROSS THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY.

THE SURVEYOR HAS NO COMMENT.





VICINITY MAP
NOT TO SCALE

CITY OF POMPANO BEACH - APPROVED - FLORIDA BUILDING CODES

REVIEWED FOR CODE COMPLIANCE
SUBJECT TO ALL CODES OF THE
CITY OF POMPANO BEACH

BP15-00009351
05/27/16

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 14050609 SC (REVISION C), EFFECTIVE DATE: FEBRUARY 3, 2015 AT 11:59 P.M.

A PORTION OF THE SOUTHEAST ONE–QUARTER (SE ¼) OF THE SOUTHEAST ONE QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOFLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 707.05 FEET;

THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION 4, MAKING AN ANGLE IN THE NORTHEAST QUADRANT OF 88 DEGREES 22' 03", A DISTANCE OF 516.59 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 282 FEET;

THENCE WESTERLY AT RIGHT ANGLES, A DISTANCE OF 334 FEET;

THENCE SOUTHERY AT RIGHT ANGLES, A DISTANCE OF 282 FEET;

THENCE EASTERLY AT RIGHT ANGLES, A DISTANCE OF 334 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.02°17'41"E., ALONG THE WEST LINE OF TRACT "A", OF GATEWAY INDUSTRIAL CENTER NO. 9, PLAT BOOK 84, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE AH, ELEVATION=7' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0358 H, COMMUNITY NUMBER: 120055, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT, WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811 OR 1–800–432–4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. THE PROPERTY SHOWN HEREON CONTAINS 2.16 ACRES (94,188 SQUARE FEET), MORE OR LESS.

` IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN "ON.

'DITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING 'F PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR

JR'S CERTIFICATE:

ONT PORTEN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SHUTTS & BOWEN,) REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

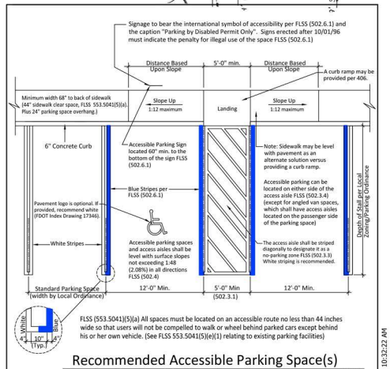
..S IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 8, 9, 11A, AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2014.

DATE OF PLAT OR MAP:

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactocom.com



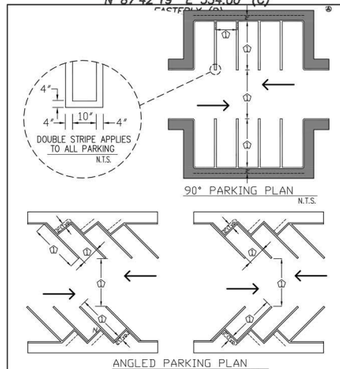
FLSS (553.5041)(5)(a) All spaces must be located on an accessible route no less than 44 inches wide so that users will not be compelled to walk or wheel behind parked cars except behind his or her own vehicle. (See FLSS 553.5041(5)(e)(1) relating to existing parking facilities)

Recommended Accessible Parking Space(s)
Design for Double Line Requirements N.T.S.

THIS TECHNICAL ASSISTANCE DOCUMENT IS INTENDED TO PROVIDE INFORMAL GUIDANCE AND DOES NOT CONSTITUTE A LEGAL INTERPRETATION OF STATUTORY OR REGULATORY CRITERIA.

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	ENGINEERING STANDARDS 2015 ACCESSIBLE PARKING SPACES
		SCALE: N.T.S.	DATE:December 2014 DWG. NO. 300-4

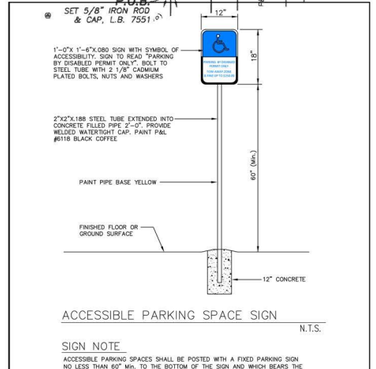
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NOTES
1. INDICATED DIMENSION BY LOCAL ZONING ORDINANCE.
2. CURBING APPLIES TO ALL PARKING.
3. EACH SPACE SHALL BE DESIGNATED BY FOUR 4 INCH WIDE VISIBLE STRIPING CONSISTING OF WHITE PAINT OR AS APPROVED BY THE CITY.

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	ENGINEERING STANDARDS 2015 STANDARD PARKING SPACES
		SCALE: N.T.S.	DATE:December 2014 DWG. NO. 300-3

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ACCESSIBLE PARKING SPACE SIGN
N.T.S.

SIGN NOTE

ACCESSIBLE PARKING SPACES SHALL BE POSTED WITH A FIXED PARKING SIGN NO LESS THAN 60" MIN. TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING THE REQUIREMENTS OF THE STANDARDS AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY." AND MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE.

REVISIONS BY	DATE	ENGINEERING DIVISION CITY OF POMPANO BEACH	ENGINEERING STANDARDS 2015 ACCESSIBLE SPACE SIGN
		SCALE: N.T.S.	DATE:December 2014 DWG. NO. 300-5

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EXACTA
COMMERCIAL LAND SURVEYORS
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF ALTA/ACSM LAND TITLE SURVEY
A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 49 S., RANGE 42 E.
BROWARD COUNTY, FLORIDA
2700 GATEWAY DRIVE, POMPANO BEACH, FL. 33069

CLIENT: P&P INDUSTRIAL LAUNDRY EQUIPMENT
DATE: 12/19/14
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 12/05/14

REVISIONS	
01	BOUNDARY SURVEY 04/30/14
02	UPDATE SURVEY 12/05/14
03	UPDATE SURVEY 02/11/15

JOB NO. FL1412-0514A
SHEET NO. 01 OF 01

Appendix D

ITE Calculations

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the 21 study sites with parking supply information is 0.5 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 21 sites is 70 percent.

For the 10 study sites with information on both facility square footage and site acreage, there is an average of 9,400 square feet GFA per acre.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Minnesota, New Jersey, Ontario (CAN), Oregon, Texas, and Washington.

Source Numbers

122, 275, 433, 528, 556, 558, 561, 562, 631

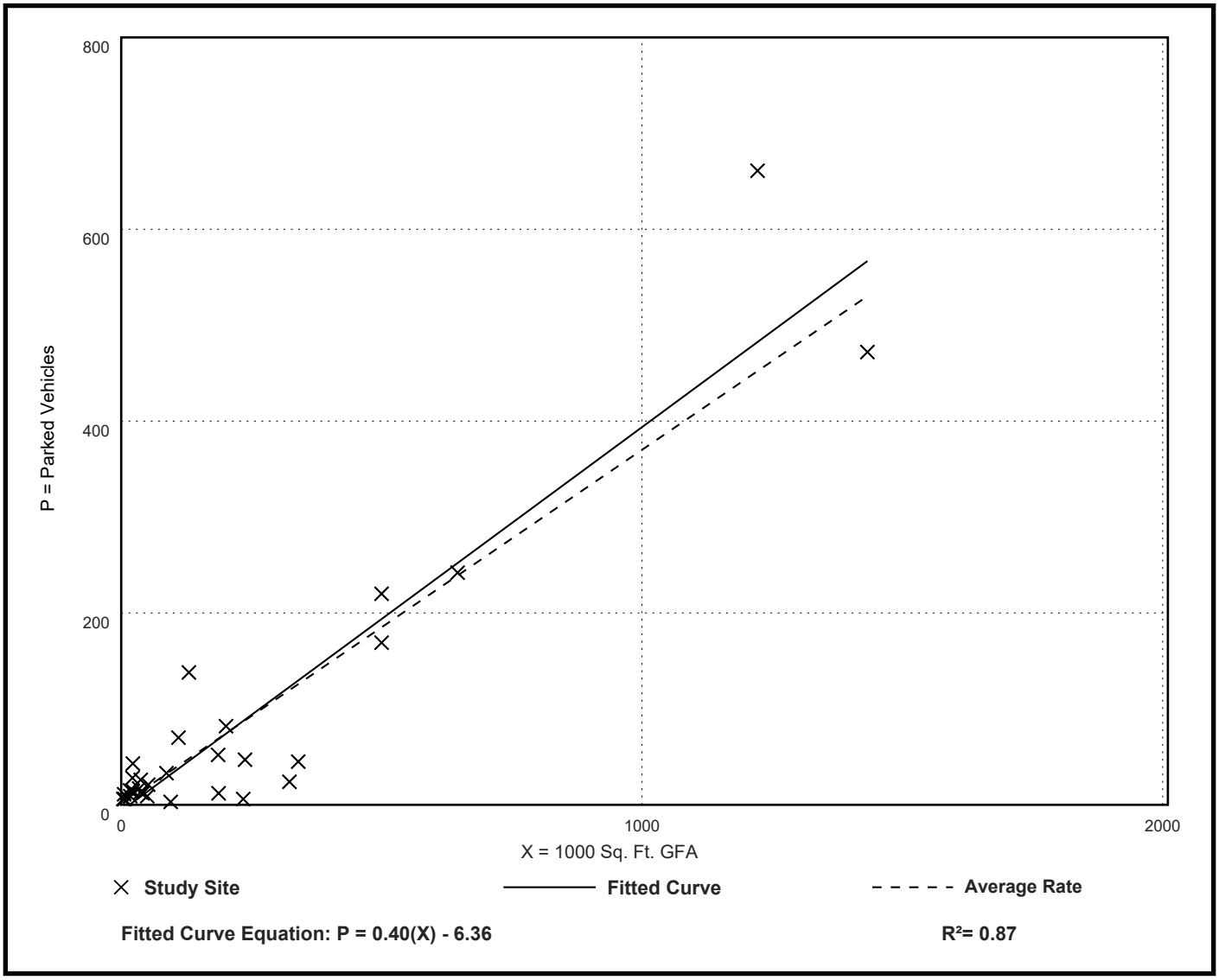
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the 23 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 4.2 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 45 percent.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, Maine, Michigan, Pennsylvania, Texas, and Washington.

Source Numbers

217, 527, 571, 572, 607, 620, 633, 634

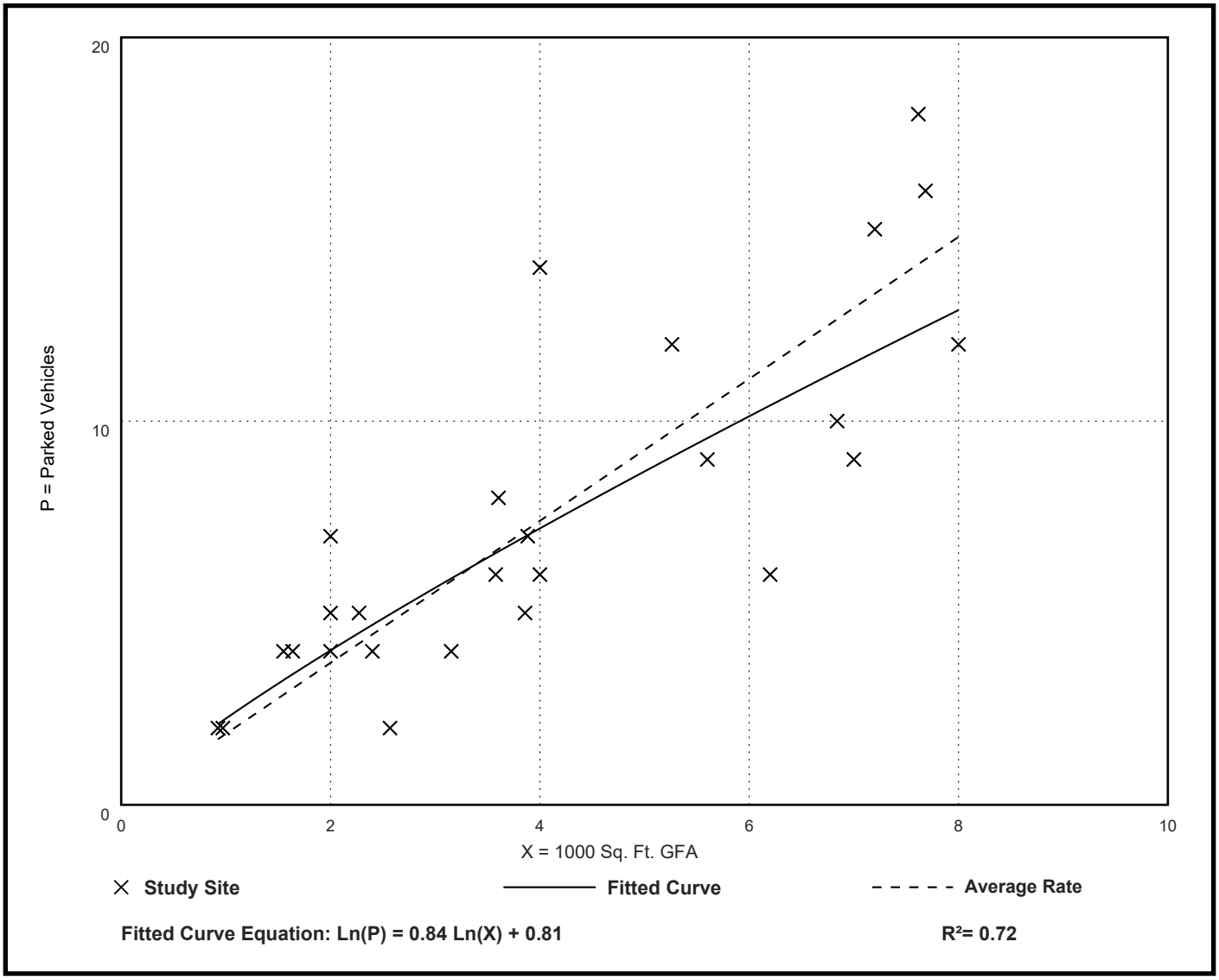
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

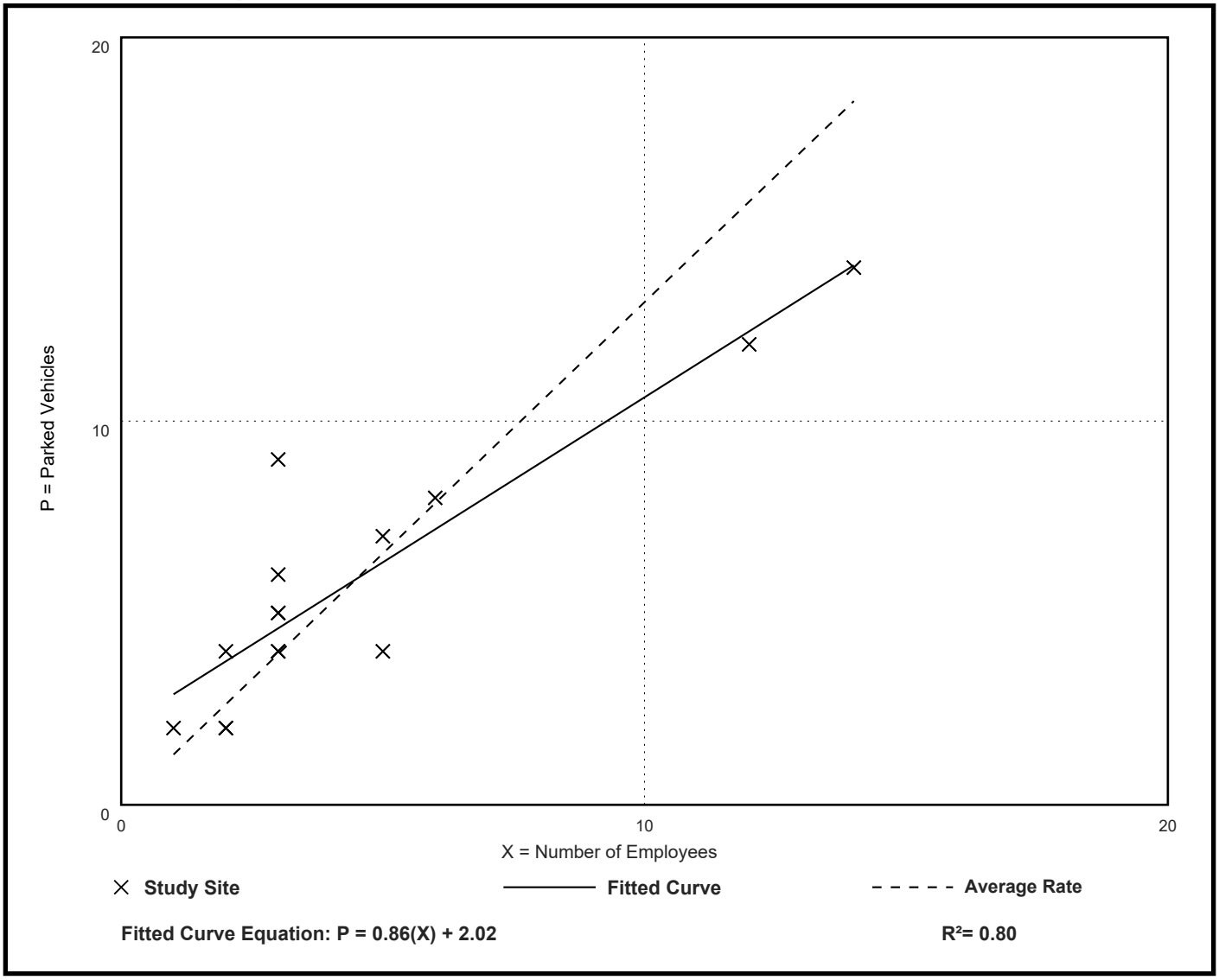
Small Office Building
(712)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Employees: 4.5

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.80 - 3.00	1.09 / 2.00	***	0.51 (39%)

Data Plot and Equation



Fitted Curve Equation: P = 0.86(X) + 2.02

R^2= 0.80

Appendix E

Parking Survey

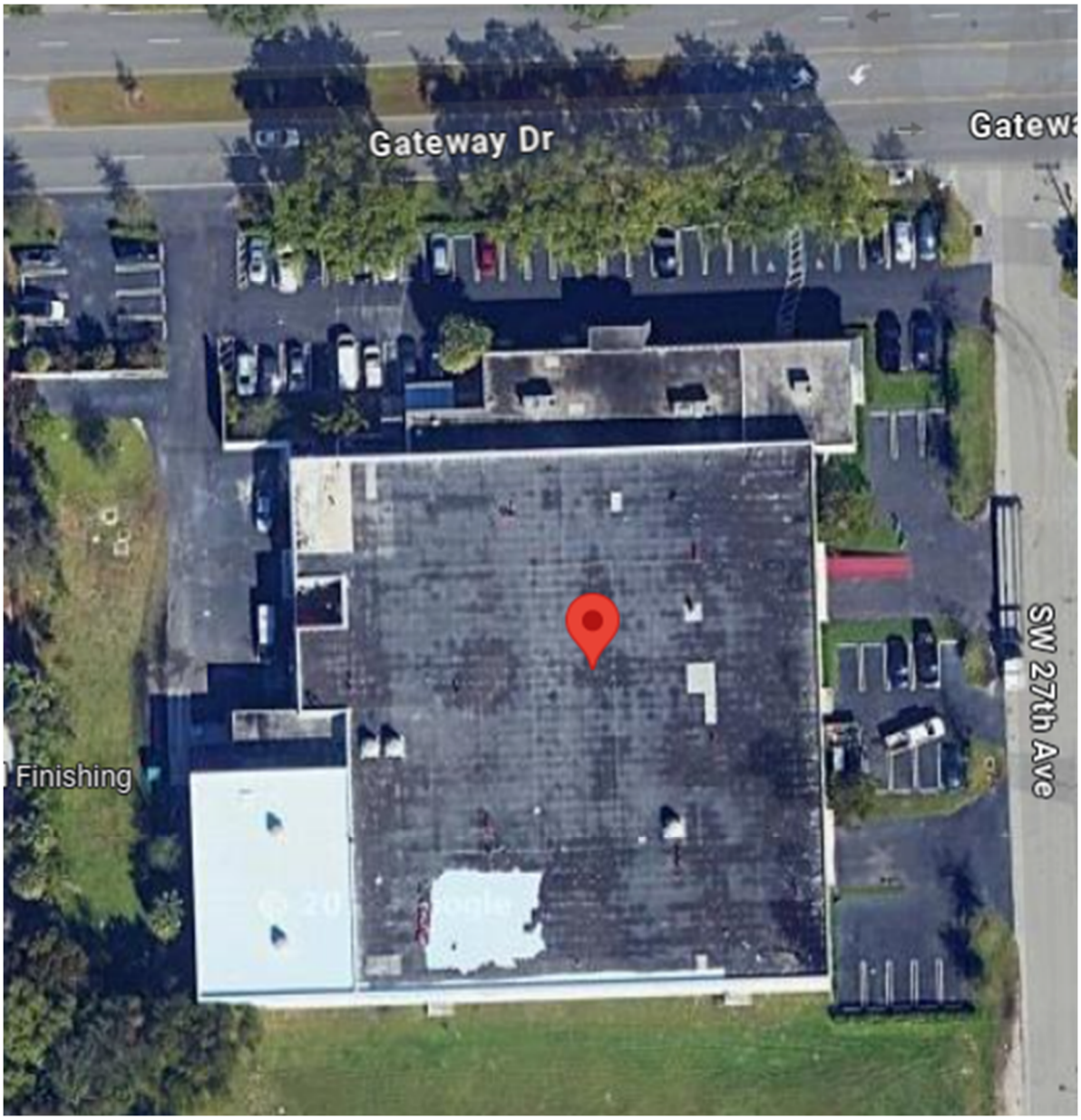
Parking Survey

2700 Gateway Dr, Pompano Beach, FL

Start Time	Total vehicles park on site
8:00:00 AM	24
8:15:00 AM	25
8:30:00 AM	26
8:45:00 AM	28
9:00:00 AM	29
9:15:00 AM	26
9:30:00 AM	26
9:45:00 AM	26
10:00:00 AM	25
10:15:00 AM	27
10:30:00 AM	28
10:45:00 AM	29
11:00:00 AM	31
11:15:00 AM	35
11:30:00 AM	34
11:45:00 AM	33
12:00:00 PM	33
12:15:00 PM	34
12:30:00 PM	36
12:45:00 PM	33
1:00:00 PM	32
1:15:00 PM	34
1:30:00 PM	34
1:45:00 PM	35
2:00:00 PM	36
2:15:00 PM	37
2:30:00 PM	37
2:45:00 PM	35
3:00:00 PM	35
3:15:00 PM	37
3:30:00 PM	36
3:45:00 PM	35
4:00:00 PM	35
4:15:00 PM	34
4:30:00 PM	34
4:45:00 PM	32

Appendix F

2700 Gateway Drive Aerial


Gateway Dr
Gatewa
SW 27th Ave
Finishing

Gunster

February 5, 2025

ALLIANCE INDUSTRIAL DISTRIBUTION CENTER
PROHIBITED AND RESTRICTED USES

Alliance 3rd ST Deerfield LLC ("Alliance") is the owner of the property located at 1400-1498 NW 3rd Street, Deerfield Beach, Florida (the "Property"). The Property is zoned B-3 General Business. There are certain permitted and conditional uses within the B-3 zoning district that are open to the public and which require a higher ratio of parking. Alliance is requesting a parking deviation with its site plan application and therefore, is voluntarily proffering to record in the public records a Declaration of Restrictions and Covenants prohibiting and restricting certain permitted uses within the B-3 (pursuant to Section 98-55(b) and (c) of the City of Deerfield Beach's Land Development Code (the "Code") that are commercial in nature and open to the public).

The following Uses will be ***prohibited*** on the Property unless as expressly provided for below:

1. Store, retail (in accordance with land use plan limitations); (only restricted as a primary use; accessory use permitted);
2. Offices, business and professional (only restricted as a primary use; accessory use permitted);
3. Boat Repair (unless in accordance with #19 below);
4. Automotive services (unless in accordance with #19 below);
5. Marina;
6. School, vocational;
7. Indoor recreation;
8. Dry cleaning establishment;
9. Automobile accessories retail;
10. Thrift shop.
11. Auto rental agency;
12. Check cashing store;
13. Astrologist, palmist, psychic, and related services;
14. Halfway House;
15. Pain Management clinic;
16. Smoke Shop;
17. Pawn shop; and
18. Secondhand store.

The following Use will be ***restricted*** on the Property:

19. Automobile/Vehicle repair garage provided the requirements of the Code are complied with **AND** a Conditional Use approval is obtained. No vehicle may be stored in the

public right-of-way while such vehicle is in the custody of the automobile repair garage. No vehicle may be stored in the required parking spaces for the business except temporarily while a customer is picking up or dropping off the vehicle. No vehicle may be stored in any required landscaped area. For the purpose of this section, the term "vehicle" shall mean any vehicle regardless of type, including, but not limited to cars, trucks, motorcycles, scooters, boats, trailers, all-terrain and recreational vehicles. An automotive body shop may contain within said shop, a spray paint booth constructed in compliance with the National Fire Code.

All other uses not specifically referenced herein and set forth in Sections 98-55(b) and (c) of the Code remain a Permitted or a Conditional Use subject to all Code requirements, and as amended from time to time. The voluntary Declaration of Restrictions and Covenants prohibiting and restricting the above referenced uses relates to Alliance's 71,000+ square foot industrial distribution center site plan, parking deviation, right-of-way abandonment and plat (the "Project") l (Applications #05-B3-94, #24-A-202, #2573 and #25-P-239) The Voluntary Declaration of Restrictions and Covenants shall be in a form acceptable to the City Attorney and shall be recorded at the time of issuance of the building permit.

SITE PLAN DOCUMENTS

ALLIANCE HP

FOR

PROPOSED

INDUSTRIAL FACILITY

LOCATION OF SITE

1400 & 1498 NW 3RD STREET, DEERFIELD BEACH

BROWARD COUNTY, FLORIDA

PARCEL ID NUMBER: 474235010270 & 474235090010

REFERENCES AND CONTACTS

REFERENCES

- ENGINEER OF RECORD:
  BOHLER ENGINEERING
  1900 CORPORATE BLVD, NW, SUITE 101E
  BOCA RATON, FL 33431
  DATED: 10/12/2023
  JOB # FLB220031.00
- ARCHITECTURAL PLAN:
  DK ARCHITECTS
  61 NE 1ST STREET, SUITE 2
  POMPANO BEACH, FL 33060
  DATED: 04/05/2023
- GEOTECHNICAL:
  ECS FLORIDA, LLC
  2000 AVENUE P, SUITE 3
  WEST PALM BEACH, FL 33404
  DATED: 08/24/2022
- SURVEY:
  BOHLER ENGINEERING
  1900 CORPORATE BLVD, NW, SUITE 101E
  BOCA RATON, FL 33431
  DATED: 07/01/2023
  JOB # FLB220031.00
- OWNER:
  ALLIANCE 3RD ST DEERFIELD LLC
  MORRIS AVE STE 230
  BRYAN MAWR, PA 19010

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



COMMERCIAL
RESIDENTIAL
INDUSTRIAL

SCALE: 1" = 250'

SCOPE OF WORK:

THE PROJECT WILL CONSIST OF 71,146 SF OF INDUSTRIAL FACILITY THAT DOES NOT CATER TO THE GENERAL PUBLIC, CONSISTING OF TWO BUILDINGS ON THE PROPERTY. EACH BUILDING IS DESIGNED WITH LOADING BAYS AND SUFFICIENT PARKING FOR THE USE.

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DEVELOPER/APPLICANT

MAX RYAN
40 MORRIS AVENUE, SUITE 230
BRYN MAWR, PA 19010
EMAIL: MRYAN@ALLIANCEHP.COM
PHONE: (814) 450-4199

SURVEY

BOHLER ENGINEERING
1900 CORPORATE BLVD, SUITE 101E
BOCA RATON, FL 33431
DATE: 08/28/2023

PREPARED BY

BOHLER

CONTACT: MEROUANE EL KAOUSSI, P.E.

MELKAOUSSI@BOHLERENG.COM

ADA NOTICE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS OR THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD TO RESOLVE THE CONFLICT PRIOR TO PROCEEDING WITH THE WORK. PROCEEDING WITH CONSTRUCTION WORK WILL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DESIGNED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTENTS OF THIS PLAN SET ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE TO BE USED SOLELY FOR THE PROJECT AND LOCATION SPECIFIED HEREIN. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT OR LOCATION WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MEROUANE EL KAOUSSI, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 12/19/2024

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FLORIDA LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THESE DOCUMENTS HAVE BEEN RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REMOVED DUE TO CONFLICTS, MEASUREMENTS OR GRADES WHICH ARE INCORRECT ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION AND DIRECTION TO PROCEED WITH SUCH ADDITIONAL WORK.
8. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREFABRICATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONSTRUCTION DIMENSIONS/LAYOUT OF IMPROVEMENTS IN THE FIELD.
9. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND THE CONTRACTOR MUST COMPLY WITH THEM. IN THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS, AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY CONSTRUCTION. IN THE ABSENCE OF ANY SUCH NOTICE, THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THE PROJECT SITE.
12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND FOR ENSURING THAT ALL SHORING IS DESIGNED TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS FINAL CONDITION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROTECT THE SAFETY OF WORKERS, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS. LICENSABLE CABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROVIDED, UPON REQUEST, TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST KEEP ALL EXISTING CONSTRUCTION WITHIN THE LIMIT OF DISTURBANCE FREE OF DEBRIS AND SEDIMENT DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO INCLUDING, BUT NOT BE LIMITED TO THE COST TO REMOVE AND REPLACE IF THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPAIR ALL EXISTING UTILITY INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY AND ALL EXISTING OR NEW OR EXISTING CONSTRUCTION PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITION PRIOR TO COMMENCEMENT OF THE CONSTRUCTION OR IMPROVEMENT WHICH IS TO BE DONE. LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY LEGAL OR EQUITABLE CONTROL OF SAME. JOB SITE SAFETY: JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR, OR LIABLE FOR, ANY JOB SITE SAFETY PRECAUTIONS OR PROGRAMS AND THE PROFESSIONAL OF RECORDS AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE OR THE OWNER AND ALL GOVERNMENTAL AGENCIES' INTERESTS IN THE PROJECT, WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FROM ANY AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES. GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE DEFENSE COSTS AND INDEMNITY AND HOLD HARMLESS OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGE PRIOR TO STARTING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, CONTRACT DAMAGES, FINES, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES AND OTHER PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OF PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES AND CONSTRUCTION SAFETY PRECAUTIONS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY CONSTRUCTION PERFORMED PRIOR TO BOHLER'S REVIEW AND APPROVAL OF SHOP DRAWINGS IS AT THE CONTRACTOR'S SOLE RISK. BOHLER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR: SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FROM SUCH CLAIMS. THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED ON ALL INSURANCE POLICIES OF BUSINESS LIABILITY INSURANCE AS DESCRIBED ABOVE.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN CONSENT OF THE PROFESSIONAL OF RECORD AND BOHLER, THE CONTRACTOR DOES SO AT ITS OWN RISK. THE PROFESSIONAL OF RECORDS AND BOHLER SCOPE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES ASSESSED DUE TO NON-COMPLIANCE WITH THE PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE TO OWNER AND IS NOT CONSIDERED A CHANGE ORDER.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESCRIPTIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS. BOHLER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES AS DESCRIBED ABOVE, OWNER AGREES TO INDEMNIFY, DEFEND AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SUCH FAILURE OR FAILURES.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, AND CODES, AND ALL OTHER APPLICABLE LAWS, RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATIONS AND TRENCHING. THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY AND SEVERALLY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES TO A MINIMUM ONCE EVERY SEVEN CALENDAR DAYS (OR AFTER ALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL FINES OR PENALTIES.
32. ALL CONTRACTUAL AGREEMENTS AND ASSOCIATED ASSIGNMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY OR CERTIFICATION CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORDS AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE PROTECTIVE MEASURES AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL REMOVALS NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT PUBLIC ACCESS TO PRECISE AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ALL TIMES, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS REGARDING THE ACCURACY OR INTENT OF THESE PLANS AND/OR ANY DISCREPANCIES, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH QUESTIONS MUST BE ADDRESSED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REQUIREMENTS WITH UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL BUILDING CODE OFFICIALS DURING THE COURSE OF THE DEMOLITION. THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
    B. THE CONTRACTOR IS SOLELY RESPONSIBLE TO IMPORT AND PLACE ANY ADDITIONAL MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2023)

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MOST STRINGENT REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH CONSTRUCTION MEANS AND METHODS.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE PURPOSES OF PROVIDING SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. THE CONTRACTOR MUST ENSURE THAT CHANGE DIR

STANDARD DRA ING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK — LOW — LOW

LIMIT OF DISTURBANCE — LOD — LOD

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL; TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170 / 167	CONTOUR LINE	170 / 167
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.50; MATCH EX 519.02 ±)
	SANITARY LABEL	
	STORM LABEL	
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

PROPOSED EASEMENT LEGEND

CSE	COMMON SHARED
ISE	INGRESS-EGRESS
PAE	PUBLIC ACCESS
PUE	PUBLIC UTILITY
SSE	SANITARY SEWER
SVE	SIGHT DISTANCE
DTE	STORM DRAIN
VWE	VARIABLE WIDTHS
WME	WATER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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SITE PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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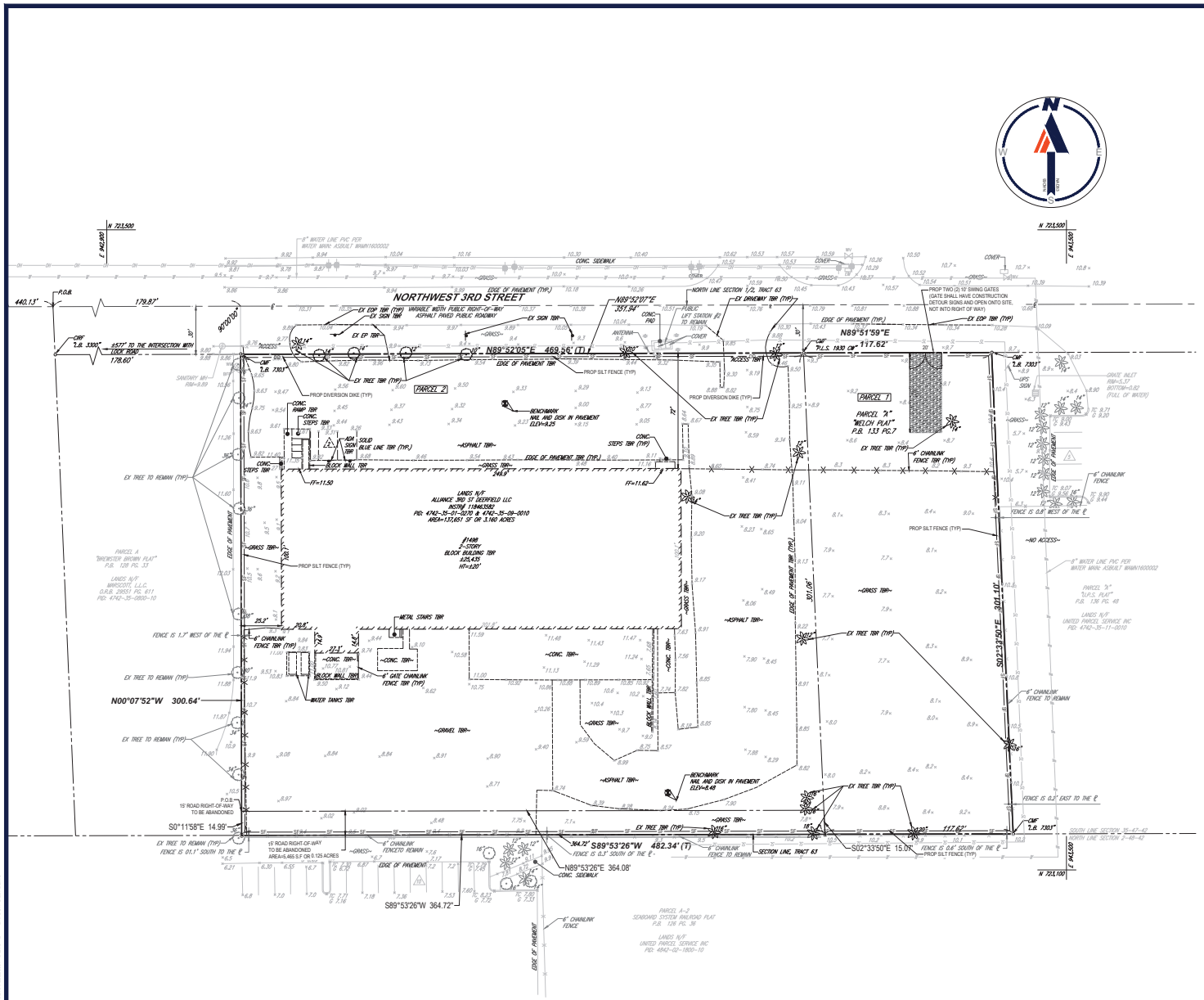
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SHEET NUMBER:

C-103

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2021\FLB220031\01\CADD\PLAN SETS\FLB220031 - CNDS - 3---LAYOUT C-103 NOTES



DEMOLITION NOTES:

1. BOHLER ENGINEERING FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAINMENTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

30 15 7.5 0 30
1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	DEMO

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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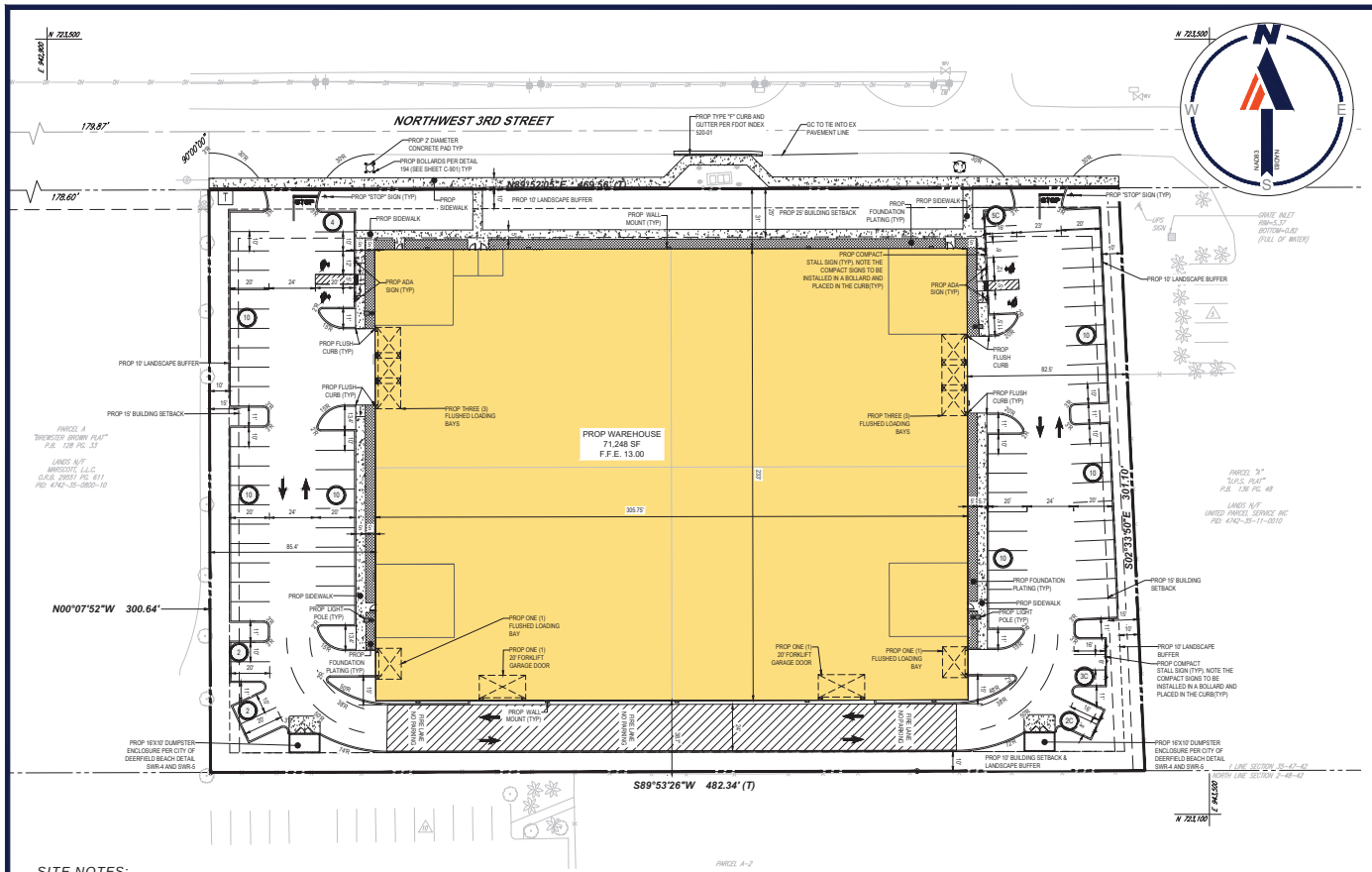
DEMOLITION PLAN AND PHASE I SOIL EROSION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 12/19/2024

Dec 19, 2024
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LOCATION MAP



SCALE: NTS

SITE DATA TA LE

JURISDICTION	CITY OF DEERFIELD BEACH
CURRENT ZONING	B-3 - GENERAL BUSINESS
CURRENT FUTURE LAND USE	INDUSTRIAL
TOTAL SITE AREA	3.16 AC (137,651 SF) EXISTING 3.28 AC (142,876 SF) AFTER 15' ROAD ROW ABANDONMENT
NEW BUILDING AREA	1.64 AC (71,248 SF)
MAX. ALLOWED BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	36'11"
MAX FLOOR AREA RATIO	0.80
PROPOSED FLOOR AREA RATIO	0.50
MAXIMUM LOT COVERAGE	65%
PROPOSED LOT COVERAGE	49.99%
MINIMUM LANDSCAPED AREA	15%
PROPOSED LANDSCAPED AREA	17.67% (0.58 AC)
PROPOSED IMPERVIOUS AREA	32.46% (1.06 AC)
PROPOSED OPEN SPACE	49.87% (1.64 AC)

SETBACKS

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK (NORTH)	25'	31.0'
SIDE SETBACK (EAST)	15'	82.5'
SIDE SETBACK (WEST)	15'	85.4'
REAR SETBACK (SOUTH)	10'	38.7'

LANDSCAPE BUFFER SETBACK

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT SETBACK (NORTH)	10'	10'
SIDE SETBACK (EAST)	10'	10'
SIDE SETBACK (WEST)	10'	10'
REAR SETBACK (SOUTH)	5'	10'

SITE PARKING REQUIRED

INDUSTRIAL NOT CATERING TO THE GENERAL PUBLIC: 64,248 SF X (FIRST 10,000 SF 1 SPACE/ 500 SF + 54,248 SF 1 SPACE/1,000) = (20 + 55) = 75 PARKING SPACES

TOTAL OFFICE: 7,000 SF X 1 SPACE/ 250 SF = 28 SPACES

TOTAL REQUIRED: 103 SPACES

	NUMBER OF PARKING SPACES
PROPOSED ADA PARKING	4
PROPOSED STANDARD PARKING	64
PROPOSED COMPACT PARKING	10
OVERALL TOTAL PARKING	78 (V)

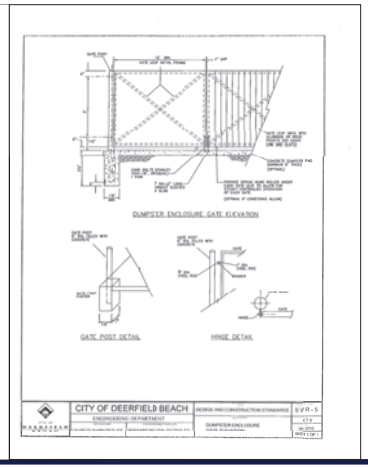
SITE NOTES:

1. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND DEERFIELD BEACH MUNICODE.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. PROPOSED DUMPSTER ENCLOSURE WILL HAVE A COMPATIBLE FINISH AND COLOR WITH THE RESPECTIVE STRUCTURE.
6. ALL IMPACTED RIGHT-OF-WAY AREAS SHALL BE SODDED.
7. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED VIA PARAPET WALLS SO AS NOT TO BE VISIBLE FROM GROUND LEVEL.
8. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIAL OR EQUIPMENT WITH THE EXCEPTION OF DINING APPARATUS-TABLES, CHAIRS, UMBRELLA AND BENCHES.
9. PLEASE SEE C-501 UTILITY PLAN FOR PROPOSED UTILITIES WHICH ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
10. ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT.
11. SIDEWALK CURBING ALONG STORE FRONT FRONTAGE TO BE TRAFFIC YELLOW.
12. GENERAL CONTRACTOR SHALL COMPLY WITH THE INDUSTRIAL DESIGNS STANDARDS SET FORTH IN CITY OF DEERFIELD BEACH MUNICODE. ANY REQUIREMENTS LISTED IN THE CITY OF DEERFIELD BEACH INDUSTRIAL DESIGN STANDARDS THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
13. A SIGNAGE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.
14. 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.

ADA ACCESSI ILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
3. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
4. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
5. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.





30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND USE PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	SITE

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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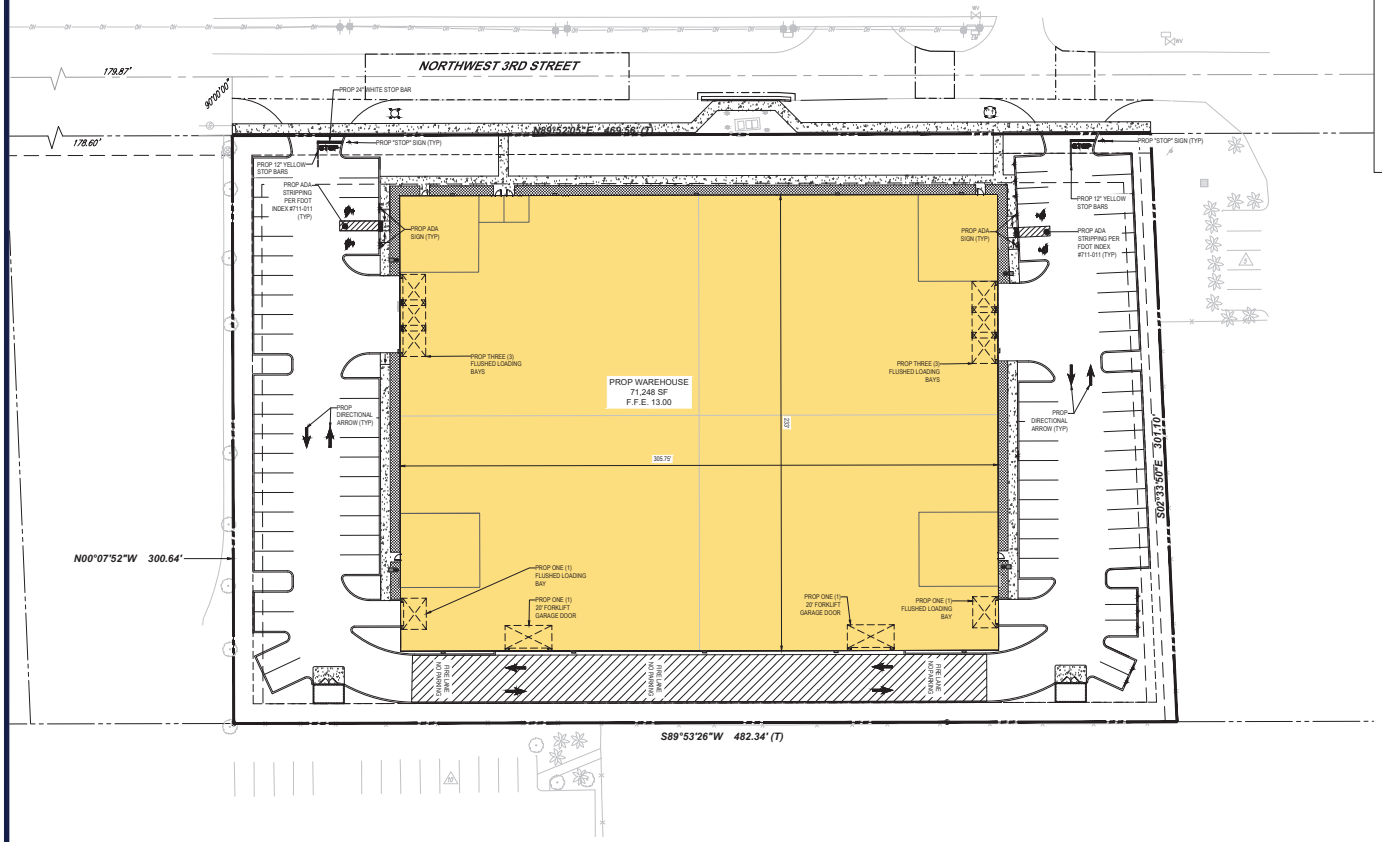
SITE PLAN

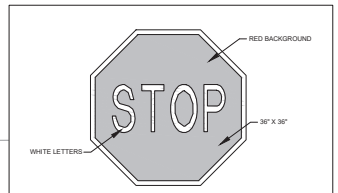
SHEET NUMBER:

C-301

ORG. DATE - 12/19/2024

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TYPICAL STOP SIGN DETAIL (R1-1)
NOT TO SCALE

SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND LOCAL JURISDICTION LAND DEVELOPMENT CODE.
2. FREE STANDING SIGNAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY, AND SHALL BE PERMITTED SEPARATELY. CONTRACTOR TO COORDINATE WITH SIGN VENDOR FOR PERMITTED LOCATION AND SIZE.
3. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY MILLING AND RESURFACING.
4. STOP SIGN POLE ASSEMBLY SHALL MEET BROWARD COUNTY'S TRAFFIC STANDARDS.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. PARKING STALL WIDTHS SHALL BE DIMENSIONED FROM CENTERLINE TO CENTERLINE OF THE WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STALL ALSO.

30 15 7.5 0 30
1"= 30'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITY SERVICES SHOWN OR NOT SHOWN ON THESE PLANS.

REVISIONS

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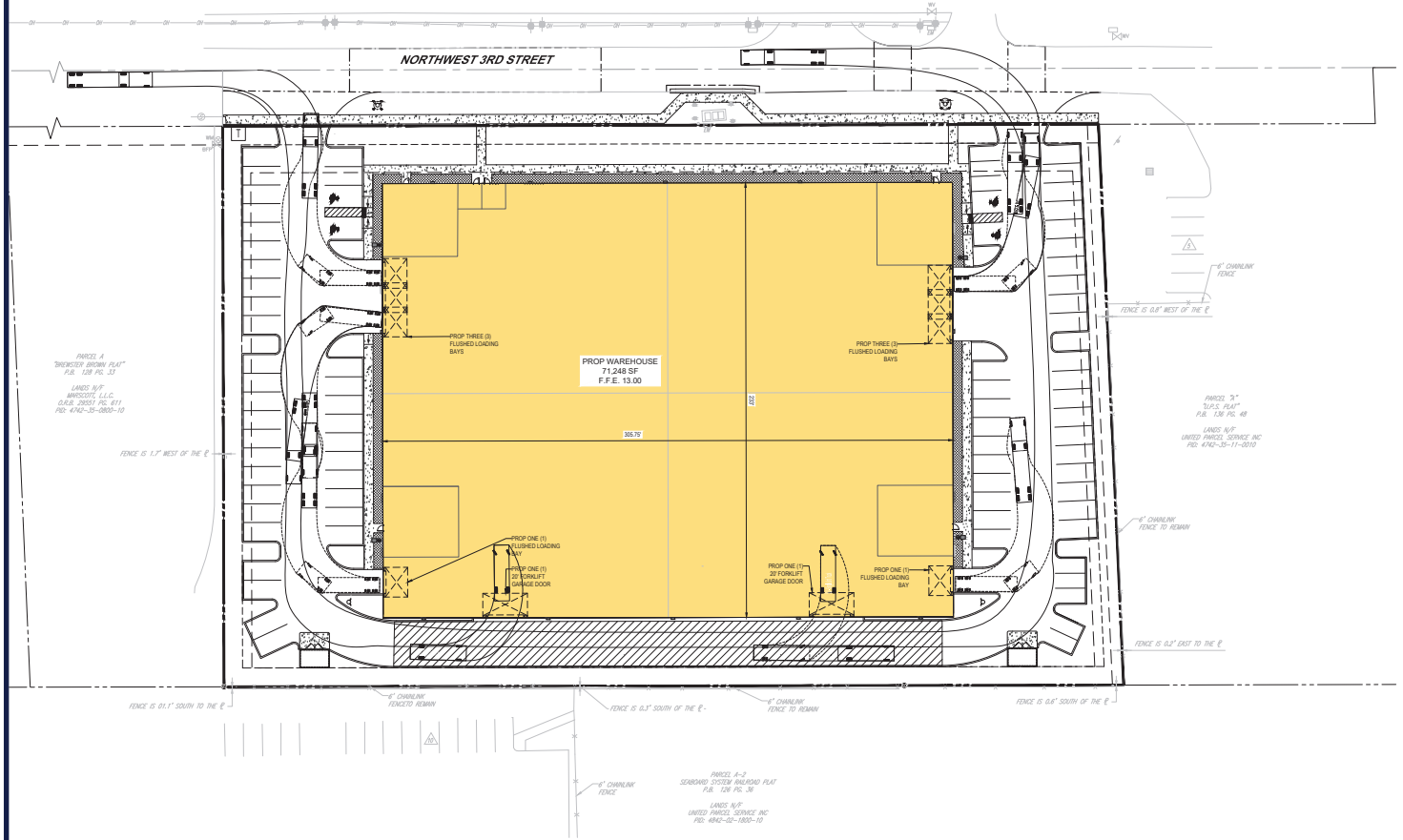
PAVEMENT MARKIN AND SI NA E PLAN

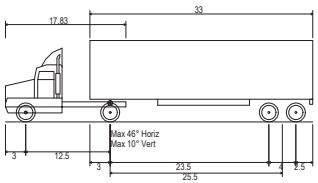
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C-302

ORG. DATE - 12/19/2024

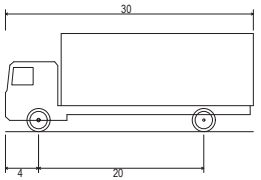
Dec 19, 2024
I:\2022\FLB220031\01\CAD\DRAWINGS\PLAN SET\FLB220031 - SITE - 2----A.DWG,LIT C-302 PME PLAN





WB-40 - Intermediate Semi-Trailer

Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	40.000ft



SU - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	42.000ft

30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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SITE PLAN DOCUMENTS

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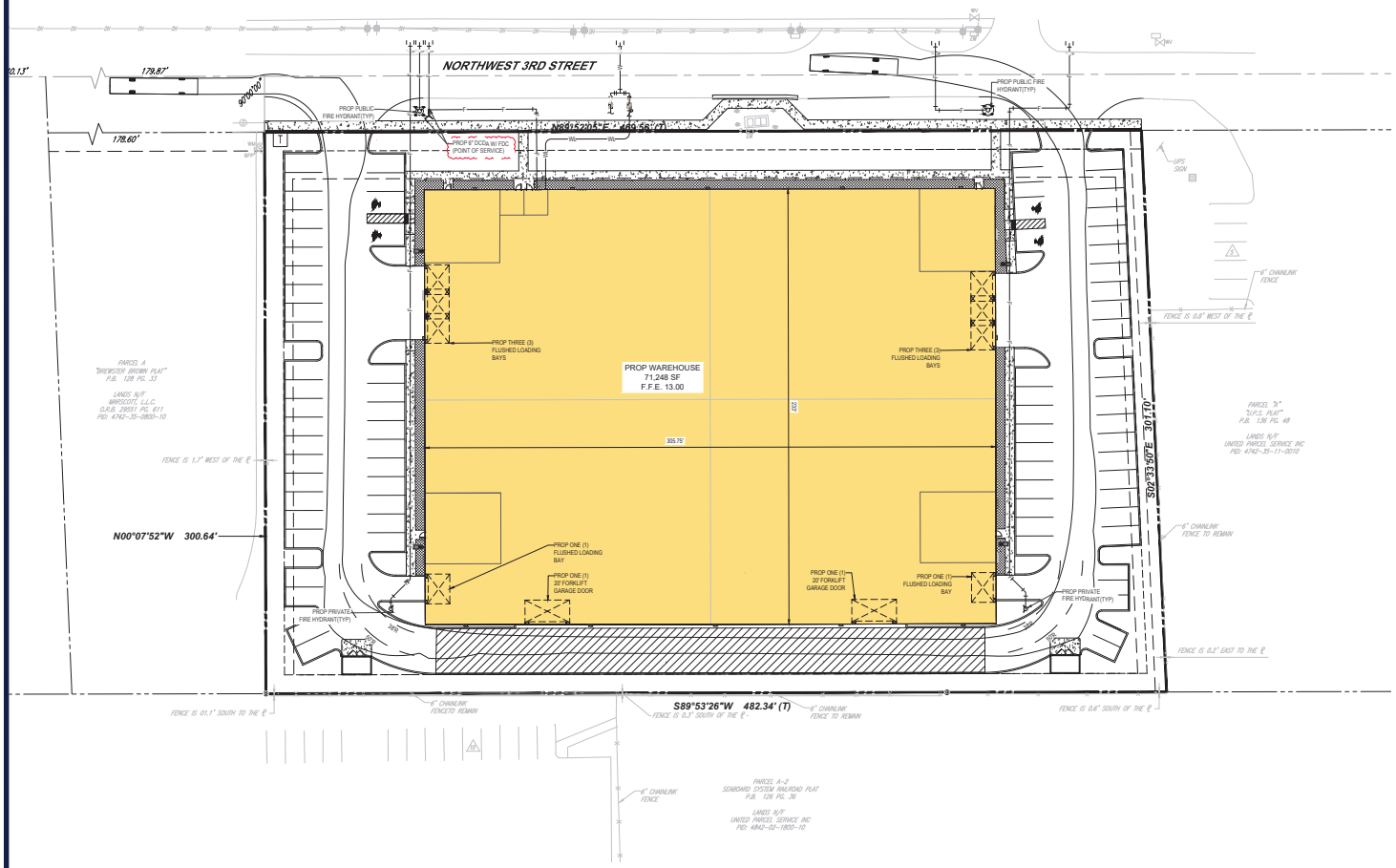
VEHICLE CIRCULATION PLAN

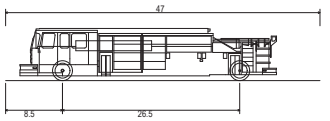
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C-303

ORG. DATE - 12/19/2024

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47 FT FIRE TRUCK

Overall Length	47.000ft
Overall Width	8.500ft
Overall Body Height	7.803ft
Min Body Ground Clearance	0.714ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SERVICES
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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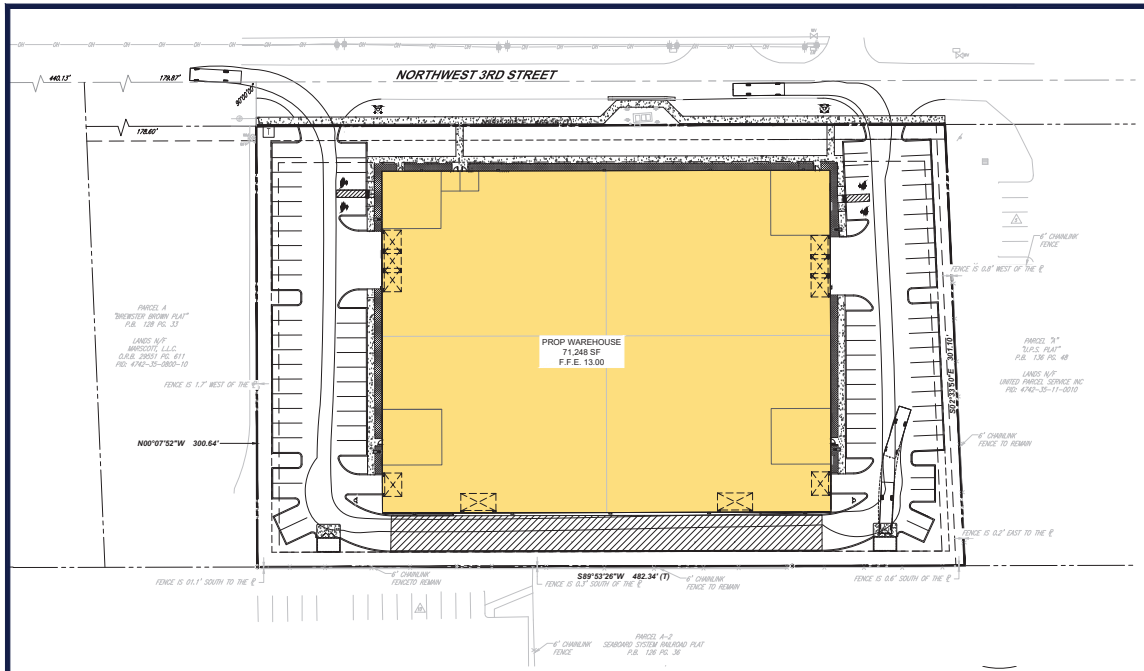
IRE MARSHAL PLAN

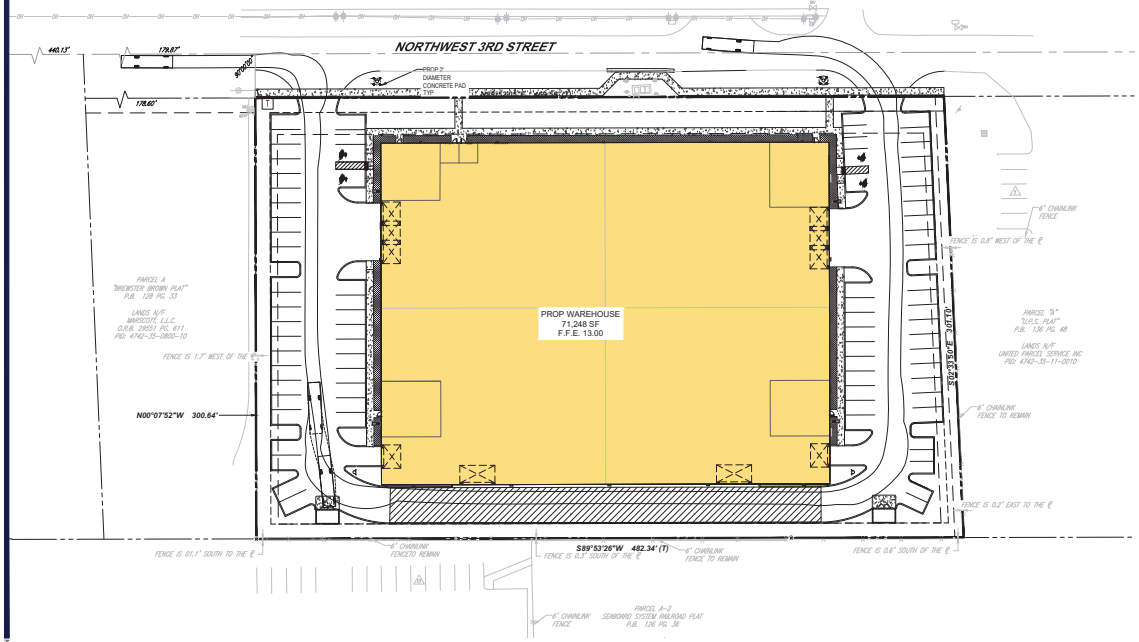
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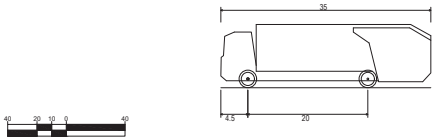
C-304

ORG. DATE - 12/19/2024

Dec 19, 2024
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Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
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LANDSCAPE ARCHITECTURE
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TRANSPORTATION SERVICES

REVISIONS

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PROJECT:

SITE PLAN DOCUMENTS

FOR

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PROPOSED DEVELOPMENT

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DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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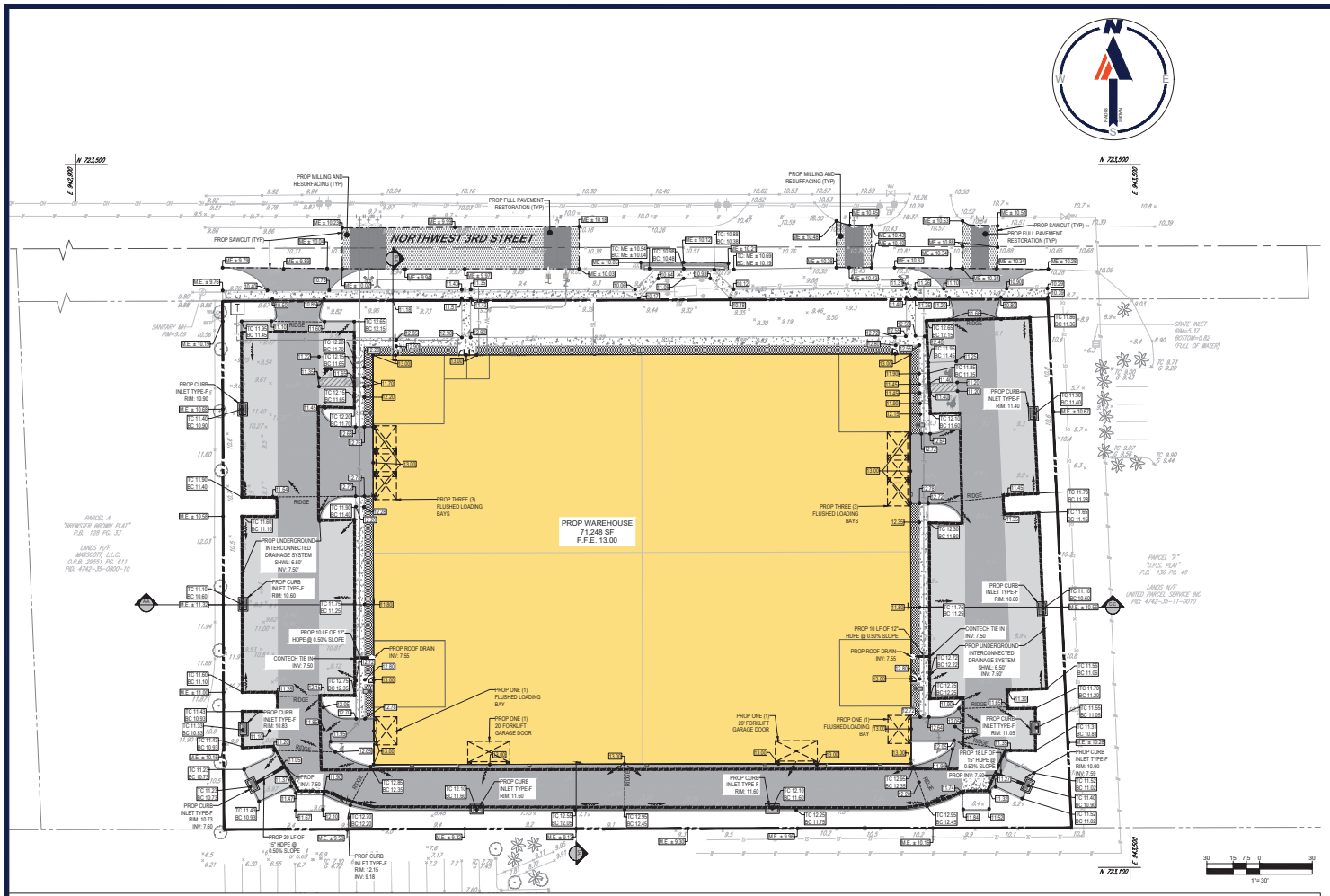
GARBAGE TRUC CIRCULATION PLAN

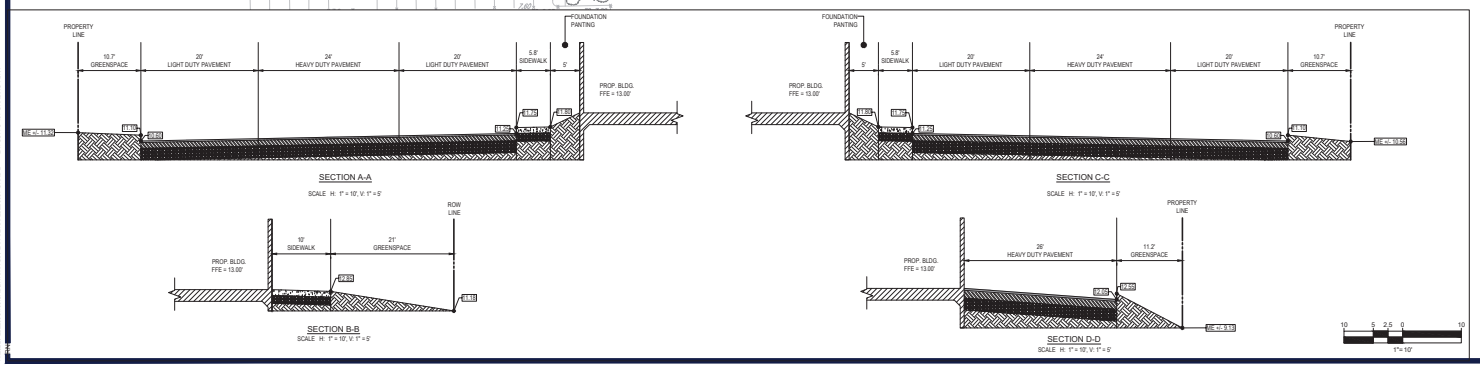
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C-305

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PAVING AND GRADING NOTES:

1. GENERAL:
   - A. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
   - B. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
   - C. THE ALTA/NCSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
   - D. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
   - E. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   - F. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   - G. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
   - H. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
   - I. NAVD = NGVD - 1.51'
2. MATERIALS:
   - A. BASE COURSE SHALL BE COMPLIANT WITH LATEST F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
   - B. ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
   - C. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
3. INSTALLATION:
   - A. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
   - B. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
   - C. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
   - D. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
4. TESTING
   - A. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
   - B. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
   - C. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
   - D. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
   - E. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.
5. RIGHT-OF-WAY
   - A. IMPACTS OF RIGHT-OF-WAY WILL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.

GENERAL NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. STANDARDS PLANS FOR ROADWAY CONSTRUCTION.
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.
6. ANY SIDEWALK THAT IS DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTRACTOR TO COORDINATE WITH CITY OF DEERFIELD BEACH FOR PROPOSED ROADWORK, INCLUDING MOT.
8. POST INFILTRATION RATES WILL BE REQUIRED BY CITY OF DEERFIELD BEACH.
9. ALL IMPACTS TO THE RIGHT-OF-WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.

DATUM NOTES:

1. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AO6403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.

EMA NOTES:

1. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 12 FEET; PANEL #12011C0178H; MAP DATE: 08/18/2014.

LIGHT DUTY PAVEMENT

HEAVY DUTY PAVEMENT

PROP ROW FDOT PAVEMENT

PROP MILLING AND RESURACING (FC-9.5 OR FC-12.5 WITHIN FDOT ROW)

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	GRAD

PROJECT:

SITE PLAN DOCUMENTS

FOR

A ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

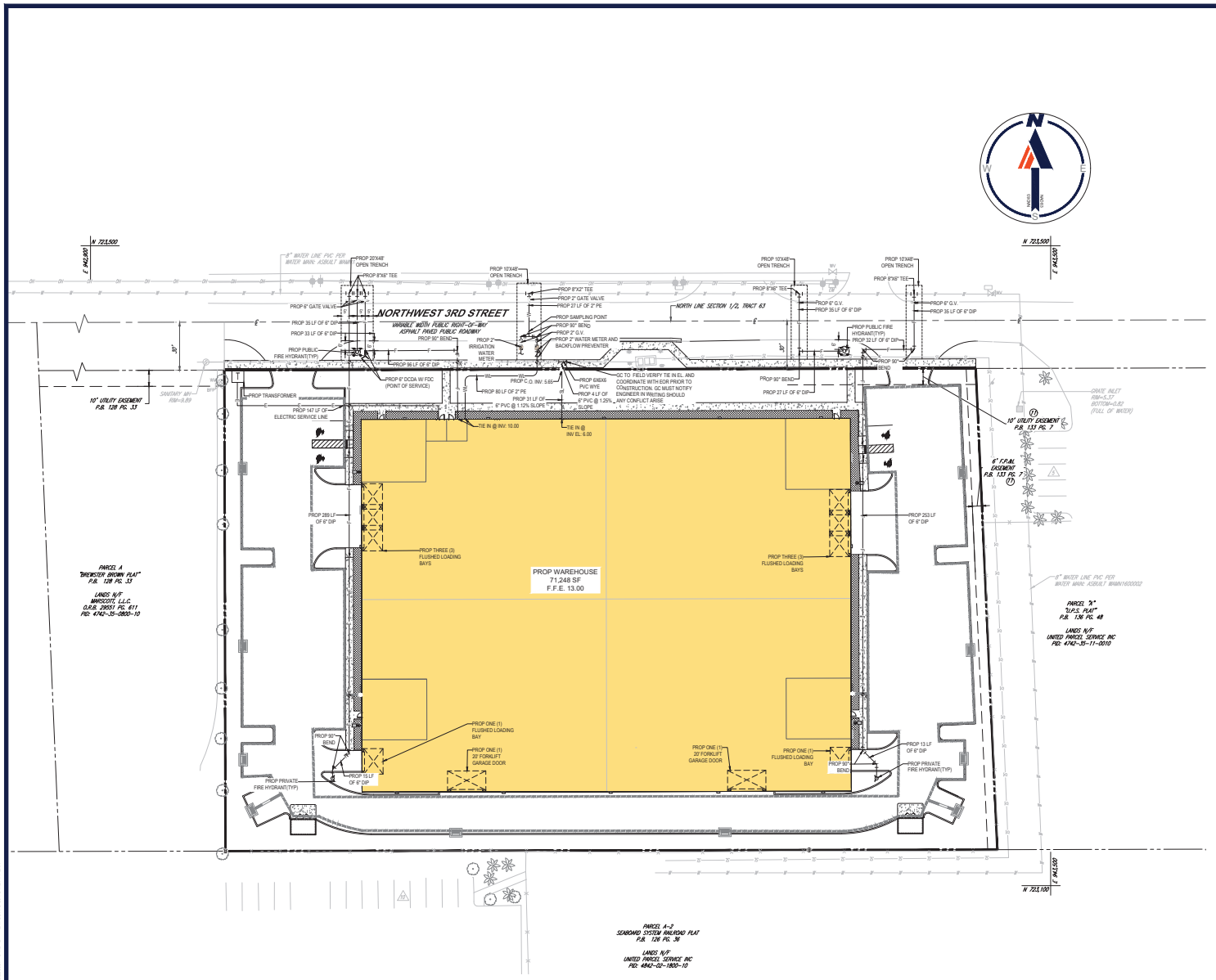
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 12/19/2024

Dec 19, 2024
I:\2022\FLB220031\05-CAD\DOR-WAY\DISPLAN_SETS\FLB220031-GRAD-3——LAYOUT: C-401 GRADING PLAN



ATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.

UTILITY CROSSING NOTE:

1. UTILITY CROSSINGS MARKED WITH "X" SHALL MAINTAIN 12" VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.

SANITARY SE ER NOTES:

1. GENERAL:
   A. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
   B. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
2. MATERIALS:
   A. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.
   B. ALL FITTINGS SHALL BE SDR 35 AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
   C. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
3. INSTALLATION:
   A. PIPE AND FITTINGS:
      1) SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATIONS "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
      2) BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
   B. CLEANOUTS:
      1) CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
      2) ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
   C. SERVICE:
      1) MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
      2) EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
      3) CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
4. TESTING:
   A. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   B. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   C. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
   D. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
   E. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
   F. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
   G. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

IRE NOTES:

1. *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 8TH ED., NFPA 1-FIRE CODE, FLORIDA EDITION 2021, NFPA 101-LIFE SAFETY CODE, FLORIDA EDITION 2021.*

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PROJECT:

SITE PLAN DOCUMENTS

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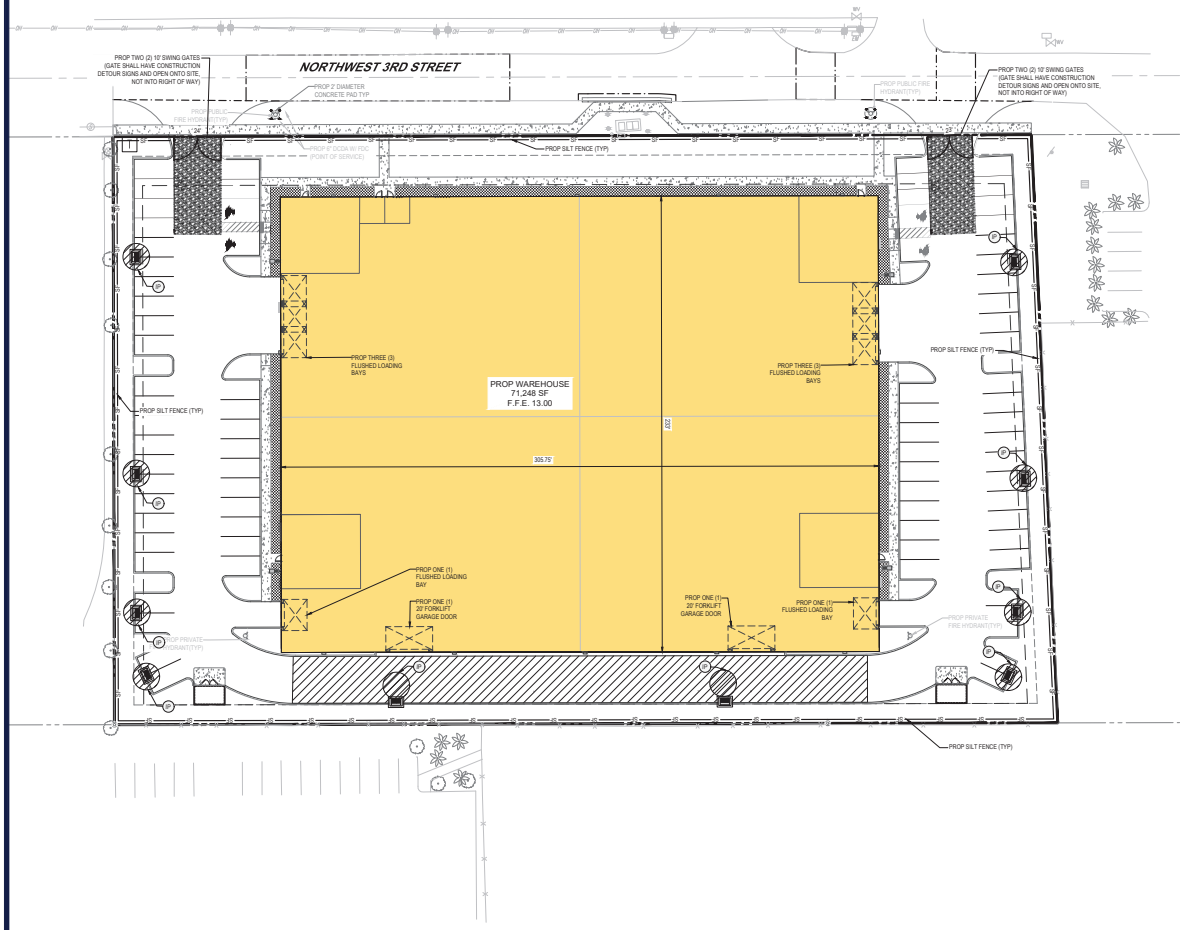
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 12/19/2024



POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

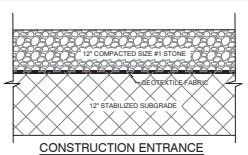
N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

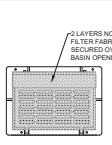
NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
MEROUANE EL KASOUSSI	BRANCH MANAGER	BOHLER ENGINEERING 1900 NW CORPORATE BOULEVARD SUITE 101E, BOCA RATON, FL 334331	9/11/2024

Project Name and Location Information	ALLIANCE - DEERFIELD BEACH 1400-1498 NW 3RD STREET, DEERFIELD BEACH, FL 33442
Describe the nature of the constriction activity:	THE PROPOSED DEVELOPMENT CONSISTS OF APPROXIMATELY 3.28 AC OF INDUSTRIAL WAREHOUSE WITH DRAINAGE IMPROVEMENTS AND LANDSCAPING.
Describe the intended sequence of major soil disturbing activities:	• 0-2 days, site prep and stabilized construction entrance; • 3-6 days; install perimeter sediment and erosion controls; • 7-60 days, install stormwater retention basin • 7-10 days, clearing/ grubbing over all areas • 11-90 days, site grading; • 90-150 days, install storm sewer and utilities • 150-180 days, stabilize site.
Total area of the site:	3.28 ACRES
Total area of the site to be disturbed:	3.28 ACRES
Existing data describing the soil or quality of any stormwater discharge from the site:	EXISTING SOIL TYPE ARE POMPANO FINE SAND AND URBAND LAND WITH A SEASONAL HIGH WATER TABLE OF 2.10 FT BELOW EXISTING GRADE.
Estimate the drainage area size for each discharge point.	3.28 ACRES
Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	LAT : 26.32095 LON : -80.12413
Give a detailed description of all controls, Best Management Practices (BMP's) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40-432 F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP (2007) and any subsequent amendments.	
• Prior to cleaning, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. A rock entrance road (that is 60 ft. long with a 6-inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off the site. There will be only one construction entrance at this site. • After the initial site grading work, all proposed inlet(s)/ outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding. All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.	
Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
• Temporary seeding shall be the grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days. • Sod shall be used to stabilize the sides of the detention basins. • Filter fabric shall be placed under the rock entrance/exit. Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.	
Describe all structural controls to be implemented to divert stormwater, flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
• A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase. • THE SITE WILL CAPTURE THE RUNOFF THROUGH A SERIES OF CATCH BASINS THAT CONNECTS TO AN INTERCONNECTED UNDERGROUND PIPE SYSTEM, WHERE IT WILL ULTIMATELY PERCOLATE UNDERGROUND. Inlet(s)/ Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).	
Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
• THE SITE WILL CAPTURE THE RUNOFF THROUGH A SERIES OF CATCH BASINS THAT CONNECTS TO AN INTERCONNECTED UNDERGROUND PIPE SYSTEM, WHERE IT WILL ULTIMATELY PERCOLATE UNDERGROUND.	

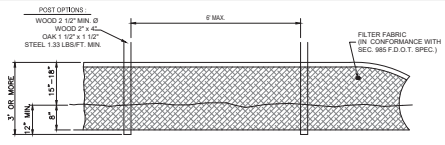
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WIPES.	All construction materials and debris will be placed in a dumpster and hauled
Offsite vehicle tracking from construction entrances/ exits:	Offsite vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
The proper application rates of all fertilizers, herbicides, and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates. No fertilizers and pesticides will be stored on site.
The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff. A small-vegetated berm shall be placed around the washdown area.
Provide a detailed description of maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
Contractor shall provide routine maintenance or permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one- half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Inspections: Describe the inspection and inspection documentation procedures, as required by Part V.D.4. of the permit. Inspections must occur at least once every 7 days within 24 hours of the end of a storm event that is 0.50 inches or greater (see attached form)	
Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMP's at least once every 7 calendar days or within 24hours of the end of a rainfall event that is 0.50 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Identify and describe all sources of non-stormwater discharges as allowed in Part IV.A.3. of the permit. Flows from firefighting activities do not have to be listed or described.	
All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	



CONSTRUCTION ENTRANCE PAVEMENT SECTION DETAIL
NOT TO SCALE



CURB INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE
(PER FOOT INDEX #102)



SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

30 15 7.5 0 30
1"= 30'

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Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

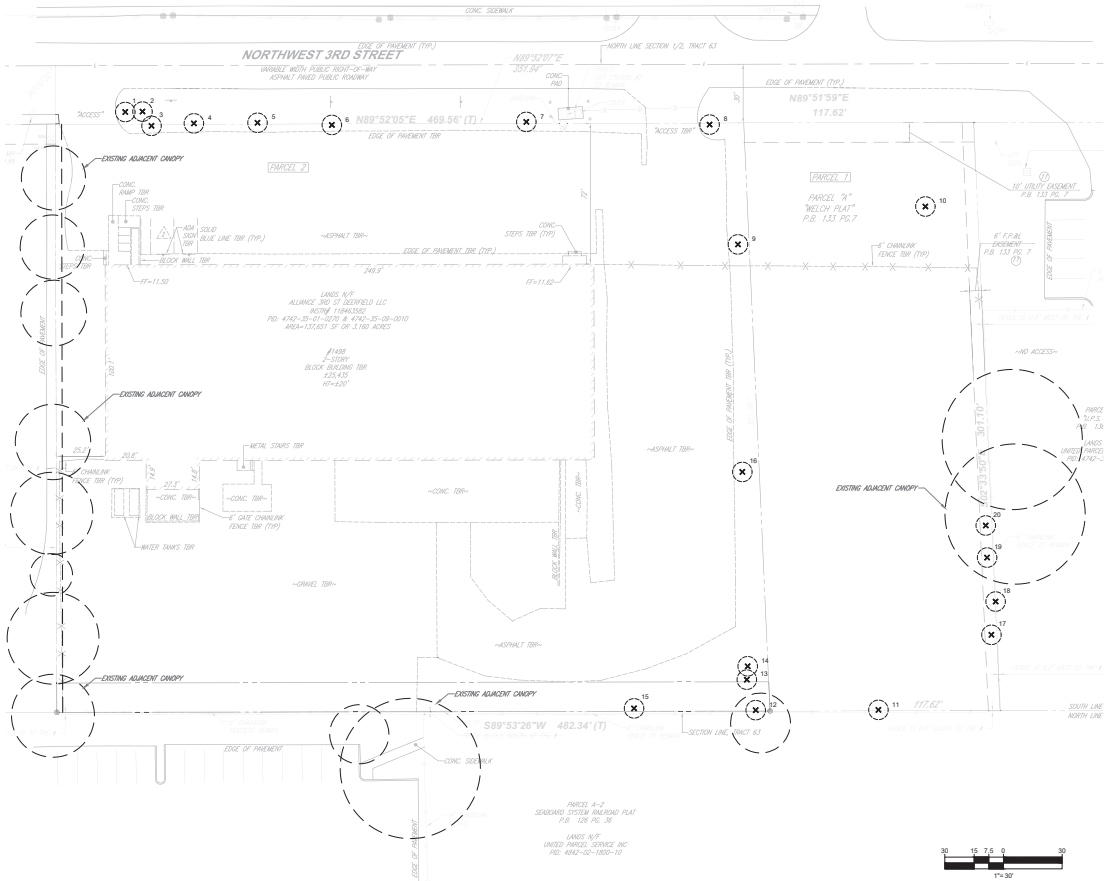
PHASE II SOIL EROSION PLAN

SHEET NUMBER:

C-601

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\05\CADD\ENVIRON\PLAN SET\FLB220031 - EPO2 - 2----LAYOUT C-601 BR.02



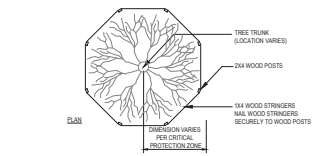
LOCATION MAP



SCALE: NTS

TREE DISPOSITION LIST

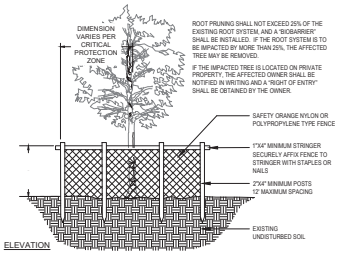
No.	Botanical Name	Common Name	DBH (in.)	Canopy Dia.	Canopy (SF)	Height O.A. (ft.)	Condition	Disposition
1	Sabal palmetto	Sabal palmetto	10	10	314	27	80%	Remove
2	Sabal palmetto	Sabal palmetto	10	10	314	32	80%	Remove
3	Coccoloba uvifera	Sea Grape	36	35	3847	28	80%	Remove
4	Sabal palmetto	Sabal palmetto	10	10	314	27	80%	Remove
5	Sabal palmetto	Sabal palmetto	10	10	314	27	80%	Remove
6	Sabal palmetto	Sabal palmetto	10	10	314	28	80%	Remove
7	Sabal palmetto	Sabal palmetto	10	10	314	28	80%	Remove
8	Sabal palmetto	Sabal palmetto	10	10	314	32	80%	Remove
9	Sabal palmetto	Sabal palmetto	10	10	314	30	80%	Remove
10	Sabal palmetto	Sabal palmetto	10	10	314	27	80%	Remove
11	Sabal palmetto	Sabal palmetto	10	10	314	24	80%	Remove
12	Sabal palmetto	Sabal palmetto	10	10	314	26	80%	Remove
13	Sabal palmetto	Sabal Palm	10	10	314	26	80%	Remove
14	Sabal palmetto	Sabal Palm	10	10	314	28	80%	Remove
15	Sabal palmetto	Sabal Palm	10	10	314	26	80%	Remove
16	Sabal palmetto	Sabal Palm	10	10	314	31	80%	Remove
17	Sabal palmetto	Sabal Palm	10	10	314	24	80%	Removed
18	Sabal palmetto	Sabal Palm	10	10	314	27	80%	Removed
19	Sabal palmetto	Sabal Palm	10	10	314	29	80%	Remove
20	Sabal palmetto	Sabal Palm	10	10	314	26	80%	Remove



NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY!

DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE.

*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



TREE BARRICADE DETAIL

Tree Mitigation

Tree Canopy Removed	[illegible]
Tree Canopy Mitigation	[illegible]
Tree Canopy Provided	
Total Palms Removed	15
Total Palms Provided	21

Trunk Formula Technique (TFT) - Tree 3: Sea Grape (Coccoloba uvifera)

Trunk Area Value	25 x 50 = 1,250	$150
50 Removed 15 Relocated		
15 x 15 = 225 Trunk Area		
Area X Unit Cost = Fee	1,250 x $72	$72,000
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LEGEND

###	TREE/PALM TO BE RELOCATED
###	TREE/PALM TO BE REMOVED
###	EXISTING PALMS/ TREES TO BE PROTECTED IN PLACE
	TREE PROTECTION FENCE

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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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SITE PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	[illegible]

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

TREE DISPOSITION PLAN

SHEET NUMBER:

C-701

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\04\CADD\FLB220031-SITEPLAN_SITEPLAN.DWG - TROP - I:\---\LAYOUT: C-701 TREE DISPOSITION PLAN

TREE DISPOSITION NOTES:

GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the City.

REFERENCES

A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:

1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
2. National Arborist Association, –537 Stratford Rd., Wantagh, NY 11793 (NAA): *Ref.* 1 Transplanting of Trees and Shrubs in the Southeastern United States.
3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.

B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.

C. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

D. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.

E. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, *Ref.* 1.

B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.

C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.

D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.

E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.

F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.

C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BC EP&GMD for all trees to be removed or relocated within the County R/W.

D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.

E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.

F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE

A. Relocated plant material shall fall under the standard 12 month guarantee.

B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.

C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

A. Transplanting shall consist of on-site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.

B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.

C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1.	Caliper	Minimum Ball Diameter
	3 1/2 - 4-	28"
	4 - 4 1/2"	30"
	4 1/2 - 5"	32"
	5 - 5 1/2"	34"
	Larger Sizes	Increase proportionally
2.	Ball Diameter	Medium Ball Diameter
	Less than 20"	Not less than 75% of diameter
	20" to 30"	Not less than 65% of diameter
	30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

A. Shade Trees:

1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
2. Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02900- Landscape Work.

HANDLING AND TRANSPORTATION

A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:

1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.
2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
3. Inspect and treat wound for insect and disease.
4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.

B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.

C. Root ball should be kept moist during all phases of relocation.

D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.

E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.

F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

PLANTING

RELOCATED MATERIAL

1. Relocated trees shall be planted according to procedures described for new material, section ANSI A300 (PART 6). Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.
2. CONTRACTOR shall continue watering and caring for relocated material for 90 days, refer to watering and maintenance sections below.
3. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
4. Brace trunk and leave in place until trees/ palms are wind firm. (1± year)
5. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain through at least one growing season, and through cold season.
6. Feed with a diluted solution of N_P_K in solution form with a soil needle, providing water, air, and nutrients.
7. Where foliage is retarded, spray with one of the soluble types of foliage feeders.
8. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden_off new leaves.

STAKING AND GUYING

Designated material shall be staked and guyed according to planting details.

WATERING

A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.

B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking then shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

MAINTENANCE

A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.

B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the standards established under ANSI A300 (PART 6).

CLEAN UP

A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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REVISIONS

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	TREE

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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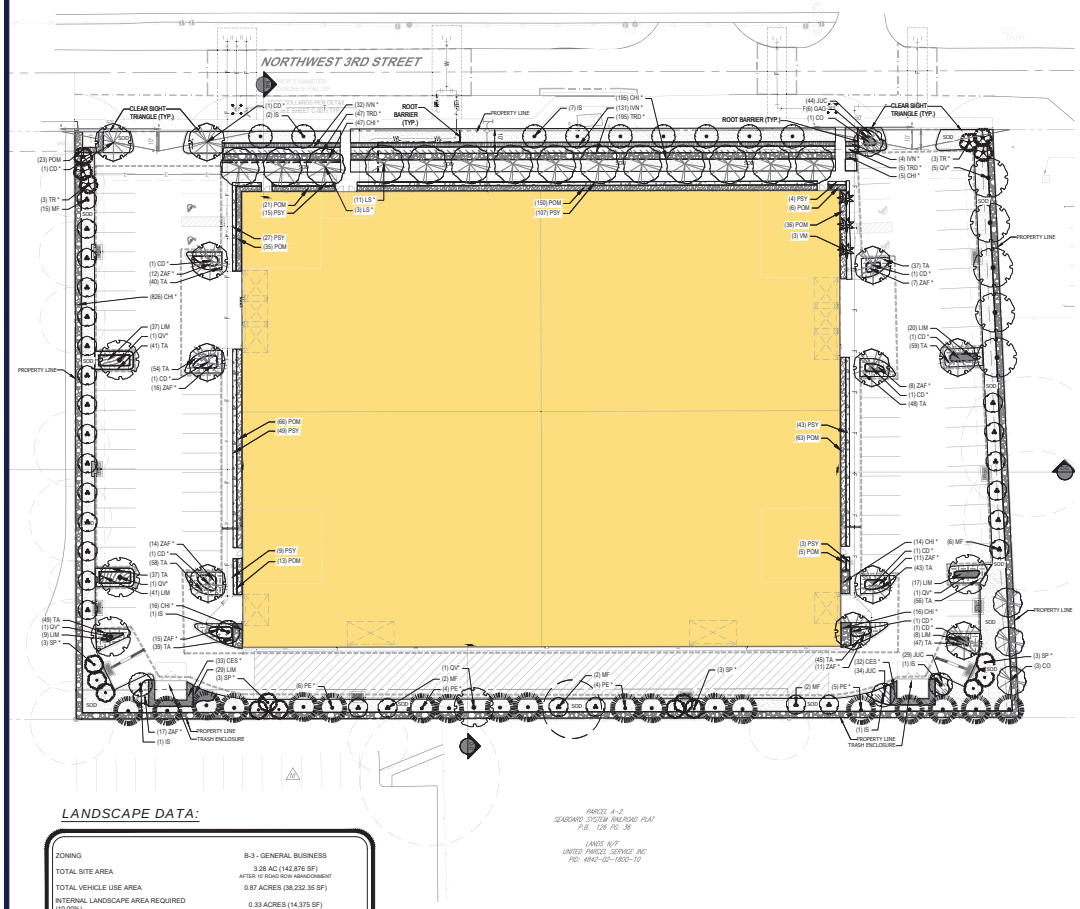
TREE DISPOSITION NOTES

SHEET NUMBER:

C-702

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031.00\CADD\ARKYN\DSP\LAN_SET\SHEETS\220031 - TROP - [----]LAYOUT C-702 TREE DISPOSITION NOTES





LANDSCAPE DATA:

ZONING	B-3 - GENERAL BUSINESS
TOTAL SITE AREA	3.28 AC (142,876 SF) AFTER 15' ROAD ROW ABANDONMENT
TOTAL VEHICLE USE AREA	0.87 ACRES (38,232.35 SF)
INTERNAL LANDSCAPE AREA REQUIRED (10.00%)	0.33 ACRES (14,375 SF)
INTERNAL LANDSCAPE AREA PROVIDED (16.46%)	0.54 ACRES (23,522 SF)

NOTES:
1) LANDSCAPED AREAS ON THE PARKING AREA PERIMETER OR IN THE INTERNAL ISLANDS MUST EQUAL OR EXCEED A MINIMUM OF TEN (10%) PERCENT OF THE TOTAL PAVED SURFACE AREA.
2) EACH 9'X20' LANDSCAPED ISLAND SHALL PROVIDE A MINIMUM OF ONE (1) SHADE TREE, SHRUBS, AND GROUND COVER.
3) EACH 9'X40' LANDSCAPED ISLAND SHALL PROVIDE A MINIMUM OF TWO (2) SHADE TREES, SHRUBS, AND GROUND COVER.

INTERNAL LANDSCAPE AREA TREE REQUIREMENT

SITE LANDSCAPE	REQUIRED	PROVIDED
19,930 SF / 1 TREE, 10 SHRUBS, 10 GROUND COVERS PER 1,500 SF OF PERVIOUS AREA	14 TREES, 133 SHRUBS, 133 GROUNDCOVER	14 TREES, 133 SHRUBS, 133 GROUNDCOVER
PERIMETER BUFFERS	REQUIRED	PROVIDED
1 TREE (14-16') / 40 LF STREET -405' LF 1 TREE (8-10') / 100 LF PERIMETER -1,085 LF	11 TREES 11 TREES	11 TREES 11 TREES
MITIGATION TREES	190" CALIPER INCHES	*181 CALIPER INCHES (63 TREES including 18 Palms)
17 LANDSCAPE ISLANDS	21 TREES REQUIRED	21 TREES PROVIDED

NOTES:
1) LANDSCAPED AREAS ON THE PARKING AREA PERIMETER OR IN THE INTERNAL ISLANDS MUST EQUAL OR EXCEED A MINIMUM OF TEN (10) PERCENT OF THE TOTAL INTERNAL LANDSCAPE AREA.
2) ONE (1) TREE MUST BE PLANTED OR RETAINED PER 200 SF OF INTERNAL PARKING AREA.
3) NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE PLANTED IN A PERMEABLE ISLAND, PENINSULA, OR MEDIAN OF AN EIGHT-FOOT MINIMUM WIDTH.

PERIMETER BUFFER PLANTING AREA CALCULATIONS

TOTAL BUILDING AREA	70,327 SF
PERIMETER PLANTING AREA (PER CODE)	2,345 SF (10%) REQUIRED
PERIMETER PLANTING AREA (PER PLAN)	18,134.57 SF (40%) PROVIDED

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH. INSTALL A DOUBLE LAYER OF WEED FABRIC UNDER ALL MULCH INSTALLATIONS
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.
12. CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLLERANCE (OTHERS MEDIUM DROUGHT TOLLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A BCWUD WITHOUT PRIOR BCWUD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND BCWUD

NOTE: A ROOT BARRIER SYSTEM, STRUCTURAL SOIL OR SILVA CELLS SHALL BE INSTALLED IN SITUATIONS WHERE LARGE AND MEDIUM TREES CLOSER THAN 6 FT. AND PALMS AND SMALL TREE WITHIN 3 FT. OF PAVED AREA, CURB OR FOUNDATION. SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT	
TREES									
	CD *	11	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4" CAL. 18' MIN. OA. HT.	CONT./B&B	NATIVE	TOLERANT	
	LS *	14	LYSILOMA SABICU	WILD TAMARIND	4" CAL. 18' MIN. OA. HT.	CONT./B&B	NATIVE	TOLERANT	
	QV*	10	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL. 18' MIN. OA. HT.	CONT./B&B	NATIVE	TOLERANT	
MITIGATION TREE									
	CO	4	CHRYSOPHYLLUM OLIVIFORME	SATINLEAF	3" CAL. 12' OA. HT.	B&B	NATIVE	TOLERANT	
	IS	13	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL. 12' OA. HT. MIN.	CONT./B&B	NATIVE	TOLERANT	
	MF	27	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	2" CAL. 8' MIN HT.	CONT./B&B	NO	TOLERANT	
	PE *	19	PINUS ELLIOTTII	SLASH PINE	4" CAL. 18' MIN. OA. HT.	CONT./B&B	NATIVE	TOLERANT	
PALMS									
	SP *	12	SABAL PALMETTO	CABBAGE PALMETTO	10'-16' GW. MIN. - STAGGER HEIGHTS	CONT./B&B	NATIVE	TOLERANT	
	TR *	6	THRINAX RADIATA	FLORIDA THATCH PALM	8' -12' GW. MIN. - STAGGER HEIGHTS	CONT./B&B	NATIVE	TOLERANT	
	VM	3	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW	CONT./B&B	NO	TOLERANT	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS									
	CES *	65	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	CHI *	1,119	CHRYSOBALANUS ICACO	COCO PLUM	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	GAG	6	GALPHIMIA GRACILIS	RAIN OF GOLD	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	IVN *	167	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	JUC	107	JUNIPERUS CHINENSIS	JUNIPER	18" HT. X 18" SPRD.	CONTAINER	NATIVE	TOLERANT	18" o.c.
	LIM	161	LIRIOPE MUSCARI	LILYTURF	18" HT. X 18" SPRD.	CONTAINER	NATIVE	TOLERANT	18" o.c.
	POM	418	PODOCARPUS MACROPHYLLUS	YEW PINE	24" HT. X 24" SPRD	CONTAINER	NO	TOLERANT	24" o.c.
	PSY	257	PSYCHOTRIA NERVOSA	BAHAMA COFFEE	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	TRD *	247	TRIPSACUM DACTYLOIDES 'NANA	DWARF FAKAHATCHEE GRASS	24" HT X 24" SPRD	CONTAINER	NATIVE	TOLERANT	24" o.c.
	ZAF *	111	ZAMIA FLORIDANA	FLORIDA COONTIE	18" HT. X 18" SPRD.	CONTAINER	NATIVE	TOLERANT	24" o.c.
GROUND COVERS									
	TA	653	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	CONTAINER	NO	TOLERANT	18" o.c.
SOD									
	SOD	12,358 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO'	PALMETTO ST. AUGUSTINE GRASS	SOD	FULL, TIGHT COVERAGE	NATIVE	TOLERANT	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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SITE PLAN

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PROJECT No.: FLB220031
DRAWN BY: GD
CHECKED BY: BW
DATE: 05/01/2024
CAD I.D.: LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Brett Michael Weidman, LA, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

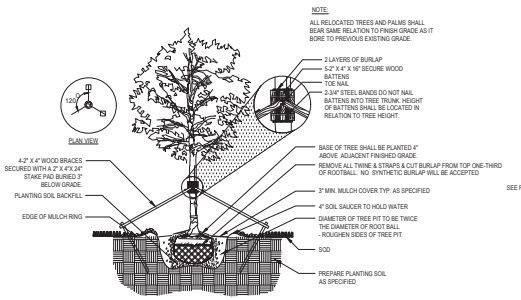
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LANDSCAPE PLAN

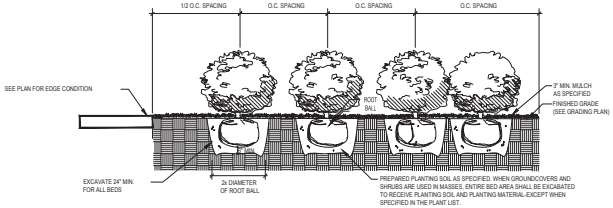
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C-703

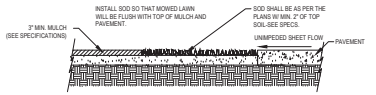
ORG. DATE - 12/19/2024



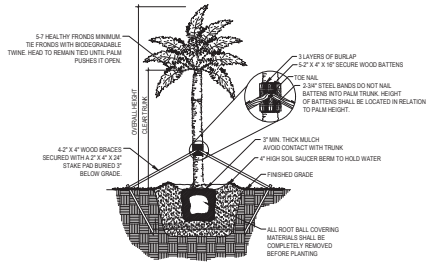
1 TREE INSTALLATION
SECTION
NTS



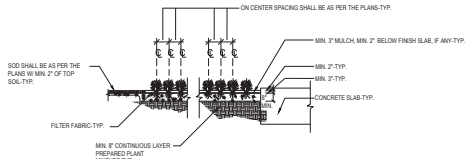
SHRUB PLANTING
SECTION
NTS



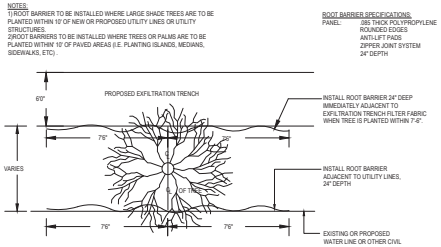
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SECTION
NTS



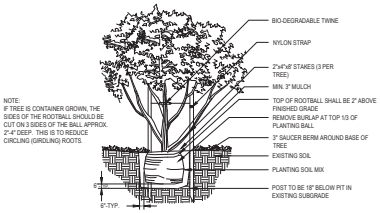
PALM INSTALLATION
SECTION
NTS



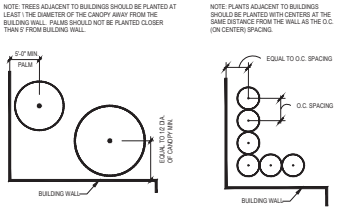
GROUNDCOVER PLANTING
SECTION
NTS



ROOT BARRIER
SECTION
NTS



SMALL TREE
SECTION
NTS



PLANTING AD ACENT TO BUILDING
SECTION
NTS

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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

C-704

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\05\CADD\PLANS\PLAN SETS\FLB220031 - L-N1D----LAYOUT - C-704 LANDSCAPE DETAILS

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.

2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE (S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED, NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTON ZONE.

3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM, CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.

5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION .
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.

9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS, DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.

13. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.

14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

15. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

17. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.

18. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER) IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

19. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILLIS COMPLETE.

20. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.

22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.

24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.

25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."

26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.

28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.

29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.

30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.) . ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.

31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.

32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.

33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.

34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.

35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.

36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.

37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.

38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.

39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.

40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE, ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.

42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.

44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.

46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH

47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.

50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

52. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND
ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER
DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

53. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32.
CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

54. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE
PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

55. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY
BEFORE PLANTING.

56. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE
TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND R REMOVED COMPLETELY BEFORE INSTALLATION.

57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER
MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION
WORK, CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR
INSTALLATION.

60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE
COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.

61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR, ALL FINISHED SITE
GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.

62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY
FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

63. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS. THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.

64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.

65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.

2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.

3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.

4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 25% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 75% SAND

5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL

6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.

7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.

8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.

9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.

11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH

12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.

2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.

3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.

4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.

5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.

6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.

7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.

ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Brett Michael Weitman, LA, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET TITLE:

LANDSCAPE NOTES

SHEET NUMBER:

C-705

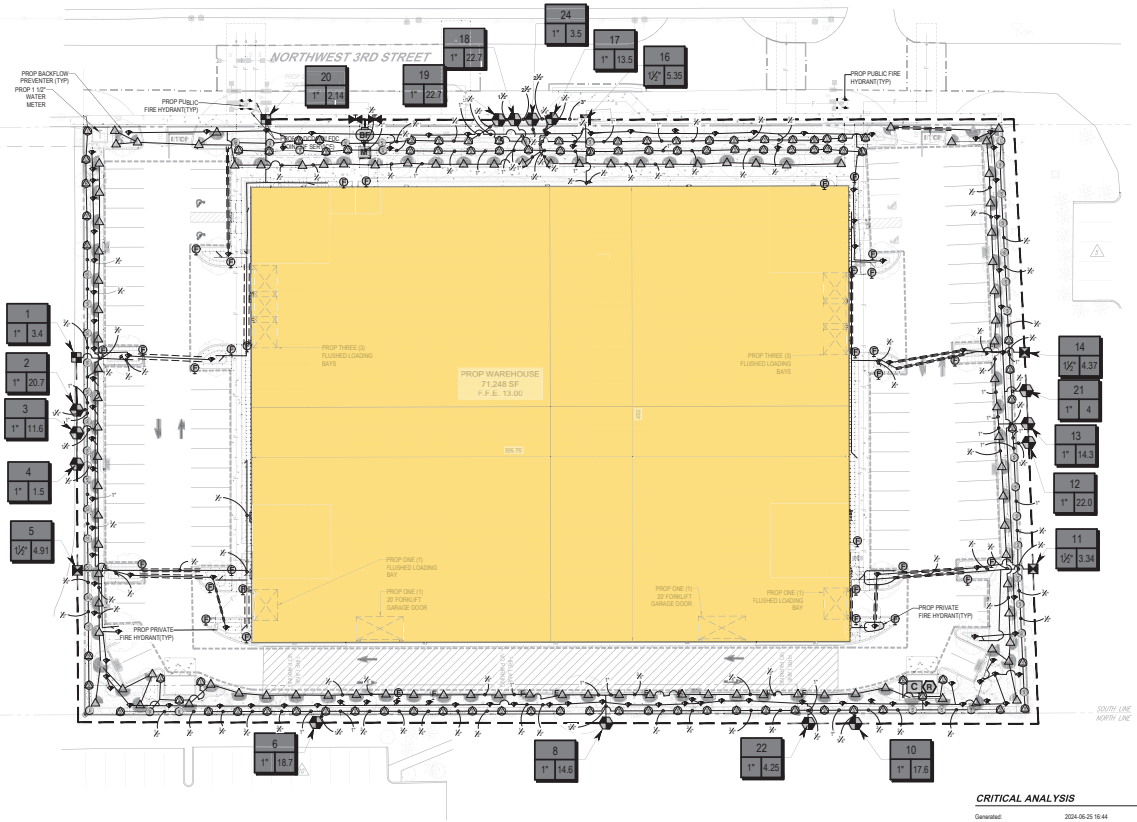
ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\04\CADD\ARKWORK\PLAN SETS\FLB220031_L-N-D----LAYOUT C-705 LANDSCAPE NOTES
BRETW

THIS PLAN IS TO BE UTILI ED OR IRRIGATION PURPOSES ONLY

RE ER TO UTILITY PLAN OR PROPOSED & E ISTING UNDERGROUND UTILITIES

RE ER TO IRRIGATION NOTES & DETAILS SHEET OR SPECI ICATIONS & DETAILS



GENERAL IRRIGATION NOTES:

1. PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP UTILIZING A SMART CONTROLLER WITH AN E.T. MANAGER. THE SYSTEM WILL BE DESIGNED IN HYDRO-ZONES BASED ON PLANTING ARRANGEMENT. THE WATER SOURCE WILL BE A WELL WITH PRESSURE START PUMP SYSTEM, PROVIDING 60 PSI @ 55 GPM AND DISTRIBUTION WILL BE THROUGH A COMBINATION OF CONVENTIONAL POP-UP SPRAY HEADS, FLOOD BUBBLERS ON TREES AND SUBSURFACE DRIP IN PARKING AREA ISLANDS. A RAIN SENSOR WILL BE PROVIDED TO AID IN WATER CONSERVATION.
2. THE ELECTRICAL CONNECTION POINT WILL BE THE LIFT STATIONS 3-PHASE POWER PANEL. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTION AND EQUIPMENT NECESSARY.
3. THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL VERIFY AND ADJUST THE PUMP STATION, WELL LOCATION, AND MAIN LINE APPROPRIATELY WITHIN THE LANDSCAPE AREAS.
4. ADJUST HEIGHTS OF 4" TALL MPR SERIES POP UP SPRAY HEADS IN CORRELATION WITH INSTALLED PLANT MATERIAL AND FIELD CONDITIONS.
5. ALL PVC SLEEVING SHALL EXTEND 18" INTO PERVIOUS LANDSCAPE AREAS.
6. DEPICTION OF ELECTRIC ZONE VALVES, PVC MAINLINE, AND LATERAL LINES ARE SHOWN SCHEMATIC FOR CLARITY PURPOSES. VALVES AND PIPING SHALL BE INSTALLED WITHIN THE LIMIT OF DISTURBANCE FOR OTHER WORK AND IN CORRELATION WITH FIELD CONDITIONS.
7. IRRIGATION CONTRACTOR TO ENSURE ADEQUATE COVER OVER ALL PIPING, SEE IRRIGATION SPECIFICATIONS.
8. A MINIMUM OF 63 PSI IS REQUIRED FOR ADEQUATE WATER PRESSURE. IF THERE SHOULD BE INSUFFICIENT PRESSURE AT THE POINT OF CONNECTION, A BOOSTER PUMP MAY BE REQUIRED. DESIGN FLOW: MAXIMUM 10 GPM AT 63 PSI.
9. ALL IRRIGATION COMPONENTS WITHIN BUILDING ARE SHOWN SCHEMATIC. CONTRACTOR IS TO REFER TO ARCHITECTURAL DRAWINGS AND COORDINATE LOCATIONS OF CONTROLLER, METER, BACKFLOW PREVENTER WITH ASSOCIATED OVERFLOW DRAIN FOR THE BACKFLOW PREVENTER AND IRRIGATION POINT OF CONNECTION.
10. ALL IRRIGATION COMPONENTS SHOULD BE ADJUSTED IN THE FIELD TO CORRELATE WITH EXISTING AND PROPOSED UTILITIES.
11. AT NO POINT IS THE PROPOSED MAINLINE OR SPRAY LATERALS TO BE CONNECTED DIRECTLY TO THE DRIPLINE.

SYSTEM SCHEDULING:

BEFORE SCHEDULING RUN TIMES, THE SITE SHOULD BE "WALKED' AND PLANTED AREAS INSPECTED TO OBSERVE PLANT STRESS AND HEALTH. SOIL MOISTURE LEVELS SHOULD BE INSPECTED THROUGHOUT PLANTED AREAS,AND APPROPRIATE ADJUSTMENTS MADE TO THE IRRIGATION SCHEDULE.EACH IRRIGATION SESSION SHOULD BE SCHEDULED TO ENCOURAGE DEEP ROOTS THROUGH DEEP WATERING AND MINIMAL RUNOFF. THIS CAN BE ACHIEVED THROUGH USE OF MULTIPLE SHORT REPEAT CYCLES WHEN NECESSARY, ESPECIALLY ON SLOPES AND SITES WITH COMPACTED SOILS. WATERING TIMES SHOULD DELIVER ENOUGH WATER TO SOAK THE GROUND TO A DEPTH OF 12 INCHES. RUN TIMES SHOULD BE ADJUSTED ACCORDINGLY TO SOIL TYPE AND PLANT WATER REQUIREMENTS. LESS WATER IS NEEDED TO SOAK A SANDY SOIL COMPARED TO A CLAY SOIL. SOILS SHOULD BE ALLOWED TO DRY TO A 50% MOISTURE DEPLETION LEVEL BETWEEN IRRIGIONS TO AVOID ROOT ROT AND ALLOW ADEQUATE AIR TO BE PRESENT IN THE SOIL. RUN TIMES SHALL BE ADJUSTED SEASONALLY.

INSTALLATION NOTES:

1. THE CONTRACTOR MUST COMPLY WITH THE CURRENT FLORIDA BUILDING CODE.
2. NO PRODUCT SUBSTITUTIONS OR CHANGES WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND IRRIGATION DESIGNER.
3. THE CONTRACTOR SHALL OBTAIN A WELL PERMIT FROM PALM BEACH COUNTY DEPT. OF HEALTH, AND INSTALL A WELL THAT PRODUCES 55 GALLONS PER MINUTE IN ACCORDANCE WITH REGULATIONS. THE OWNER WILL PROVIDE THE SFWMD WATER USE PERMIT
4. OVER-SPRAY ONTO BUILDINGS, SIGNS OR PAVEMENT IS PROHIBITED
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO DIGGING.
6. NO ROCKS OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF PIPE TRENCHES.
7. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
9. ALL PIPES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF HEADS.
10. ALL LOW VOLTAGE ELECTRICAL CONNECTIONS MADE IN THE FIELD TO BE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COVERAGE OF ALL LANDSCAPE AREAS.
12. THE CONTRACTOR TO SUPPLY TO THE OWNER WITH OPERATION MANUALS AND TWO (2) WRENCHES FOR ADJUSTING EACH VALVE AND HEAD TYPE.
13. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
14. ALL CONTROL WIRES SHALL BE MINIMUM #14 AWG. RUN TWO (2) SPARE CONTROL WIRES AND IDENTIFY THEM IN THE VALVE BOX.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS. ALL SHALL BE MARKED INDICATING STATION NUMBERS.
16. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
17. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
18. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
19. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
20. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
21. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL IRRIGATION HEADS AS NEEDED TO PREVENT LOW HEAD DRAINAGE WHERE POSSIBLE POST VALVE SHUT-OFF DRAINING WILL OCCUR.
23. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING AND ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATION PRIOR TO COMPLETION OF THE SYSTEM AND ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
24. CONTRACTOR TO PROVIDE OWNER WITH POST CONSTRUCTION DOCUMENTATION, INCLUDING AS-BUILT DRAWINGS, RECOMMENDED MAINTENANCE SCHEDULES AND ACTIVITIES, OPERATIONAL SCHEDULE,DESIGN PRECIPITATION RATES, SYSTEM ADJUSTING METHODS FOR DETERMINING WATER ONCE LANDSCAPE IS ESTABLISHED, WATER SOURCE AND SHUTOFF METHOD AND ALL OPERATIONAL GUIDES FOR CONTROLLER.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
EST LCS RCS CST SST	RAIN BIRD RD-06-S-P30 15 STRIP SERIES SHRUB SPRAY, 6.0IN. POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2IN. NPT FEMALE THREADED INLET.	127	25			
1401 1402 1404 1408	RAIN BIRD 1804-1400 FLOOD FLOOD BUBBLER 4.0IN. POPUP	102	40			

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 3504-PC 0.75 TURF ROTOR, 4IN. POP-UP. ADJUSTABLE AND FULL CIRCLE.	99	25	0.54	19'	
	RAIN BIRD 3504-PC 1.0 TURF ROTOR, 4IN. POP-UP. ADJUSTABLE AND FULL CIRCLE.	2	25	0.77	20'	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2		
	RAIN BIRD XCZ-150-LCS 1-1/2" HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI. FLOW RANGE: 20 - 62 GPM.	4		
P	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	41		
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE .6 GPH WITH CNI-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE .6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	3,521 L.F.	15	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	14	
	LANDSCAPE PRODUCTS INC. BBV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	2	
BF	FEBCO 825YA 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
M	WATER METER 1-1/2" NEW 1 1/2" WATER METER W/ 2" SERVICE LINE	1	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7	1,081 L.F.	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1/2"	3,379 L.F.	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 3/4"	1,282 L.F.	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"	519.6 L.F.	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1 1/4"	156.0 L.F.	
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1 1/2"	27.6 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 160 SDR 26	16.6 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 160 SDR 26 1/2"	119.0 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 160 SDR 26 1 1/2"	8.1 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 160 SDR 26 2 1/2"	19.2 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 160 SDR 26 3"	1,223 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	465.3 L.F.	

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	3.4	703.6	24.7	44.6	0.43 in/h
2	RAIN BIRD PEB	1"	SHRUB SPRAY	20.67	676.6	32.9	52.9	1.54 in/h
3	RAIN BIRD PEB	1"	TURF ROTOR	11.57	664.9	31.4	51.4	0.56 in/h
4	RAIN BIRD PEB	1"	BUBBLER	1.5	649.0	41.8	61.9	0.85 in/h
5	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	4.91	594.7	17.6	37.8	0.43 in/h
6	RAIN BIRD PEB	1"	SHRUB SPRAY	18.66	395.3	32.7	53.5	1.55 in/h
8	RAIN BIRD PEB	1"	TURF ROTOR	14.58	247.0	32.0	53.3	0.53 in/h
10	RAIN BIRD PEB	1"	SHRUB SPRAY	17.55	119.6	32.0	53.7	1.49 in/h
11	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	3.34	198.9	17.3	39.6	0.43 in/h
12	RAIN BIRD PEB	1"	SHRUB SPRAY	21.09	263.6	33.4	55.8	1.66 in/h
13	RAIN BIRD PEB	1"	TURF ROTOR	14.27	273.2	31.9	54.3	0.61 in/h
14	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	4.37	309.7	17.2	39.8	0.43 in/h
16	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	5.35	648.0	16.8	39.4	0.43 in/h
17	RAIN BIRD PEB	1"	TURF ROTOR	13.5	665.1	31.9	55.5	0.65 in/h
18	RAIN BIRD PEB	1"	SHRUB SPRAY	22.68	684.3	33.6	57.3	1.59 in/h
19	RAIN BIRD PEB	1"	SHRUB SPRAY	22.68	692.4	33.3	57.3	1.56 in/h
20	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	2.14	811.4	22.7	47.7	0.43 in/h
21	RAIN BIRD PEB	1"	BUBBLER	4	290.1	44.0	66.5	0.85 in/h
22	RAIN BIRD PEB	1"	BUBBLER	4.25	143.6	44.0	65.6	0.85 in/h
24	RAIN BIRD PEB	1"	BUBBLER	3.5	675.3	43.0	66.7	0.85 in/h
	Common Wire				1,399			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	1	141	479	
2	RAIN BIRD PEB	SHRUB SPRAY	1.54 in/h	1	40	827	
3	RAIN BIRD PEB	TURF ROTOR	0.56 in/h	0.5	54	625	
4	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	107	
5	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	1	141	692	
6	RAIN BIRD PEB	SHRUB SPRAY	1.55 in/h	1	39	728	
8	RAIN BIRD PEB	TURF ROTOR	0.53 in/h	0.5	57	831	
10	RAIN BIRD PEB	SHRUB SPRAY	1.49 in/h	1	41	720	
11	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	1	141	471	
12	RAIN BIRD PEB	SHRUB SPRAY	1.66 in/h	1	37	814	
13	RAIN BIRD PEB	TURF ROTOR	0.61 in/h	0.5	50	714	
14	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	1	141	616	
16	RAIN BIRD XCZ-150-LCS	AREA FOR DRIPLINE	0.43 in/h	1	141	754	
17	RAIN BIRD PEB	TURF ROTOR	0.65 in/h	0.5	47	635	
18	RAIN BIRD PEB	SHRUB SPRAY	1.59 in/h	1	38	862	
19	RAIN BIRD PEB	SHRUB SPRAY	1.56 in/h	1	39	885	
20	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	1	140	300	
21	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	284	
22	RAIN BIRD PEB	BUBBLER	0.86 in/h	1	71	302	
24	RAIN BIRD PEB	BUBBLER	0.85 in/h	1	71	249	
		TOTALS:			1,571	11,891	

CRITICAL ANALYSIS

Generated:	2024-06-25 16:44
P.O.C. NUMBER: 01	
Water Source Information:	NEW 1 1/2" WATER METER W/ 2" SERVICE LINE
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	69.4 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	69 PSI
Elevation Change:	2.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	67 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	60 GPM
Flow Available at POC:	69.4 GPM
Residual Flow Available:	9.4 GPM
Critical Station:	24
Design Pressure:	40 PSI
Friction Loss:	1.35 PSI
Fittings Loss:	0.14 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.55 PSI
Pressure Req. at Critical Station:	43.0 PSI
Loss for Fittings:	0.39 PSI
Loss for Main Line:	3.91 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Water Meter:	7.2 PSI
Critical Station Pressure at POC:	66.7 PSI
Pressure Available:	67 PSI
Residual Pressure Available:	0.26 PSI

BOHLER
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Brett Michael Waldman, LA. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET TITLE:

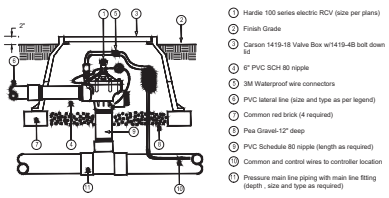
IRRIGATION PLAN

SHEET NUMBER:

C-706

ORG. DATE - 12/19/2024

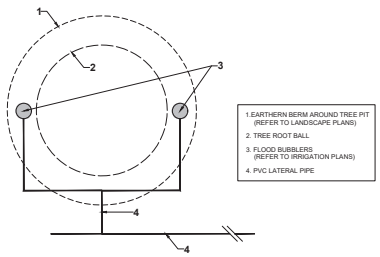
Dec 19, 2024
H:\2022\FLB220031\05\CAD\DRAWINGS\PLAN SETS\FLB220031 - IRR - LAYOUT - CYM IRRIGATION PLAN.DWG



1. Hardie 100 series electric RCV (size per plans)
2. Finish Grade
3. Carson 1419-18 Valve Box w/1419-4B bolt down lid
4. 6" PVC SCH 80 nipple
5. 3M Waterproof wire connectors
6. PVC lateral line (size and type as per legend)
7. Common red brick (4 required)
8. Pea Gravel-12" deep
9. PVC Schedule 80 nipple (length as required)
10. Common and control wires to controller location
11. Pressure main line piping with main line fitting (depth , size and type as required)

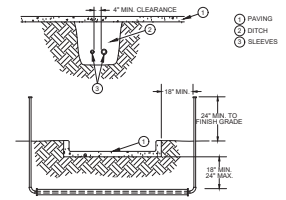
NOTE: Refer to product literature for additional installation and adjustment information.

1 REMOTE CONTROL VALVE
SECTION NTS



1.EARTHERN BERM AROUND TREE PIT (REFER TO LANDSCAPE PLANS)
2. TREE ROOT BALL
3. FLOOD BUBBLERS (REFER TO IRRIGATION PLANS)
4. PVC LATERAL PIPE

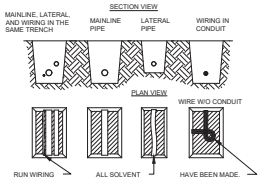
BUBBLER HEAD PLACEMENT
SECTION NTS



1. PAVING
2. DITCH
3. SLEEVES

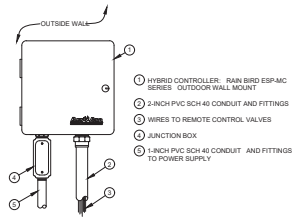
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING
SECTION NTS



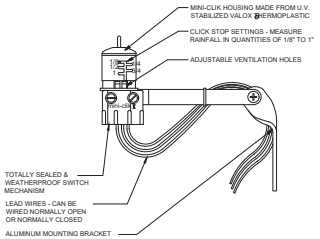
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

PIPE & IRE TRENCHING
SECTION NTS

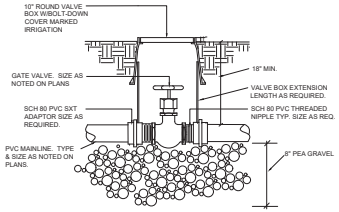


1. HYBRID CONTROLLER: RAIN BIRD ESP-MC SERIES OUTDOOR WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

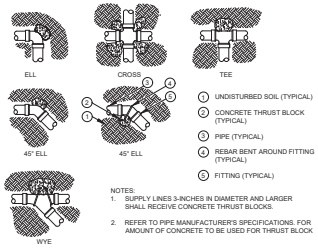
HYBRID CONTROLLER
SECTION NTS



1 RAIN MOSITURE SENSOR
SECTION NTS



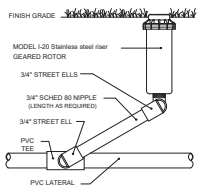
GATE VALVE
SECTION NTS



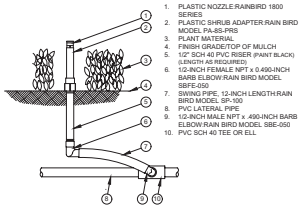
1. UNDISTURBED SOIL (TYPICAL)
2. CONCRETE THRUST BLOCK (TYPICAL)
3. PIPE (TYPICAL)
4. REBAR BENT AROUND FITTING (TYPICAL)
5. FITTING (TYPICAL)

NOTES:
1. SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. REFER TO PIPE MANUFACTURER'S SPECIFICATIONS. FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK

THRUST BLOC
SECTION NTS

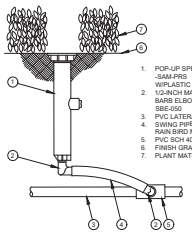


11 POP UP ROTOR RIGID S ING ARM
SECTION NTS



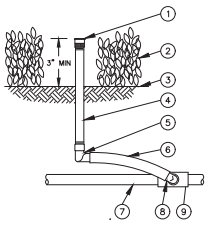
1. PLASTIC NOZZLE:RAINBIRD 1800 SERIES
2. PLASTIC SHRUB ADAPTER:RAIN BIRD MODEL PA-BS-PRS
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. 1/2" SCH 40 PVC RISER (PAINT BLACK) (LENGTH AS REQUIRED)
6. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW:RAIN BIRD MODEL SBFE-050
7. SWING PIPE, 12-INCH LENGTH:RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW:RAIN BIRD MODEL SBE-050
10. PVC SCH 40 TEE OR ELL

NO LE ON A RISER
SECTION NTS



1. POP-UP SPRAY SPRINKLER: -SAM-PRS RAIN BIRD 1806 W/PLASTIC MPR NOZZLE
2. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
3. PVC LATERAL PIPE
4. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
5. PVC SCH 40 TEE OR ELL
6. FINISH GRADE/TOP OF MULCH
7. PLANT MATERIAL

POP UP SPRAY SPRIN LER
SECTION NTS



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2–INCH FEMALE NPT x 0.490–INCH BARB ELBOW: RAIN BIRD MODEL SBFE–050
6. SWING PIPE, 12–INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2–INCH MALE NPT x .490–INCH BARB ELBOW: RAIN BIRD MODEL SBE–050
9. PVC SCH 40 TEE OR ELL

11 PRESSURE COMPENSATING ULL CIRCLE BUBBLER 1 SERIES
SECTION NTS

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

C-707

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\01\CAD\DRAWINGS\PLAN SET\FLB220031 - IRR - LAYOUT C-707 IRRIGATION DETAILS.dwg

IRRIGATION SPECI ICATIONS

PART 1 - GENERAL 1.01 SCOPE

A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
1. TRENCHING AND BACKFILL.
2. AUTOMATIC CONTROLLED SYSTEM.
3. UPON COMPLETION OF INSTALLATION, SUPPLY RECORD DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.

B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR. METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL JURISDICTION.

1.02 APPLICABLE STANDARDS

A. D1785 - POLY (VINLY CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND CL200
B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40
C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40
D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS
E. STANDARD RECOMMENDED PRACTICE FOR:

1. D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.

1.03 MAINTENANCE AND GUARANTEE

A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
C. CONTRACTOR SHALL BLOWOUT, CLOSE AND OPEN THE SYSTEM ONCE DURING THE GUARANTEE PERIOD.
D. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.

1.04 SUBMITTALS

A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/IRRIGATION DESIGNER. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER. APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE IRRIGATION DESIGNER IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
C. CONTRACTOR TO FURNISH AN AS BUILT DRAWING OF ENTIRE SYSTEM FOR REVIEW PRIOR TO ACCEPTANCE.

1.05 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

1.06 COORDINATION

A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

PART 2 - PRODUCTS

2.01 GENERAL

A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. QUICK COUPLER LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS & DRIPLINE. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.

2.02 POLY VINYL CHLORIDE PIPE (PVC)

A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL, SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.

2.03 POLYETHYLENE PIPE

A. POLYETHYLENE PIPE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH COMMERCIAL STANDARDS BY A REPUTABLE DEALER.

2.04 COPPER TUBING

A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.

2.05 COPPER TUBE FITTINGS

A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.

2.06 WIRE

A. TYPE UF WITH A 4/64" INSULATION THICKNESS WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).

2.07 SCHEDULE 80 PVC NIPPLES

A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NIPPLES FOR HEADS AND SHRUB RISERS, WHERE APPLICABLE, NO CLAMPS OR WIRES MAY BE USED. TO BE NOMINAL ONE-HALF (1/2") INCH DIAMETER BY EIGHT (8") INCHES LONG.

B. POLYETHYLENE NIPPLES SIX (6") INCHES LONG TO BE USED ON ALL POP-UP SPRAY HEADS.

2.08 MATERIALS - SEE IRRIGATION PLAN

A. SPRINKLER HEADS IN LAWN AREA AS SPECIFIED ON PLAN.
B. PVC PIPE: CLASS 200, SDR 21 COPPER TUBING (MUNICIPAL CONNECTION): TYPE "M" 24V WIRE: AWG 14 SINGLE STRAND, TYPE U.F.
C. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
D. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS. COORDINATE EXACT LOCATION WITH IRRIGATION DESIGNER.

PART 3 EXECUTION 3.01 INSTALLATION - GENERAL

A. CONTRACTOR IS TO VERIFY PRESSURE AND FLOW RATES PRIOR TO BEGINNING INSTALLATION. CONTRACTOR TO PROVIDE ANY PRESSURE REDUCING VALVES OR BOOSTER PUMPS TO ACHIEVE STATIC PRESSURE AS STATED.
B. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY IRRIGATION DESIGNER AS REQUIRED.
C. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLODS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
D. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
E. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.

3.02 PIPE INSTALLATION
A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM WIDTH TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
C. TRENCHING: REMOVE LUMBER, RUBBISH, AND LARGE ROCKS FROM TRENCHES. PROVIDE FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING, AND KEEP PIPING CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF PIPE.

3.03 PVC PIPE AND FITTING ASSEMBLY

A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

3.04 COPPER TUBING AND FITTING ASSEMBLY

A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.

3.05 SHRUB SPRAY HEADS (FIXED)

A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.

3.06 POP-UP SPRAY HEADS A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE SCH 80 NIPPLE NOT LESS THAN THREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.

3.07 VALVES
A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.

3.08 WIRING
A. ALL VALVE CONTROL WIRING SHALL BE THROUGH TWO-WIRE FROM CONTROLLER TO DECODER. ALL CONNECTIONS SHALL BE AS PER THEIR MANUFACTURER'S INSTRUCTIONS. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
B. A WIRE TYPE AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.

3.09 AUTOMATIC SPRINKLER CONTROLS

A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

3.10 TESTING

A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.

3.11 FINAL ADJUSTMENT

A. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR IRRIGATION DESIGNER'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARC OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

NOTE:

- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-715 & C-716)

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MEP SERVICES
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PROJECT No.:	FLB220031
DRAWN BY:	GD
CHECKED BY:	BW
DATE:	05/01/2024
CAD I.D.:	LAND

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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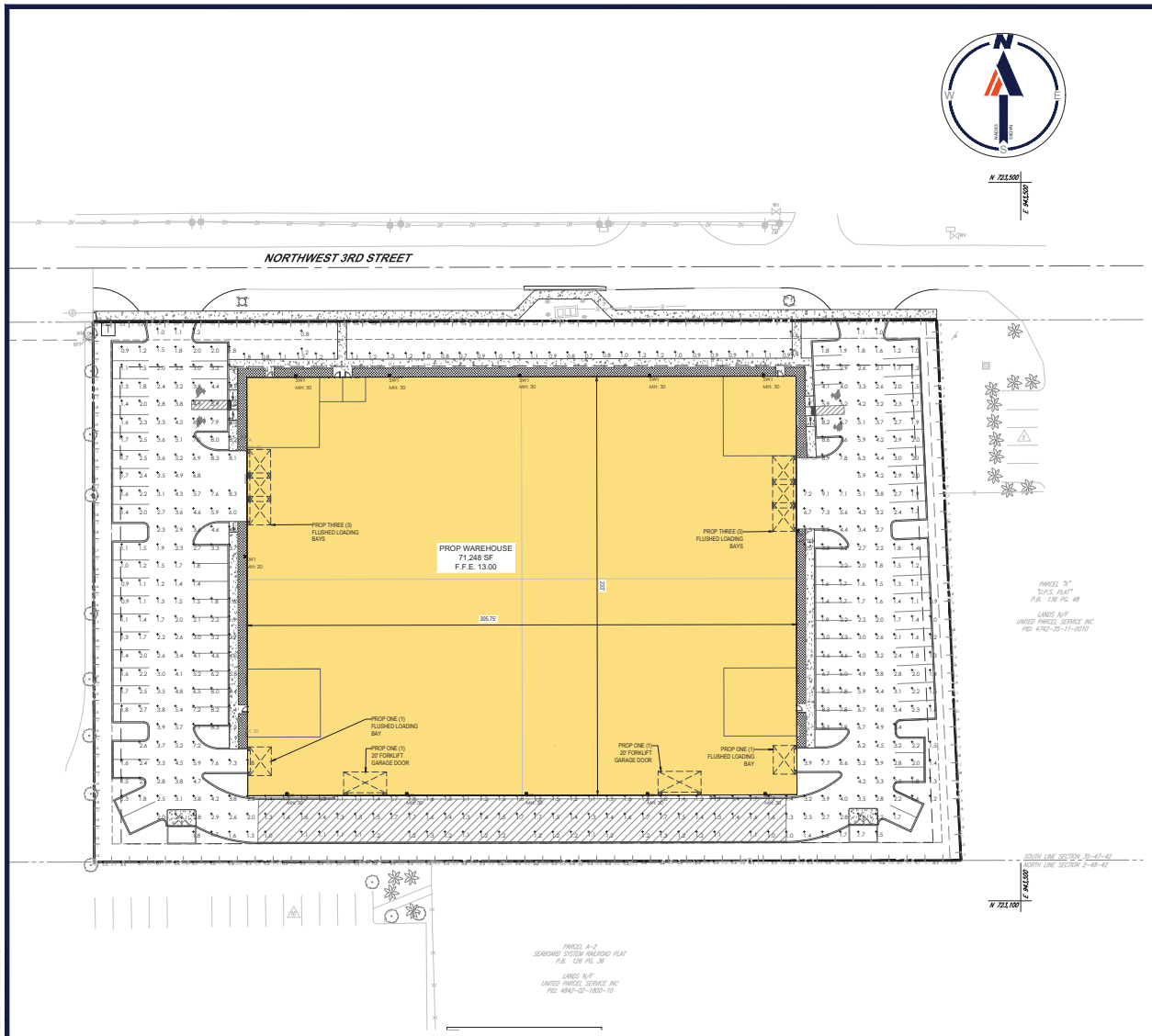
IRRIGATION NOTES

SHEET NUMBER:

C-708

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\05-CAD\ENVIRANDA\PLAN SETS\FLB220031 - HPR----LAYOUT - C-708 IRRIGATION NOTES
BRETW



Luminaire Schedule

Project: ALLIANCE DEERFIELD 1400-1498 NW 3RD ST, DEERFIELD BEACH, FL SITE REV 13 6.28.2024

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	[MANUFAC]	Description	Tag	Mounting Height
	6	SA	Single	40008	0.900	360	1872	GARDCO	DPR-L-A30-740-MLC	POLE MOUNT	30
	5	B90	Single	8348	0.900	90	396	GARDCO	121-16L-700-WR-SM-2	WALL MOUNT	30
	7	D901	Single	2862	0.900	23	161	GARDCO	121-16L-400-WR-SM-2	WALL MOUNT	20, 30

Calculation Summary

Project: ALLIANCE DEERFIELD 1400-1498 NW 3RD ST, DEERFIELD BEACH, FL SITE REV 13 6.28.2024

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING_Planar	Illuminance	Fc	2.99	9.1	0.8	3.52	10.11	0
SIDEWALK	Illuminance	Fc	1.01	1.8	0.6	1.68	3.00	
SPILL HORIZONAL	Illuminance	Fc	0.44	1.0	0.1	8.80	10.00	
SPILL VERTICAL	Illuminance	Fc	1.26	2.7	0.1	12.6	27.00	

30 15 7.5 0 30
1"= 30'

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	LGHT

PROJECT:

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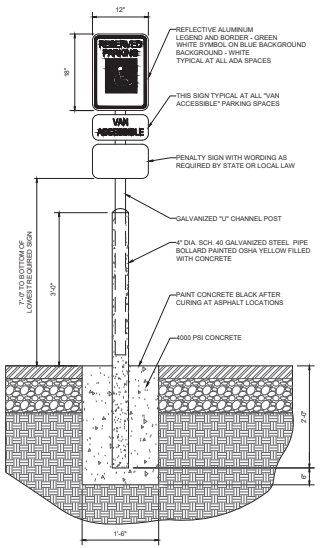
PHOTOMETRIC PLAN

SHEET NUMBER:

C - 801

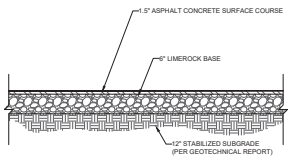
ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2022\FLB220031\05\CAD\DRAWINGS\PLAN SETS\FLB220031 - LGHT - [----LAYOUT: C-801 PHOTOMETRICS PLAN



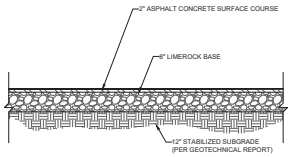
NOTE:
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PAR ING SIGN DETAIL
NOT TO SCALE



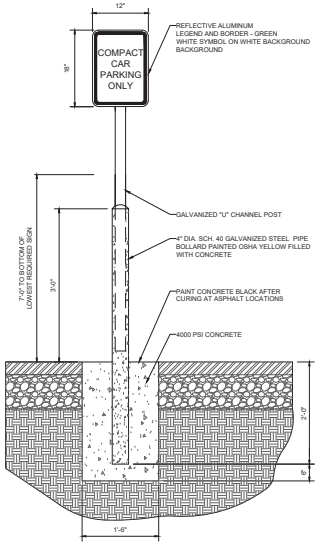
NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY ECS, ENTITLED INDUSTRIAL DEVELOPMENT-DEERFIELD BEACH, DATED 08/24/2022 (PROJECT #25:3912). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

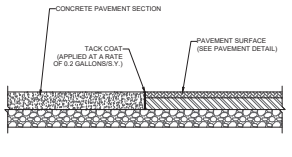


NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 40 PER GEOTECHNICAL REPORT PREPARED BY ECS, ENTITLED INDUSTRIAL DEVELOPMENT-DEERFIELD BEACH, DATED 08/24/2022 (PROJECT #25:3912). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

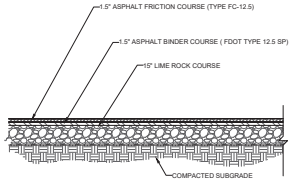
HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



BOLLARD MOUNTED COMPACT PAR ING SIGN DETAIL
NOT TO SCALE

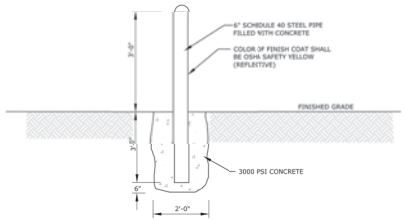


CONCRETE TO ASPHALT DETAIL
NOT TO SCALE

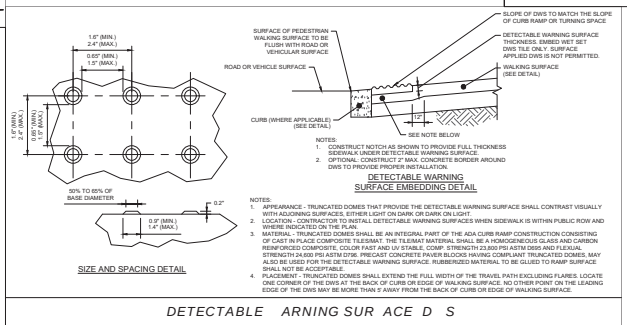


ASPHALT PAVEMENT SECTION WITHIN FDOT ROW
NOT TO SCALE

BROWARD COUNTY PUBLIC WORKS DEPARTMENT	WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925	STANDARD DETAIL



REPLACES FORMER DWG NO.194	BOLLARD	FIGURE 194
REVISED 2/23/2011		



SIZE AND SPACING DETAIL

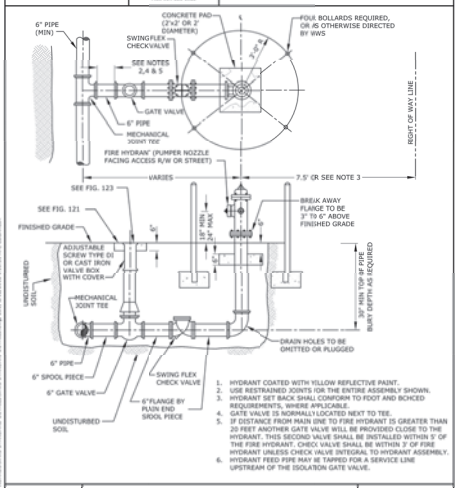
NOTES:
1. CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE.
2. OPTIONAL: CONSTRUCT 2" MAX. CONCRETE BORDER AROUND DWS TO PROVIDE PROPER INSTALLATION.

DETECTABLE WARNING SURFACE EMBEDDING DETAIL

NOTES:
1. APPEARANCE - TRUNCATED DOMES THAT PROVIDE THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. LOCATION - CONTRACTOR TO INSTALL DETECTABLE WARNING SURFACES WHEN SIDEWALK IS WITHIN PUBLIC ROW AND WHERE INDICATED ON THE PLAN.
3. MATERIAL - TRUNCATED DOMES SHALL BE AN INTEGRAL PART OF THE ADA CURB RAMP CONSTRUCTION CONSISTING OF CAST IN PLACE COMPOSITE TILES/MAT. THE TILE/MAT MATERIAL SHALL BE A HOMOGENEOUS GLASS AND CARBON REINFORCED COMPOSITE. COLOR FAST AND UV STABLE. COMP. STRENGTH 23,800 PSI ASTM D695 AND FLEXUAL STRENGTH 24,600 PSI ASTM D790. PRECAST CONCRETE PAVER BLOCKS HAVING COMPLIANT TRUNCATED DOMES, MAY ALSO BE USED FOR THE DETECTABLE WARNING SURFACE. RUBBERIZED MATERIAL TO BE GLUED TO RAMP SURFACE SHALL NOT BE ACCEPTABLE.
4. PLACEMENT - TRUNCATED DOMES SHALL EXTEND THE FULL WIDTH OF THE TRAVEL PATH EXCLUDING FLARES. LOCATE ONE CORNER OF THE DWS AT THE BACK OF CURB OR EDGE OF WALKING SURFACE. NO OTHER POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5' AWAY FROM THE BACK OF CURB OR EDGE OF WALKING SURFACE.

DETECTABLE ARNING SUR ACE D S
(BE-5030509 - 08/2023)
NOT TO SCALE

BROWARD COUNTY PUBLIC WORKS DEPARTMENT	WATER& WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925	STANDARD DETAIL



1. HYDRANT COATED WITH YILLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECO VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.

REPLACES FORMER DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED 2/23/2011		

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DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
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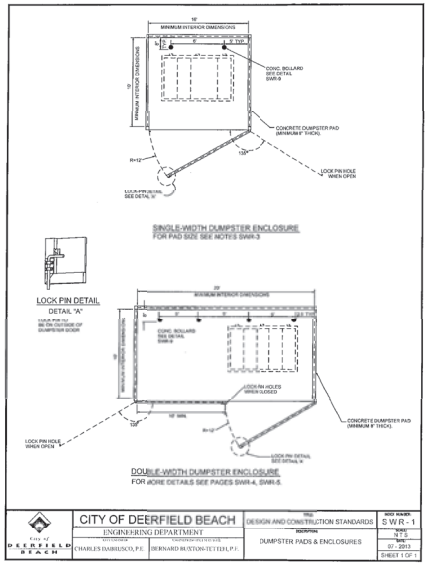
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 12/19/2024



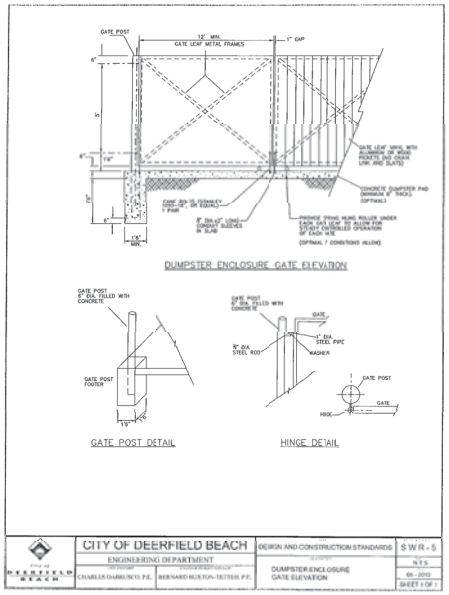
DUMPSTER PAD AND ENCLOSURE

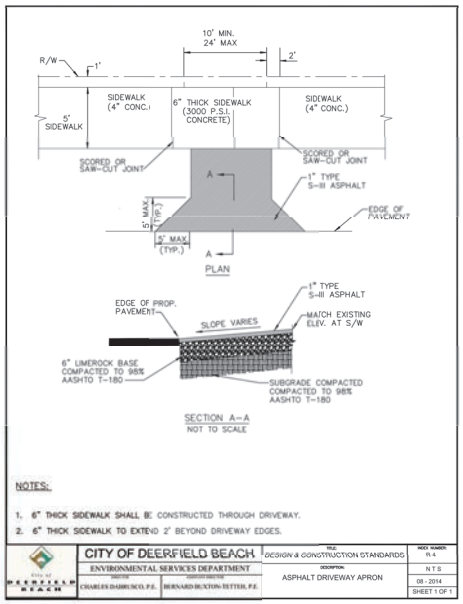
1. ALL SIDES OF THE DUMPSTER SHALL BE ENCLOSED BY AN OPAQUE FENCE, I.E: WOODEN, PVC OR MASONRY BLOCK. NO CHAIN LINK, EVEN SLATTED WILL BE NOT ALLOWED. A MINIMUM 12' WIDE OPENING FOR SINGLE- WIDTH ENCLOSURES, AND 24' WIDE OPENING FOR DOUBLE- WIDTH ENCLOSURES, MUST BE PROVIDED. THE HEIGHT OF THE ENCLOSURE SHALL BE NO LESS THAN 7'.
2. A SINGLE- WIDTH DUMPSTER PAD SHALL MEASURE A MINIMUM OF 16' WIDE X 10' DEEP, AND SHALL BE CONSTRUCTED OF SLOPING TOWARDS GATE AT 2%, 8" THICK CONCRETE. A DOUBLE-WIDTH DUMPSTER PAD SHALL MEASURE A MINIMUM OF 20' WIDE X 10' DEEP, AND SHALL BE CONSTRUCTED OF SLOPING TOWARDS GATE AT 2 %, 8" THICK CONCRETE.
3. A FOUR-SIDED ENCLOSURE SHALL HAVE A 16' OPENING INSIDE OF THE GATE. DOUBLE- WIDTH DUMPSTER OPENINGS SHALL MEASURE 20' WIDE FROM INSIDE THE GATE(S), HOLDING PINS ATTACHED TO THE GATE MUST BE PROVIDED TO HOLD THE GATE OPEN WHILE BEING SERVICED. A DOUBLE-GATE ON A DOUBLE-WIDTH PAD NECESSITATES USING TWICE THE SINGLE-WIDTH STANDARD FOR A DUMPSTER GATE. WHEN A SLIDING GATE IS TO BE USED TO ENCLOSE A DOUBLE-WIDTH PAD, THE DOUBLE-WIDTH STANDARD SHALL BE USED (SEE SWR-01 OR SWR-03).
4. IF RECYCLING CONTAINERS ARE TO BE INCLUDED INSIDE THE SOLID WASTE ENCLOSURE, THE ENCLOSURE WILL BE MINIMUM WIDTH OF 15' FOR A SINGLE AND 30' MINIMUM FOR A DOUBLE. IF THE DOOR IS 15', THE DOOR WILL BE REQUIRED TO HAVE A SUPPORT WHEEL WITH A SPRING. THE WHEEL MUST CONTACT THE GROUND AT ALL TIMES.
5. A DUMPSTER SHALL NOT BE LOCATED WITHIN THE MINIMUM PRESCRIBED BUFFER DISTANCE FOR THE PROPOSED DEVELOPMENT (REFER TO THE CITY OF DEERFIELD BEACH COMPREHENSIVE DEVELOPMENT CODE, SECTION 5500).
6. A DUMPSTER SHALL NOT BE LOCATED WITHIN THE MINIMUM REQUIRED SETBACK AS MEASURED FROM THE CENTERLINE OF AN ABUTTING RIGHT-OF-WAY.
7. DUMPSTER'S SHALL BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS BY CITY SOLID WASTE VEHICLES FROM THE INTERIOR OF THE DEVELOPMENT. THE VEHICLES REQUIRE A MINIMUM VERTICAL CLEARANCE OF 25'. IN NO INSTANCE SHALL DUMPSTER LOCATIONS CAUSE BLOCKING OF THE RIGHT-OF-WAY BY SOLID WASTE VEHICLES DURING PICK-UP.
8. DUMPSTER ENCLOSURES ARE NOT TO BE USED FOR STORING ITEMS.
9. DUMPSTER'S SHALL NOT BE LOCATED WITHIN THE PROXIMITY OF ANY STORM WATER UTILITY OR DRAINAGE SYSTEM.
10. PROPOSED DUMPSTER LOCATIONS SHALL BE APPROVED BY THE SOLID WASTE MANAGER AND THE CITY ENGINEER. ANY VARIATION TO THE "CITY OF DEERFIELD BEACH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS" MUST BE APPROVED BY THE SOLID WASTE MANAGER AND THE CITY ENGINEER. DRAINAGE FROM DUMPSTOR AREA SHALL NOT IMPACT STORM WATER SYSTEM.
11. GATES SHALL HAVE "CANE" STYLE LOCKING PINS AND MUST LOCK OPEN AT 135 DEGREES IF POSSIBLE. IF NOT POSSIBLE 90 DEGREES MINIMUM WILL BE ACCEPTED AND MUST LOCK CLOSED.
12. LOCATION OF DUMPSTER ENCLOSURE WILL BE DEPICTED ON SIGNED AND STAMPED CIVIL DRAWINGS. NO CHANGES WILL BE MADE WITH OUT RE -SUBMITTING PLANS, ANY DIFFERENT OR CONFLICTING INFO, OR LOCATION ON ANY OTHER PRINT, SUCH AS ARCHITECTURAL'S, WILL NOT BE VALID.
13. IF THE ENCLOSURE IS TO BE C.M.I. (CONCRETE BLOCK WALL) THEN A STAMPED ARCHITECTURAL PRINT SHOWING FOOTERS, STEEL, ETC SHALL BE PROVIDED BY ENGINEER OF RECORD.

CLOSED AND OPEN-TOP COMPACTOR REQUIREMENTS

1. A CLOSED-TOP COMPACTOR PAD SHALL MEASURE A MINIMUM OF 11' WIDE X 26' DEEP, AND SHALL BE CONSTRUCTED OF LEVEL, 8" THICK CONCRETE.
2. METAL (OR LIKE SUBSTANCE) STOPPERS MUST BE PLANTED INTO PAD TO STOP EACH WHEEL OF THE COMPACTOR.
3. IF A COMPACTING RECYCLING CONTAINER IS TO BE INCLUDED ON SITE, THE MINIMUM WIDTH FOR THE DUMPSTER PAD WILL BE 24' WITH TWO SWING DOORS OR A ROLLER GATE. THE DOOR(S) ARE REQUIRED TO HAVE A WHEEL WITH A SPRING. THE WHEEL MUST CONTACT THE GROUND AT ALL TIMES.
4. BREAKAWAY BOXES ARE REQUIRED TO HAVE A GUIDE RAIL INSTALLED ON THE CONCRETE PAD FOR REALIGNING THE BOXES TO THE COMPACTOR AFTER THE BOX IS RETURNED.
5. BREAKAWAY BOXES ARE NOT TO BE USED WITH PUTRESCIBLE GARBAGE. THESE COMPACTORS MUST BE SELF-CONTAINED.
6. PRIOR TO INSTALLATION, THE DUMPSTER PAD AND COMPACTOR SITE MUST BE INSPECTED BY A LARGO SOLID WASTE OFFICIAL TO MAKE SURE ALL REQUIREMENTS ARE MET.
7. THE PROPERTY ON SITE IS RESPONSIBLE FOR MAINTAINING CLEANLINESS IN THE COMPACTOR AREA.
8. COMPACTOR MUST BE ENCLOSED ON 3 SIDES BY A CEMENTITIOUS WALL(C.M.U. OR CAST) A MINIMUM 10' HIGH. THE WALL WILL MEET ALL APPLICABLE BUILDING CODES.
9. THE OPEN SIDE WILL BE GATED FOR ACCESSIBILITY. GATES MY BE WOODEN STOCKADE A MINIMUM OF 8' HIGH AND HAVE CANE PINS TO PIN BOTH OPEN AND CLOSED. OPEN MUST BE 135 DEGREES IF POSSIBLE, AND 90 DEGREES MINIMUM.
10. 2 CASE OPENINGS WILL BE ALLOWED IN SIDEWALLS FOR USER ACCESS TO CHUTES, ETC FOR DROP OFFS.
11. A MINIMUM OF 25' OVERHEAD AND 40' FORWARD FROM THE GATES, FOR CLEARANCE WILL BE PROVIDED AND MAINTAINED AT ALL TIMES.
12. ANY VARIATIONS OR DEVIATIONS FROM THESE STANDARDS MUST BE SUBMITTED TO AND APPROVED BY BOTH THE SOLID WASTE DIVISION AND THE ENGINEERING DIVISION.

CITY OF DEERFIELD BEACH | ENGINEERING DEPARTMENT | DESIGN AND CONSTRUCTION STANDARDS | DUMPSTER PADS AND COMPACTOR ENCLOSURE REQUIREMENTS | S W R - 4 | NTS | 05 - 2013 | SHEET 1 OF 1





SIDEWALK THICKNESS – "T"

1. SIDEWALK RESIDENTIAL AREAS SHALL BE MIN. 4" THICK.
2. SIDEWALK WITHIN 10' OF CROSS STREETS, AT DRIVEWAYS SHALL BE 6" THICK.
3. SIDEWALK SHALL BE THROUGH DRIVEWAYS, EXTENDED 2' BEYOND DRVE EDGES.

SIDEWALK WIDTHS – "W"

4. ALL SIDEWALK SHALL BE A MIN. 5' WIDE.

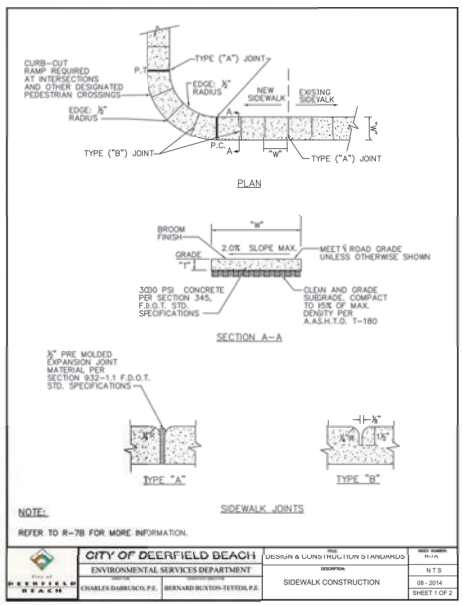
SIDEWALK JOINTS

5. TYPE "A" JOINT SHALL BE INSTALLED AT P.C. AND P.T. CURBS, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 50' AND WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
6. TYPE "B" JOINT SHALL BE INSTALLED 5' CENTER TO CENTER. JOINT SHALL BE SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.

NOTES:

7. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAY AND SHALL BE CONCRETE.
8. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE N ACCORDANCE WITH A.D.A. REQUIREMENTS. A.D.A. COMPLAINT RAMPS @ INTERSECTINS.

CITY OF DEERFIELD BEACH | ENVIRONMENTAL SERVICES DEPARTMENT | DESIGN & CONSTRUCTION STANDARDS | SIDEWALK CONSTRUCTION NOTES | R-7B | N T S | 08 - 2014 | SHEET 2 OF 2



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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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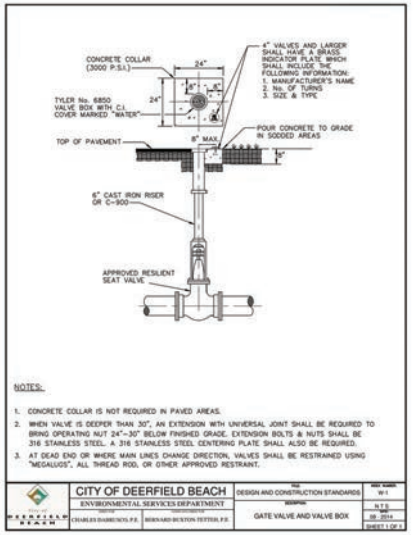
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CONSTRUCTION DETAILS

SHEET NUMBER:

C-902

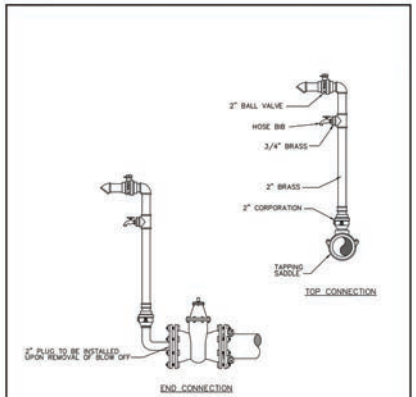
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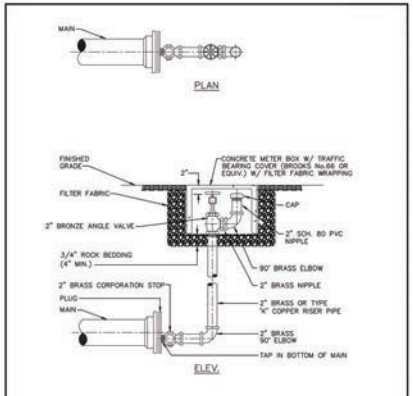
NOTES:

1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS.
2. WHEN VALVE IS DEEPER THAN 30", AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"–30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
3. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING "MEGALUGS", ALL THREAD ROD, OR OTHER APPROVED RESTRAINT.

CITY OF DEERFIELD BEACH	DESIGN AND CONSTRUCTION STANDARDS	W-1
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	GATE VALVE AND VALVE BOX	NTS; 08-2014; SHEET 1 OF 1



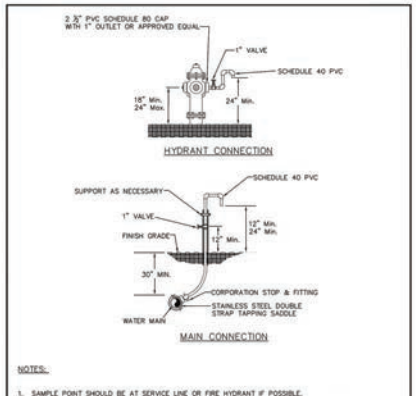
CITY OF DEERFIELD BEACH	DESIGN AND CONSTRUCTION STANDARDS	W-3
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	TEMPORARY BLOW-OFF AND TAP ASSEMBLY	NTS; 08-2014; SHEET 1 OF 1



NOTES:

1. GALVANIZED PIPING AND FITTINGS SHALL NOT BE USED.
2. JOINT RESTRAINTS TO BE INSTALLED MIN. TWO JOINTS BEFORE DEAD END.
3. HYDRO-GUARD IS TO BE USED AT ALL PERMANENT DEAD ENDS.

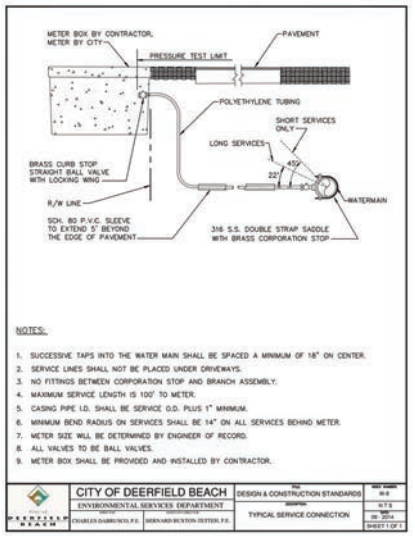
CITY OF DEERFIELD BEACH	DESIGN AND CONSTRUCTION STANDARDS	W-4
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	TYPICAL 2" BLOW-OFF	NTS; 08-2014; SHEET 1 OF 1



NOTES:

1. SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED. A BRASS PLUG MUST BE INSTALLED IN SADDLE AFTER ACCEPTANCE OF CERTIFICATION OF WATER MAIN BY BROWARD COUNTY HEALTH DEPARTMENT.
3. NO DIRECT TAPS SHALL BE PERMITTED.
4. SAMPLE POINTS SHALL BE KEPT RUNNING UNTIL HEALTH DEPARTMENT ACCEPTANCE OF CERTIFICATION.
5. IN NO CASE SHALL SAMPLE POINT BE IN TRAFFIC AREA.

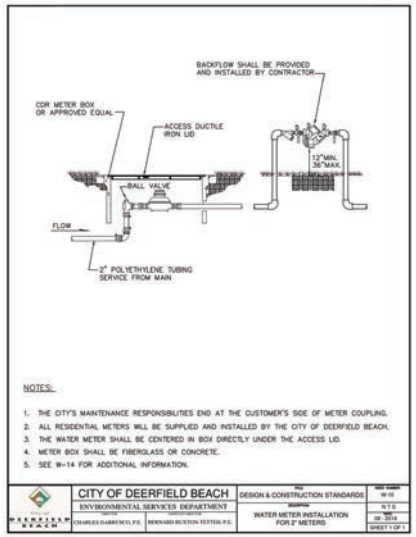
CITY OF DEERFIELD BEACH	DESIGN AND CONSTRUCTION STANDARDS	W-5
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	SAMPLING POINT DETAIL	NTS; 08-2014; SHEET 1 OF 1



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
4. MAXIMUM SERVICE LENGTH IS 100' TO METER.
5. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
6. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
7. METER SIZE WILL BE DETERMINED BY ENGINEER OF RECORD.
8. ALL VALVES TO BE BALL VALVES.
9. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-8
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	TYPICAL SERVICE CONNECTION	NTS; 08-2014; SHEET 1 OF 1



NOTES:

1. THE CITY'S MAINTENANCE RESPONSIBILITIES END AT THE CUSTOMER'S SIDE OF METER COUPLING.
2. ALL RESIDENTIAL METERS WILL BE SUPPLIED AND INSTALLED BY THE CITY OF DEERFIELD BEACH.
3. THE WATER METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
4. METER BOX SHALL BE FIBERGLASS OR CONCRETE.
5. SEE W-14 FOR ADDITIONAL INFORMATION.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-10
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	WATER METER INSTALLATION FOR 2" METERS	NTS; 08-2014; SHEET 1 OF 1

WATER MAIN AND METER NOTES

1. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES IN ORDER TO PERMIT THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, BY CALLING SUNSHINE STATE ONE-CALL, AT 1-800-432-4770 OR 811.
2. PROPOSED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36", UNLESS OTHERWISE SPECIFIED. IN ANY INSTANCE WHERE THE COVER IS LESS THAN 36", DUCTILE IRON PIPE MUST BE INSTALLED.
3. ALL PVC PIPING SHALL BE PUSH-ON JOINTS, MEETING ALL REQUIREMENTS OF A.W.W.A. C-900. ALL DUCTILE IRON PIPING SHALL BE CLASS 52, AND SHALL BE PROPERLY IDENTIFIED BY A BLUE COLOR-CODING. TRACER TAPE SHALL BE INSTALLED 12" MINIMUM ABOVE PIPE.
4. ALL PROPOSED WATER MAINS SHALL HAVE RESTRAINED JOINTS AT ALL BENDS, BOTH HORIZONTAL AND VERTICAL, REFER TO W-23.
5. UPON COMPLETION OF THE CONSTRUCTION OF A PROPOSED WATER MAIN, A PRESSURE TEST SHALL BE PERFORMED AND WITNESSED BY THE ENGINEER OF RECORD AND AN AUTHORIZED REPRESENTATIVE FROM THE CITY OF DEERFIELD BEACH.
6. ALL NEWLY INSTALLED WATER MAINS MUST BE POLY-PIG CLEANED PRIOR TO THE CHLORINATION PROCESS. THE CHLORINATION OF THE INSTALLED WATER MAIN MUST BE IN ACCORDANCE WITH THE REQUIREMENTS AS SET FORTH IN ALL APPLICABLE A.W.W.A., STATE AND LOCAL STANDARDS.
7. AIR PRESSURE RELEASE VALVES SHALL BE INSTALLED AS DIRECTED BY CITY ENGINEER.
8. ALL WATER SYSTEM EQUIPMENT, INCLUDING PIPING, METER BOXES, AND ANY APPURTENANCES SHALL BE PROPERLY IDENTIFIED BY A BLUE COLOR-CODING.
9. SERVICE CONNECTIONS, WYES, SERVICES, OR VALVES WILL NOT BE PERMITTED IN DRIVEWAYS.
10. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO VALVES, SERVICES, FITTINGS, PIPE LENGTHS, ELEVATIONS AND SLOPES SHALL BE ACCURATELY RECORDED AND MUST BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR. "AS-BUILT" SHALL BE SUBMITTED TO THE CITY BOTH IN PRINT AND ELECTRONIC FORMAT.
11. ALL WATER METERS SIZED LARGER THAN 2" SHALL BE INSTALLED ABOVE GROUND.
12. ALL WATER METERS SIZED 2" OR SMALLER, SHALL BE INSTALLED UNDERGROUND AND SHALL BE ENCLOSED IN A METER BOX.
13. ALL WATER METER CASES SHALL BE MANUFACTURED FROM COPPER ALLOY (BRONZE). COMPOUND AND SHALL BE LEAD FREE.
14. THE FOLLOWING WATER METERS HAVE BEEN APPROVED BY THE CITY OF DEERFIELD BEACH: TURBINE TYPE CLASS II, 1.5", 2", 3", 4", 6", 8", 10", 12"
    a) HERSEY MVR
    b) NEPTUNE TRIDENT
15. ALL PIPE AND FITTINGS 3" DIA. AND LARGER SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVE GROUND USE AND MECHANICAL JOINT FITTINGS FOR UNDERGROUND USE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-15
ENVIRONMENTAL SERVICES DEPARTMENT		
CHARLES DARMUCHO, P.E. BERNARD BUXTON-TETTEH, P.E.	WATER MAIN AND METER NOTES	NTS; 08-2014; SHEET 1 OF 1

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
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SUITE 101E
BOCA RATON, FLORIDA 33431
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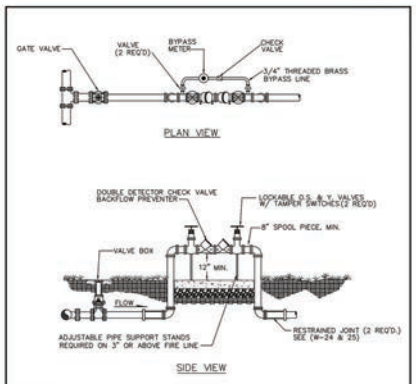
CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 12/19/2024

Dec 19, 2024
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RN



NOTES:

1. ALL ABOVE GROUND DUCTILE IRON PIPING, FITTINGS AND VALVES SHALL BE PAINTED.
2. BACKFLOW PREVENTER CONTROL VALVES SHALL BE MONITORED BY AN ELECTRONIC TAMPER SWITCH CONNECTED TO A CENTRAL ALARM SERVICE.
3. FIRE LINE VALVE SHALL BE INSTALLED TO GRADE W/ VALVE COVER LABELED "FIRE" AND PAINTED RED.

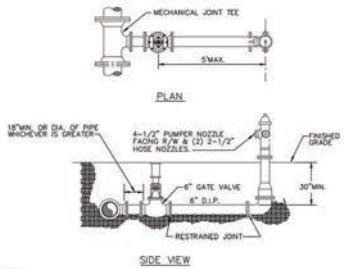
CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-10
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	FIRE LINE DOUBLE DETECTOR CHECK VALVE AND ASSEMBLY DETAIL	08 - 2014
		SHEET 1 OF 1

NOTES (CONT'D)

9. ALL FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, AND SHALL CONFORM TO A.W.W.A. STANDARD C-502, AND SHALL BE THE MANUFACTURER'S LATEST DESIGN. ALL FIRE HYDRANTS SHALL HAVE A MIN. BARREL SIZE OF 5.25, AND SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 P.S.I., AND A HYDROSTATIC TEST PRESSURE OF 300 P.S.I. THE FIRE HYDRANT VALVE SHALL CLOSE WITH WATER PRESSURE. IN ADDITION, THE FIRE HYDRANT SHALL BE DESIGNED IN SUCH A MANNER SO THAT ALL OPERATING PARTS SHALL BE SIMPLE AND ECONOMICAL TO INSTALL AND MAINTAIN, AND SHALL BE REMOVABLE THROUGH THE BARREL EXCAVATION. ALL FIRE HYDRANTS SHALL HAVE "O" RING PACKING AND THE MAIN VALVE SEAT SHALL BE MADE OF A RUBBER COMPOUND SUCH AS NEOPRENE OR SOME OTHER SYNTHETIC RUBBER MATERIAL. ALL FIRE HYDRANTS SHALL HAVE AN APPROVED A.W.W.A. BREAKAWAY FEATURE OF THE "BREAK FLANGE" TYPE, IN ORDER TO MINIMIZE TRAFFIC IMPACT DAMAGE, AND SHALL BE OF THE THREE WAY DESIGN, WITH ONE (1) 4.5" PUMPER CONNECTION, AND TWO (2) 2.5" HOSE CONNECTIONS. ALL CONNECTIONS SHALL BE AMERICAN NATIONAL STANDARD HOSE THREADS. THE OPERATING NUT SHALL BE A 1.5" PENTAGONAL POINT-TO-FLAT NUT, WITH A COUNTER CLOCKWISE OPENING. ALL DRAIN HOLES SHALL BE PLUGGED WITH BRASS PLUGS, OR SHALL BE ELIMINATED DURING THE MANUFACTURING PROCESS. ALL SET SCREWS AND PINS SHALL BE CONSTRUCTED OF STAINLESS STEEL. IN ADDITION, ALL FIRE HYDRANTS SHALL HAVE A WEATHER CAP. APPROVED PRODUCTS ARE: AMERICAN DARLING, MODEL B-84-B; MULLER, SUPER CENTURION.
10. THE NOZZLE CAP SHALL BE AT LEAST 18" ABOVE THE FINISHED GRADE. THE FIRE HYDRANT CONTROL VALVE SHALL BE CONNECTED TO THE MAIN BY A STANDARD FIRE HYDRANT TEE, OR ANOTHER APPROVED METHOD OF RESTRAINT. THE FIRE HYDRANT SHALL NOT BE TIED TO THE TEE, BUT SHALL BE RESTRAINED BETWEEN THE CONTROL VALVE AND THE FIRE HYDRANT BY MEANS OF RESTRAINED JOINTS.
11. ALL FIRE HYDRANTS, VALVE BOXES, AND ANY ABOVE-GROUND APPURTENANCES SHALL BE PROPERLY IDENTIFIED BY A COLOR CODING.
12. CONTRACTOR SHALL COLOR CODE THE TOP OF EACH HYDRANT INDICATED BY THE GALLONS PER MINUTE OF FLOW. THE BODY OF ALL FIRE HYDRANT SHALL BE PAINTED YELLOW (RUST-OLEUM # 944 SAFETY YELLOW, AND THE TOP COLOR CODE AS FOLLOW:

FLOW	COLOR OF BONNETS & CAPS
1,500 GPM OR GREATER-	BLUE
1,000 GPM OR GREATER-	GREEN
500 GPM OR GREATER-	ORANGE
LESS THAN 500 GPM -	RED

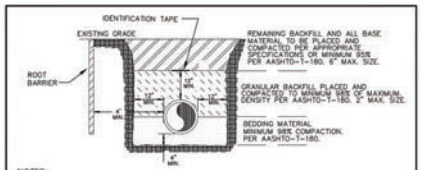
CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-10
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	TYPICAL FIRE HYDRANT INSTALLATION & NOTES	08 - 2014
		SHEET 2 OF 2



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN AN UNOBSTRUCTED LOCATION. (7.5' CLEARANCE ON THREE SIDES, 4' CLEARANCE AT REAR)
2. NO BARREL EXTENSION SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF CITY ENGINEER.
3. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAY, OR BIKE PATHS.
4. RUNS LONGER THAN 20 FEET SHALL REQUIRE A SECOND VALVE AT THE HYDRANT.
5. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF DEERFIELD BEACH FIRE PREVENTION CODE SEC. 42-86.
6. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER. SEE MISC.-4
7. FIRE HYDRANT INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH A BURLAP, OR PLASTIC SACK, OR HAVE OUT OF SERVICE RING IN PLACE.
8. HYDRANT SHALL BE LOCATED A MINIMUM OF 5' FROM A TYPE "D" OR "F" CURB; AND 7' FROM A VALLEY GUTTER.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-10
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	TYPICAL FIRE HYDRANT INSTALLATION & NOTES	08 - 2014
		SHEET 1 OF 2



NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK ⅜"-¾" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED. EXCAVATE AN EXTRA 6" AND FILL WITH ¾" GRAVEL.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS. BACKFILL MATERIAL FOR THE WATER MAIN AND SERVICE LINES SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACK FILL MATERIAL PLACED WITHIN 1' OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2" IN DIAMETER; 1" FOR C-900 PIPE, AND NO STONE LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN ANY BACK FILL MATERIAL.
5. DENSITY TESTS ARE REQUIRED IN 1' LIFTS 18" ABOVE THE PIPE AT INTERVALS OF 100' MAXIMUM OR AS DIRECTED BY CITY INSPECTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENT.
8. APPROVED MAGNETIC TAPE IS REQUIRED FOR C-900 WATER MAINS. THE TAPE SHALL BE INSTALLED 12" MINIMUM ABOVE PIPE.
9. ROOT BARRIER IS REQUIRED FOR INSTALLATION OF UTILITY FACILITY WITHIN 10' OF EXISTING OR PROPOSED TREES.
10. ROOT BARRIER TO BE MINIMUM 36" DEEP, 15' LONG CENTERED ON TREE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-02
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	TYPICAL TRENCH ROOT BARRIER INSTALLATION DETAIL	08 - 2014

PIPE CONFLICT NOTES

PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE WASTEWATER LINE.
2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C-900 PVC AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.

CROSSING

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER. WASTEWATER AND RECLAIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHEREVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18". THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. A WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C-900 PVC AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20' LONG STEEL OR PVC CASING CENTERED ON THE CROSSING.
3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-01
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	PIPE CONFLICT NOTES	08 - 2014
		SHEET 1 OF 1

PIPE CONFLICT NOTES

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2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C-900 PVC AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.

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3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-01
ENVIRONMENTAL SERVICES DEPARTMENT		N.T.S
CHARLES DARMOUS P.E. / BERNARD BUXTON-TETTEH P.E.	PIPE CONFLICT NOTES	08 - 2014
		SHEET 1 OF 1

BOHLER
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REVISIONS

REV	DATE	COMMENT	DRAWN BY

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SITE PLAN

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PROJECT No.:	FLB220031
DRAWN BY:	RN
CHECKED BY:	SC
DATE:	06/27/2024
CAD I.D.:	CNDS

PROJECT:

SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

PROPOSED DEVELOPMENT

1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:

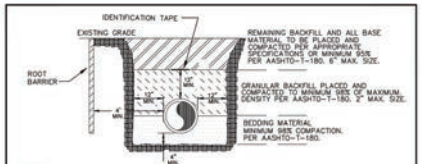
CONSTRUCTION DETAILS

SHEET NUMBER:

C-904

ORG. DATE - 12/19/2024

Dec 19, 2024
H:\2021\FLB220031\04-DESIGN\PLAN SETS\FLB220031 - CNDS - 2---LAYOUT - C-904 DETAILS.DWG



NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK ⅜"–¾" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED. EXCAVATE AN EXTRA 6" AND FILL WITH ¾" GRAVEL.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS. BACKFILL MATERIAL FOR THE WATER MAIN AND SERVICE LINES SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACK FILL MATERIAL PLACED WITHIN 1' OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2" IN DIAMETER; 1" FOR C-900 PIPE, AND NO STONE LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN ANY BACK FILL MATERIAL.
5. DENSITY TESTS ARE REQUIRED IN 1' LIFTS 18" ABOVE THE PIPE AT INTERVALS OF 100' MAXIMUM OR AS DIRECTED BY CITY INSPECTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENT.
8. APPROVED MAGNETIC TAPE IS REQUIRED FOR C-900 WATER MAINS. THE TAPE SHALL BE INSTALLED 12" MINIMUM ABOVE PIPE.
9. ROOT BARRIER IS REQUIRED FOR INSTALLATION OF UTILITY FACILITY WITHIN 10' OF EXISTING OR PROPOSED TREES.
10. ROOT BARRIER TO BE MINIMUM 36" DEEP, 15' LONG CENTERED ON TREE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-02
ENVIRONMENTAL SERVICES DEPARTMENT	TYPICAL TRENCH ROOT BARRIER INSTALLATION DETAIL	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014

PRESSURE PIPE NOTES:

1. THERE SHALL BE 36" MINIMUM COVER FOR C-900 PIPE AND 30" MINIMUM COVER FOR D.I.P. FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER, THERE SHALL BE 36" MINIMUM COVER.
2. DUCTILE IRON PIPE (D.I.P.) FOR FORCE MAINS SHALL BE CLASS 52 EPOXY LINED IN ACCORDANCE WITH A.W.W.A. C 550.
3. DUCTILE IRON PIPE (D.I.P.) FOR WATER MAINS SHALL BE CLASS 52 IN ACCORDANCE WITH A.W.W.A. C 151 (ANSI A 21.51) AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH A.W.W.A. C 104/ A 21.4.
4. IDENTIFICATION TAPE IS REQUIRED FOR C-900 PIPE.
5. ALL FITTINGS SHALL BE CLASS 52 DUCTILE IRON WITH MECHANICAL JOINTS AND EPOXY LINING.
6. WATER MAIN AND SEWAGE FORCE MAIN VALVES 12" AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH A.W.W.A. C 509. WATER MAIN VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH A.W.W.A. C 504. SEWAGE FORCE MAIN VALVES LARGER THAN 12" SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH A.W.W.A. C 515.
7. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND HEALTH DEPARTMENT STANDARDS.
8. WATER AND FORCE MAINS SHALL BE PIGGED, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/A.W.W.A. C 600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOW:

$$L = \frac{(S)(D)-P}{148{,}000}$$

WHERE:

L= ALLOWABLE LEAKAGE (GALLONS PER HOUR)
S= PIPE LENGTH (FEET)
D= NOMINAL DIAMETER OF PIPE (INCHES)
P= AVERAGE TEST PRESSURE (PSI)

9. RESTRAINT SHALL BE PROVIDED AT ALL FITTINGS AS SPECIFIED ON W-23.
10. LIME ROCK SHALL BE FINISHED AND PRIMED PRIOR TO ANY TESTING.
11. PIG SHALL BE PIPE DIAMETER PLUS 2".

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	W-04
ENVIRONMENTAL SERVICES DEPARTMENT	PRESSURE PIPE NOTES	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 1

GRAVITY SEWER NOTES:

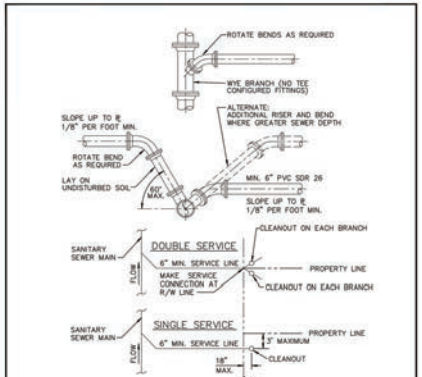
1. MANHOLES SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT AND SURFACE TREATMENT.
2. ALL OPENING PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
3. ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.
4. PVC GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D 3034, SDR 26, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.
5. DIP GRAVITY SEWER PIPE SHALL BE CLASS 52, EPOXY LINED.
6. NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN DRIVEWAYS.
7. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO ¾" BEADS OF RAM-NEK CAULKING.
8. TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH ¾" GRAVEL.
9. PIPING SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURE'S SPEC.
10. BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY ENGINEER.
11. BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN 1' OF PIPING AND APPURTENANCE SHALL NOT CONTAIN ANY STONES LARGER THAN 2" IN DIAMETER (1" FOR PVC PIPE) AND NO STONES LARGER THAN 6" IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.
12. ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE SITE.
13. WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A 12' UTILITY EASEMENT. CITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY.
14. UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION BY THE ENGINEER SHALL BE MADE OF THE COMPLETED SYSTEM. AFTER ALL OTHER TESTING HAS BEEN COMPLETED, A DIGITAL RECORDING SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, BEFORE THE LENGTH ARE ACCEPTED FOR MAINTENANCE.
15. EACH LINE SEGMENT SHALL BE LAMPED TO DETERMINE PROPER ROUNDNESS.
16. COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED & SUBMITTED TO THE CITY ENGINEER SIGNED AND SEALED BY REGISTERED LAND SURVEYOR.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	WW-11
ENVIRONMENTAL SERVICES DEPARTMENT	GRAVITY SEWER NOTES	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 2

GRAVITY SEWER NOTES (CONT.'D)

17. AT THE END OF THE ONE YEAR WARRANTY PERIOD THE DEVELOPER/CONTRACTOR WILL T.V. INSPECT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
18. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10' FROM ANY EXISTING OR PROPOSED SANITARY SEWER FACILITY.
19. ANY PIPE INTRODUCED INTO AN EXISTING MANHOLE MUST HAVE CARBOLINE BITUMASTIC 300M OR APPROVED EQUAL APPLIED EXTERNALLY WITHIN A MINIMUM 2" RADIUS OF OPENING AND THE ENTIRE MANHOLE MUST HAVE SEWER COAT OR APPROVED EQUAL APPLIED INTERNALLY.
20. ANY REHABILITATION TO AN EXISTING MANHOLE MUST BE INTERNALLY STRIPPED AND LINED WITH SEWER COAT OR APPROVED EQUAL.
21. ONLY 8" MAINS, OR LARGER WILL BE VISUALLY INSPECTED AND VIDEO RECORDED.

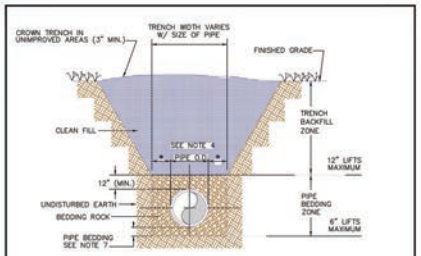
CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	WW-11
ENVIRONMENTAL SERVICES DEPARTMENT	GRAVITY SEWER NOTES	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 2 OF 2



NOTES:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE AT A DEPTH OF 3' MIN.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNER RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE WW-12 & WW-13 FOR SEPARATION REQUIREMENTS.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	WW-6
ENVIRONMENTAL SERVICES DEPARTMENT	SEWER SERVICE CONNECTION	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 1



NOTES:

1. IN THE PIPE BEDDING ZONE, PLACE BEDDING IN LIFTS NOT GREATER THAN 6" THICKNESS TO POINTS 12" MINIMUM ABOVE TOP OF THE PIPE.
2. IN THE TRENCH BACKFILL ZONE, PLACE COMMON FILL IN LIFTS NOT GREATER THAN 12" THICKNESS AND COMPACT TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 TO THE BOTTOM OF THE SUB-GRADE OR THE TOP OF THE TRENCH IN UNIMPROVED AREAS.
3. SECURE PIPE AGAINST DISPLACEMENT OR FLOTATION BEFORE PLACING FLOWABLE MORTAR OR CONCRETE ENCASEMENT.
4. (*) 12" MINIMUM FOR PIPE DIAMETER LESS THAN 24" AND 24" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH THE BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. DEPTH REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. CITY OF DEERFIELD BEACH SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	WW-10
ENVIRONMENTAL SERVICES DEPARTMENT	BEDDING & TRENCH DETAIL	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 1

PIPE CONFLICT NOTES:

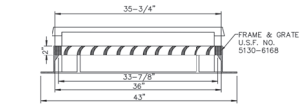
PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10' SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN 18" ABOVE THE TOP OF THE WASTEWATER LINE.
2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C-900 PVC AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.

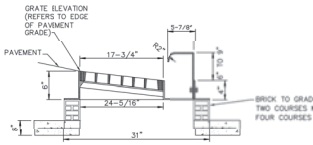
CROSSING

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER. WASTEWATER AND RECLAIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHEREVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18". THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. A WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C-900 PVC AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20' LONG STEEL OR PVC CASING CENTERED ON THE CROSSING.
3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	WW-12
ENVIRONMENTAL SERVICES DEPARTMENT	NOTES WATER MAIN, RECLAIMED WATER AND SANITARY SEWER LINE CONFLICT	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 1



TYPE "F" FRAME & GRATE
NOT TO SCALE



TYPE "F" FRAME & GRATE PROFILE
NOT TO SCALE

NOTES:

1. U.S.F. O. 6168 GRATE MAY BE INSTALLED WITH VANE SLOTS "OR LEFT OR RIGHT FLOW.

CITY OF DEERFIELD BEACH	DESIGN & CONSTRUCTION STANDARDS	D-6
ENVIRONMENTAL SERVICES DEPARTMENT	TYPE "F" CURB FRAME & GRATE	N.T.S.
CHARLES DARMOSO, P.E. · BERNARD BUXTON-TETTEH, P.E.		08 - 2014
		SHEET 1 OF 1

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MEP/FP ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
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SITE PLAN

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PROJECT:

SITE PLAN DOCUMENTS

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PROPOSED DEVELOPMENT

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BOHLER
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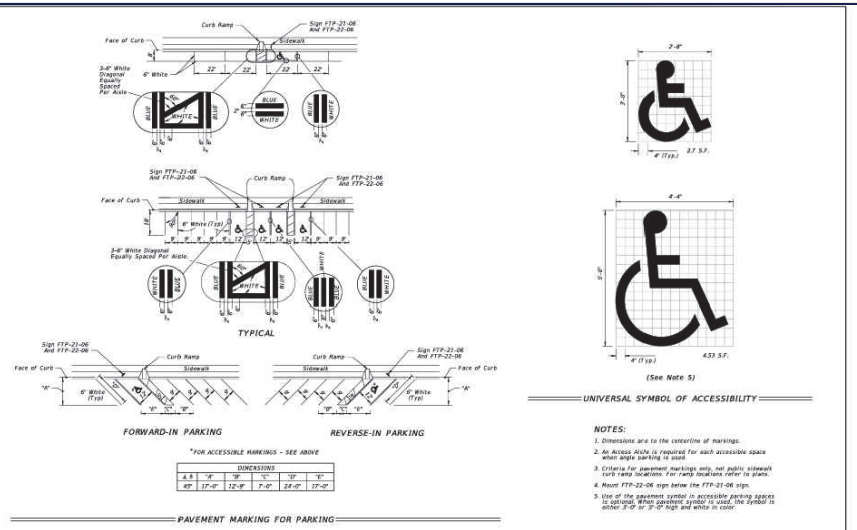
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CONSTRUCTION DETAILS

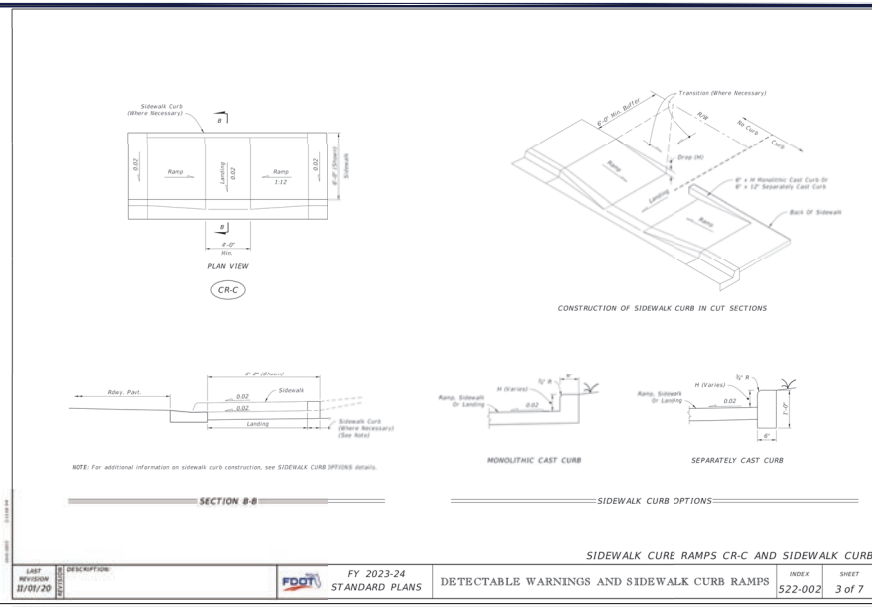
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C-905

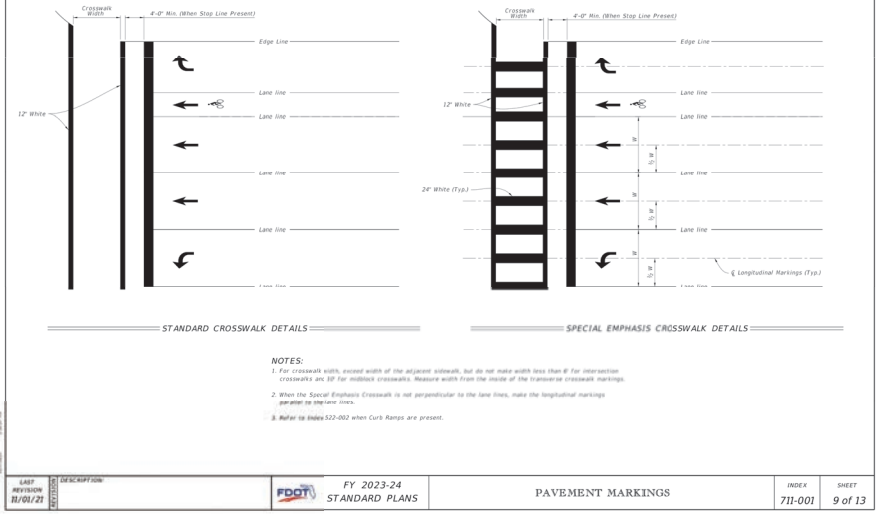
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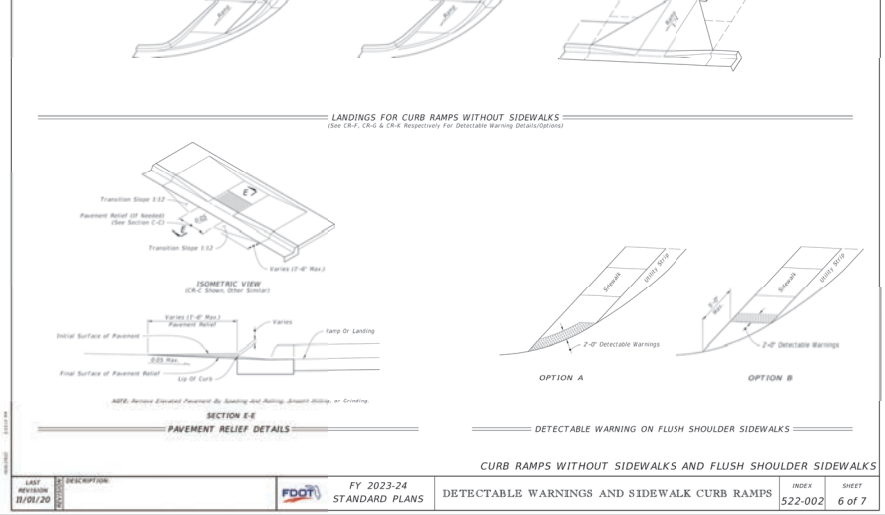
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 11 of 13



LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7



LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 9 of 13



LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7

BOHLER
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PROJECT:

SITE PLAN DOCUMENTS

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PROPOSED DEVELOPMENT

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C-906

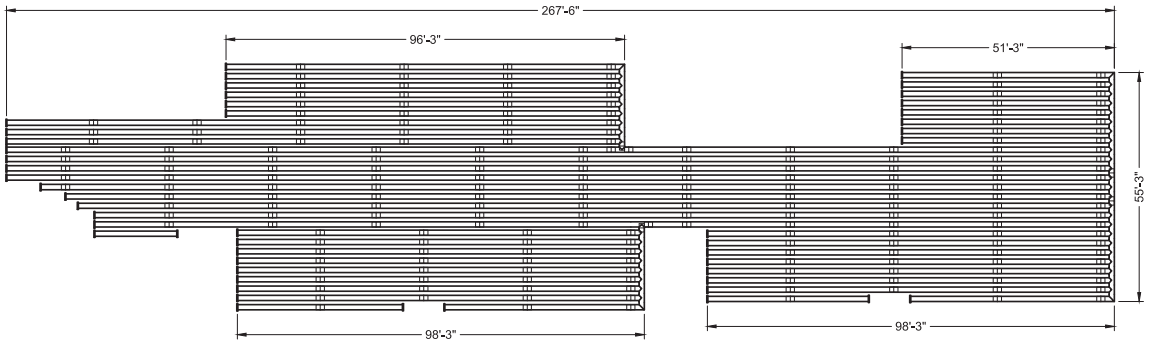
ORG. DATE - 12/19/2024

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 6,715 CF
- BACKFILL STORAGE VOLUME = 6,184 CF
- TOTAL STORAGE PROVIDED = 12,899 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 15"
- CORRUGATION = 2 2/3x1/2
- INVERT = 7.50
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 12"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 30'

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

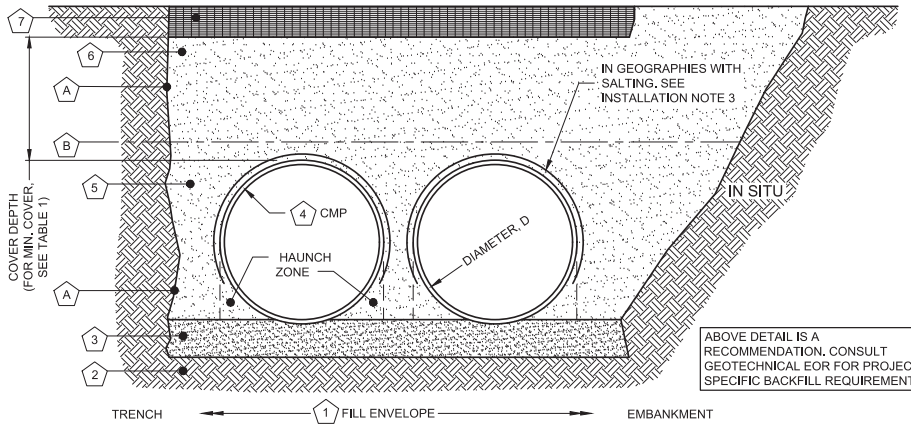
730965 1400-1498 NW 3rd Street
15" CMP Xfiltration
Deerfield Beach, FL
East Portion

PROJECT No.:	SEQ. No.:	DATE:
730965	15	9/10/2024
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION© JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2 -** PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPERATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER **- AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER **-** PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.

* APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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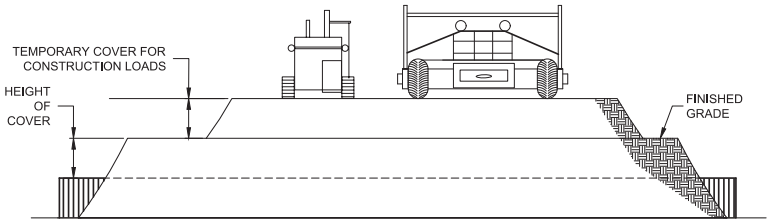
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CONSTRUCTION LOADS

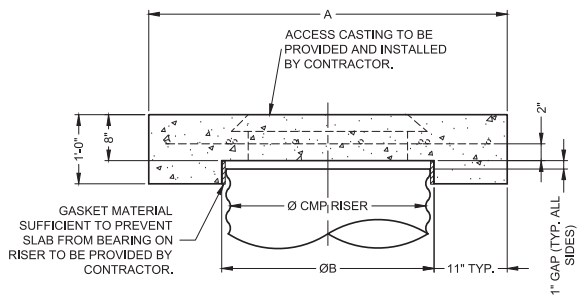
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

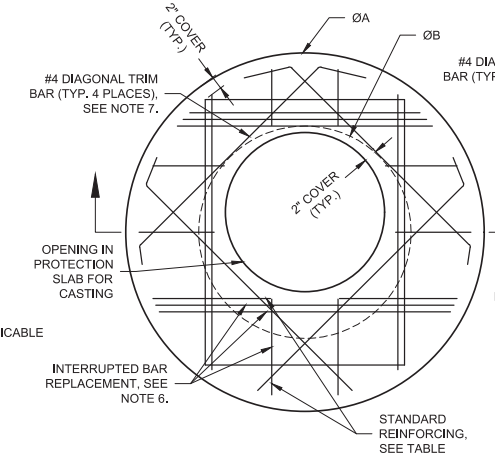
SCALE: N.T.S.



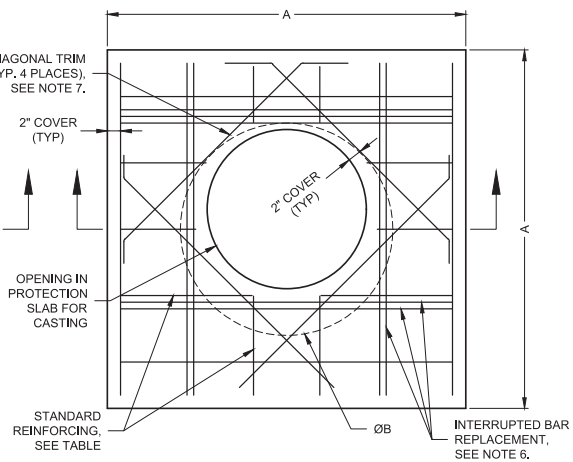
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

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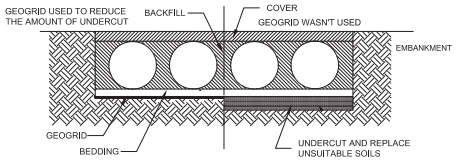
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

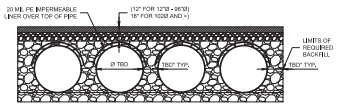


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

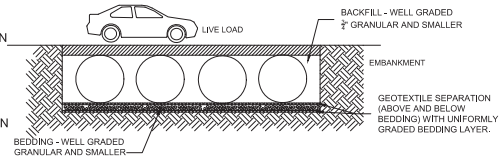
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL

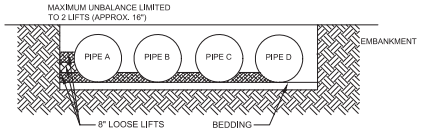
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



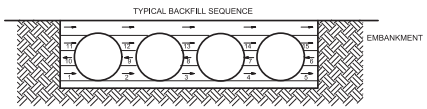
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

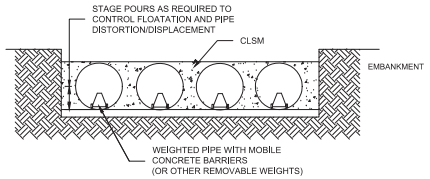


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

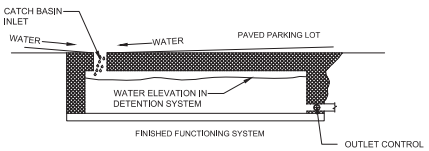


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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CONTECH CMP DETENTION SYSTEMS

CONTECH DYODS DRAWING

730965 1400-1498 NW 3rd Street
15" CMP Xfiltration
Deerfield Beach, FL
East Portion

PROJECT No.:	SEQ. No.:	DATE:
730965	15	9/10/2024
DESIGNED: DYO		DRAWN: DYO
CHECKED: DYO		APPROVED: DYO
SHEET NO.: 4		

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PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 8,833 CF
- BACKFILL STORAGE VOLUME = 8,382 CF
- TOTAL STORAGE PROVIDED = 17,215 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 15"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 12"



ASSEMBLY
SCALE: 1" = 40'

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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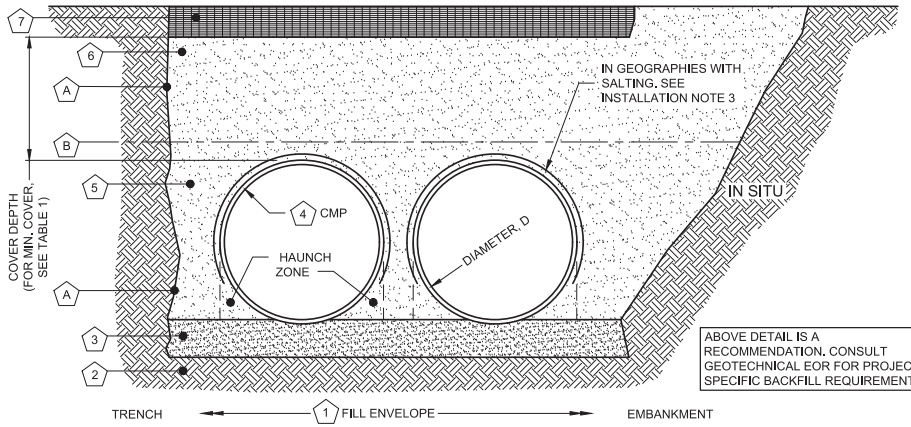
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SHEET NO.: 1		

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

	XFILTRATION© JOINT STANDARD BACKFILL SPECIFICATIONS			
	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2 -** PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPERATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER **- AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER **-** PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.

* APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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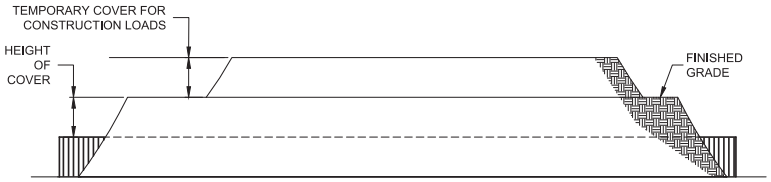
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CONSTRUCTION LOADS

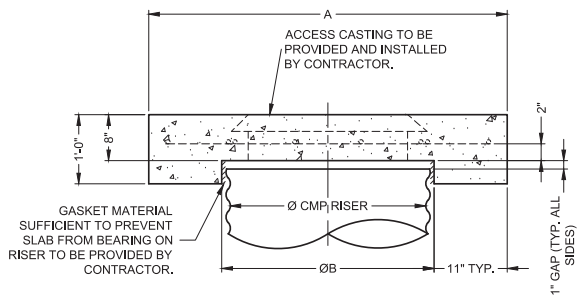
FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

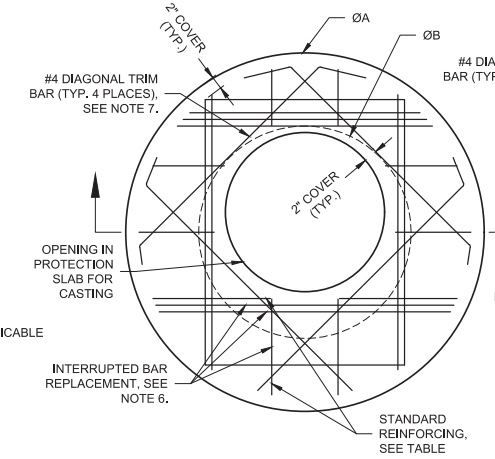
SCALE: N.T.S.



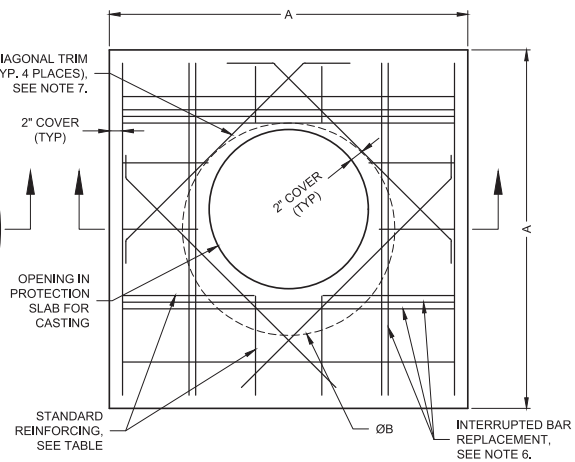
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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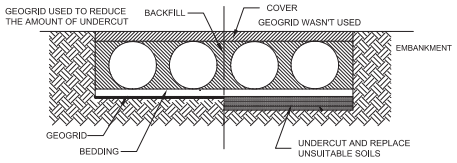
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

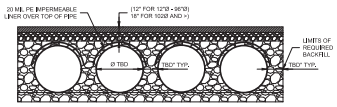


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

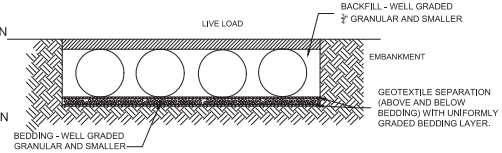
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL

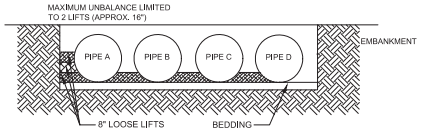
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



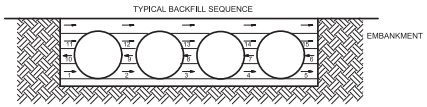
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

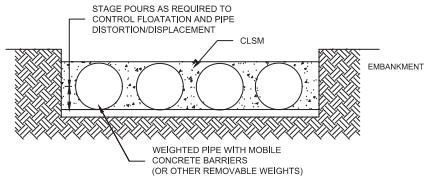


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

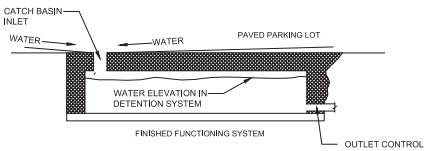


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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DATE	REVISION DESCRIPTION	BY

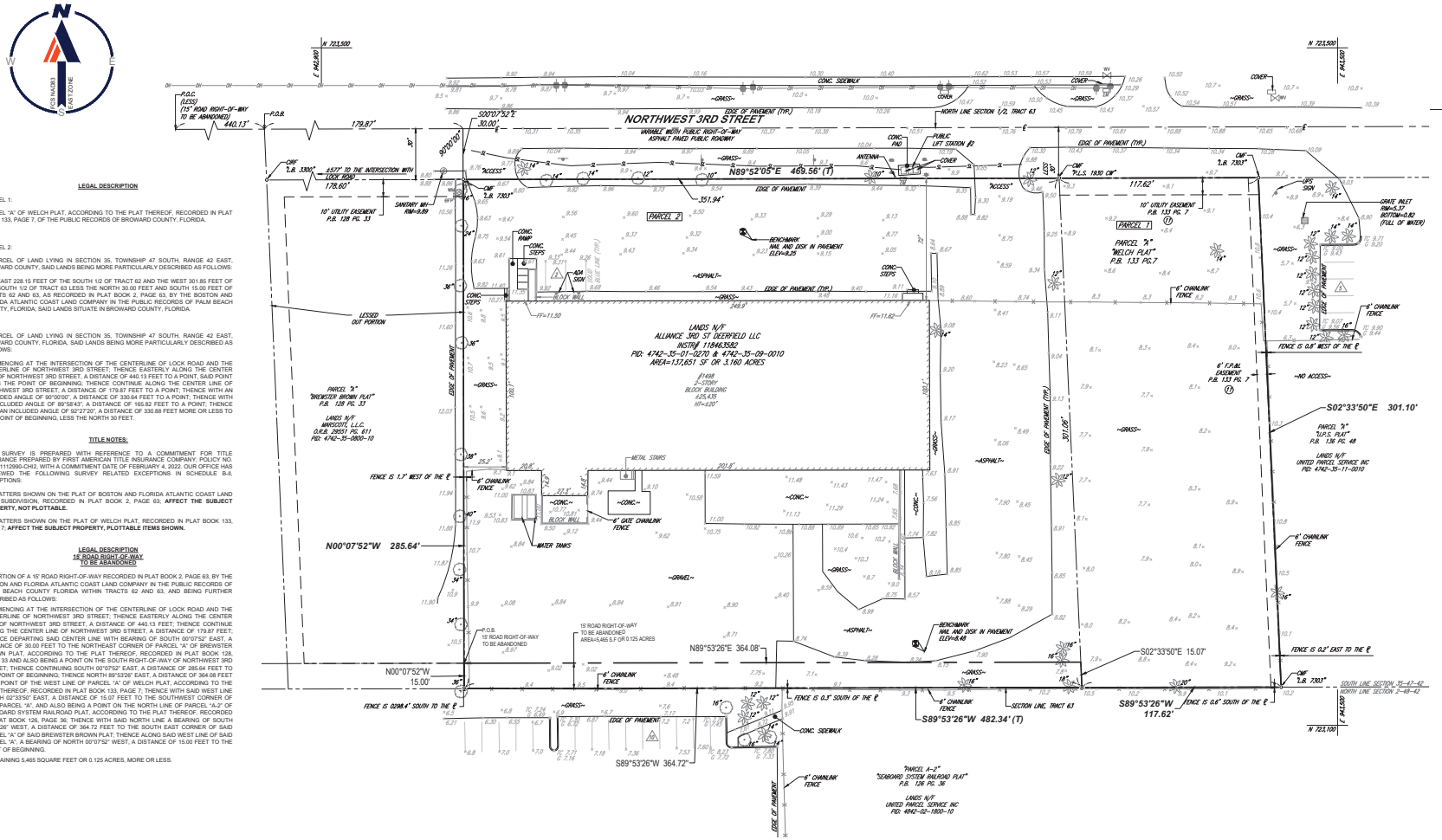
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

730965 1400-1498 NW 3rd Street
15" CMP Xfiltration
Deerfield Beach, FL
West & South Portion

PROJECT No.:	SEQ. No.:	DATE:
730965	10	9/10/2024
DESIGNED: DYO		DRAWN: DYO
CHECKED: DYO		APPROVED: DYO
SHEET NO.: 4		

I:\MER\PROJECTACTIVE\730900\730965\730965-10-CMP DETENTIONDYODS\1400-1498 NW 3RD STREET WEST & SOUTH CMP DYO C.DWG 9/10/2024 2:58 PM



LEGAL DESCRIPTION

PARCEL 1:

PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 228.15 FEET OF THE SOUTH 1/2 OF TRACT 62 AND THE WEST 301.85 FEET OF THE SOUTH 1/2 OF TRACT 63 LESS THE NORTH 30.00 FEET AND SOUTH 15.00 FEET OF TRACTS 62 AND 63, AS RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 330.04 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 89°58'43", A DISTANCE OF 165.62 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 92°27'20", A DISTANCE OF 330.88 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; POLICY NO. NCS--1112990-CH2, WITH A COMMITMENT DATE OF FEBRUARY 4, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B-II, EXCEPTIONS:

(9) MATTERS SHOWN ON THE PLAT OF BOSTON AND FLORIDA ATLANTIC COAST LAND CO.'S SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 63; **AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

(11) MATTERS SHOWN ON THE PLAT OF WELCH PLAT, RECORDED IN PLAT BOOK 133, PAGE 7; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

LEGAL DESCRIPTION 15' ROAD RIGHT-OF-WAY TO BE ABANDONED

A PORTION OF A 15' ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK 2, PAGE 63, BY THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA WITHIN TRACTS 62 AND 63, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOCK ROAD AND THE CENTERLINE OF NORTHWEST 3RD STREET; THENCE EASTERLY ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 440.13 FEET; THENCE CONTINUE ALONG THE CENTER LINE OF NORTHWEST 3RD STREET, A DISTANCE OF 179.87 FEET; THENCE DEPARTING SAID CENTER LINE WITH BEARING OF SOUTH 00°07'52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF BREWSTER BROWN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 128, PAGE 33 AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 3RD STREET; THENCE CONTINUING SOUTH 00°07'52" EAST, A DISTANCE OF 285.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'26" EAST, A DISTANCE OF 364.08 FEET TO A POINT OF THE WEST LINE OF PARCEL "A" OF WELCH PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 7; THENCE WITH SAID WEST LINE SOUTH 02°33'50" EAST, A DISTANCE OF 15.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", AND ALSO BEING A POINT ON THE NORTH LINE OF PARCEL "A-2" OF SEABOARD SYSTEM RAILROAD PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 36; THENCE WITH SAID NORTH LINE A BEARING OF SOUTH 89°53'26" WEST, A DISTANCE OF 364.72 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL "A" OF SAID BREWSTER BROWN PLAT; THENCE ALONG SAID WEST LINE OF SAID PARCEL "A", A BEARING OF NORTH 00°07'52" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,465 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

LEGEND

x 123.45	EXISTING SPOT ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GUTTER ELEVATION
	HYDRANT
	WATER VALVE
	BACKFLOW PREVENTER
OH	OVERHEAD WIRES
S	APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT
	UTILITY POLE
E	ELECTRIC METER
S	SANITARY MANHOLE
W	WATER METER
	SIGN
	BOLLARD
	FENCE
5	TITLE REPORT EXCEPTION
4	DENOTES PARKING SPACE COUNT
BM	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PROP. CORNER TO BE SET
CIRF	CAPPED IRON REBAR FOUND
CMF	CONCRETE MONUMENT FOUND
ADA	AMERICANS WITH DISABILITIES ACT
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE 3RD ST DEERFIELD LLC, AS RECORDED IN INSTRUMENT NUMBER 118463582, ALONG THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PARCEL ID OF 4742-35-01-0270 & 4742-35-09-0010 PER THE BROWARD COUNTY PROPERTY APPRAISER.
2. AREA = 137,651 SQUARE FEET OR 3.160 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 20, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK PID: AD8403 WITH A PUBLISHED ELEVATION OF 13.7 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA] AND INCORPORATED AREAS, PANEL 178 OF 751", MAP NUMBER 12011C0178H, WITH A MAP EFFECTIVE DATE OF AUGUST 18, 2014.
7. ZONING: B-3 BUSINESS, GENERAL

   BUILDING SETBACKS
   FRONT: 25'
   SIDE: 15'
   REAR: 10'

   ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED JUNE 22, 2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 4" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: 2 ADA (AMERICAN DISABILITY ACT) SPACES.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS DIRECT ACCESS ALONG NORTHWEST 3RD STREET.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN REFERENCE TO NORTH AMERICAN DATUM OF 1983/2011. PROJECTION: TRANSVERSE MERCATOR.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    ALLIANCE 3RD ST DEERFIELD LLC
18. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. © COPYRIGHT 2022 BY BOHLER ENGINEERING FL, LLC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 164207172

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T/ DISTRIBUTION	MARKED	(800) 778-9140
CITY OF DEERFIELD BEACH	MARKED	(954) 422-5822
COMCAST CABLE	MARKED	(800) 778-9140
FLORIDA POWER & LIGHT--BROWARD	MARKED	(800) 778-9140

30 15 7.5 0 30
1"= 30'

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.

COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
DATE

BOHLER WOODYARD — Licensed Mapper LS7423 — STATE OF FLORIDA — Professional Surveyor & Mapper

SURVEY SHOWING PROPOSED 15' ROAD RIGHT-OF-WAY TO BE ABANDONED

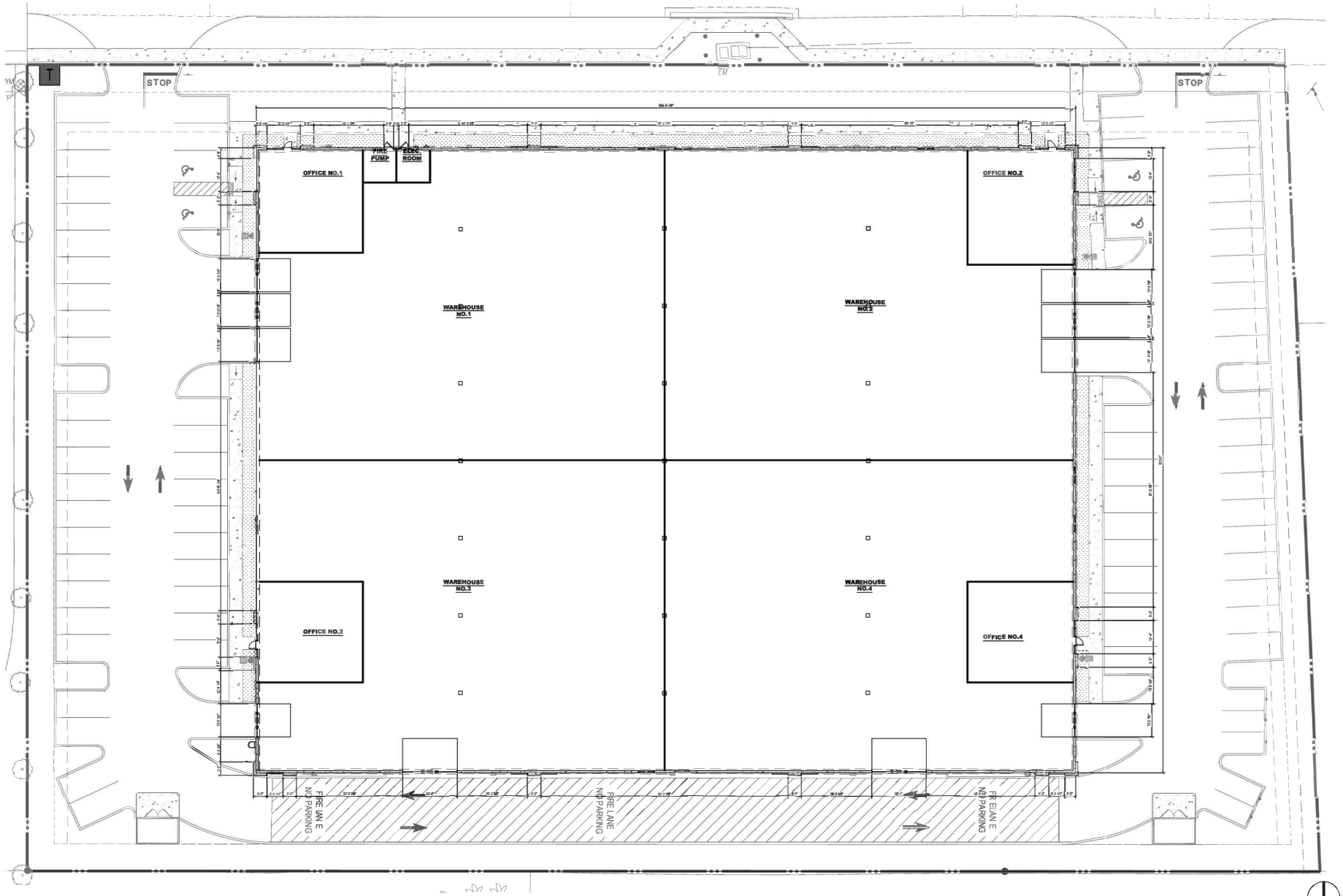
ALLIANCE 3RD ST DEERFIELD LLC

1498 & 1400 NORTHWEST 3RD STREET
CITY OF DEERFIELD BEACH
BROWARD COUNTY, FLORIDA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
FLB220531_01	08/25/2022	06/20/2022	M.S.	A.S.	P.D.	B.L.	1"=30'	1 OF 1

BOHLER
1500 CORPORATE BLVD. NW, SUITE 101E, BOCA RATON, FLORIDA 33431, 561.571.0280, www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB#8009
BOCA RATON, FL | MIAMI, FL | TAMPA, FL | ATLANTA, GA | RALEIGH, NC | CHARLOTTE, NC | DALLAS, TX
CIVIL ENGINEERING • LAND SURVEYING • PROGRAM MANAGEMENT • PLANNING & LANDSCAPE ARCHITECTURE • SUSTAINABLE DESIGN

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01 **FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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911 E. ATLANTIC BLVD., SUITE 101, POMPANO BEACH, FL 33060
PH: (954) 941-3321 FAX: (954) 943-7120

Blaise Edward Mcginnis AR95527 Date: 2024.06.25 08:30:56 -05'00'

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442

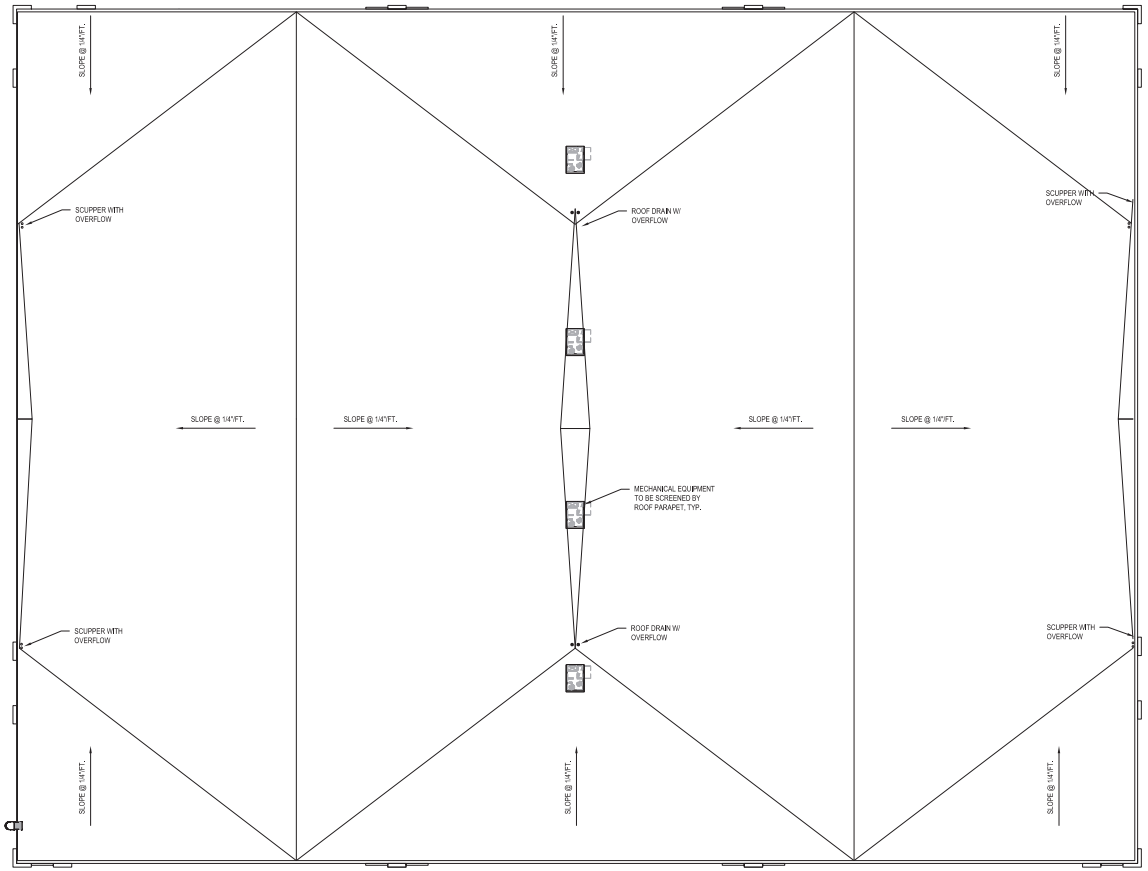
DATE
6/25/2024

PROJECT NO.
22020

NO.	DESCRIPTION	DATE
1		

A-101

PRINTED: 2024/06/25



01 **ROOF PLAN**

SCALE: 1/16" = 1'-0"

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STATE OF FLORIDA
AR 95527
REGISTERED ARCHITECT

Blaise Edward Mcginley
AR95527

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442

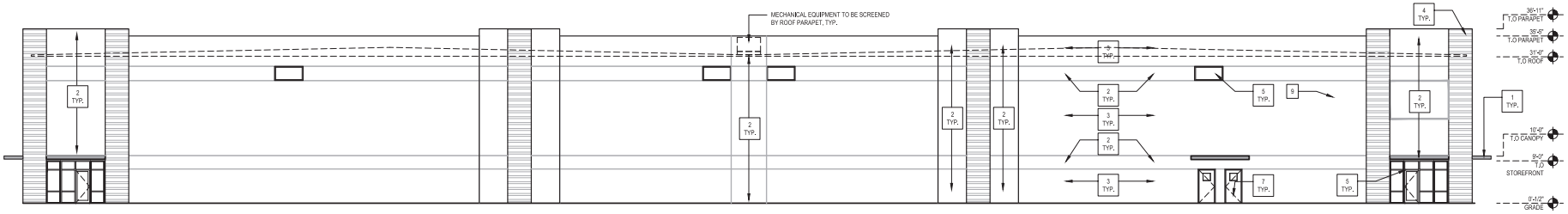
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6/25/2024

PROJECT NO.
22020

NO.	DESCRIPTION	DATE
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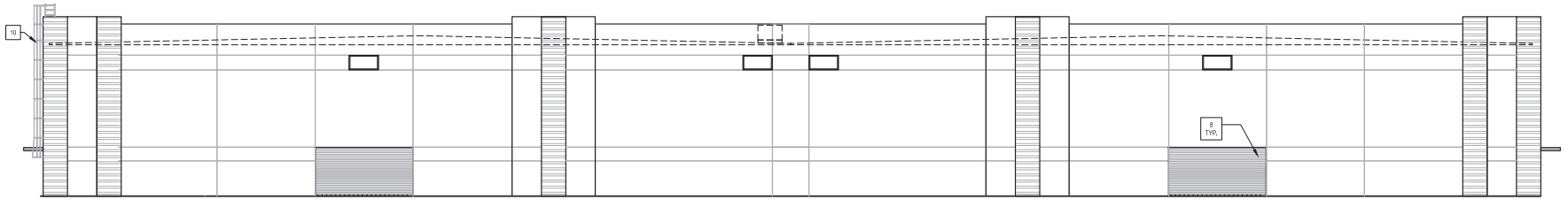
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PRINTED: 2023/04/25



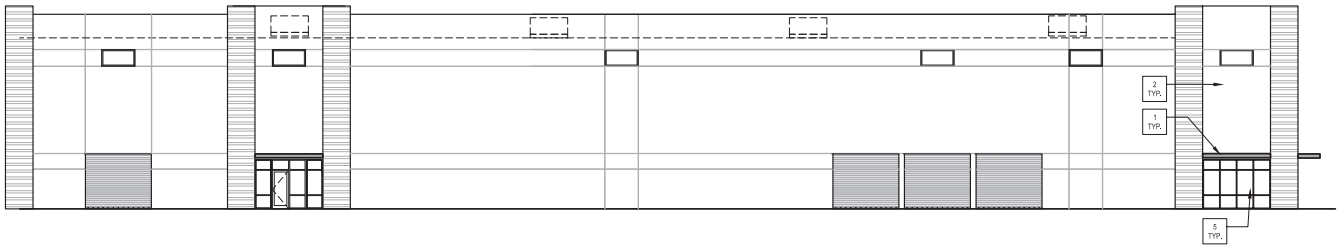
01 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



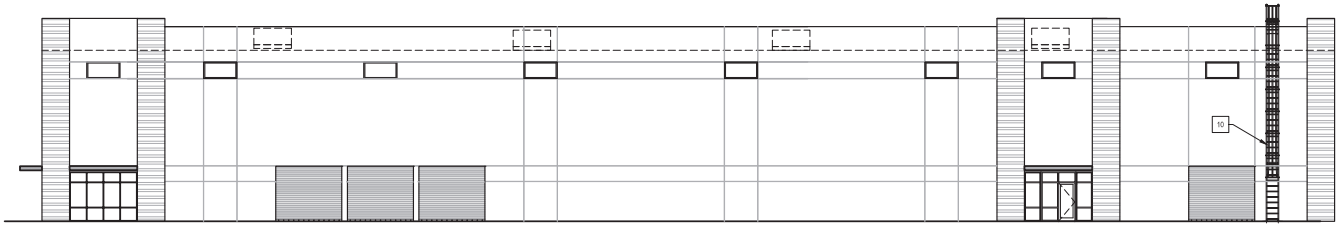
02 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



03 EAST ELEVATION

SCALE: 3/32" = 1'-0"



04 WEST ELEVATION

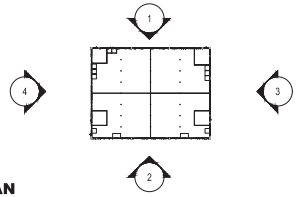
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE

MARK	ITEM	DESCRIPTION	COLOR	COLOR SWATCH
1	ENTRY CANOPIES	SMOOTH CONCRETE, PAINTED	SW7054 OAKLEAF BROWN	
2	CONCRETE PANEL FIELD 1	SMOOTH CONCRETE, PAINTED	SW7043 WORLDLY GRAY	
3	CONCRETE PANEL FIELD 2	SMOOTH CONCRETE PAINTED	SW6203 SPARE WHITE	
4	METAL PANEL	TEXTURED PANEL, PAINTED	SW7054 OAKLEAF BROWN	
5	STOREFRONT/WINDOW ASSEMBLY	ALUMINUM, IMPACT RATED, PAINTED	CLEAR ANODIZED	
6	GLAZING	LAMINATED, TINTED	LIGHT BLUE, LOW-E	
7	METAL DOOR & VISION LITE	IMPACT RATED, PAINTED	SW6203 SPARE WHITE	
8	OVERHEAD DOOR	IMPACT RATED, PAINTED	SW6203 SPARE WHITE	
9	BUILDING SIGN LOCATION	BUILDING IDENTIFICATION SIGN, 100 SF MAX., UNDER SEPARATE PERMIT		
10	ROOF LADDER	METAL	CLEAR ANODIZED	

GENERAL NOTES

1. ALL FINAL FINISHES AND COLORS TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER
2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE
3. ALL EXTERIOR OPENING PROTECTIVES AND CLADDING TO MEET APPLICABLE CODE REQUIREMENTS FOR HURRICANE RESISTANCE
4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS
5. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY PARAPETS OR EQUIPMENT SCREENING SYSTEM



KEY PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, TO THIS DRAWING SHALL BE RETAINED BY THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY SUBCONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FURNISHING ANY OF THE MATERIALS.

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STATE OF ILLINOIS
AR 95127
REGISTERED ARCHITECT

Blaise Edward Mcginnis, AR95127 — Digitally signed by Blaise Edward Mcginnis, AR95127, 2024.06.25 07:47:07 -05'00'

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
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DEERFIELD BEACH, FL 33442

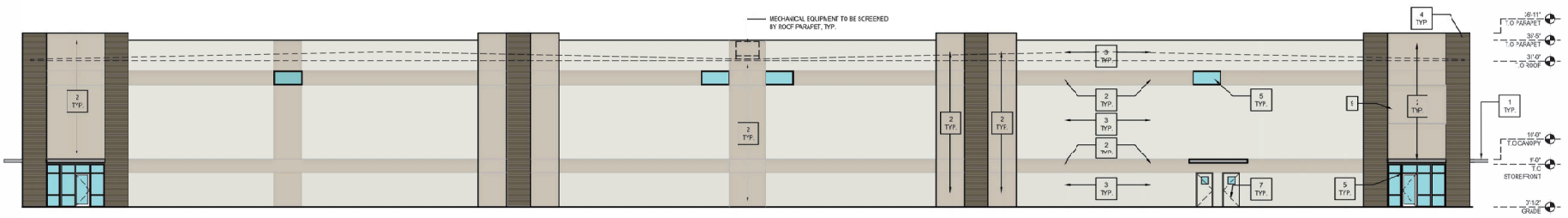
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PROJECT NO.: 22020

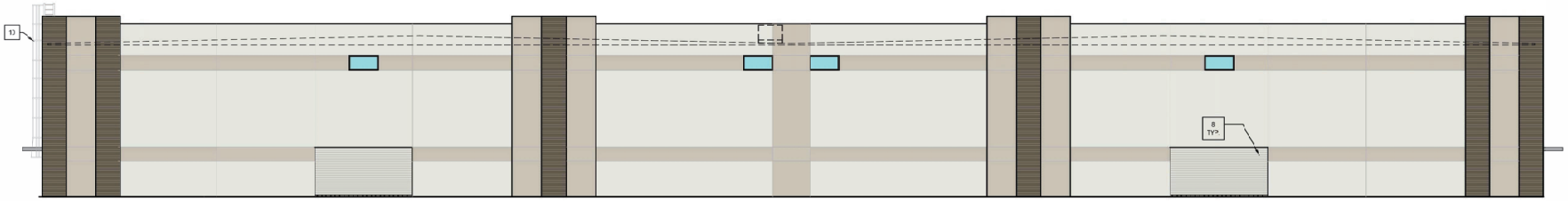
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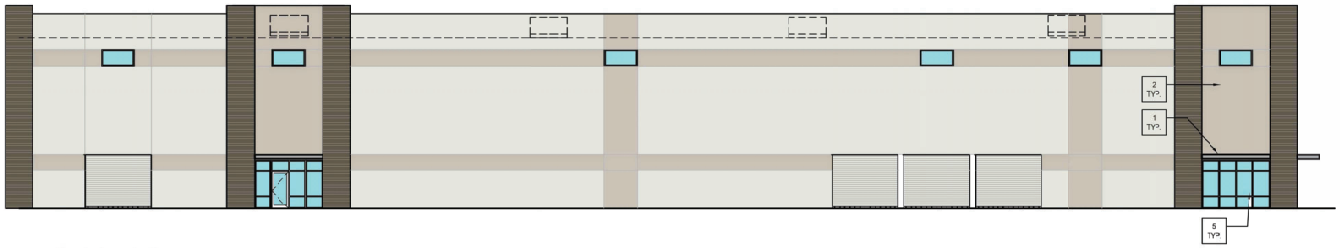
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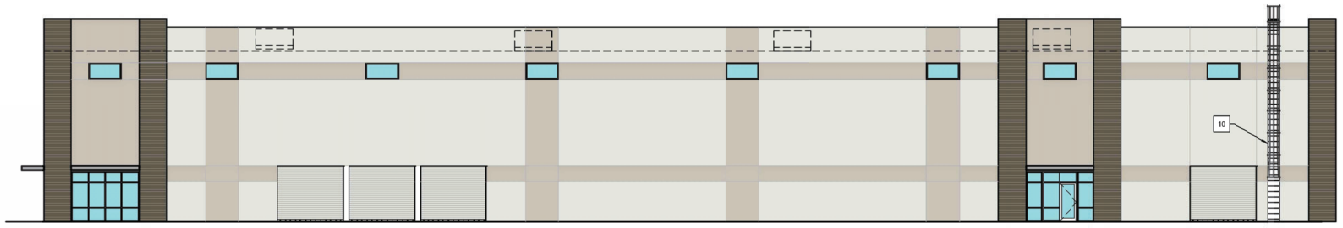
01 **NORTH ELEVATION**
SCALE 3/32" = 1'-0"



02 **SOUTH ELEVATION**
SCALE 3/32" = 1'-0"



03 **EAST ELEVATION**
SCALE 3/32" = 1'-0"



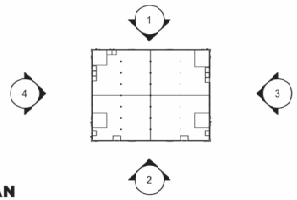
04 **WEST ELEVATION**
SCALE 3/32" = 1'-0"

FINISH SCHEDULE

MARK	ITEM	DESCRIPTION	COLOR	COLOR SWATCH
1	ENTRY CANOPIES	SMOOTH CONCRETE, PAINTED	SW7654 OAK LEAF BROWN	
2	CONCRETE PANEL, FIELD 1	SMOOTH CONCRETE, PAINTED	SW7643 WOOLLY GRAY	
3	CONCRETE PANEL, FIELD 2	SMOOTH CONCRETE, PAINTED	SW6203 SPARE WHITE	
4	METAL PANEL	TEXTURED PANEL, PAINTED	SW7654 OAK LEAF BROWN	
5	STOREFRONT/WINDOW ASSEMBLY	ALUMINUM, IMPACT RATED, PAINTED	CLEAR ANODIZED	
6	GLAZING	LAMINATED, TINTED	LIGHT BLUE, LOW-E	
7	METAL DOOR & VISION LITE	IMPACT RATED, PAINTED	SW6203 SPARE WHITE	
8	OVERHEAD DOOR	IMPACT RATED, PAINTED	SW6203 SPARE WHITE	
9	BUILDING SIGN LOCATION	BUILDING IDENTIFICATION SIGN, 100 SF MAX., UNDER SEPARATE PERMIT		
10	ROOF LADDER	METAL	CLEAR ANODIZED	

GENERAL NOTES

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4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS
5. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY PARAPETS OR EQUIPMENT SCREENING SYSTEM



KEY PLAN

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PH: (954) 941-3329 FAX: (954) 943-7709

STATE OF FLORIDA
REGISTERED ARCHITECT
AR 95127
Blaise Edward Mcginley
AR95127

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442

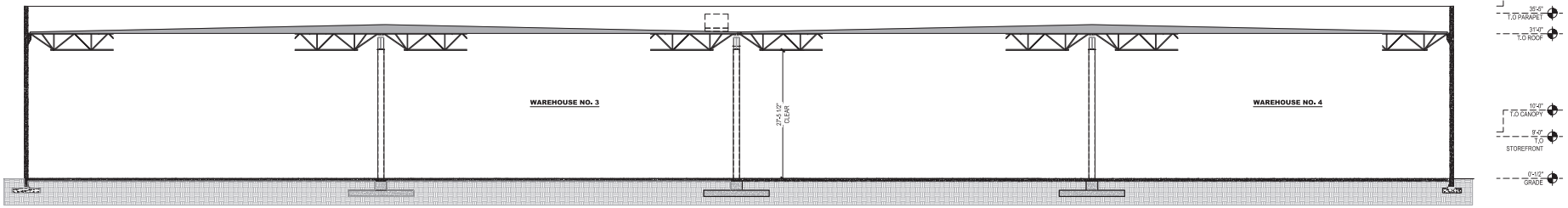
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6/25/2024

PROJECT NO.
22020

NO.	DESCRIPTION	DATE
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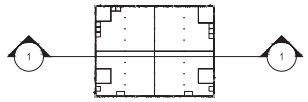
A-201.1

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01 **BUILDING SECTION**

SCALE: 3/32" = 1'-0"



KEY PLAN

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STATE OF FLORIDA
AR 95227
REGISTERED ARCHITECT

Blaise Edward Mcginnis AR95227
Digitally signed by Blaise Edward Mcginnis AR95227
Date: 2024.07.01 14:57:00 -04'00'

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442

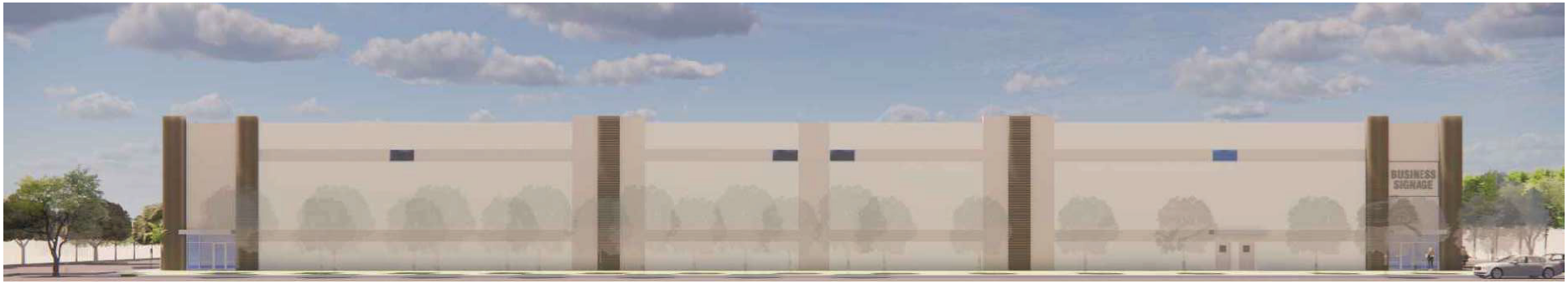
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6/25/2024

PROJECT NO.
22020

NO.	DESCRIPTION	DATE
1		

A-301

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01 **NORTH ELEVATION RENDERING**
SCALE: NTS



02 **NORTHWEST CORNER RENDERING**
SCALE: NTS

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STATE OF FLORIDA
AR 95127
REGISTERED ARCHITECT

Blaise Edward Mcginley AR95127 — Digitally signed by Blaise Edward Mcginley AR95127 — Date: 2024.06.25 15:41:07 -05'00'

DESIGN REVIEW COMMITTEE (DRC)

ALLIANCE HP MANAGEMENT
1400-1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442

DATE
6/25/2024

PROJECT NO.
22020

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City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-100

Agenda Date: 4/1/2025

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H. 2025-053: Application Sign Variance No. 784

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant was previously approved for a Minor Site Plan Application (83-B1-11 Rev. 7) on October 23, 2024, for tenant improvements to the existing vacant retail grocery store. The scope of work included the interior remodel of a portion of the existing building to accommodate the proposed grocery store use and limited exterior improvements to the façade (repaint), loading area, sidewalk and parking lot lighting and striping. No new building square footage was proposed.

The applicant is seeking the following sign variance (Case 784) from Section 102-8(a)(3) of the Land Development Code that permits a maximum of 100 square feet of sign area. The applicant is requesting an increase in the total sign area allowed to 149 square feet total.

On February 26, 2025, the item was heard and approved by the Community Appearance Board and was approved as submitted.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A SIGN VARIANCE FOR SPROUTS FARMERS MARKET, CASE NO. 784, TO PERMIT A TOTAL BUILDING SIGN AREA OF 149 SQUARE FEET IN LIEU OF THE 100 SQUARE FOOT MAXIMUM BUILDING SIGN AREA PERMITTED BY CODE FOR THE SPROUTS FARMERS MARKET LOCATED AT 3701 WEST HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has reviewed and received testimony on Application No. 784 from Medallion Deerfield 3701, LLC (the "Applicant") seeking a variance from the provisions of Section 102-8(a)(3) of the Deerfield Beach Land Development Code in order to permit a total building wall sign area of 149 square feet, in lieu of the 100 square foot maximum building sign area permitted by Code, (the "Sign Variance") for the Sprouts Farmers Market located at 3701 West Hillsboro Blvd, Deerfield Beach, Florida (the "Sign Variance Application"); and

WHEREAS, the Applicant was previously approved for a Minor Site Plan Application (83-B1-11 Rev. 7) on October 23, 2024, for tenant improvements to the existing vacant retail grocery store, including the interior remodel of a portion of the existing building to accommodate the proposed grocery store use, and limited exterior improvements to the façade (repaint), loading area, sidewalk, and parking lot lighting and striping; and

WHEREAS, the applicant is seeking the Sign Variance to permit an increase in the total building sign area allowed to 149 square feet total; and

WHEREAS, the Community Appearance Board voted to recommend approval of the Sign Variance Application on February 26, 2025; and

WHEREAS, the City Commission has determined that a hardship as well as the other requisites to a variance have been demonstrated by the Applicant as required by Section 102-15(d) of the Land Development Code 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 hereof.

Section 2. The Sign Variance Application for a variance from the provisions of Section 102-8(a)(3) of the Deerfield Beach Land Development Code in order to permit a total building sign area of 149 square feet, in lieu of the 100 square foot maximum building sign area permitted by Code, for the Sprouts Farmers Market is hereby approved.

Section 3. The variance as set forth herein is the sole variance permitted and no variance from any Land Development Code or other City requirement in excess of the variance as specifically set forth herein are granted. Any signs in excess of those as specifically permitted herein or which are inconsistent with the Sign Variance Application on file with the City shall cause the owner of the property to be in violation of the Sign Code and shall cause, upon a determination of violation by the Code Enforcement Special Master or by a County Court, the Sign Variance Application approval provided herein to be null and void and of no further force and effect.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS_____DAY OF_____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A SIGN VARIANCE FOR SPROUTS FARMERS MARKET, CASE NO. 784, TO PERMIT A TOTAL BUILDING SIGN AREA OF 149 SQUARE FEET IN LIEU OF THE 100 SQUARE FOOT MAXIMUM BUILDING SIGN AREA PERMITTED BY CODE FOR THE SPROUTS FARMERS MARKET LOCATED AT 3701 WEST HILLSBORO BLVD., DEERFIELD BEACH, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has reviewed and received testimony on Application No. 784 from Medallion Deerfield 3701, LLC (the "Applicant") seeking a variance from the provisions of Section 102-8(a)(3) of the Deerfield Beach Land Development Code in order to permit a total building wall sign area of 149 square feet, in lieu of the 100 square foot maximum building sign area permitted by Code, (the "Sign Variance") for the Sprouts Farmers Market located at 3701 West Hillsboro Blvd, Deerfield Beach, Florida (the "Sign Variance Application"); and

WHEREAS, after reviewing the Sign Variance Application and the testimony submitted, the City Commission has determined that the Applicant has not satisfied the requirements as set forth in Section 102-15(d) of the Land Development Code of the City of Deerfield Beach for a sign variance.

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 City Commission finds that Case No. 784 fails to satisfy the requirements for a variance as set forth in Section 102-15(d) of the Land Development Code of the City of Deerfield Beach. Therefore, the Sign Variance Application is hereby denied.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS_____DAY OF_____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____

HEATHER MONTEMAYOR, CITY CLERK

CITY OF DEERFIELD BEACH, FLORIDA
CITY COMMISSION
NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

YOU ARE HEREBY NOTIFIED of a Quasi-Judicial Public Hearing before the City Commission on **Tuesday, April 1, 2025** 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) to consider the following:

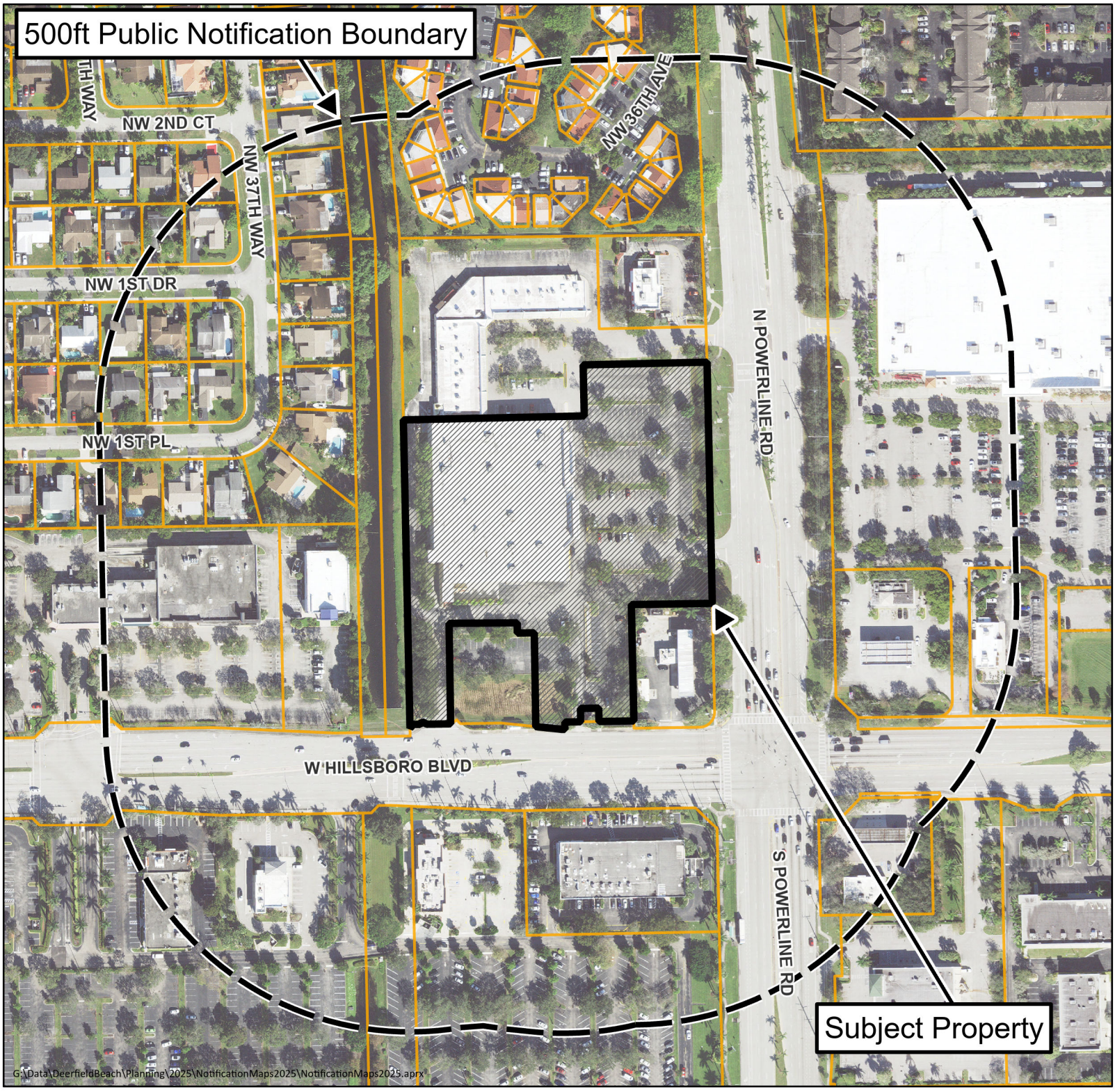
P.H. 2025-053: Application Sign Variance No. 784
Applicant: **Sprouts Farmers Market represented by Paragon Development, LLC**
Proposal: Seeking a sign variance approval from Code Section 102-8(a)(3) of the Land Development Code to allow for a total wall sign area of 149 square feet in lieu of the permitted maximum square footage of 100 square feet.
Location: The property if generally described as Grand Union Deerfield Beach 117-12 B Parcel "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 209.50, 2LY 495.98 to POB & LESS PT K/A Pumping Station Site & LESS PART DESC IN OR 15251/989 and located at 3701 West Hillsboro Boulevard.

You may either be present in person at the Quasi-Judicial Public Hearing or attend online or by telephone utilizing Zoom, represented by counsel or letter. All interested persons take due notice of the time and place of these Public Hearings and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting 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.) Anyone desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the transcript.

Any person requiring auxiliary aids and services at this 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.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



Public Hearing Notice Map

Variance Application #784

3701 W Hillsboro Blvd

N
W E
S

0 200 Feet

Deerfield Beach
Florida

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

Deerfield Beach
Florida

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)
- ☐ Community Appearance Board (See Attachment B)
- ☐ Variance (See Attachment C)
- ☐ Technical Deviation (See Attachment D)
- ☐ Rezoning (See Attachment E)
- ☐ Plat or Plat Note Amendment (See Attachment F)
- ☐ Conditional Use (See Attachment G)
- ☐ Vacation & Abandonment (See Attachment H)
- ☐ ROW Variance (See Attachment I)
- ☑ Sign Variance (See Attachment J)

Project Name: Sprouts Farmers Market

Property Owner: Medallion Deerfield 3701 LLC

Applicant (if different from Owner):

Agent (if different from Owner/Applicant): Paragon Development LLC.

Address of Property: 3701 W Hillsboro Blvd Deerfield Beach FL 33442

Legal Description of Property (lot, block, tract, subdivision): Grand Union Deerfield Beach 117-12 B Parcel "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 209.50, 2LY 495.98 TO POB &

Description of Project: New signs to be installed on existing property and monument signs.

New Development (Y/N):	No	Modification to Existing Development (Y/N):	Yes
Zoning District:	B-1	Future Land Use Category:	Commercial
Existing Use:	Commercial	Proposed Use:	Grocery Store
Lot Area (acres):	5.578	Number of Dwelling Units (proposed):	N/A
Sq. Ft. of Structure (existing):	58,843	Sq. Ft. of Structure (proposed):	N/A

Agent Signature:

Name Printed: Leo Figueroa (Paragon Development LLC)

Address: 12565 Orange Dr. Unit 402, Davie, FL 33330

Telephone: 786-487-1294

Email: Leo@paragondevco.com

Owner Signature:

Name Printed: Erwin Sredni (Medallion Deerfield 3701 LLC)

Address: 16690 Collins Ave Ste 1004, Sunny Isles Beach, FL 33160

Telephone: 305-945-0405

Email: SA@PriveeCapital.com

City of Deerfield Beach
NOV 20 2024
Received
Planning & Zoning Svcs.

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES 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

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

City of Deerfield Beach
NOV 20 2024
Received
Planning & Dev. Svcs.

Office Use Only

Application No. _____

Submittal Date: _____

Deerfield Beach Florida

ATTACHMENT J
APPLICATION FOR SIGN VARIANCE

Pursuant to Land Development Code Section 102-115 – *Administration*.

Please complete all sections of application legibly. Incomplete applications will not be accepted.

***PLEASE NOTE**: A variance shall not be granted to a sign that is prohibited by the Code, pursuant to Code Section 102-15(d)(2)*

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 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 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 who will be speaking on behalf of the application.

☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☐ **Photographs of all existing signs**

☐ **Photographs of the site from adjacent streets**

☐ **Scaled Site Plan** Examples of acceptable site plans include sketches (to scale) on a current survey, drawings prepared by a licensed architect, engineer, or landscape architect, etc. Show setbacks from the property line abutting public right-of-way to the proposed sign (for freestanding signs) and show the dimensions between monument signs (if applicable).

☐ **Details of Sign(s)** in color and drawn to scale to illustrate proposed signage including:

- Dimensional measurements of sign area, sign background, and sign copy.
- Total Height of Structure
- Location of sign
- All text and images to be shown on the sign

☐ **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.

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

DESCRIPTION OF SIGN

Linear feet of street frontage: _____ Linear feet of business frontage: 117' - 2"

Type of sign: ☐Freestanding ☒Building Sign ☐Canopy

Sign Faces: ☒Single-faced ☐Multiple-faced

Sign Height (from top of structure to existing average finished grade): 25' - 6"

Length (vertical): 6' - 2 7/8" Width (horizontal): 24' - 0 1/4" Total Sign Face Area: 149.88 Sq. Ft.

Construction Materials: Aluminum with Polycarbonate Face

Sign Lighting: ☐None ☒Internally-illuminated ☐Externally-illuminated

For existing signs: Year(s) permitted: _____ Permit number: _____

PROPOSED SIGN VARIANCE

1. State the Code Section and Land Development Regulation standard(s) required for the proposed variance (i.e. setbacks, height, etc.):

Land Development Code - Subpart 102. Section 102-8; a. 3

2. Describe the variance(s) requested:

Requesting approval for a Sign Variance from the Deerfield Beach Land Development Code Section 102-8(a)(3), to permit a total sign area of 149 square feet, exceeding the maximum allowable area of 100 square feet.

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Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

A. DEMONSTRATION OF COMPLIANCE WITH SIGN VARIANCE CRITERIA

(Only attach additional page(s) if more space is needed)

Section 102-115(d) of the Deerfield Beach Land Development Code states, *"a variance may be authorized by the city commission for any required dimensional standard for a sign, including the following: height, area, and location; maximum number of, and minimum setback for signs. A variance shall be deemed denied unless four members of the commission vote in favor of the request for a variance."*

A variance from the terms of this sign code shall not be granted by the city commission unless and until a written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or buildings involved and which are not applicable to other lands, structures in the same zoning district:

The special condition in this case is that we are working with an existing building/site and are trying to maximize all available space for the Main ID sign. The dimensions of the facade where the sign is going to be located is 24'-8" x 47'-0" and our proposed sign has a dimension of 6'-2 7/8" x 24'-0 1/4". This will also help with visibility from the Right of Way (Powerline Road).

2. That the special conditions and circumstances do not result from the actions of the applicant:

Existing site conditions such as existing trees, power poles, and size of lot lower visibility of sign from Powerline Road.

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150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings, or structures in the same zoning district:

Abutting tenant Ross has a Main ID sign with an approximate dimension of 8' x 20' (160 square feet). The proposed Sprouts sign dimensions is going to work well where the previous tenant Michaels had their Main ID sign. Also, this type of signage/lettering follows the current guidelines/branding of Sprouts Fresh Market. There is another location (930 Federal HW, Deerfield Beach, FL 33441) which has the similar letter type and format.

4. That literal interpretation of the provisions of this Code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant**:**

Neighboring Tenant Ross Main ID sign has an approximate sign area of 160 square feet. The proposed Sprouts sign area is 149.88 square feet and it shouldn't create any hardship with neighboring tenant.

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150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

5. That the granting of the variance will not deter the identification and wayfinding for the building and site without a negative impact on the aesthetic quality of the site and architecture:

Although the Main ID sign exceeds the total allowed square footage, this will be the only sign located on the front face of the existing space. Also, a bigger sign will enhance visibility from the surrounding roads making it easier for the public to clearly see the store's location and will be beneficial for potential customers.

6. There is something unique about the building or site configuration that would cause the signage permitted by this chapter to be ineffective in identifying a use or structure that would otherwise be entitled to a sign. That the granting of the variance will not detract from the safety of pedestrians or motorists on the site which is located or on the adjacent right-of-way:

Due to the following existing site conditions:
Landscaping - Existing large oak trees creating visibility issues from Right of Way
Size of lot - Distance from Right of Way to Front of building is 270 ft which can create poor visiblity if the Main ID sign is small.
Neighboring Tenant - Proposed Main ID sign to be Architecturally consistent with the neighboring tenant (Ross).

The granting of this sign variance would help with safely guiding potential customers to the current location.

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150 NE 2nd Avenue • Deerfield Beach, FL 33441
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7. That the grant of the variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

The neighboring tenant Ross Main ID sign dimensions is 8' x 20'. The Sprouts sign will not impact the health or well-being of others; the requested variance is intended to enhance visibility and facilitate better navigation to the store.

8. A variance may not be granted as to a sign that is prohibited by this Code:

The requested variance is for a sign allowed under the provisions of the Land Development Code - Subpart B Chapter 102 Section 102-8: Signs Allowed.

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Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

PROOF OF OWNERSHIP



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3701 W HILLSBORO BOULEVARD, DEERFIELD BEACH FL 33442
Property Owner	MEDALLION DEERFIELD 3701 LLC
Mailing Address	16690 COLLINS AVE STE 1004 SUNNY ISLES BEACH FL 33160

ID #	4842 04 03 0010
Millage	1112
Use	11-07

Abbr Legal Description	GRAND UNION DEERFIELD BEACH 117-12 B PARCEL "A" LESS PT DESC AS,BEG AT NW COR,SLY 298.06,ELY FOR 297.33,NLY 84,ELY 203.60,NLY 209.50,WLY 495.98 TO POB & LESS PT K/A PUMPING STATION SITE & LESS PART DESC IN OR 15251/989

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$2,429,820	$11,883,060	$14,312,880	$13,854,210	
2023	$2,429,820	$10,164,920	$12,594,740	$12,594,740	$287,594.36
2022	$2,429,820	$9,789,850	$12,219,670	$12,219,670	$274,212.15

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$14,312,880	$14,312,880	$14,312,880	$14,312,880
Portability	0	0	0	0
Assessed/SOH	$13,854,210	$14,312,880	$13,854,210	$13,854,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$13,854,210	$14,312,880	$13,854,210	$13,854,210

Sales History

Date	Type	Price	Book/Page or CIN
6/9/2022	DRR-T	$100	118209565
12/21/2021	SWD-D	$9,000,000	117823766
10/19/2010	SWD-Q	$9,560,000	47478 / 72
6/1/2006	WD	$5,970,000	42435 / 1052
2/1/1988	QCD	$100	15251 / 989

Land Calculations

Price	Factor	Type
$10.00	242,982	SF
Adj. Bldg. S.F. (Card, Sketch)		60219
Eff./Act. Year Built: 1995/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					


60219



Parcel Information

Parcel Id:	484204030010
Owner:	MEDALLION DEERFIELD 3701 LLC
Situs Address:	3701 W HILLSBORO BLVD DEERFIELD BEACH FL 33442
Legal:	GRAND UNION DEERFIELD BEACH 117-12 B PARCEL "A" LESS PT DESC AS,BEG AT NW COR,SLY 298.06,ELY FOR 297.33,NLY 84,ELY 203.60,NLY 209.50,WLY 495.98 TO POB &
Millage Code:	1112
Use Code:	11
Land Value:	$ 2,429,820
Building Value:	$ 11,883,060
Other Value:	0
Total Value:	$ 14,312,880
SOH Capped Value:	$ 13,854,210
Homestead Exempt. Amt:	$ 0
WVD Exempt. Amt:	$ 0
Other Exempt. Amt:	$ 0



Detail by Entity Name

Florida Limited Liability Company
MEDALLION DEERFIELD 3701 LLC

Filing Information

Document Number	L21000463801
FEI/EIN Number	87-3356998
Date Filed	10/26/2021
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	01/18/2022
Event Effective Date	NONE

Principal Address

16690 COLLINS AVE STE 1004
SUNNY ISLES BEACH, FL 33160

Mailing Address

16690 COLLINS AVE STE 1004
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

KLEIN, TED
8030 PETERS RD STE D-104
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Azout, Jacobo
16690 COLLINS AVE STE 1004
SUNNY ISLES BEACH, FL 33160

Title Manager

Sredni, Erwin
16690 COLLINS AVE STE 1004

SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2022	01/17/2022
2023	04/10/2023

Document Images

04/10/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- Merger	View image in PDF format
01/17/2022 -- ANNUAL REPORT	View image in PDF format
10/26/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE AFFIDAVIT

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

Deerfield Beach
Florida

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.

No campaign contributions have been made to sitting City Commissioners in the past four years.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

Not 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.)

Not 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, Cody Miller, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

09/18/2024
Date

SWORN TO AND SUBSCRIBED Before me by means of [X] physical presence or [ ] online notarization, this 18 day of Septemeber, 2024 by Cody Miller (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/29/2027

Commission No.: HH416484

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Notary Public State of Florida
Krystle Marie Brackett
My Commission HH 416484
Expires 6/29/2027

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

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Not Applicable

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leonardo Figueroa, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

09/18/2024
Date

SWORN TO AND SUBSCRIBED Before me by means of [X] physical presence or [ ] online notarization, this 18 day of Septemeber, 2024 by Leonardo Figueroa (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/29/2027

Commission No.: HH416484

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Notary Public State of Florida
Krystle Marie Brackett
My Commission HH 416484
Expires 6/29/2027

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

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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, Erwin Sredni, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

09/18/2024
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 18 day of September, 2024 by Erwin Sredni (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: September 15, 2028.

Commission No.: HH528309.

Patricia Meyerson
(Signature of Notary Public - State of Florida)

PATRICIA MEYERSON
MY COMMISSION # HH 528309
EXPIRES: September 15, 2028

PATRICIA MEYERSON
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

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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Not 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, Jeff Colasanti, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

1/13/2025
Date

SWORN TO AND SUBSCRIBED Before me by means of [X] physical presence or [ ] online notarization, this 13th day of January, 2025 by Jeff Colasanti (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/29/2027

Commission No.: HH416484

Notary Public State of Florida
Krystle Marie Brackett
My Commission HH 416484
Expires 6/29/2027

(Signature of Notary Public - State of Florida)

Krystle M. Brackett
(Print, Type, or Stamp Commissioned Name of Notary Public)

AGENT AUTHORIZATION LETTER

ERWIN SREDNI
MANAGER
MEDALLION DEERFIELD 3701 LLC

16690 Collins Avenue Suite 1004 Sunny Isles Beach, FL 33160 | 305-587-0911 | SA@PriveeCapital.com

May 9, 2024

City of Deerfield Beach
Planning & Development Services
Deerfield Beach, FL 33441

To whom it may concern:

I, Erwin Sredni, give full authorization to Jeff Colasanti, Cody Miller and Leonardo Figueroa of Paragon Development LLC, to submit, receive, sign, and/or transact any communication with representatives of the City of Deerfield Beach in connection with any, and all, types of request(s) associated with the City of Deerfield Beach's DEVELOPMENT PLAN APPLICATION processes.

Sincerely,

Erwin Sredni
Manager
Medallion Deerfield 3701 LLC

PHOTOS OF EXISTING SIGNS


Animal Emergency Clinic of Deerfield Beach
Amazon Locker - Shoreline
ROSS
Deercreek Plaza
Deer Creek Plaza
South Florida
ion
iClean Residential and Commercial Cleaning
Powerline Rd
845
STOP
1
2
3
4
5
6
RockItCoin Bitcoin ATM
Car Wash
Mobil
Hillsboro Blvd
W Hillsboro Blvd


1
ROSS
DRESS FOR LESS


2
ROSS
DRESS FOR LESS

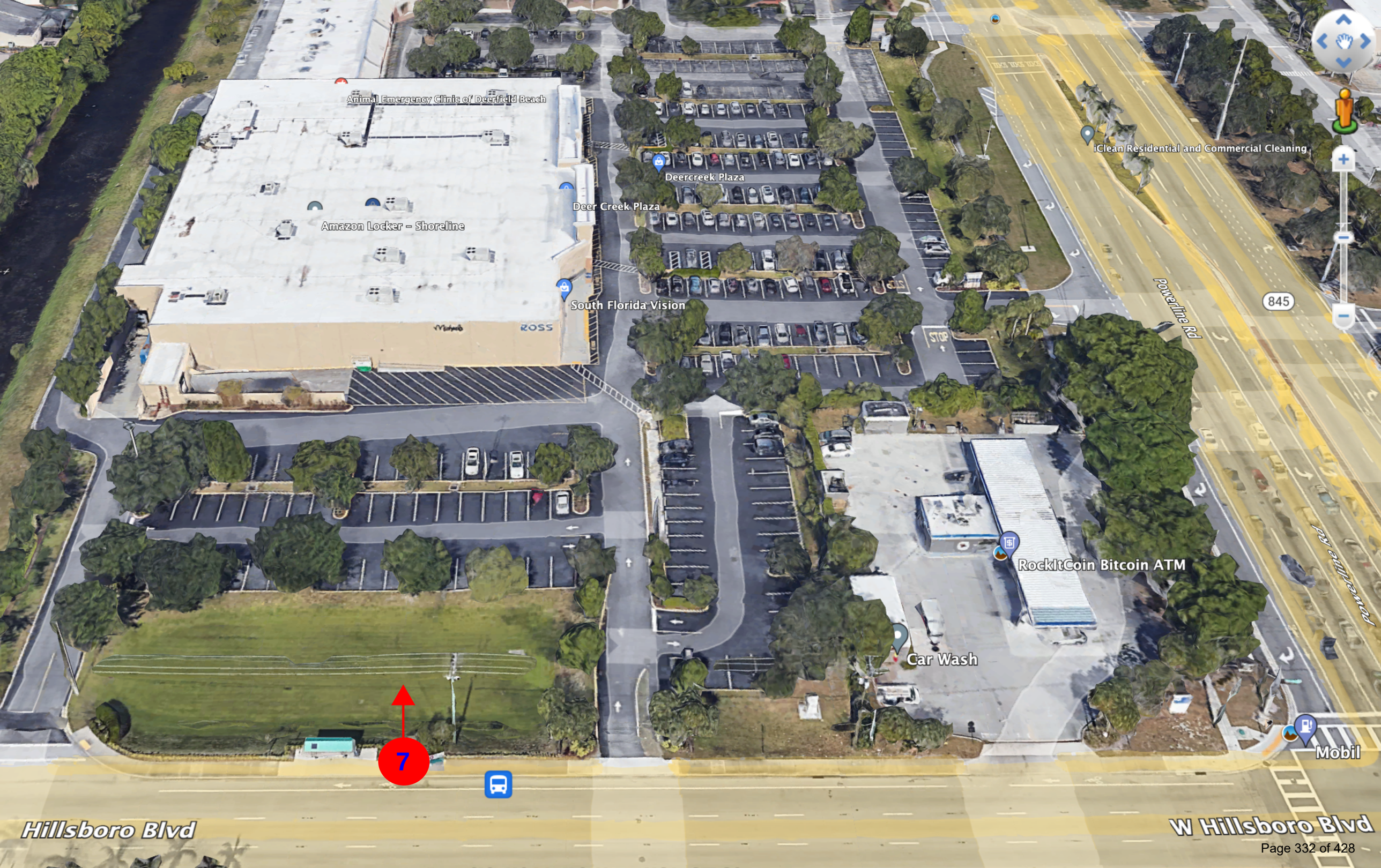

3
ROSS
DRESS FOR LESS
3701


4
ROSS
DRESS FOR LESS
3701

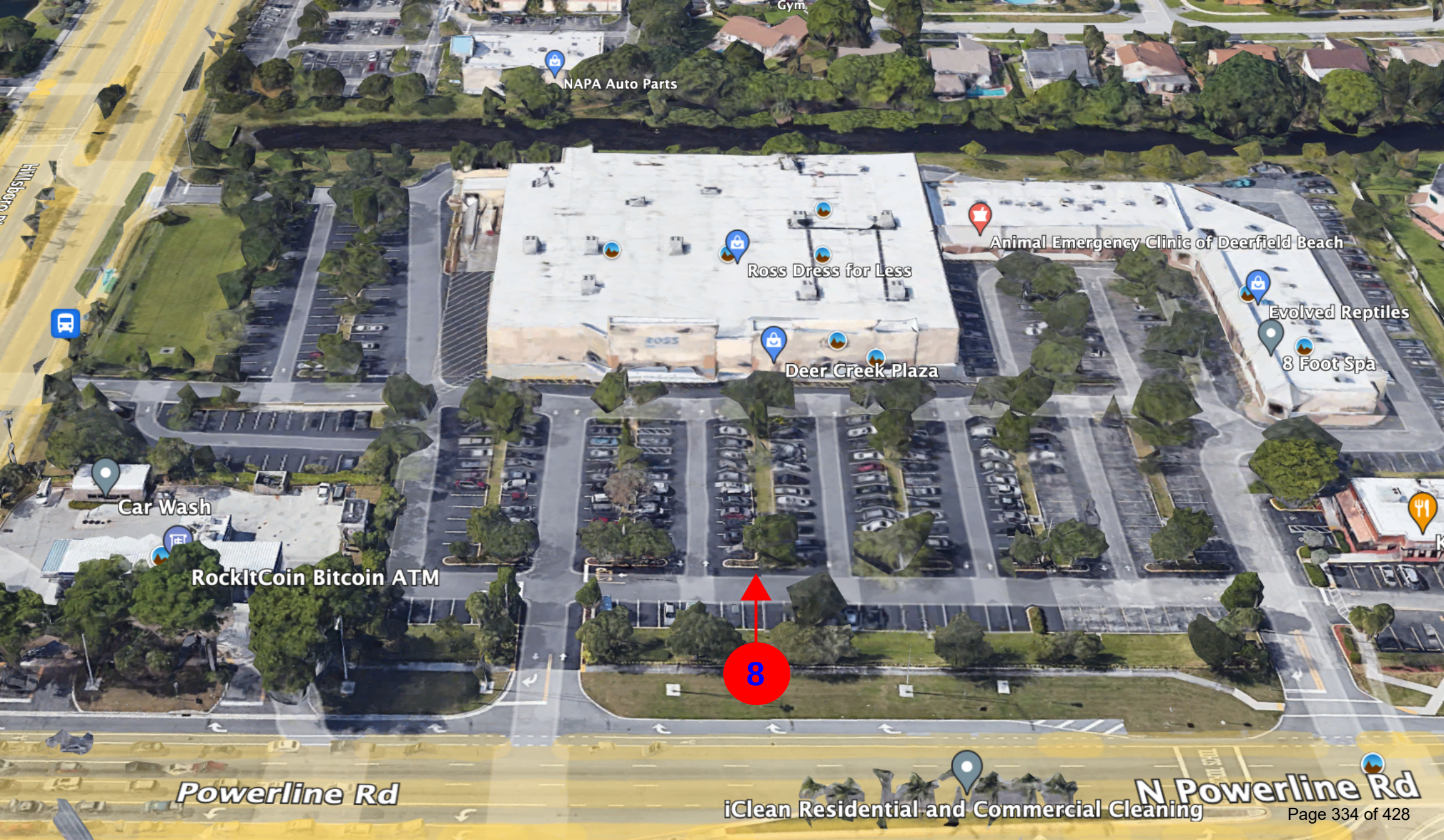

5
ROSS


6
ROSS
DRESS FOR LESS
ROSS
SAVINGS!

PHOTOS OF SITE FROM ADJACENT STREETS


Animal Emergency Clinic of Deerfield Beach
Deercreek Plaza
Deer Creek Plaza
Amazon Locker - Shoreline
South Florida Vision
ROSS
iClean Residential and Commercial Cleaning
Powerline Rd
845
STOP
RockItCoin Bitcoin ATM
Car Wash
Mobil
7
Hillsboro Blvd
W Hillsboro Blvd


7
ROSS


Gym
NAPA Auto Parts
Ross Dress for Less
Animal Emergency Clinic of Deerfield Beach
Evolved Reptiles
8 Foot Spa
Deer Creek Plaza
Car Wash
RockItCoin Bitcoin ATM
8
Powerline Rd
iClean Residential and Commercial Cleaning
N Powerline Rd


8
ROSS
DRESS FOR LESS

SPROUTS FARMERS MARKET

Sprouts Farmers Market #668
SPR -J0011842_306
Deerfield Beach, FL
February 14, 2025

Allen Industries
YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Customer Approval / Signature	
Signature:	**Date:**

SPROUTS FARMERS MARKET

STORE NUM.: 668

CROSS STREETS: W. Hillsboro Blvd. and N. Powerline Rd.

ADDRESS: 3701-B W. Hillsboro Blvd.
Deerfieled Beach, FL 33442

WALL SIGNS:

Building Elevation	Area Allowed per Elevation	Signs Allowed per Elevation	LTR Height Allowed	PROPOSED Sq. Footage	PROPOSED Sign Type
North	n/a	n/a	n/a	n/a	n/a
South	n/a	n/a	n/a	n/a	n/a
East	100	1	n/a	149.875	48" MID*
West	n/a	n/a	n/a	n/a	n/a
Total	100 SF	1	n/a	149.875	48" MID

NOTES: Backers do count in SF calculation. Need to be clear these are flush mounted to different color of same wall. Code only allows one sign per elev. and would be limited to *custom 38" MID.

WINDOW SIGNS:

Building Elevation	Area Allowed per Code or LL	PROPOSED Sq. Footage
North	25% of glass area - no permit	n/a

FREESTANDING SIGNS:

Freestanding Signs:	Panel Size - Area or Dimensions	Panel Location:
street: Hillsboro Blvd	8'-0" X 2'-7"	Top/Bottom alternate sides
street: Powerline Rd	8'-0" X 2'-7"	Top/Bottom alternate sides

NOTES: Only two tenant panels. Sprouts will alternate position on each side of monument signs

VARIANCE IF REQUIRED / LIKELIHOOD

Variance: Presented as indicated for approval.

Likelihood: High

ADDITIONAL SIGNS / TEMPORARY SIGNAGE:

Banners are not allowed and will have to be displayed at-risk. Pages will be removed from permit sign package

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Client: Sprouts Farmers Market #668

Address: 3701 W Hillsboro Blvd
Deerfield Beach, FL

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	2 of 9

File Name: SPR -J0011842_Deerfield Beach, FL_306

Sales:	Design:	PM:
House	DE	ET

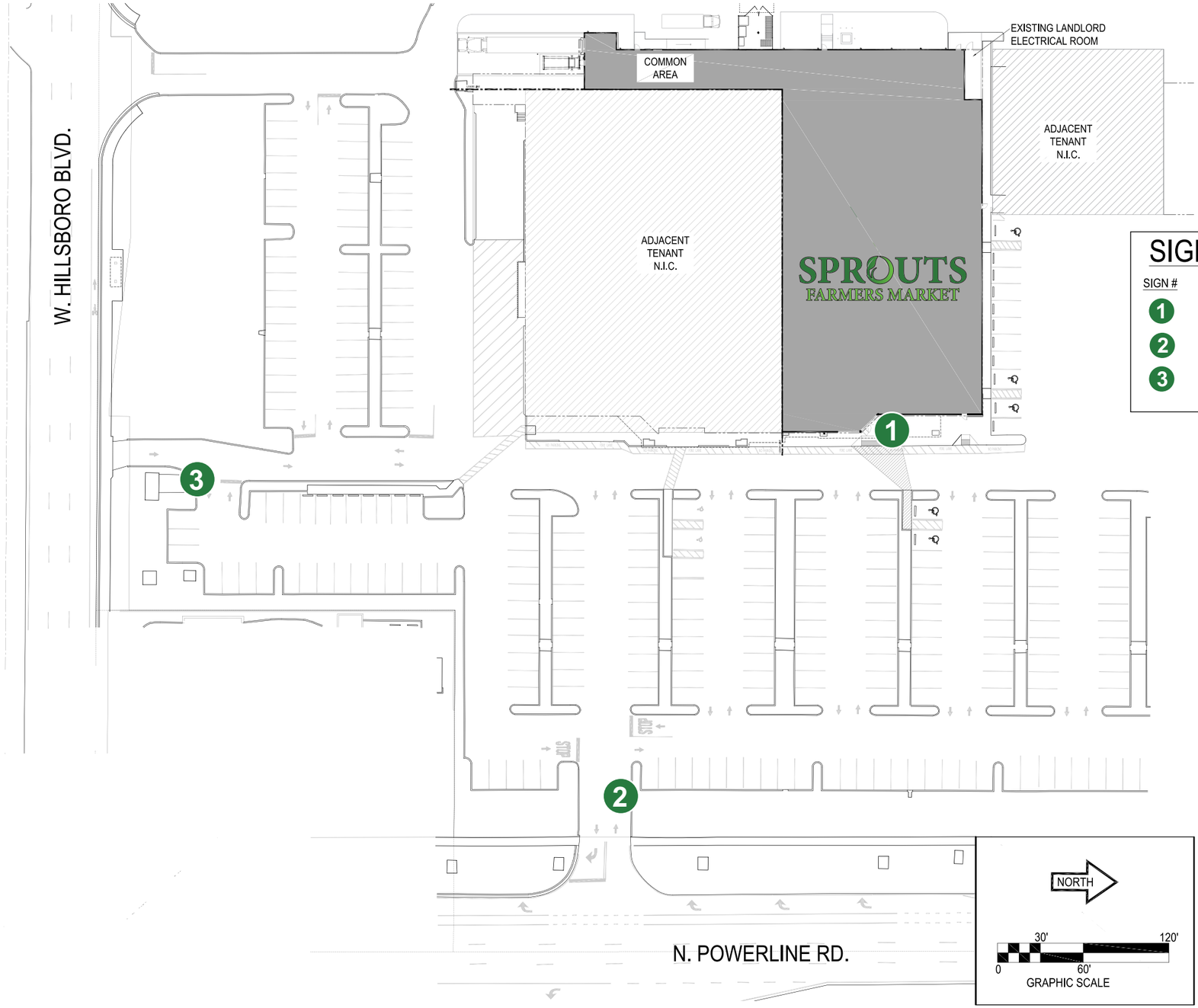
#	Date	Description	Initial
1	12/06/24	301	DE
2	12/27/24	302	DE
3	01/16/25	303	TH
4	02/06/25	304	DE
5	02/13/25	305	DE
6	02/14/25	306	DE

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: | Approval Date:

Site Plan

Proposed



SIGNAGE SITE PLAN

SIGN #	LOCATION	SIGN TYPE
1	EAST ELEVATION	ILLUM. CHANNEL LETTERS FLUSH MOUNTED
2	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE
3	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE

NOTE: THE PURPOSE OF THE SITE SIGNAGE - SITE PLAN IS TO IDENTIFY THE LOCATIONS OF SIGNAGE ONLY. SHOULD CONFLICTING DETAILS ARISE BETWEEN THIS PLAN AND THE SHOPPING CENTER PLAN (EXHIBIT A), THE SHOPPING CENTER PLAN (EXHIBIT A) SHALL GOVERN.

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Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	3 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

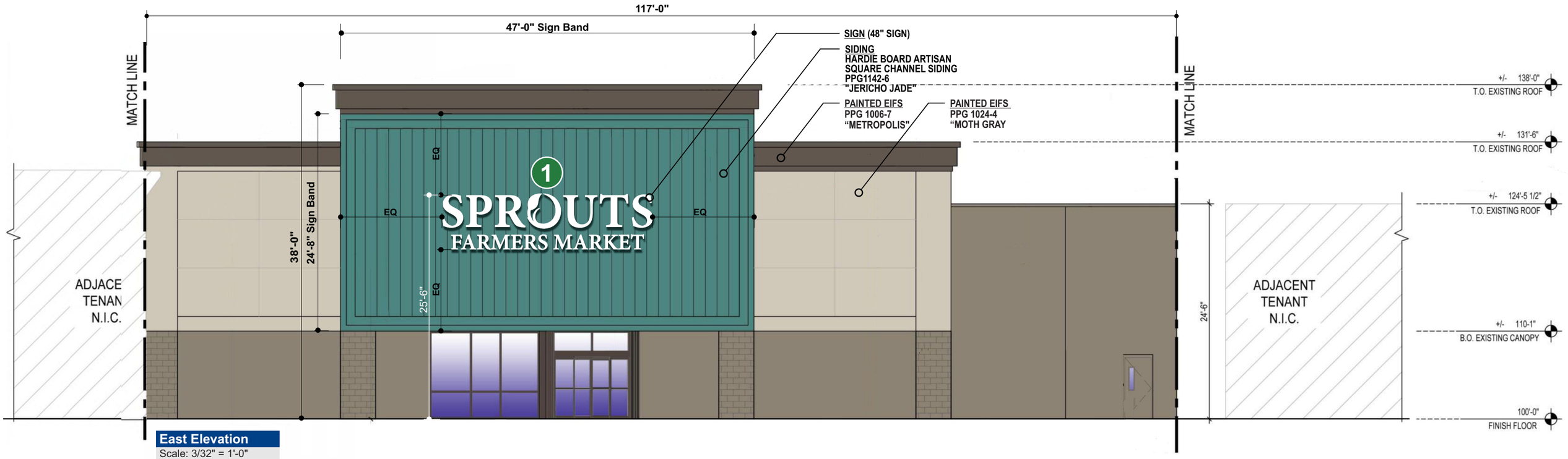
Sales:	Design:	PM:
House	DE	ET

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Client Signature: | Approval Date:



East Elevation
Scale: 3/32" = 1'-0"

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Address: **3701 W Hillsboro Blvd**
Deerfield Beach, FL

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	4 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

Sales:	Design:	PM:
House	DE	ET

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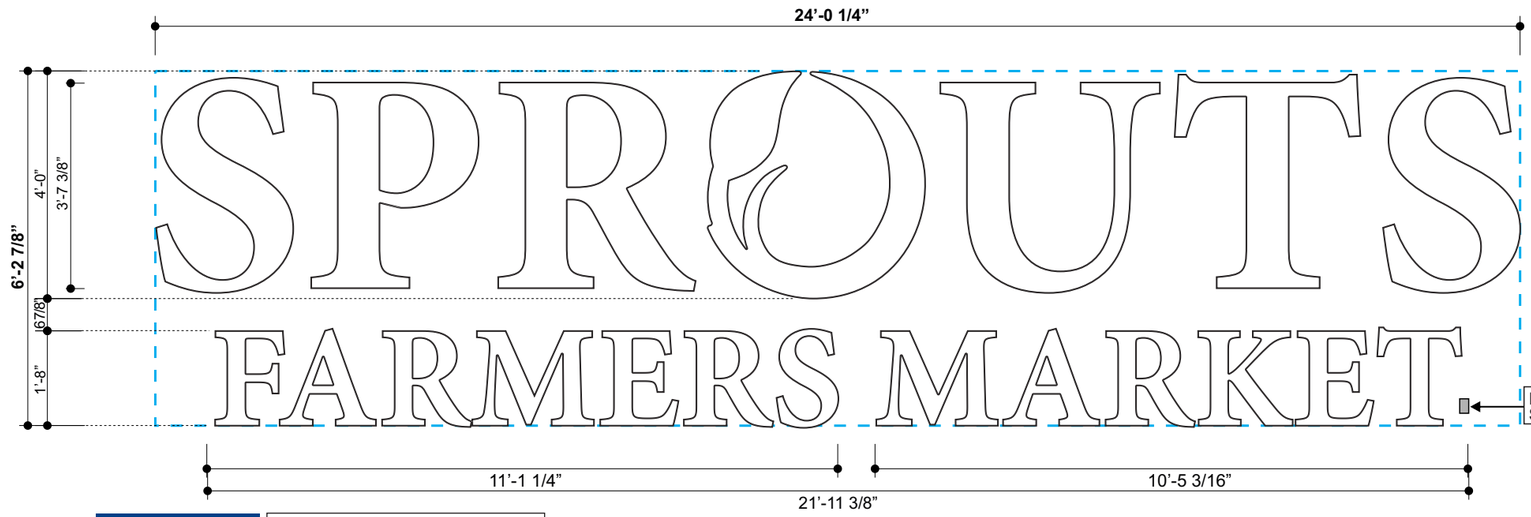
Client Review Status
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Client Signature:

Approval Date:

1 48" Main ID Sign

Illuminated Channel Letters



Front Elevation TOTAL SQ. FT. = 149.875

Scale: 3/8"=1'-0"



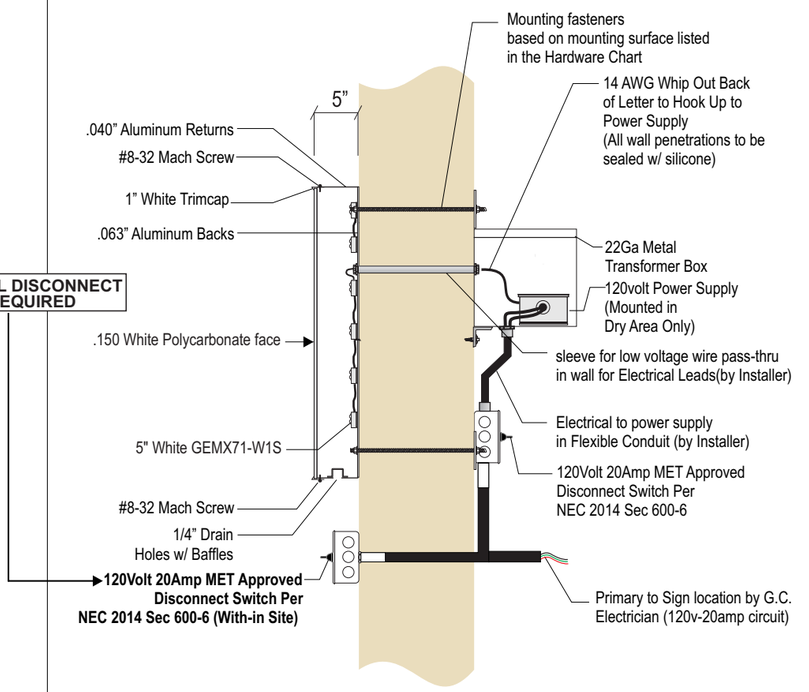
Night View

Channel Letter Section

REMOTE CHANNEL LETTER SECTION VIEW

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE



Color Specifications

- White Polycarbonate
- Prefinished White
- White Trim Cap

Hardware Mounting Chart

Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Signs and Raceways			
3/8" Zinc Plated Steel Threaded Rod Thru Wall	●	●	●
1/2" Lags with Shields	●		
1/2" Lag Bolts		●	
3/8" Toggle Bolts			●
Letters			
1/4" x 2-1/4" Tapcons	●		
Flathead Stainless Screws		●	●

Allen Industries FILE NUMBER: E212503 | Listed MET E212503 | Electric Sign Complies with UL48 | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Client: **Sprouts Farmers Market #668**

Address: **3701 W Hillsboro Blvd Deerfield Beach, FL**

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	5 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

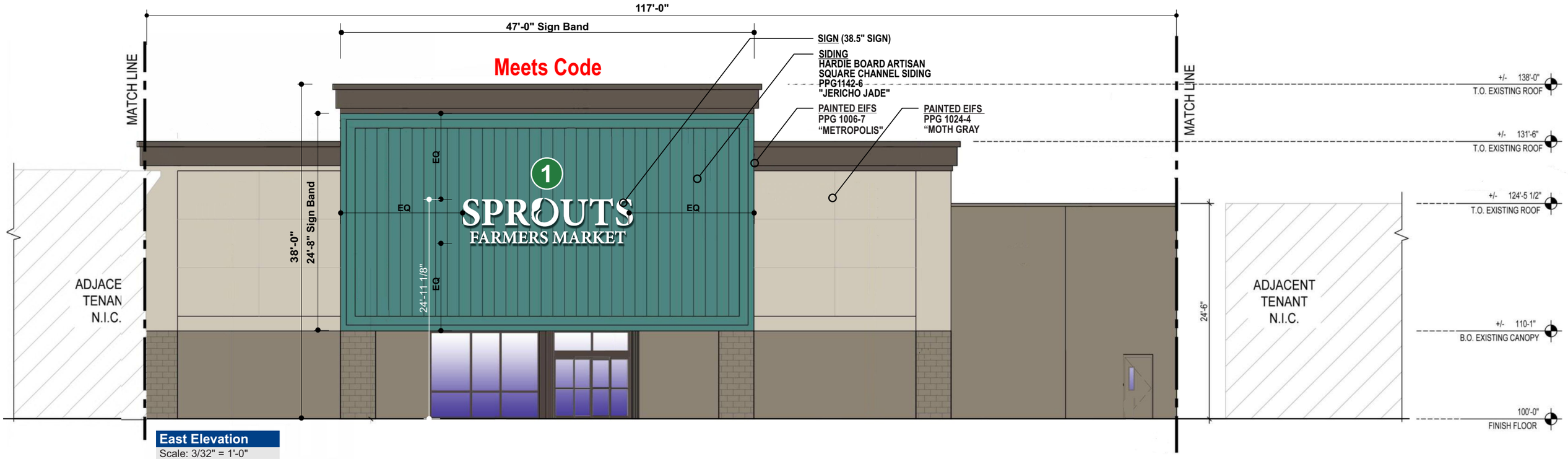
Sales:	Design:	PM:
House	DE	ET

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6	02/14/25	306	DE

Client Review Status

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Client Signature: | Approval Date:



East Elevation
Scale: 3/32" = 1'-0"

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Client: **Sprouts Farmers Market #668**

Address: **3701 W Hillsboro Blvd**
Deerfield Beach, FL

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	6 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

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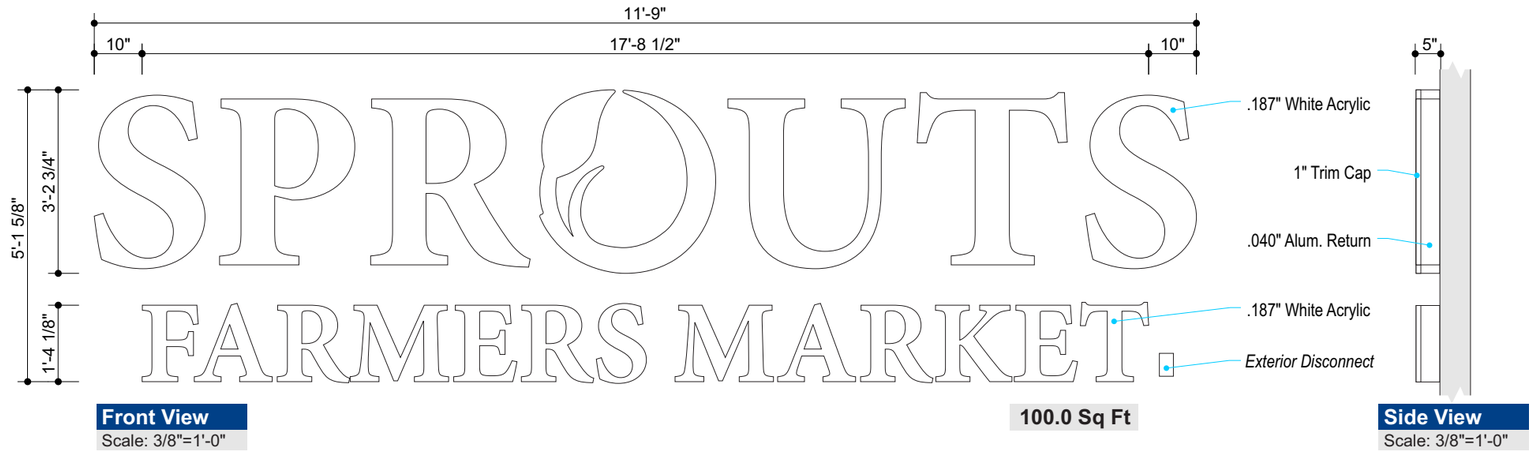
Client Signature:

Approval Date:

1 38.5" Main ID Sign

Illuminated Channel Letters

Meets Code



Front View
Scale: 3/8"=1'-0"

100.0 Sq Ft

Side View
Scale: 3/8"=1'-0"

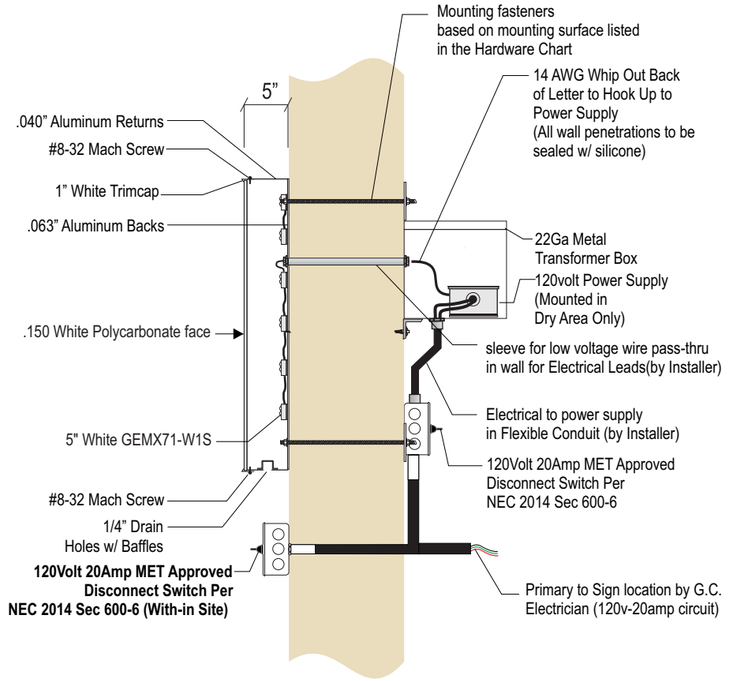


Night View

Channel Letter Section

REMOTE CHANNEL LETTER SECTION VIEW

LOW VOLTAGE L.E.D. LIGHTING SYSTEM
U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE



Color Specifications

- White Polycarbonate
- Prefinished White
- White Trim Cap

Hardware Mounting Chart

Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.	Masonry	Wood	Metal
Signs and Raceways			
3/8" Zinc Plated Steel Threaded Rod Thru Wall	●	●	●
1/2" Lags with Shields	●		
1/2" Lag Bolts		●	
3/8" Toggle Bolts			●
Letters			
1/4" x 2-1/4" Tapcons	●		
Flathead Stainless Screws		●	●

Allen Industries FILE NUMBER: E212503 | Listed MET E212503 | Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

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Address: **3701 W Hillsboro Blvd Deerfield Beach, FL**

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	7 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

Sales:	Design:	PM:
House	DE	ET

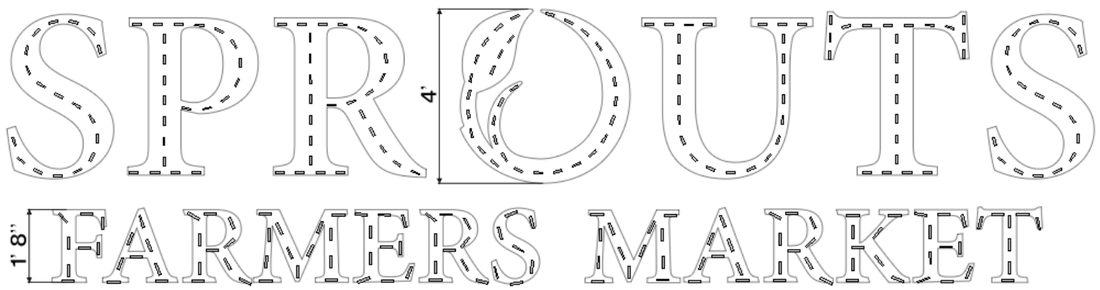
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6	02/14/25	306	DE

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Client Signature: | Approval Date:

1 48" Main ID Sign

Illuminated Channel Letters
LED Layout



Material Breakdown		
MAX 71K (24V) Small	Modules	24V P/S
S	18	P/S 1
P	22	
R	27	
O	32	
U	24	P/S 2
T	23	
S	18	
F	8	
A	8	
R	10	
M	13	P/S 3
E	10	
R	10	
S	7	
M	13	
A	8	
R	10	
K	9	
E	10	
T	8	

DIMMABLE POWER SUPPLY	5 YEAR WARRANTY POWER SUPPLY	5 YEAR WARRANTY POWER SUPPLY	10 YEAR WARRANTY POWER SUPPLY
GEPS24D-100U-NA	Sku# 93137579 - GEPS24-100U-GLX2	Sku# 95054945 - GEPS24LT-100U-NA	Sku# 93137578 - GEPS24-100U-TT

1) **THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY** and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination.
2) **LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY.** The sign manufacturer must verify module placement and quantity to ensure even illumination.
3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity, & functionality.
5) For detailed information refer to the applicable Tetra® product found under Signage; https://products.gecurrent.com/led-signage-lighting

TECHNICAL SUPPORT:
888-694-3533

EMAIL: tetradrawings@gecurrent.com

Sign Type	Illumination	Primary Circuit (120 VAC)	SKU	Description	Name	Quantity
CHANNEL LETTERS	FACE LIT	3.3 Amps	93098199	GEMX2471-W1S	MAX 71K (24V) Small	288 Modules 192 Ft
Can Depth / LED Distance From Face	Power Supply Location	Sign Area				
5" / N/A	REMOTE	48.69 Sq Ft				
Special Instructions		Total Module Watts				
		179.71 Watts	SEE OPTIONS ABOVE	100W - 24V DRIVER	100W - 24V DRIVER	3 Ea
			-	-	-	
Notes						
		Total Lumens				
		28800.00 Lumens	191600041		Wire Connector	46 Ea
		591.50 Lumens/Sq Ft	9409		18 AWG Supply Wire	110 Ft

Current

Drawn By: SN
Checked By: SN
Date: 11-22-24

Job Name: SPROUTS
Customer Name:

Drwg #: 106145 - 01 Rev -

PAGE 1 of 1

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Client: **Sprouts Farmers Market #668**

Address: **3701 W Hillsboro Blvd Deerfield Beach, FL**

Date:	Estimate #:	Job #:	Page #:
09/25/23	E9570	J0011842	8 of 9

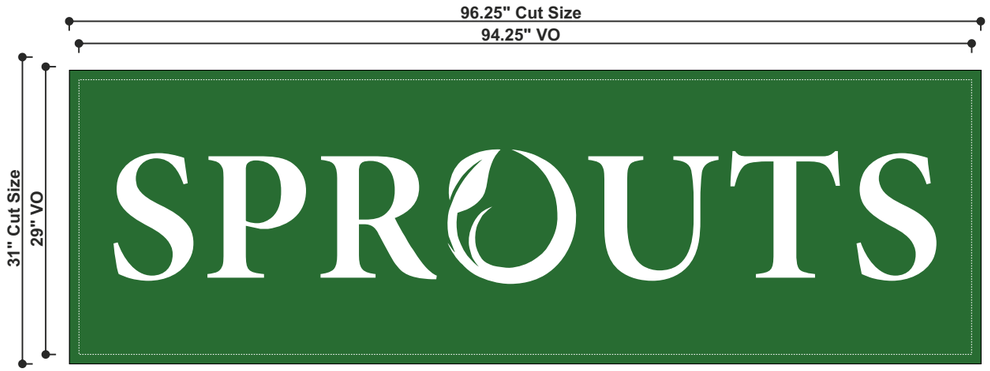
File Name: **SPR -J0011842_Deerfield Beach, FL_306**

Sales:	Design:	PM:
House	DE	ET

#	Date	Description	Initial
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Client Signature: | Approval Date:



Front Elevation
Scale: 3/4"=1'-0"

Sq. Ft. = 20.66

3M 3630-126 Dark Emerald Green Vinyl Graphics applied 1st surface to White polycarbonate
QUANTITY: 2 EACH

Color Specifications

- 3M 3630-126 Dark Emerald Green
  PMS 2465 Green
- White Polycarbonate (Verify)

Proposed 4





Proposed 5





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09/25/23	E9570	J0011842	9 of 9

File Name: **SPR -J0011842_Deerfield Beach, FL_306**

Sales:	Design:	PM:
House	DE	ET

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Client Signature:

Approval Date:

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-125

Agenda Date: 4/1/2025

Status: QUASI-JUDICIAL PUBLIC HEARINGS

In Control: City Commission

Title
P.H. 2025-054: Application: Technical Deviation Case 2635

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant is requesting a Technical Deviation of 41 less parking spaces than required to allow a house of worship to operate with 32 allocated spaces rather than the 73 spaces required by Code. There are no other technical deviations in effect for this site.

The Applicant is seeking a Technical Deviation (Case 2635) in accordance with Section 98-88(q)(ii) of the Land Development Code. Section 98-88(g) of the Code requires one parking space per four seating spaces in the main auditorium or chapel area of churches, temples or places of worship. Section 98-88(q) of the Land Development Code indicates that a technical deviation may be granted by meeting one of three criteria identified in the Code. The Applicant is seeking relief under the second criteria which states:

"It is found that the arrangement of uses in close proximity to the proposed use is such that, when combined with available mass transit or other uses which are likely to provide parking for patrons of the proposed use without the necessity of seeking a different parking space, is such that the strict application of the off-street parking ordinance requirements would be inequitable to the applicant, or unnecessary to protect the public interest, or would be in excess of that needed to provide sufficient parking for the proposed use."

The Applicant has provided information demonstrating hours of operation for adjacent businesses in the same plaza that generally operate Monday through Friday during normal business hours. The Applicant's use of the site would differ significantly with a larger need for parking spaces on Wednesdays after 5:00 pm and all day on Sundays. The Applicant has also provided information from the Owner about the shared parking arrangement under their lease, including the availability of 83 parking spaces on Sundays.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A TECHNICAL DEVIATION APPLICATION FROM NEW HOPE BRAZILIAN BAPTIST CHURCH, INC. IN ACCORDANCE WITH SECTION 98-88(Q) OF THE DEERFIELD BEACH LAND DEVELOPMENT CODE TO PERMIT A CHURCH ON THE PROPERTY LOCATED AT 2100-2150 SW 10TH STREET, SUITE A, TO OPERATE WITH A TOTAL OF 32 ALLOCATED PARKING SPACES IN LIEU OF THE MINIMUM 73 PARKING SPACES REQUIRED BY THE CODE (CASE NO. 2635); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, a technical deviation application (the "Application") has been submitted to the City by New Hope Brazilian Baptist Church, Inc. (the "Applicant") seeking a technical deviation (Case No. 2635) to permit a church on the property located at 2100-2150 SW 10th Street, Suite A, to operate with a total of 32 allocated parking spaces in lieu of the minimum 73 parking spaces required by the City's Land Development Code (the "Technical Deviation"); and

WHEREAS, the site is an approximately 3.14 acre parcel legally described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF PAR A;W 240.38 TO P/C;WLY & SLY AN ARC DIST OF 41.23;SLY & WLY AN ARC DIST 124.13 TO P/T;W 91.82 TO POB, as more particularly described in the file, and generally located at 2100-2150 SW 10th Street, Deerfield Beach, Florida (the "Property"); and

WHEREAS, the Applicant is currently preparing the existing Suite A on the Property for use as a church (the "Use"); and

WHEREAS, under the City's Land Development Code (the "Code"), the Use would require 73 allocated parking spaces, and the Applicant is requesting a technical deviation of 41 less allocated spaces to establish the Use at the Property with 32 total allocated parking spaces; and

WHEREAS, in order to provide for adequate parking, the Applicant has submitted documentation about the shared parking arrangement under their lease with the Property owner, including 83 parking spaces available for use by the Applicant on Sundays, and information regarding the hours of operation for adjacent businesses in the same plaza that generally operate Monday through Friday during normal business hours, with Applicant's parking needs differing significantly with a larger parking need on Wednesdays after 5:00 p.m. and all day on Sundays; and

WHEREAS, the City Commission has determined that the Applicant has demonstrated compliance with the requirements of Section 98-88(q) of the Code for the granting of the Technical Deviation; and

WHEREAS, based upon the evidence in the record and presented at the hearing before the City Commission, the City Commission finds that, with the exception of the quantity of parking spaces for which the Applicant has requested a Technical Deviation, all applicable Land Development Code requirements have been met.

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 Technical Deviation for the Use at the Property located at 2100-2150 SW 10th Street, Suite A, Deerfield Beach, Florida, subject to the conditions set forth in the Application, including, but not limited to, the hours of operation and parking and traffic management plan, which 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 of this Resolution as a whole or in part other than the part declared to be invalid.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A TECHNICAL DEVIATION APPLICATION FROM NEW HOPE BRAZILIAN BAPTIST CHURCH, INC. IN ACCORDANCE WITH SECTION 98-88(Q) OF THE DEERFIELD BEACH LAND DEVELOPMENT CODE TO PERMIT A CHURCH ON THE PROPERTY LOCATED AT 2100-2150 SW 10TH STREET, SUITE A TO OPERATE WITH A TOTAL OF 32 ALLOCATED PARKING SPACES IN LIEU OF THE MINIMUM 73 PARKING SPACES REQUIRED BY THE CODE (CASE NO. 2635); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, a technical deviation application (the "Application") has been submitted to the City by New Hope Brazilian Baptist Church, Inc. (the "Applicant") seeking a technical deviation (Case No. 2635) in order to permit a church on the property located at 2100-2150 SW 10th Street, Suite A, to operate with a total of 32 allocated parking spaces in lieu of the minimum 73 parking spaces required by the City's Land Development Code (the "Technical Deviation"); and

WHEREAS, the site is an approximately 3.14 acre parcel legally described as COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF PAR A;W 240.38 TO P/C;WLY & SLY AN ARC DIST OF 41.23;SLY & WLY AN ARC DIST 124.13 TO P/T;W 91.82 TO POB, as more particularly described in the file, and generally located at 2150 SW 10th Street, Deerfield Beach, Florida (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 Applicant has not demonstrated compliance with the requirements of the Code for the granting of the Technical Deviation.

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 denies the Technical Deviation for the Property located at 2100-2150 SW 10th Street, Suite A.

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 of this Resolution as a whole or in part other than the part declared to be invalid.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

CITY OF DEERFIELD BEACH, FLORIDA
CITY COMMISSION
NOTICE OF QUASI-JUDICIAL PUBLIC HEARING

YOU ARE HEREBY NOTIFIED of a Quasi-Judicial Public Hearing before the City Commission on **Tuesday, April 1, 2025** 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) to consider the following:

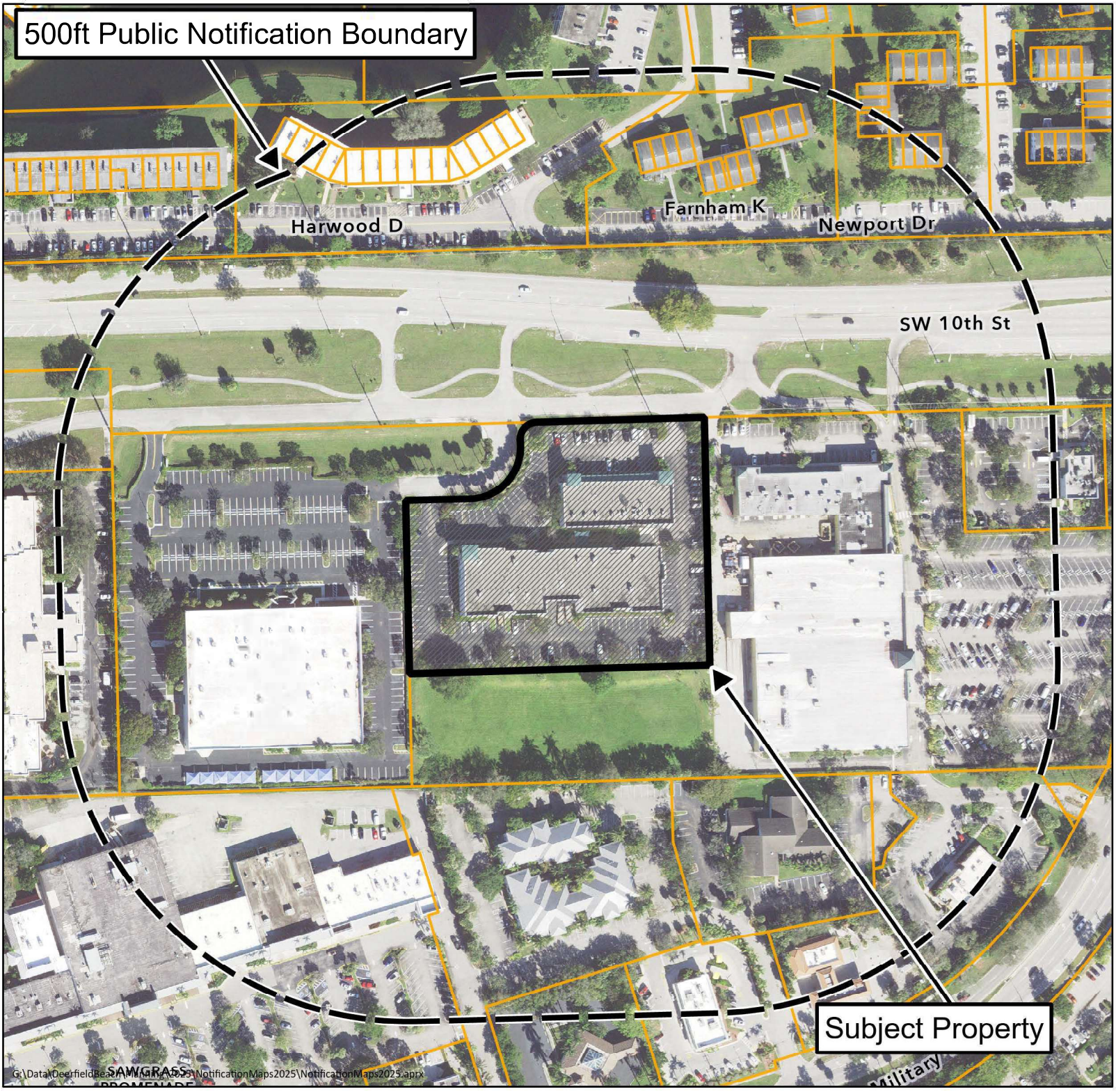
P.H. 2025-054: APPLICATION: TECHNICAL DEVIATION CASE #2635
Applicant: **NEW HOPE BRAZILIAN BAPTIST CHURCH, REPRESENTED BY RAPHAEL CARVALHO**
Proposal: Seeking approval of a TECHNICAL DEVIATION of forty-one (41) parking spaces in accordance with Section 98-88(q)(ii) of the Deerfield Beach Land Development Code to permit a house of worship use to operate with thirty-two (32) allocated spaces, in lieu of seventy-three (73) spaces as required by Code.
Location: The property is generally described as THE CENTRE OF DEER CREEK 110-3 B PARCEL C, and located at **2100-2150 SW 10 ST.**

You may either be present in person at the Quasi-Judicial Public Hearing or attend online or by telephone utilizing Zoom, represented by counsel or letter. All interested persons take due notice of the time and place of these Public Hearings and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting 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.) Anyone desiring a verbatim transcript shall have the responsibility, at his own expense, to arrange for the transcript.

Any person requiring auxiliary aids and services at this 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.

CITY OF DEERFIELD BEACH, FLORIDA
BY: HEATHER MONTEMAYOR, CMC, CITY CLERK



Public Hearing Notice Map

Technical Deviation Case #2635

2100-2150 SW 10 ST

N
W E
S

0 200 Feet

Deerfield Beach
Florida

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

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: NEW HOPE BRAZILIAN BAPTIST CHURCH (BLD PERMIT APP#: 39192125)

Property Owner: GENEVA 2100 LLC

Applicant (if different from Owner): NEW HOPE BRAZILIAN BAPTIST CHURCH, INC.

Agent (if different from Owner/Applicant): _____

Address of Property: 2150 SW 10TH ST, STE A, DEERFIELD BEACH, FL 33442

Legal Description of Property (lot, block, tract, subdivision): COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM ATNW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF PAR A;W 240.38 TO P/C;WLY & SLY AN ARC DIST OF 41.23;SLY & WLY AN ARC DIST 124.13 TO P/T;W 91.82 TO POB

Description of Project: REMODEL OF STE A / TENANT IMPROVEMENT. (TECHNICAL DEVIATION)

New Development (Y/N):		Modification to Existing Development (Y/N):	
Zoning District:		Future Land Use Category:	
Existing Use:		Proposed Use:	
Lot Area (acres):		Number of Dwelling Units (proposed):	
Sq. Ft. of Structure (existing):		Sq. Ft. of Structure (proposed):	

Agent Signature:	Emanuel Carvalho	Owner Signature:	Jarred Elmar
Name Printed:	Emanuel Carvalho	Name Printed:	Jarred Elmar
Address:	4301 N Federal Hwy, Pompano Beach, FL 33064	Address:	2150 SW 10TH ST, STE B, DEERFIELD BEACH, FL 33442
Telephone:	954-422-0704	Telephone:	954-617-8110
Email:	emanuelruca@hotmail.com	Email:	tahira@genevagp.com
CC:	astelaresidential@gmail.com		

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

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.

I confirm that I have not induced, attempted to offer, solicited, or knowingly assisted any person in violating the City of Deerfield Beach Ethics Code.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

I confirm that neither I nor any officers, directors, shareholders, or partners of my organization have made any campaign contributions to sitting City Commissioners in the past four (4) years.

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.)

City of Deerfield Beach
JAN 28 2025
Received
Planning & Dev. Svcs.

I confirm that I have not committed any violations of the Ethics Code, nor have I or my agents taken any actions that would require reporting or rectification.

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, **Emanuel Carvalho**, have received a copy of the ordinance and understand the ordinance requirements.

Applicant **NEW HOPE BRAZILIAN BAPTIST CHURCH, INC.**

Signature _____ Date 1/27/25

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 27th day of January, 2025 by Emanuel Carvalho (Affiant), who is personally known to me or has produced DL identification.

My commission expires: 10/10/2026

Commission No.: #HH320417

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

IRERY GOMEZ
Commission # HH 320417
Expires October 10, 2026

City of Deerfield Beach
JAN 28 2025
Received
By Planning & Zoning Svcs.

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

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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.

I confirm that I have not induced, attempted to offer, solicited, or knowingly assisted any person in violating the City of Deerfield Beach Ethics Code.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

I confirm that neither I nor any officers, directors, shareholders, or partners of my organization have made any campaign contributions to sitting City Commissioners in the past four (4) years.

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.)

City of Deerfield Beach FEB 20 2025 Received Planning & Dev. Servs.

I confirm that I have not committed any violations of the Ethics Code, nor have I or my agents taken any actions that would require reporting or rectification.

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, **Jarred Elmar (Owner)**, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

2/20/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 20 day of February, 2025 by Jarred Elmar (Affiant), who is personally known to me or has produced personally know identification.

My commission expires: 7/5/27

Commission No.: _____

JENNAFER BELABIN
Notary Public - State of Florida
Commission # HH 417734
My Comm. Expires Jul 5, 2027
Bonded through National Notary Assn.

(Signature of Notary Public - State of Florida)

Jennafer Belabin
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Application No. _____
Submittal Date: _____

Deerfield Beach
Florida

ATTACHMENT D
APPLICATION FOR TECHNICAL DEVIATION

Pursuant to Code Section 98-88(q).- *Off Street Parking and Loading.*

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

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.

☐ **Business Tax Receipt Application** (*if applicable*)

☐ **Dimensioned Floor Plan** and/or site sketch showing proposed use in relation to the building and/or site.

☐ **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.

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

A. PROPOSED TECHNICAL DEVIATION

Provide the following calculations in the table below:

	Required	Existing	Proposed	Change (+/-)
Total number of parking spaces	208	167	167	41
Total number of ADA-accessible parking spaces	7	6	0	1

B. DEMONSTRATION OF COMPLIANCE WITH TECHNICAL DEVIATION CRITERIA

(Attach additional page(s) if more space is needed)

Section 98-88(q) of the Deerfield Beach Land Development Code states: *one the following requirements must be met in order to receive a technical deviation. The burden of proving that one of the requirements is met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.*

The City Commission may grant a technical deviation from the requirements of the off-street parking requirements as it deems justified based upon the criteria described below with any conditions it deems necessary to assure that the reasonable parking needs of the use are provided for.

Application WILL NOT be accepted without a specific statement in response to either i, ii, or iii on the following pages.

i. The applicant affirmatively demonstrates that the application for off-street parking requirements places restrictions upon the use of the proposed development which make the off-street parking requirements excessive in view of the use limitations being voluntarily placed upon the proposed use (provided said use restrictions are included in an enforceable development agreement). It shall be the burden of the applicant to propose, with its application, the voluntary restriction:

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Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

ii. It is found that the arrangement of uses in close proximity to the proposed use is such that, when combined with available mass transit or other uses which are likely to provide parking for patrons of the proposed use without the necessity of seeking a different parking space, is such that the strict application of the off-street parking ordinance requirements would be inequitable to the applicant, or unnecessary to protect the public interest, or would be in excess of that needed to provide sufficient parking for the proposed use:

In the case of NEW HOPE BRAZILIAN BAPTIST CHURCH, INC, strict enforcement of the off-street parking requirement is unnecessary and inequitable. The church's primary hours of operation on Sunday mornings do not conflict with the operational hours of other tenants within the plaza. Businesses such as VA OUTPATIENT CLINIC, NATIONAL SHELL CONTRACTORS, and GENEVA GROUP 2100 LLC are closed on Sundays, leaving 97 available spaces that the church can utilize without interfering with other businesses. Additionally, the property owner has granted the church 83 designated parking spaces on Sundays, which exceeds the required 73 spaces mandated by the zoning code.

For Wednesday evening worship, about 50 people attend, requiring 13 parking spaces per zoning code. However, all the businesses mentioned close by 5:00 PM, leaving 97 parking spaces available for the church without affecting other tenants.

Given these considerations, the technical deviation should be granted because the current parking allocation and available overflow solutions sufficiently meet the church's needs without negatively impacting other tenants or the public interest. Strict enforcement of the code would result in unnecessary hardship for the church and would not account for the unique usage patterns and collaborative efforts already in place.

iii. A study is provided by a qualified traffic engineer or (AICP) certified planner indicating that, for the specific use, considering any use restrictions, other unique characteristics of the area, or other specific elements unique to the development, strict application of the off-street parking requirements will make it inequitable to the applicant or unnecessary to protect the public interest to apply the specific requirements of the off-street parking ordinance and that sufficient parking to serve the proposed development exists with the granting of the technical deviation:

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150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

NEW HOPE BRAZILIAN BAPTIST CHURCH, INC.
BUSINESS PLAN / OPERATION NARRATIVE

Address: 2150 SW 10th St, Suite A, Deerfield Beach, FL 33442
Prepared For: Deerfield Beach Planning and Zoning Division (Technical Deviation Application)
Date: February 28, 2025

1. **INTRODUCTION:**
    a. New Hope Brazilian Baptist Church, Inc. is a faith-based organization dedicated to serving the spiritual and community needs of the Brazilian-American community in Deerfield Beach. Our mission is to provide a welcoming place for worship, fellowship, and outreach programs that support our members and the broader community.

2. **INTENDED USE OF THE SPACE:**
    a. The space will primarily be used for religious services, educational programs, community gatherings, and administrative functions. The following activities will take place regularly:
        i. **Worship Services –** Weekly services include Sunday morning and Wednesday evening worship.
        ii. **Bible Study & Classes –** Educational programs for adults and children, held on Sunday mornings.
        iii. **Community Outreach –** Events such as one-to-one counseling services.
        iv. **Youth and Family Ministries –** Special activities for children, youth, and families, including recreational events.
        v. **Administrative Work –** Space designated for church leadership and staff to manage operations, coordinate events, and provide pastoral care. Currently, there are only two employees during normal business hours.

3. **HOURS OF OPERATION:**
    a. The church will operate within the following schedule:

DAY	HOURS OF OPERATION & ACTIVITIES
MONDAY	CLOSED
TUESDAY	9:00 AM - 5:00 PM – Administrative Work & Community Outreach
WEDNESDAY	9:00 AM - 5:00 PM – Administrative Work & Community Outreach 7:30 PM - 9:00 PM – Worship Services
THURSDAY	9:00 AM - 5:00 PM – Administrative Work & Community Outreach
FRIDAY	9:00 AM - 5:00 PM – Administrative Work & Community Outreach
SATURDAY	9:00 AM - 5:00 PM – Administrative Work & Community Outreach
SUNDAY	9:00 AM - 10:00 AM – Bible Study & Classes 10:30 AM - 12:00 PM – Worship Services & Youth and Family Ministries

Note: The church does not operate 24/7 and will be closed when services and activities are not in session.

4. **PARKING & TRAFFIC MANAGEMENT:**
    a. The church recognizes the importance of managing parking to minimize any impact on neighboring businesses and residents.
    b. Services and activities are scheduled in a way that avoids peak business hours of surrounding tenants.

5. **CONCLUSION:**
    a. New Hope Brazilian Baptist Church, Inc. is committed to being a positive presence in the community, ensuring that our operations align with zoning regulations and the needs of surrounding businesses. We appreciate the City's consideration of our request and are available for any further clarifications.

Bldg	Suite	Parking Available for Church	Tenant	Type	Calculation	SF	CSA/Exam Room SF/Seats	Required Parking
2100 (10,000 SF)								
	A-D	NO	Bakery 2000	Restaurant	*Restaurants, eat-in or take-out—One space for each 50 square feet of indoor/outdoor customer service area plus one space for each 400 square feet, or fraction thereof, remaining gross floor area.*	5000	1438	38
	E-H	YES (37 Parking Spaces Available MON - FRI after 4:30PM and ALL DAY on SAT - SUN)	VA Outpatient Clinic	Clinic/Office	*Medical clinics—One parking space for each 50 square feet of floor area used for group counseling or treatment and one parking space for each 200 square feet of remaining floor area.*	5000	788	37
2150 (25,000 SF)								
	A	YES (32 Parking Spaces Available)	New Hope Brazilian Baptist Church	House of Worship	*Churches, temples or places of worship—One space for each four seating spaces in the main auditorium or chapel area.*	10061	293	73
	B	YES (29 Parking Spaces Available MON - FRI after 5:00PM and ALL DAY on SAT - SUN)	Geneva Group	Contractor Office	*Offices, office buildings—One space for each 250 square feet, of gross floor area.*	7239		29
	C	YES (31 Parking Spaces Available MON - FRI after 4:00PM and ALL DAY on SAT - SUN)	National Shell Contractors	Contractor Office	*Offices, office buildings—One space for each 250 square feet, of gross floor area.*	7700		31

Total Available MON - FRI 7:00AM to 5:00PM	32
Total Available MON - FRI after 5:00PM	129*
Total Available ALL DAY on SAT - SUN	129*

Total Required	208
Total Provided	167
Remaining	-41

*Parking regulated per lease (see attached letter from property ownership).

Geneva 2100, LLC

February 28, 2025

RE: Business Hours at 2100-2150 SW 10th Street, Deerfield, Beach, FL

To Whom it May Concern:

The purpose of this letter is to confirm the tenant's (New Hope Brazilian Baptist Church) right to parking in the lease is as follows:

1.15 Tenant's Parking Spaces: Landlord in its sole discretion shall designate the location of Tenant's parking spaces (the "**Parking Zone**"). Tenant shall be entitled to use of forty (40) unreserved parking spaces at the Property's parking facilities in the Parking Zone during normal business hours of 8:00 a.m. to 6:00 p.m. Monday through Friday. After 6:00 p.m. on such days, and on Saturdays, Tenant may have up to fifty (50) cars properly parked in spaces in the Parking Zone. On Sundays, Tenant may have up to eighty-three (83) cars properly parked in spaces in the Parking Zone. Such parking shall be on a first-come, first-serve in common with other tenants at the Property, subject to availability, the rights of other tenants at the Property, and the Rules and Regulations (as defined in **Section 3.1** below). Tenant shall not park any vehicles overnight nor allow any of its employees, agents, contractors, or other invitees to park vehicles overnight. Vehicles parked overnight or vehicles not parked within the Parking Zone, or excessive vehicles will be towed at Tenant's expense and Tenant shall be fully liable for any and all damages arising out of or related to overnight parking, non-compliant parking, or towing in relation thereto, with respect to any of its employees, agents, contractors, or other invitees. Landlord reserves the right in its sole discretion to relocate the Parking Zone from time to time, provided Tenant shall still be able to utilize the same number of spaces at the designated times above. Any time Tenant has a church service or event where it expects to have a number of cars parking, tenant shall have personnel direct the cars or traffic to the Parking Zone and shall ensure its invitees or members are parking in compliance with this Section 1.15 and the Lease.

Our understanding of the business hours for the following businesses is below:

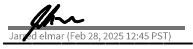
Bakery 2000, 2100 SW 10th Street A-D
Hours: Monday – Saturday 6:00 am to 10:00 pm, Sunday 7:00 am to 10pm

VA Outpatient Clinic, 2100 SW 10th Street E-H
Hours: Monday – Friday 8:00 am – 4:30pm, Saturday and Sunday Closed

Geneva Group, 2150 SW 10th Street, Suite B
Hours: Monday – Friday 8:30 am – 5:00 pm, Saturday and Sunday Closed

National Shell Contractors, 2150 SW 10th Street, Suite C
Hours: Monday – Friday 7:00 am - 5:00 pm, Saturday (as needed), Sunday Closed

Sincerely,



Geneva 2100, LLC
By: 2100 Management LLC, its Auth Member, By: Jarred Elmar, its Manager


NSC
(NEW HOPE) ENTRANCE


ADA PARKING

NEW HOPE BRAZILIAN BAPTIST CHURCH, INC.

ATTACHMENT D APPLICATION FOR TECHNICAL DEVIATION – REVIEW COMMENT 1

Address: 2150 SW 10th St, Suite A, Deerfield Beach, FL 33442
Prepared For: Deerfield Beach Planning and Zoning Division (Technical Deviation Application)
Date: March 10, 2025

TECHNICAL DEVIATION REVIEW COMMENT 1:
Revise either the proposed floor plan or parking chart with the correct number of seats, then update the required spaces in the application. In the supporting parking chart, the number of required parking spaces for the house of worship use is 1 space per 4 seats in the main auditorium or chapel area. The proposed floor plan provides for 224 seats within the main auditorium area. This translates to 56 required parking spaces. However, the chart indicates there are 293 seats for 73 required parking spaces.

CLARIFICATION ON SEATING CAPACITY:
I appreciate your review of our application and the feedback provided. I would like to clarify the discrepancy between the number of seats shown in the proposed floor plan and the number used in the parking chart.

The **architect of record** has designed the floor plan depicting **224 seats**, which are represented by seating symbols within the main auditorium space. However, the **calculation of 293 seats** is based on the **maximum seating capacity** that the square footage of the designated space can accommodate, per code allowances.

This is why the plans indicate 293 seats as the written occupancy number, even though only 224 seats are physically depicted.

INTERIOR TENANT IMPROVEMENT AND CHANGE OF OCCUPANCY :
PART OF EXISTING BUSINESS AREA TO ASSEMBLY (NEW HOPE BRAZILIAN BAPTIST CHURCH)

2150 SW 10TH ST - UNIT A

DEERFIELD BEACH - FL 33442

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 8TH EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.

3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.

4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.

5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.

6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.

7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.

8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.

9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.

10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.

11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.

12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.

13. ELECTRICAL PANELS, ALARM BOXES, FIRE EQUIPMENT CABINETS AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALLBOARD LAYERS SUFFICIENT TO MAINTAIN THE DESIGNATED RATINGS.

14. CONTRACTOR SHALL PROTECT ALL WORK IN PROGRESS. ALL WORK, FURNISHINGS, EQUIPMENT OR MATERIALS THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED, REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.

15. DO NOT SCALE DRAWINGS – USE DIMENSIONS ONLY. FOR DIMENSION NOT SHOWN OR IN QUESTION, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

16. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE GIVEN FACE TO FACE BETWEEN STUDS/CMU OR FACE OF STUD/CMU TO COLUMN CENTERLINE. THE EXCEPTION IS MILLWORK DETAILS WHERE DIMENSIONS ARE FROM FACE OF FINISH SURFACES (GWB, PLASTER, ETC.)

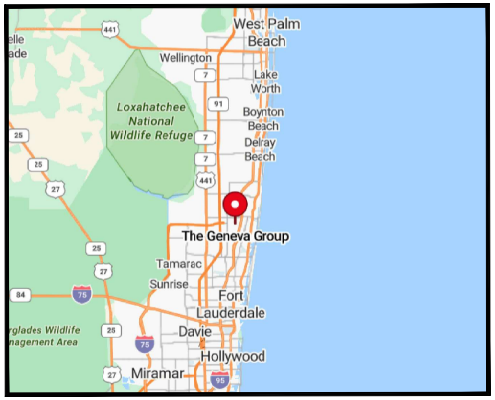
17. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

LEVEL NOTES

-MAX ½" DIFFERENCE ON LEVEL AT ANY FLOOR LEVEL

CEILING AND SOFFIT HEIGHT NOTES:

- EXISTING AND NEW CEILING HEIGHTS SHALL BE 7'-0" MIN.



1 LOCATION MAP
NTS

DESCRIPTION:

TO TURN PART OF THE EXISTING BUSINESS AREA INTO A CHURCH WITH
SERVICE TWICE A WEEK: WEDNESDAY AT 7:30 PM AND SUNDAY AT 10:30 AM.
THE REST OF BUILDING WILL CONTINUE DURING THE WEEK AS BUSINESS SERVING THE CHURCH COMMUNITY.

SCOPE OF WORK:

DEMOLITION: - REFER TO THE SHEET A-02, DEMOLITION LEGEND
CONSTRUCTION- REFER TO SHEET A-03, CONSTRUCTION LEGEND
STRUCTURAL : - NO SERVICE TO BE PERFORMED
MECHANICAL: - REFER TO SHEET M-01 & M-02
-REFER TO ENERGY AND VENTILATION CALCULATION
ELECTRICAL: - REFER TO SHEET E-01
PLUMBING: - REFER TO SHEET P-01
FIRE: SPRINKLER AND FIRE ALARM SYSTEM TO BE SUBMITTED BY OTHERS

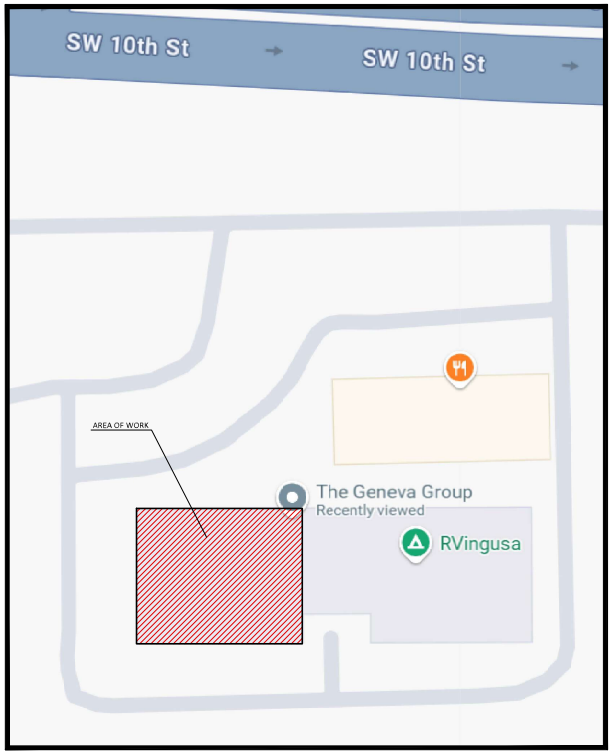
-LEVEL OF ALTERATION: 2
-OCCUPANCY CLASSIFICATION: MIXED OCCUPANCY- BUSINESS AND ASSEMBLY.
APPLY A-3- PLACES OF WORSHIP AND OTHER RELIGIOUS SERVICES. CHURCHES WITHOUT ASSEMBLY HALLS.
-DESCRIPTION OF BUSINESS: CHURCH
-AREA OF BUILDING: APROX. 10,061 SFED
-AREA OF IMPROVEMENT: 3,400 SF
-FIRE PROTECTION: SPRINKLER
-OCCUPANCY TYPE: 2

CODES USED:

-FLORIDA BUILDING CODE 2023, 8 TH EDITION
-FLORIDA FIRE PREVENTION CODE: 2023, 8 TH EDITION
- NFPA 101 LIFE SAFETY CODE 2018 EDITION.

SHEET INDEX:

A-01 -COVER SHEET
A-02 - DEMOLITION FLOOR PLAN
A-03 - PROPOSED FLOOR PLAN
A-04 - LIFE SAFETY PLAN
A-05 - CONSTRUCTION DETAILS
M-01- PROPOSED MECHANICAL PLAN
M-02- EQUIPMENTS INFORMATIONS
E-01 - PROPOSED ELECTRICAL PLAN
E-02 - ELECTRICAL PANELS
P-01 - PROPOSED PLUMBING PLAN



2 EXISTING SITE PLAN
NTS

Notes:

NOTES

REV.	DESCRIPTION:	DATE:
	STATUS:	

mariana tavares
Digitally signed by mariana tavares
Date: 2024.12.19 15:57:48 -05'00'

MARIANA TAVARES
AR. 101060

DANIELA PAGANO ARCH DESIGN LLC
& PARTNERS
1054 SE 6TH CT, DANIA - FL 33004
Ph: 954.612.3785

SITE:
2150 SW 10TH ST - UNIT A
DEERFIELD BEACH FL 33442

CLIENT:
NEW HOPE BRAZILIAN BAPTIST CHURCH

TITLE:

SCALE:	DATE:	DRAWN:	CHECKED:
NOTED	DEC/2023	DP	DP

PROJECT NO: | DRAWING NO: A-01 | REVISION: -

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.

DEMOLITION NOTES:

1. G.C. TO PROTECT AS NEEDED ALL FLOORS, WALLS, DOORS, WINDOWS, AND ALL OTHER EXISTING ITEMS TO REMAIN. THE G.C. WILL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO SAME BY HIM AND/OR ANY SUB-CONTRACTOR WORKING UNDER HIS SUPERVISION. G.C. WILL BE RESPONSIBLE TO RESTORE AND/OR REPLACE DAMAGED ITEMS TO ITS ORIGINAL CONDITION PRIOR TO CONTINUING THE WORK.

2. ALL PIPES AND CONDUITS IN WALLS TO BE DEMOLISHED SHALL BE CAPPED, REMOVED AND/OR RELOCATED AS REQUIRED.

3. REMOVE ALL UNNECESSARY PIPES SLEEVES PROJECTING THROUGH SLAB, HOLES ETC, AND PATCH TO MATCH EXISTING SURFACES.

4. ALL DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY.

5.GENERAL CONTRACTOR TO PROTECT ALL RETURN AIR GRILLES W/ AIR FILTERS MERV-8 OR BETTER

LEGEND

- EXISTING INTERIOR & EXTERIOR PARTITION WALL TO REMAIN
- EXISTING TO BE DEMOLISHED AND/OR REMOVED.
- NO SERVICE TO BE PERFORMED

DEMOLITION LEGEND

1. DEMOLISH EXISTING INTERIOR WALL PARTITION
2. REMOVE EXISTING INTERIOR WOOD DOOR
3. EXISTING BATHROOM FIXTURE TO BE DEMOLISHED
4. EXISTING BATHROOM WOOD PARTITION TO BE DEMOLISHED
5. EXISTING PENDANT CEILING TILE AND FRAME TO BE REMOVED



1 EXISTING / DEMOLITION PLAN
SCALE 3/16" = 1'-0"

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.

Notes:

NOTES

REV:	DESCRIPTION:	DATE:
1	REVISION PER CITY COMMENTS 02/08/25	

STATUS:

DANIELA PADRO ARCH DESIGN LLC & PARTNERS
1054 SE 6TH CT, DANIA – FL 33004
Ft: 954.612.5785

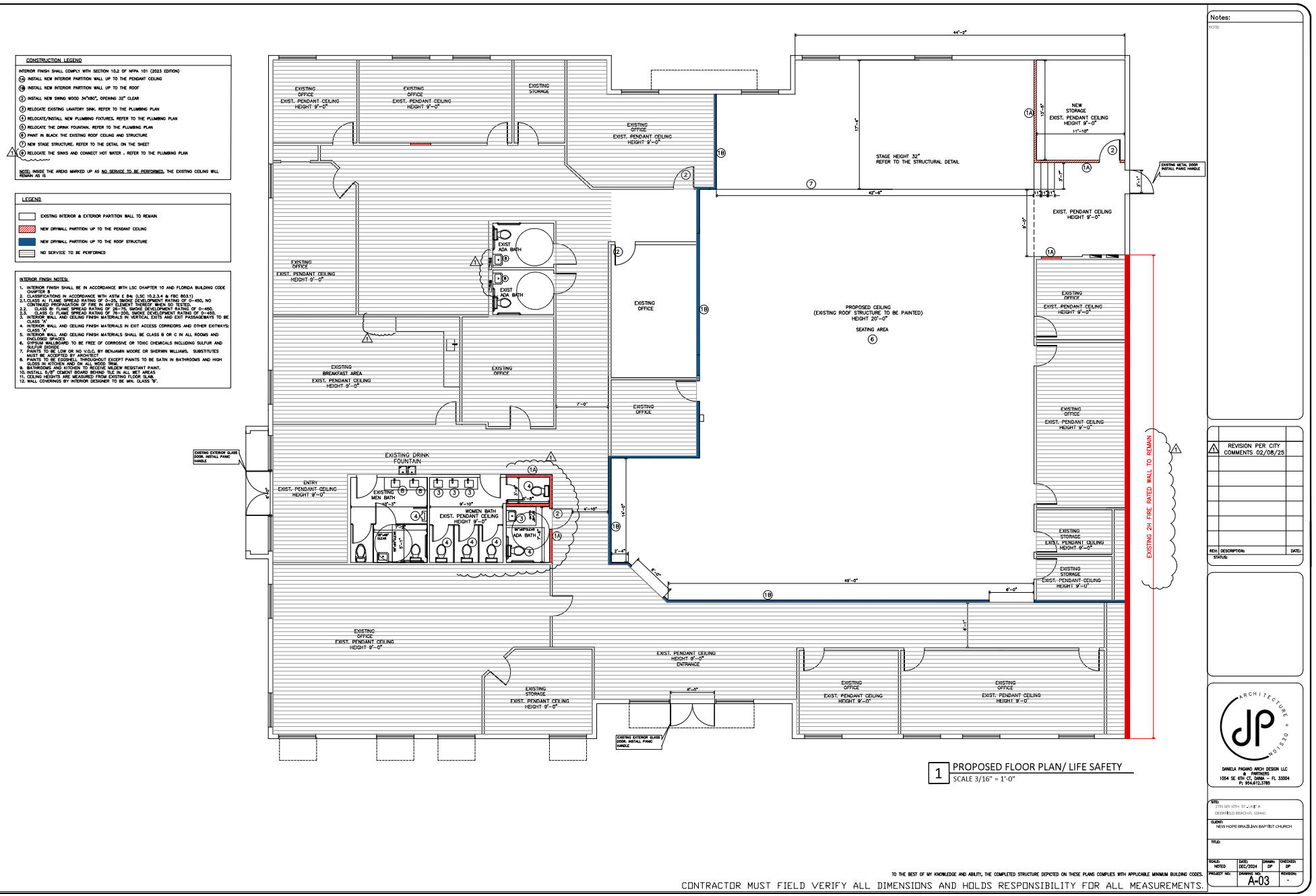
SITE:
2150 SW 10TH ST - UNIT A
DEERFIELD BEACH FL 33442

CLIENT:
NEW HOPE BRAZILIAN BAPTIST CHURCH

TITLE:

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
NOTED	DEC/2024	DP	DP

PROJECT NO:	DRAWING NO.	REVISION:
	A-02	-



1 PROPOSED FLOOR PLAN/ LIFE SAFETY
SCALE 3/16" = 1'-0"

Notes:

REV.	DESCRIPTION:	DATE:
1	REVISION PER CITY COMMENTS 02/08/25	

STATUS:

DANIELA PAGANO ARCH DESIGN LLC & PARTNERS
1054 SE 6TH CT, DANIA – FL 33004
P: 954.612.3785

SITE:
2199 SW 10TH ST , UNIT A
DEERFIELD BEACH FL 33442

CLIENT:
NEW HOPE BRAZILIAN BAPTIST CHURCH

TITLE:

SCALE:	DATE:	DRAWN:	CHECKED:
NOTED	DEC/2024	DP	DP

PROJECT NO: DRAWING NO: A-03 REVISION: -

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.

NOTES:

1. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE SIDING FACE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE SIDE OF EGRESS.
2. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A HEAVY OF BUILDING, SUCH A DOOR TO A MAIN ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
3. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INCREMENTAL OCCUPANCIES BY CHAPTERS 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN 3/4" CLEARANCE IN ELEVATION OF SWING (NFPA)
5. ALL EXCEPT ALARM AS A CERTIFICATE SHALL HAVE 'V' TYPE SPEED CONTROL & SHALL ALSO BE SELF-CLOSING
6. EXTINGUISHERS SHALL BE PROVIDED TO THE NUMBER AND TYPE DETERMINED IN SP EC TYPE FOR EACH 3,000 SQ.FT. OF BUILDING AREA OF A "B" (min) TRAVEL DISTANCE AS PER THE REC 1 NFPA 10, TRAVEL / REQUIRED = 40'+/-. SEE FLOOR PLAN FOR LOCATIONS
7. ALL INTERIOR FINISHES INCLUDES WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPRISED DORN PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIALS, ANY FURNISHING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLEARANCE OF CLASS 'A' OR CLASS 'B' (TO BE IN COMPLIANCE W/ NFPA 101 13.3.3 & 10.2)

TOTAL GROSS AREA: APPROX. 10,000 SQ.FT.

OCCUPANCY FACTORS (PER FLORIDA BUILDING CODE 2023 AND NFPA 101 LIFE SAFETY CODE):

- CONCENTRATED SEATING (CHAIRS ONLY): 7 SQ.FT. PER PERSON
- STAGE: 15 SQ.FT. PER PERSON
- BUSINESS USE: 100 SQ.FT. PER PERSON

OCCUPANCY LOAD:
CONSIDER THE MORE RESTRICTED OCCUPANCY (ASSEMBLY AREA)

ASSEMBLY AREA (4,039 SQ.FT.):

- SEATING AREA: 2,052 SQ.FT. (293 PEOPLE AT 7 SQ.FT. PER PERSON)
- STAGE AREA: 689 SQ.FT. (46 PEOPLE AT 15 SQ.FT. PER PERSON)
- REMAINING SPACE: 608 SQ.FT. (USED FOR EQUIPMENT AND CIRCULATION AREAS, NOT INCLUDED IN OCCUPANCY CALCULATIONS)

TOTAL OCCUPANCY: 339 PEOPLE*

TRAVEL DISTANCE(MAX):	TRAVEL DISTANCE PROV.
SPRINKLERED 250 FEET	MAX. 157'

PARKING SPACES: ASSEMBLY WITH MOVEABLE SEATS

-1 PARKING FOR EACH 5 SEATS = 339/5= 68 PARKING SPACES

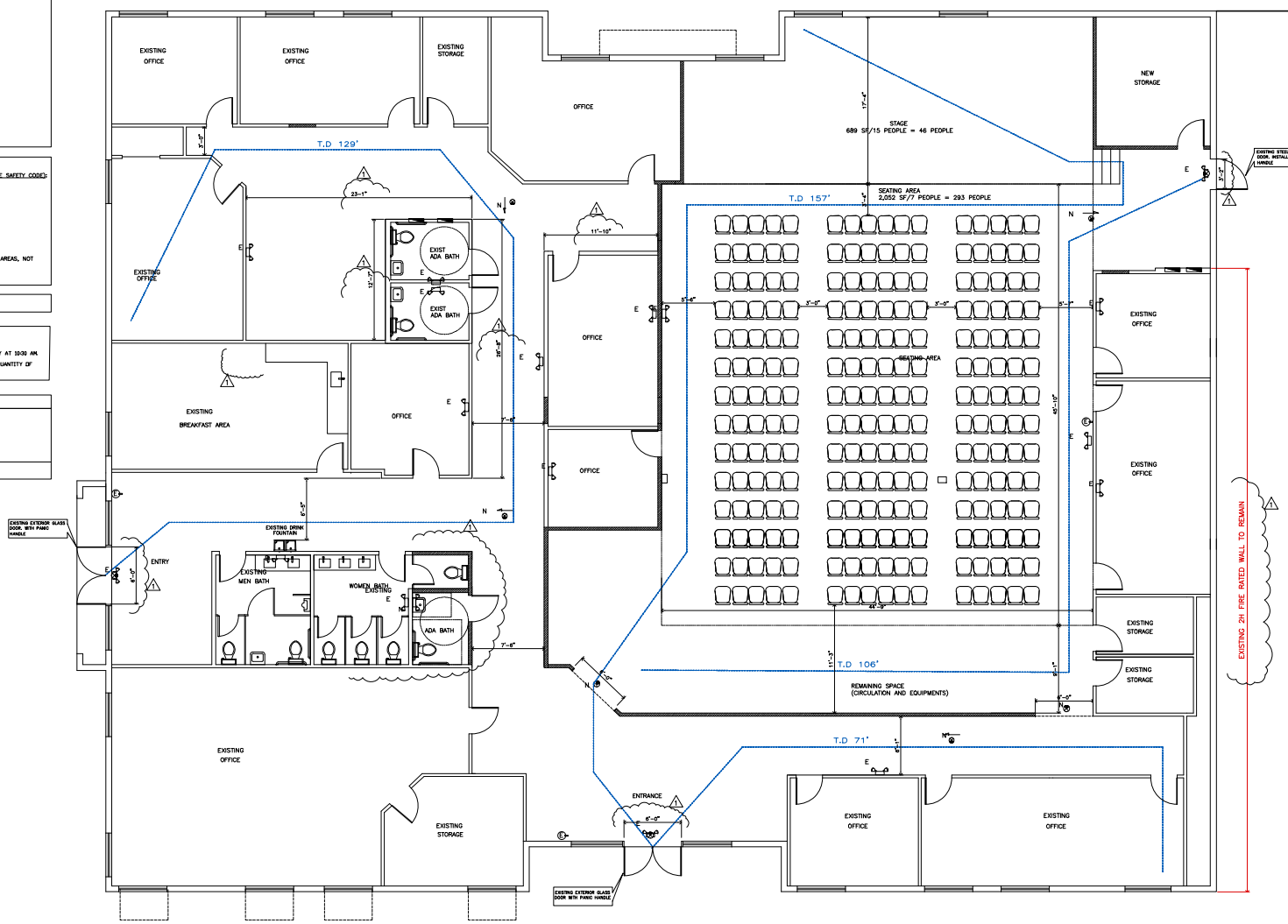
-THE WORKSHOP OCCURS TWICE A WEEK, ON WEDNESDAY AT 7:00 PM AND SUNDAY AT 10:30 AM.

-REFER TO THE SCHEDULE ATTACHED FROM THE PROPERTY MANAGER WITH THE QUANTITY OF PARKING SPACE AVAILABLE.

EGRESS COMPONENTS

- EXIT SIGN W/ EMERGENCY LIGHTS (BATTERY) LITHONIA LIGHTING LHQM LED
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- FIRE EXTINGUISH

E – EXISTING
N – NEW



1 PROPOSED LIFE SAFETY PLAN
SCALE 3/16" = 1'-0"

Notes:

REV.	DESCRIPTION	DATE
⚠	REVISION PER CITY COMMENTS 02/08/25	

STATUS:

DANIELA PAGANO ARCH DESIGN LLC & PARTNERS
1054 SE 6TH CT, DANIA – FL 33004
Ph: 954.812.3785

SITE:
2150 SW 10TH ST • UNIT A
DEERFIELD BEACH FL 33442

CLIENT:
NEW HOPE BRAZILIAN BAPTIST CHURCH

TITLE:

SCALE:	DATE:	DRAWN:	CHECKED:
NOTED	DEC/2024	DP	DP

PROJECT NO: | DRAWING NO.: A-04 | REVISION: -

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-27

Agenda Date: 4/1/2025

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the disposal and removal from the City's applicable capital asset records of certain fixed assets disposed of or surplused prior to September 30, 2023, in accordance with Chapter 274, Florida Statutes; 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
In accordance with Section 274.07, Florida Statutes, (Authorizing and recording the disposal of property) and Florida Department of Financial Services (DFS) Rule 69I-73.005 (Disposition of Property), the City is bringing this Resolution for approval to remove Fixed Assets that were disposed of or surplused prior to September 30, 2023, but still remained recorded in the City's capital assets records.

These items were identified as a result of the Finance Department completing a thorough physical capital assets review across the City for the year-end closing of financial records as of September 30, 2024, and in preparation for a transition to a new accounting system on January 2, 2025.

Current Activity
The review resulted in the following Fixed Assets to be removed from the City's inventory records:
1. a. Governmental funds, office and computer equipment in the amount of $2.2 million - assets included computer/laptops, printers, telephone system, office furniture, and other (put in service between 1979 and 2015); b. Governmental funds, city, fire, and parks equipment in the amount of $5.8 million - assets included generators, lifepak defibrillators/monitors, firefighters equipment, police pistol range, traffic control gps, radio system, ambulance and rescue equipment, and other equipment (put in service between 1976 and 2011); c. Governmental funds, vehicles in the amount of $1.2 million - assets included pump truck, rescue vans, fire trucks, and other vehicles (put in service between 1970 and 2018);
2. Proprietary funds - Utilities area - office equipment, meters equipment, and vehicles in the amount of $6.2 million - assets included waste water equipment, service meters, supervisory control system, diesel generators, and vehicles (put in service between 1957 and 2017);
3. Proprietary funds - Solid Waste area - garbage equipment and vehicles in the amount of $5.8 million - assets included garbage truck loaders, garbage cans, and recycling dumpsters (put in service between 1995 and 2010).

Finally, during the physical capital assets review - front loaders, tractors, dump trucks, excavators,

generators, and vehicles were identified that were not recorded in the capital assets system in the prior years and need to be added in a total amount of $2.8 million.

The net impact of this resolution is a reduction of $18.4 million of capital assets in the financial statements of the City for fixed assets inventory records. There is no actual financial impact to the City's budget.

Recommendation
Staff recommends approval.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE DISPOSAL AND REMOVAL FROM THE CITY'S APPLICABLE CAPITAL ASSET RECORDS OF CERTAIN FIXED ASSETS DISPOSED OF OR SURPLUSED PRIOR TO SEPTEMBER 30, 2023, IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, Section 274.02(2), Florida Statutes, provides that "the Chief Financial Officer shall establish by rule the requirements for the recording of property and for the periodic review of property for inventory purposes"; and

WHEREAS, Rule 69I-73.005 of the Florida Administrative Code sets forth the methods of disposition of property, and requires that the authority for disposition of property be by resolution of the City Commission and properly recorded in the minutes pursuant to Section 274.07, Florida Statutes; and

WHEREAS, the City's Finance Department conducted a thorough physical capital assets review across the City for the year end closing of financial records as of September 30, 2024, and in preparation for a transition to a new accounting system on January 2, 2025; and

WHEREAS, the review resulted in the identification of certain fixed assets, as generally described in the attached Exhibit "A" and further detailed in the backup to this Resolution, that were disposed of or surplused prior to September 30, 2023, (collectively, the Fixed Assets") but still remained recorded in the City's capital assets records and need to be removed from the City's inventory records; and

WHEREAS, during the physical capital assets review, certain front loaders, tractors, dump trucks, excavators, generators, and vehicles were identified that were not recorded in the capital assets system in the prior years and need to be added in a total amount of $2.8 million (collectively, the "Capital Assets"); and

WHEREAS, the net impact is a reduction of $18.4 million of capital assets in the financial statements of the City for fixed assets inventory records, and there is no financial impact to the City's budget; and

WHEREAS, the Director of Finance is recommending that the City Commission authorize and approve the disposal of the Fixed Assets and removal of the Fixed Assets from the City's capital asset records, and adding the Capital Assets to, and recording them in, the City's capital assets and inventory records.

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 authorizes and approves of the disposal of the Fixed Assets and removal of the Fixed Assets from the City's capital asset records.

Section 3. The City Commission hereby authorizes adding the Capital Assets to, and recording them in, the City's capital assets and inventory records.

Section 4. The appropriate City officials are hereby authorized to do all things necessary to carry out the aims of this Resolution in accordance with applicable law, including but not limited to reporting and recording the actions authorized herein on applicable financial statements and inventory records, and recording the required information on applicable property records for the Fixed Assets disposed of.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

_____

, MAYOR

ATTEST:

_____

HEATHER MONTEMAYOR, CITY CLERK

EXHIBIT "A"
FIXED ASSETS TO BE REMOVED FROM THE CITY'S INVENTORY RECORDS

1. **a**. **Governmental funds office and computer equipment in the amount of $2.2 million** – assets included computer/laptops, printers, telephone system, office furniture, and other (put in service between 1979 to 2015); **b. Governmental funds city, fire and parks equipment in the amount of $5.8 million** – assets included generators, lifepak defibrillators/monitors, firefighters equipment, police pistol range, traffic control gps, radio system, ambulance and rescue equipment, and other equipment (put in service between 1976 to 2011); **c. Governmental funds vehicles in the amount of $1.2 million** – assets included pump truck, rescue vans, fire trucks, and other vehicles (put in service between 1970 to 2018);

2. **Proprietary funds – Utilities area** – office equipment, meters equipment and vehicles in the amount of $6.2 million - assets included waste water equipment, service meters, supervisory control system, diesel generators, and vehicles (put in service between 1957 to 2017);

3. **Proprietary funds – Solid Waste area** – garbage equipment and vehicles in the amount of $5.8 million - assets included garbage truck loaders, garbage cans, and recycling dumpsters (put in service between 1995 to 2010).

EXHIBIT A

FIXED ASSET ADJUSTMENT SUMMARY (AS OF 9/30/2023)

GOVERNMENT TYPE	ASSET DISPOSAL	COUNT	ADD MISSING VEHICLES	COUNT	TOTAL
GOV - OFFICE & COMPUTER EQUIP	(2,239,402.22)	184			(2,239,402.22)
GOV - CITY, FIRE & PARKS EQUIP	(5,771,452.33)	340			(5,771,452.33)
GOV - VEHICLES	(1,186,642.42)	28	1,660,393.13	33	473,750.71
GOVERNMENT TOTAL	**(9,197,496.97)**	**552**	**1,660,393.13**	**33**	**(7,537,103.84)**

PROPRIETARY TYPE	ASSET DISPOSAL	COUNT	ADD MISSING VEHICLES	COUNT	TOTAL
PROP - OFFICE & COMPUTER EQUIP	(501,961.34)	**GROUPED**			(501,961.34)
PROP - CITY & METER EQUIP	(4,487,924.91)	**GROUPED**			(4,487,924.91)
PROP - VEHICLES	(1,205,064.94)	**GROUPED**	712,572.73	21	(492,492.21)
UTILITIES TOTAL	**(6,194,951.19)**		**712,572.73**	**21**	**(5,482,378.46)**
PROP - CITY & GARBAGE EQUIP	(2,182,958.89)	**GROUPED**			(2,182,958.89)
PROP VEHICLES	(3,632,991.03)	**GROUPED**	377,475.82	2	(3,255,515.21)
SOLIDWASTE TOTAL	**(5,815,949.92)**		**377,475.82**	**2**	**(5,438,474.10)**
PROP- VEHICLES	-		39,951.00	1	**39,951.00**
STORMWATER TOTAL	**-**	**-**	**39,951.00**	**1**	**39,951.00**
PROPRIETARY TOTAL	**(12,010,901.11)**		**1,129,999.55**	**24**	**(10,880,901.56)**
COMBINED TOTAL	**(21,208,398.08)**		**2,790,392.68**		**(18,418,005.40)**

FIXED ASSET ADJUSTMENT SUMMARY (AS OF 9/30/2023)

GOVERNMENT TYPE	IN SERVICE 2019 TO 2023	COUNT	IN SERVICE 2014 TO 2018	COUNT	IN SERVICE PRIOR TO 2013	COUNT	ASSET DISPOSAL	COUNT	ADD MISSING VEHICLES	COUNT	TOTAL
GOV - OFFICE & COMPUTER EQUIP	-		(14,572.00)	3	(2,224,830.22)	181	(2,239,402.22)	184			(2,239,402.22)
GOV - CITY, FIRE & PARKS EQUIP	(2,605.94)	1	(194,715.81)	17	(5,574,130.58)	322	(5,771,452.33)	340			(5,771,452.33)
GOV - VEHICLES	-		(7,021.56)	1	(1,179,620.86)	27	(1,186,642.42)	28	1,660,393.13	33	473,750.71
GOVERNMENT TOTAL							**(9,197,496.97)**	**552**	**1,660,393.13**	**33**	**(7,537,103.84)**

PROPRIETARY TYPE	IN SERVICE 2019 TO 2023		IN SERVICE 2014 TO 2018		IN SERVICE PRIOR TO 2013		ASSET DISPOSAL		ADD MISSING VEHICLES	COUNT	TOTAL
PROP - OFFICE & COMPUTER EQUIP	-		-		(501,961.34)		(501,961.34)	**GROUPED**			(501,961.34)
PROP - CITY & METER EQUIP	-		(1,910.00)		(4,486,014.91)		(4,487,924.91)	**GROUPED**			(4,487,924.91)
PROP - VEHICLES	-		-		(1,205,064.94)		(1,205,064.94)	**GROUPED**	712,572.73	21	(492,492.21)
UTILITIES TOTAL							**(6,194,951.19)**		**712,572.73**	**21**	**(5,482,378.46)**
PROP - CITY & GARBAGE EQUIP	-		-		(2,182,958.89)		(2,182,958.89)	**GROUPED**			(2,182,958.89)
PROP VEHICLES	-		-		(3,632,991.03)		(3,632,991.03)	**GROUPED**	377,475.82	2	(3,255,515.21)
SOLIDWASTE TOTAL							**(5,815,949.92)**		**377,475.82**	**2**	**(5,438,474.10)**
PROP- VEHICLES							-		39,951.00	1	**39,951.00**
STORMWATER TOTAL							**-**	**-**	**39,951.00**	**1**	**39,951.00**
PROPRIETARY TOTAL							**(12,010,901.11)**		**1,129,999.55**	**24**	**(10,880,901.56)**
COMBINED TOTAL							**(21,208,398.08)**		**2,790,392.68**		**(18,418,005.40)**

Book Asset Detail 10/01/23 - 9/30/23

FYE: 9/30/2024

Asset	dt	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period	Blank	ACTION
Group: Equipment															
128		MICROFILM EQUIPMENT	9/30/79	14,522.00	0.00		0.00	14,522.00	0.00	14,522.00	0.00	S/L	5.00		Dispose
136		COPIER - XEROX 1025	9/30/80	3,742.00	0.00		0.00	3,742.00	0.00	3,742.00	0.00	S/L	5.00		Dispose
150		LOCKERS	9/30/82	3,376.00	0.00		0.00	3,376.00	0.00	3,376.00	0.00	S/L	5.00		Dispose
94		BINDING MACHINE - ELECTRIC	9/30/83	3,090.00	0.00		0.00	3,090.00	0.00	3,090.00	0.00	S/L	5.00		Dispose
77		COMPUTER - IBM SYSTEM 38	9/30/85	113,503.53	0.00		0.00	113,503.53	0.00	113,503.53	0.00	S/L	5.00		Dispose
91		COMPUTER - IBM PERSONAL	9/30/85	6,896.00	0.00		0.00	6,896.00	0.00	6,896.00	0.00	S/L	5.00		Dispose
92		PRINTER - IBM MODEL # 4214-002	9/30/85	3,150.00	0.00		0.00	3,150.00	0.00	3,150.00	0.00	S/L	5.00		Dispose
93		COMPUTER - IBM PERSONAL MODEL# 5160-078	9/30/85	4,328.60	0.00		0.00	4,328.60	0.00	4,328.60	0.00	S/L	5.00		Dispose
69		COMPUTER - PERSONAL MODEL# 5160-089	9/30/86	4,575.51	0.00		0.00	4,575.51	0.00	4,575.51	0.00	S/L	5.00		Dispose
70		COMPUTER - IBM DISK DRIVE MODEL B12	9/30/86	26,732.37	0.00		0.00	26,732.37	0.00	26,732.37	0.00	S/L	5.00		Dispose
68		COPIER - IBM MODEL 70	9/30/87	25,641.00	0.00		0.00	25,641.00	0.00	25,641.00	0.00	S/L	5.00		Dispose
71		TELEPHONE SYSTEM	9/30/87	14,530.64	0.00		0.00	14,530.64	0.00	14,530.64	0.00	S/L	5.00		Dispose
72		COMPUTER - IBM PC MODEL# 8550-021	9/30/87	4,723.11	0.00		0.00	4,723.11	0.00	4,723.11	0.00	S/L	5.00		Dispose
129		COMPUTER - TERMINAL MODEL # 3197-DDO	9/30/87	4,527.00	0.00		0.00	4,527.00	0.00	4,527.00	0.00	S/L	5.00		Dispose
66		COPIER - SHARP WITH SORTER	9/30/87	3,895.00	0.00		0.00	3,895.00	0.00	3,895.00	0.00	S/L	5.00		Dispose
58		CHAIRS - LAZY BOY	9/30/87	3,385.28	0.00		0.00	3,385.28	0.00	3,385.28	0.00	S/L	5.00		Dispose
57		COMPUTER - IBM PS/2 MODEL 50 S# 8550-021	9/30/88	4,872.00	0.00		0.00	4,872.00	0.00	4,872.00	0.00	S/L	5.00		Dispose
58		HALON FIRE SUPPRESSION	9/30/88	3,937.00	0.00		0.00	3,937.00	0.00	3,937.00	0.00	S/L	5.00		Dispose
59		COMPUTER - IBM DISK DRIVE	9/30/88	53,503.00	0.00		0.00	53,503.00	0.00	53,503.00	0.00	S/L	5.00		Dispose
126		VOICE LOGGER PLAYBACK SYS	9/30/88	15,446.00	0.00		0.00	15,446.00	0.00	15,446.00	0.00	S/L	5.00		Dispose
127		COPIER - SHARP SF 8260	9/30/88	5,400.00	0.00		0.00	5,400.00	0.00	5,400.00	0.00	S/L	5.00		Dispose
130		HYDRAULIC DOCK LEVELER	9/30/88	4,598.75	0.00		0.00	4,598.75	0.00	4,598.75	0.00	S/L	5.00		Dispose
131		COMPIER - PANASONIC	9/30/88	8,713.02	0.00		0.00	8,713.02	0.00	8,713.02	0.00	S/L	5.00		Dispose
73		COMPUTER - IBM HARDWARE EQUIPMENT	9/30/89	40,296.93	0.00		0.00	40,296.93	0.00	40,296.93	0.00	S/L	5.00		Dispose
74		HITACHI DIGITIZING TABLET MODEL# HDG 24365	9/30/89	3,341.00	0.00		0.00	3,341.00	0.00	3,341.00	0.00	S/L	5.00		Dispose
75		COPIER - CANON 8580	9/30/89	13,545.00	0.00		0.00	13,545.00	0.00	13,545.00	0.00	S/L	5.00		Dispose
133		COMPUTER - IBM PERSONAL 50Z	9/30/89	6,120.00	0.00		0.00	6,120.00	0.00	6,120.00	0.00	S/L	5.00		Dispose
134		COMPUTER - IBM MODEL 50	9/30/89	4,692.14	0.00		0.00	4,692.14	0.00	4,692.14	0.00	S/L	5.00		Dispose
135		COMPUTER - IBM PS/2	9/30/89	3,998.10	0.00		0.00	3,998.10	0.00	3,998.10	0.00	S/L	5.00		Dispose
142		COMPUTER - PARKING CITATION SOFTWARE	9/30/89	3,855.06	0.00		0.00	3,855.06	0.00	3,855.06	0.00	S/L	5.00		Dispose
143		COMPUTER - PARKING CITATION HARDWARE	9/30/89	10,752.50	0.00		0.00	10,752.50	0.00	10,752.50	0.00	S/L	5.00		Dispose
76		PLOTTER - CALCOMP ROLL FEED MODEL# 10446T	9/30/90	8,995.00	0.00		0.00	8,995.00	0.00	8,995.00	0.00	S/L	5.00		Dispose
78		COPIER - SHARP SF 7900	9/30/90	4,376.00	0.00		0.00	4,376.00	0.00	4,376.00	0.00	S/L	5.00		Dispose
79		COMPUTER - UPS SYSTEM	9/30/90	20,458.00	0.00		0.00	20,458.00	0.00	20,458.00	0.00	S/L	5.00		Dispose
80		COMPUTER - COMPACT READER/PRINTER	9/30/90	4,164.00	0.00		0.00	4,164.00	0.00	4,164.00	0.00	S/L	5.00		Dispose
81		MAIL MACHINE - AUTOMATIC	9/30/90	8,171.00	0.00		0.00	8,171.00	0.00	8,171.00	0.00	S/L	5.00		Dispose
82		COMPUTER - PS/2 MODEL 55 SX	9/30/90	4,605.23	0.00		0.00	4,605.23	0.00	4,605.23	0.00	S/L	5.00		Dispose
83		PRINTER - LASER MODEL# 4019-001	9/30/90	3,536.00	0.00		0.00	3,536.00	0.00	3,536.00	0.00	S/L	5.00		Dispose
84		COMPUTER - PS/2 W/COLOR DISPL MODEL# 855-061	9/30/90	4,596.38	0.00		0.00	4,596.38	0.00	4,596.38	0.00	S/L	5.00		Dispose

86	COMPUTER - PERSONAL	9/30/90	7,602.00	0.00	0.00	7,602.00	0.00	7,602.00	0.00	S/L	5.00	Dispose
139	COMPUTER - DISPLAY , MOD65SX	9/30/90	6,290.25	0.00	0.00	6,290.25	0.00	6,290.25	0.00	S/L	5.00	Dispose
140	COMPUTER - COLOR DISPLAY W/PRINTER	9/30/90	9,269.05	0.00	0.00	9,269.05	0.00	9,269.05	0.00	S/L	5.00	Dispose
141	COMPUTER - COLOR DISPLAY W/PRINTER	9/30/90	8,157.35	0.00	0.00	8,157.35	0.00	8,157.35	0.00	S/L	5.00	Dispose
144	COMPUTER - PERSONAL PS/2	9/30/90	4,899.00	0.00	0.00	4,899.00	0.00	4,899.00	0.00	S/L	5.00	Dispose
145	COMPUTER - PERSONAL	9/30/90	5,311.65	0.00	0.00	5,311.65	0.00	5,311.65	0.00	S/L	5.00	Dispose
85	COMPUTER - PERSONAL	9/30/91	6,592.25	0.00	0.00	6,592.25	0.00	6,592.25	0.00	S/L	5.00	Dispose
87	COPIER - XEROX 5034 ZTA	9/30/91	6,500.00	0.00	0.00	6,500.00	0.00	6,500.00	0.00	S/L	5.00	Dispose
88	PRINTER - LASER IBM MODEL# 4019-001	9/30/91	4,397.55	0.00	0.00	4,397.55	0.00	4,397.55	0.00	S/L	5.00	Dispose
89	COMPUTER - PERSONAL IBM PS2	9/30/91	3,411.08	0.00	0.00	3,411.08	0.00	3,411.08	0.00	S/L	5.00	Dispose
90	COPIER - SAVIN 20 BIN SORT	9/30/91	6,295.00	0.00	0.00	6,295.00	0.00	6,295.00	0.00	S/L	5.00	Dispose
97	COMPUTER - DISK DRIVE ENHANCED	9/30/91	58,617.32	0.00	0.00	58,617.32	0.00	58,617.32	0.00	S/L	5.00	Dispose
138	CHAIRS - SIDE BLACK/BLUE	9/30/91	4,038.08	0.00	0.00	4,038.08	0.00	4,038.08	0.00	S/L	5.00	Dispose
146	COMPUTER - PERSONAL	9/30/91	4,891.00	0.00	0.00	4,891.00	0.00	4,891.00	0.00	S/L	5.00	Dispose
147	COMPUTER - PS/2 W EMULATION MODEL #8557-045	9/30/91	3,538.00	0.00	0.00	3,538.00	0.00	3,538.00	0.00	S/L	5.00	Dispose
95	CONPUTER - PERSONAL IBM	9/30/92	6,700.67	0.00	0.00	6,700.67	0.00	6,700.67	0.00	S/L	5.00	Dispose
96	COMPUTER - IBM PS/2 MODEL # 57SLC	9/30/92	3,065.59	0.00	0.00	3,065.59	0.00	3,065.59	0.00	S/L	5.00	Dispose
98	COMPUTER - PERSONAL IBM PS/2 mODEL# 8557-059	9/30/92	3,949.77	0.00	0.00	3,949.77	0.00	3,949.77	0.00	S/L	5.00	Dispose
99	COMPUTER - AS/400 IBM	9/30/92	465,483.97	0.00	0.00	465,483.97	0.00	465,483.97	0.00	S/L	5.00	Dispose
137	COMPUTER INTANGIBLES	9/30/92	4,083.93	0.00	0.00	4,083.93	0.00	4,083.93	0.00	S/L	5.00	Dispose
100	MICROFILM - PRINTER/READER CANON	9/30/93	9,776.00	0.00	0.00	9,776.00	0.00	9,776.00	0.00	S/L	5.00	Dispose
104	COPIER SAVIN MODEL# 90401	9/30/93	6,295.00	0.00	0.00	6,295.00	0.00	6,295.00	0.00	S/L	5.00	Dispose
150	COMPUTER 486 DX/2 66 W/256 CACHE	9/30/93	3,018.00	0.00	0.00	3,018.00	0.00	3,018.00	0.00	S/L	5.00	Dispose
101	COMPUTER - IBM IBM PS/2 57SL MODEL# 9557-0BA	9/30/94	4,250.21	0.00	0.00	4,250.21	0.00	4,250.21	0.00	S/L	5.00	Dispose
102	FAX MACHINE XEROX #7033VP	9/30/94	3,395.00	0.00	0.00	3,395.00	0.00	3,395.00	0.00	S/L	5.00	Dispose
103	COMPUTER AMBRA PENTIUM DP90PCI 16MB MEM 720MB	9/30/94	3,152.00	0.00	0.00	3,152.00	0.00	3,152.00	0.00	S/L	5.00	Dispose
105	CHAIR 10 LAZY BOY MODEL #95200 BLUE VINYL	9/30/94	5,965.00	0.00	0.00	5,965.00	0.00	5,965.00	0.00	S/L	5.00	Dispose
106	CHAIR 24 SIDE ARM LAZY BOY LT OAK FRAME BLUE	9/30/94	4,029.36	0.00	0.00	4,029.36	0.00	4,029.36	0.00	S/L	5.00	Dispose
107	COMPUTER COMPAQ PRESARIO DX266	9/30/94	4,492.40	0.00	0.00	4,492.40	0.00	4,492.40	0.00	S/L	5.00	Dispose
108	COMPUTER COMPAQ PRESARIO DX266	9/30/94	3,874.95	0.00	0.00	3,874.95	0.00	3,874.95	0.00	S/L	5.00	Dispose
110	PRINTER LASER ANXAC MODEL# 3017-2	9/30/94	9,984.00	0.00	0.00	9,984.00	0.00	9,984.00	0.00	S/L	5.00	Dispose
111	PRINTER LASER ANZAC MODEL# 3017-2	9/30/94	9,984.00	0.00	0.00	9,984.00	0.00	9,984.00	0.00	S/L	5.00	Dispose
114	COMPUTER COMPAQ	9/30/94	6,438.84	0.00	0.00	6,438.84	0.00	6,438.84	0.00	S/L	5.00	Dispose
116	COMPUTER	9/30/94	6,803.14	0.00	0.00	6,803.14	0.00	6,803.14	0.00	S/L	5.00	Dispose
117	COPIER XEROX MODEL #5065	9/30/94	17,532.13	0.00	0.00	17,532.13	0.00	17,532.13	0.00	S/L	5.00	Dispose
118	COMPUTER COMPQ PC DESKTOP 924CDS DX	9/30/94	3,498.12	0.00	0.00	3,498.12	0.00	3,498.12	0.00	S/L	5.00	Dispose
132	FORMSPRINT SOFTWARE & SIGNATURE CARTRIDGE	9/30/94	7,900.00	0.00	0.00	7,900.00	0.00	7,900.00	0.00	S/L	5.00	Dispose
63	COMPUTER COLOR MONITOR 14" SVGA/XGA W/SWIVEL	9/30/94	790.53	0.00	0.00	790.53	0.00	790.53	0.00	S/L	5.00	Dispose
109	COMPUTER COMPAQ PRESARIO MODEL# 818064	9/30/95	4,087.55	0.00	0.00	4,087.55	0.00	4,087.55	0.00	S/L	5.00	Dispose
112	FOLDER INSERTER 2 STATIONS SYSTEM 700 AS	9/30/95	13,999.00	0.00	0.00	13,999.00	0.00	13,999.00	0.00	S/L	5.00	Dispose
113	PROJECTER OVERHEAD PORTABLE PLUS LCD PANEL CH	9/30/95	4,685.00	0.00	0.00	4,685.00	0.00	4,685.00	0.00	S/L	5.00	Dispose
115	COMPUTER COMPAQ	9/30/95	8,141.29	0.00	0.00	8,141.29	0.00	8,141.29	0.00	S/L	5.00	Dispose
119	COPIER TOSHIBA 2550 COLOR 2 DRAW PEDESTAL	9/30/95	8,429.00	0.00	0.00	8,429.00	0.00	8,429.00	0.00	S/L	5.00	Dispose
120	RISOGRAPH #GR 3750	9/30/95	9,000.00	0.00	0.00	9,000.00	0.00	9,000.00	0.00	S/L	5.00	Dispose
148	TELEPHONE UPGRADE NORSTAR PLUS SYSTEM	9/30/95	3,376.00	0.00	0.00	3,376.00	0.00	3,376.00	0.00	S/L	5.00	Dispose
149	COMPUTER LAP TOP & DESK TOP TOUCH	9/30/95	3,999.70	0.00	0.00	3,999.70	0.00	3,999.70	0.00	S/L	5.00	Dispose
67	COPIER XEROX	9/30/95	8,485.00	0.00	0.00	8,485.00	0.00	8,485.00	0.00	S/L	5.00	Dispose

151	COMPUTER EQUIPMENT	9/30/96	7,045.00	0.00	0.00	7,045.00	0.00	7,045.00	0.00	S/L	5.00	Dispose
152	COMPUTER EQUIPMENT	9/30/96	4,489.90	0.00	0.00	4,489.90	0.00	4,489.90	0.00	S/L	5.00	Dispose
64	COMPUTER LAP TOP SHARP PC 3020	9/30/96	3,413.49	0.00	0.00	3,413.49	0.00	3,413.49	0.00	S/L	5.00	Dispose
11	COMPUTER PRINTER HP 5S1	9/30/97	4,641.00	0.00	0.00	4,641.00	0.00	4,641.00	0.00	S/L	5.00	Dispose
12	FURNITURE	9/30/97	7,519.38	0.00	0.00	7,519.38	0.00	7,519.38	0.00	S/L	5.00	Dispose
13	BRIDGE WIRELESS ANTENNA	9/30/97	3,456.00	0.00	0.00	3,456.00	0.00	3,456.00	0.00	S/L	5.00	Dispose
14	BRIDGE WIRELESS ANTENNA	9/30/97	7,576.00	0.00	0.00	7,576.00	0.00	7,576.00	0.00	S/L	5.00	Dispose
121	COMPUTER COMPAQ PROLIANT CITY HALL NETWORK	9/30/97	22,722.65	0.00	0.00	22,722.65	0.00	22,722.65	0.00	S/L	5.00	Dispose
122	COPIER XEROX MODEL 1090	9/30/97	5,200.00	0.00	0.00	5,200.00	0.00	5,200.00	0.00	S/L	5.00	Dispose
123	CITY HALL LOBBY FURNITURE	9/30/97	6,051.00	0.00	0.00	6,051.00	0.00	6,051.00	0.00	S/L	5.00	Dispose
124	DESK WITH OPEN HUTCH	9/30/97	3,500.00	0.00	0.00	3,500.00	0.00	3,500.00	0.00	S/L	5.00	Dispose
125	COPIER TOSHIBA MODEL 3550 W/20 BIN STAPLING	9/30/97	7,669.00	0.00	0.00	7,669.00	0.00	7,669.00	0.00	S/L	5.00	Dispose
7	COMPUTER - GATEWAY SOLO	9/30/98	5,576.00	0.00	0.00	5,576.00	0.00	5,576.00	0.00	S/L	5.00	Dispose
8	COMPUTER - SOLO 9100 S5 PORTABLE PC	9/30/98	4,179.00	0.00	0.00	4,179.00	0.00	4,179.00	0.00	S/L	5.00	Dispose
9	COMPUTER COMPAQ NETWORK SERVER	9/30/98	3,125.29	0.00	0.00	3,125.29	0.00	3,125.29	0.00	S/L	5.00	Dispose
10	COMPUTER UPS SYSTEM 12KVA	9/30/98	9,622.00	0.00	0.00	9,622.00	0.00	9,622.00	0.00	S/L	5.00	Dispose
15	COMPUTER RTHERNET DIAL-IN LAN SVC	9/30/98	4,442.00	0.00	0.00	4,442.00	0.00	4,442.00	0.00	S/L	5.00	Dispose
16	COMPUTER PRINTER HP DESIGNJET 2500CP	9/30/98	9,123.28	0.00	0.00	9,123.28	0.00	9,123.28	0.00	S/L	5.00	Dispose
17	WIRELESS BRIDGE ANTENNA AND CABLE	9/30/98	3,247.00	0.00	0.00	3,247.00	0.00	3,247.00	0.00	S/L	5.00	Dispose
18	COMPUTER ETHERNET REMOTE ACCESS SERVER	9/30/98	9,930.00	0.00	0.00	9,930.00	0.00	9,930.00	0.00	S/L	5.00	Dispose
19	COMPUTER NETWORK SERVER COMPAQ P300	9/30/98	3,114.67	0.00	0.00	3,114.67	0.00	3,114.67	0.00	S/L	5.00	Dispose
20	SOUND EQUIPMENT TEAC	9/30/98	5,408.03	0.00	0.00	5,408.03	0.00	5,408.03	0.00	S/L	5.00	Dispose
21	POLAROID LCD PROJECTOR	9/30/98	5,030.56	0.00	0.00	5,030.56	0.00	5,030.56	0.00	S/L	5.00	Dispose
22	COMPUTER PRINTER HP 8000N 16MB	9/30/98	3,249.69	0.00	0.00	3,249.69	0.00	3,249.69	0.00	S/L	5.00	Dispose
25	ETHERNET REMOTE ACCESS SERVER	9/30/98	6,518.00	0.00	0.00	6,518.00	0.00	6,518.00	0.00	S/L	5.00	Dispose
30	SUPERCOMPUTER	9/30/98	3,898.52	0.00	0.00	3,898.52	0.00	3,898.52	0.00	S/L	5.00	Dispose
60	3COM OFFICE HUB FOR PC	9/30/98	48.00	0.00	0.00	48.00	0.00	48.00	0.00	S/L	5.00	Dispose
62	COPY MACHINE TOSHIBA W/ADF AUTO DUPLEX	9/30/98	8,059.00	0.00	0.00	8,059.00	0.00	8,059.00	0.00	S/L	5.00	Dispose
64	COMPUTER COMPAQ PC SERVER	9/30/98	3,366.86	0.00	0.00	3,366.86	0.00	3,366.86	0.00	S/L	5.00	Dispose
3	LAPTOP COMPUTER GATEWAY W/SOLO9300 DOCK STAT	9/30/99	4,404.00	0.00	0.00	4,404.00	0.00	4,404.00	0.00	S/L	5.00	Dispose
23	TELEPHONE SYSTEN NORSTAR	9/30/99	3,839.75	0.00	0.00	3,839.75	0.00	3,839.75	0.00	S/L	5.00	Dispose
24	IMAGING EQUIPMENT	9/30/99	20,581.00	0.00	0.00	20,581.00	0.00	20,581.00	0.00	S/L	5.00	Dispose
26	COMPUTER HTE SYSTEM UPGRADE	9/30/99	3,900.00	0.00	0.00	3,900.00	0.00	3,900.00	0.00	S/L	5.00	Dispose
27	COMPUTER COMPAQ PC SERVER	9/30/99	3,849.00	0.00	0.00	3,849.00	0.00	3,849.00	0.00	S/L	5.00	Dispose
28	TELEPHONE SYSTEM N/NORSTAR-MERIDIAN EQUIP	9/30/99	5,598.70	0.00	0.00	5,598.70	0.00	5,598.70	0.00	S/L	5.00	Dispose
29	COMPUTER 9150XL LAPTOP FIRE CHIEF	9/30/99	4,678.00	0.00	0.00	4,678.00	0.00	4,678.00	0.00	S/L	5.00	Dispose
31	CABINETS	9/30/99	3,350.00	0.00	0.00	3,350.00	0.00	3,350.00	0.00	S/L	5.00	Dispose
32	MODULAR BOOK SHELVES LIGHT OAK	9/30/99	4,376.26	0.00	0.00	4,376.26	0.00	4,376.26	0.00	S/L	5.00	Dispose
33	AUTOCITE UNITS (4)	9/30/99	7,400.00	0.00	0.00	7,400.00	0.00	7,400.00	0.00	S/L	5.00	Dispose
34	COIN COUNTING MACHINE	9/30/99	5,198.00	0.00	0.00	5,198.00	0.00	5,198.00	0.00	S/L	5.00	Dispose
50	COIN COUNTING MACHINE	9/30/99	5,198.00	0.00	0.00	5,198.00	0.00	5,198.00	0.00	S/L	5.00	Dispose
51	TOSHIBA COPY MACHINE W/ADF AUTO DUPLEXING	9/30/99	8,059.00	0.00	0.00	8,059.00	0.00	8,059.00	0.00	S/L	5.00	Dispose
52	SOLO 9150 XL LAPTOP COMPUTER	9/30/99	4,491.00	0.00	0.00	4,491.00	0.00	4,491.00	0.00	S/L	5.00	Dispose
53	COMPAQ PC SERVER	9/30/99	3,849.00	0.00	0.00	3,849.00	0.00	3,849.00	0.00	S/L	5.00	Dispose
54	HTE SYSTEM UPGRADE	9/30/99	3,900.00	0.00	0.00	3,900.00	0.00	3,900.00	0.00	S/L	5.00	Dispose
61	COMPUTER LAPTOP	9/30/99	4,589.00	0.00	0.00	4,589.00	0.00	4,589.00	0.00	S/L	5.00	Dispose
63	COMPUTER PRINTER HP 8500N COLOR	9/30/99	6,354.00	0.00	0.00	6,354.00	0.00	6,354.00	0.00	S/L	5.00	Dispose

65	COMPUTER GATEWAY LAPTOP W/9300 SOLO DOC STATI	9/30/99	4,404.00	0.00	0.00	4,404.00	0.00	4,404.00	0.00	S/L	5.00	Dispose
66	COMPUTER PRINTER LEXMARK 1200N COLOR	9/30/99	5,977.00	0.00	0.00	5,977.00	0.00	5,977.00	0.00	S/L	5.00	Dispose
67	COMPUTER GATEWAY LAPTOP W/DOCKING STATION	9/30/99	4,328.00	0.00	0.00	4,328.00	0.00	4,328.00	0.00	S/L	5.00	Dispose
4	LAPTOP COMPUTER GATEWAY SOLO VE9300XL	9/30/00	3,976.00	0.00	0.00	3,976.00	0.00	3,976.00	0.00	S/L	5.00	Dispose
5	LAPTOP COMPUTER MULTIMEDIA	9/30/00	6,186.00	0.00	0.00	6,186.00	0.00	6,186.00	0.00	S/L	5.00	Dispose
6	SECURITY SYS EQUIPMENT - THRIFT SHOP	9/30/00	4,605.74	0.00	0.00	4,605.74	0.00	4,605.74	0.00	S/L	5.00	Dispose
35	TEKTRONIX PHASER 1235DT COLOR PRINTER	9/30/01	4,545.00	0.00	0.00	4,545.00	0.00	4,545.00	0.00	S/L	5.00	Dispose
36	CISCO SYSTEM PIX FIREWALL 515	9/30/01	9,900.00	0.00	0.00	9,900.00	0.00	9,900.00	0.00	S/L	5.00	Dispose
37	SOFTWARE-SENTRY UPGRADE	9/30/01	3,913.00	0.00	0.00	3,913.00	0.00	3,913.00	0.00	S/L	5.00	Dispose
38	COMPUTER-GATEWAY SOLO 9500 XL LAPTOP	9/30/01	3,416.00	0.00	0.00	3,416.00	0.00	3,416.00	0.00	S/L	5.00	Dispose
39	COMPUTER-GATEWAY SOLO 9500 XL LAPTOP	9/30/01	3,416.00	0.00	0.00	3,416.00	0.00	3,416.00	0.00	S/L	5.00	Dispose
40	PROJECTOR-VIEWSONIC LITEBIRD 1075 XGA	9/30/01	3,902.00	0.00	0.00	3,902.00	0.00	3,902.00	0.00	S/L	5.00	Dispose
41	PROJECTOR-VIEWSONIC LITEBIRD 1075XGA	9/30/01	3,124.47	0.00	0.00	3,124.47	0.00	3,124.47	0.00	S/L	5.00	Dispose
42	PRINTER HP LASERJET 8550N	9/30/02	5,736.00	0.00	0.00	5,736.00	0.00	5,736.00	0.00	S/L	5.00	Dispose
43	OFFICE FURNITURE	9/30/02	8,317.00	0.00	0.00	8,317.00	0.00	8,317.00	0.00	S/L	5.00	Dispose
55	WALNUT DESKS (2) CREDENZAS (2)	9/30/02	4,273.73	0.00	0.00	4,273.73	0.00	4,273.73	0.00	S/L	5.00	Dispose
61	COMPUTER - HH3 COLORPEN	9/30/02	3,614.00	0.00	0.00	3,614.00	0.00	3,614.00	0.00	S/L	5.00	Dispose
44	PRINTER-HP LASERJET 9000DN CHECK PRINTER	9/30/03	4,442.00	0.00	0.00	4,442.00	0.00	4,442.00	0.00	S/L	5.00	Dispose
45	PRINTER-HP LASERJET 9000DN CHECK PRINTER	9/30/03	4,442.00	0.00	0.00	4,442.00	0.00	4,442.00	0.00	S/L	5.00	Dispose
46	COMPUTER-DELL PC	9/30/03	4,852.00	0.00	0.00	4,852.00	0.00	4,852.00	0.00	S/L	5.00	Dispose
47	COMPUTER-DELL SERVER	9/30/03	4,957.00	0.00	0.00	4,957.00	0.00	4,957.00	0.00	S/L	5.00	Dispose
48	HEAVY DUTY VENTILATED LOCKER	9/30/04	7,119.53	0.00	0.00	7,119.53	0.00	7,119.53	0.00	S/L	5.00	Dispose
49	ID CARD PRINTER	9/30/04	4,884.00	0.00	0.00	4,884.00	0.00	4,884.00	0.00	S/L	5.00	Dispose
56	MICRIFILM READERS/SCANNER PLUS ACCESSORIES	9/30/05	26,396.00	0.00	0.00	26,396.00	0.00	26,396.00	0.00	S/L	5.00	Dispose
153	OFFICE FURNITURE - CHAIRS , DESK, FILE CABINE	9/30/06	9,476.37	0.00	0.00	9,476.37	0.00	9,476.37	0.00	S/L	5.00	Dispose
154	SHARP LCD TV 45" PLUS WALL MOUNT	9/30/06	3,870.00	0.00	0.00	3,870.00	0.00	3,870.00	0.00	S/L	5.00	Dispose
155	XLT 5000 MOBILE 10-35 WATT SYSTEM	9/30/06	4,934.20	0.00	0.00	4,934.20	0.00	4,934.20	0.00	S/L	5.00	Dispose
156	UNIVERSAL PORTACOUNT FIT SYSTEM PLUS PARTS	9/30/06	9,460.00	0.00	0.00	9,460.00	0.00	9,460.00	0.00	S/L	5.00	Dispose
157	OFFICE CHAIRS, DESKS & CREDENZA	9/30/06	15,953.15	0.00	0.00	15,953.15	0.00	15,953.15	0.00	S/L	5.00	Dispose
158	LCD 45" SHARP TELEVISION	9/30/06	3,870.00	0.00	0.00	3,870.00	0.00	3,870.00	0.00	S/L	5.00	Dispose
62	COMPUTER AIDED DISPATCH SYSTEM (20)	9/30/06	110,182.00	0.00	0.00	110,182.00	0.00	110,182.00	0.00	S/L	5.00	Dispose
159	OFFICE FURNITURE - NEW PW BUILDING	9/30/07	19,026.90	0.00	0.00	19,026.90	0.00	19,026.90	0.00	S/L	5.00	Dispose
160	PRINTER - DESIGNJET HP 5500PS, 42" 600 DPI	9/30/07	9,520.00	0.00	0.00	9,520.00	0.00	9,520.00	0.00	S/L	5.00	Dispose
161	FIRST ALERT ALERTING SYSTEM	9/30/07	108,861.02	0.00	0.00	108,861.02	0.00	108,861.02	0.00	S/L	5.00	Dispose
164	LASER PRINTER W/ACCESSORIES HP4350 DTN	9/30/07	29,996.50	0.00	0.00	29,996.50	0.00	29,996.50	0.00	S/L	5.00	Dispose
173	DUAL CARE EEON PROCESSOR 5130 4MB	9/30/07	5,969.82	0.00	0.00	5,969.82	0.00	5,969.82	0.00	S/L	5.00	Dispose
174	2 PANASONOC TOUGHBOOK 18	9/30/07	10,484.00	0.00	0.00	10,484.00	0.00	10,484.00	0.00	S/L	5.00	Dispose
175	HP DESKJET 460WF MOBILE PRINT	9/30/07	3,835.00	0.00	0.00	3,835.00	0.00	3,835.00	0.00	S/L	5.00	Dispose
176	OFFICE FURNITURE - PW BLDG.	9/30/07	25,813.81	0.00	0.00	25,813.81	0.00	25,813.81	0.00	S/L	5.00	Dispose
177	OFFICE FURNITURE - PUBLIC WORKS BLDG.	9/30/07	14,275.00	0.00	0.00	14,275.00	0.00	14,275.00	0.00	S/L	5.00	Dispose
178	OFFICE FURNITURE/EQUIP - PUBLIC WORKS	9/30/07	16,338.55	0.00	0.00	16,338.55	0.00	16,338.55	0.00	S/L	5.00	Dispose
179	OFFICE FURNITURE - PUBLIC WORKS BLDG.	9/30/07	15,998.00	0.00	0.00	15,998.00	0.00	15,998.00	0.00	S/L	5.00	Dispose
180	OFFICE FURNITURE - PUBLIC WORKS BLDG.	9/30/07	69,927.61	0.00	0.00	69,927.61	0.00	69,927.61	0.00	S/L	5.00	Dispose
181	OFFICE FURNITURE - PUBLIC WORKS BLDG.	9/30/07	16,621.92	0.00	0.00	16,621.92	0.00	16,621.92	0.00	S/L	5.00	Dispose
182	QUAD CORE XEON E5404 PROCESSOR 2X6 MB	9/30/08	4,951.45	0.00	0.00	4,951.45	0.00	4,951.45	0.00	S/L	5.00	Dispose
183	OFFICE FURNITURE - PW OFFICE	9/30/08	5,388.54	0.00	0.00	5,388.54	0.00	5,388.54	0.00	S/L	5.00	Dispose
184	PANASONIC NOTEBOOK TOUGHBOOK	9/30/09	3,989.00	0.00	0.00	3,989.00	0.00	3,989.00	0.00	S/L	5.00	Dispose

185	LASERJET SCANNER	9/30/11	9,460.00	0.00	0.00	9,460.00	0.00	9,460.00	0.00	S/L	5.00	Dispose
186	HP LASER JET ENTERPRISE M855XH PRINTER	9/30/14	5,722.50	0.00	0.00	5,722.50	0.00	5,722.50	0.00	S/L	5.00	Dispose
187	2015 BOOKCASE W BOOKSHELF	9/30/15	3,150.90	0.00	0.00	3,150.90	0.00	3,150.90	0.00	S/L	5.00	Dispose
188	TRACKABLE SURFACE PANEL	9/30/15	5,698.60	0.00	0.00	5,698.60	0.00	5,698.60	0.00	S/L	5.00	Dispose
	TOTAL		**2,239,402.22**	**0.00**	**0.00**	**2,239,402.22**	**0.00**	**2,239,402.22**	**0.00**			

Book Asset Detail 10/01/23 - 9/30/23

FYE: 9/30/2024

Asset	dt	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period	Blank	FY24 ACTION
Group: Equipment															
114		HUBER MAINTENANCE GRADER	9/30/70	28,852.00	0.00		0.00	28,852.00	0.00	28,852.00	0.00	S/L	5.00		Dispose
160		MILKEE GENERATOR	9/30/70	7,000.00	0.00		0.00	7,000.00	0.00	7,000.00	0.00	S/L	5.00		Dispose
171		ONAN GENERATOR	9/30/70	7,000.00	0.00		0.00	7,000.00	0.00	7,000.00	0.00	S/L	5.00		Dispose
172		ONAN GENERATOR	9/30/70	7,500.00	0.00		0.00	7,500.00	0.00	7,500.00	0.00	S/L	5.00		Dispose
173		ONAN GENERATOR	9/30/70	7,000.00	0.00		0.00	7,000.00	0.00	7,000.00	0.00	S/L	5.00		Dispose
194		PORTABLE LEEBOY 10" PAVER	9/30/70	4,980.00	0.00		0.00	4,980.00	0.00	4,980.00	0.00	S/L	5.00		Dispose
200		ROCKET BOAT	9/30/70	1,150.00	0.00		0.00	1,150.00	0.00	1,150.00	0.00	S/L	5.00		Dispose
192		**OREN 85' LADDER 1976**	**9/30/76**	**97,748.29**	**0.00**		**0.00**	**97,748.29**	**0.00**	**97,748.29**	**0.00**	**S/L**	**5.00**		**Dispose**
15		2 PORTABLE TELEMENTERY	9/30/78	10,088.00	0.00		0.00	10,088.00	0.00	10,088.00	0.00	S/L	5.00		Dispose
106		GYM EQUIPMENT	9/30/78	6,000.00	0.00		0.00	6,000.00	0.00	6,000.00	0.00	S/L	5.00		Dispose
176		PISTOL RANGE	9/30/79	9,376.42	0.00		0.00	9,376.42	0.00	9,376.42	0.00	S/L	5.00		Dispose
192		POLICE PISTOL RANGE	9/30/79	16,857.20	0.00		0.00	16,857.20	0.00	16,857.20	0.00	S/L	5.00		Dispose
1		KOHLER RIDING MOWER W/61" DECK & 22HP	9/30/80	5,850.00	0.00		0.00	5,850.00	0.00	5,850.00	0.00	S/L	5.00		Dispose
9		1980 HAULET TRAILER	9/30/80	3,369.89	0.00		0.00	3,369.89	0.00	3,369.89	0.00	S/L	5.00		Dispose
10		1980 ONAN GENERATOR	9/30/80	12,505.75	0.00		0.00	12,505.75	0.00	12,505.75	0.00	S/L	5.00		Dispose
137		**LIFEPAK 5 CARDIOSCOPE**	**9/30/80**	**7,594.77**	**0.00**		**0.00**	**7,594.77**	**0.00**	**7,594.77**	**0.00**	**S/L**	**5.00**		**Dispose**
158		METERS	9/30/80	3,266.00	0.00		0.00	3,266.00	0.00	3,266.00	0.00	S/L	5.00		Dispose
177		PLAYGROUND APARATUS	9/30/80	3,445.00	0.00		0.00	3,445.00	0.00	3,445.00	0.00	S/L	5.00		Dispose
203		RADIO - APCOR 12 WATT	9/30/80	5,387.25	0.00		0.00	5,387.25	0.00	5,387.25	0.00	S/L	5.00		Dispose
228		RAWHIDE TRAILER	9/30/81	3,539.00	0.00		0.00	3,539.00	0.00	3,539.00	0.00	S/L	5.00		Dispose
273		TARGET CONCRETE SAW	9/30/81	3,000.00	0.00		0.00	3,000.00	0.00	3,000.00	0.00	S/L	5.00		Dispose
176		**FIRE PUMPER EQUIPMENT**	**9/30/81**	**26,566.22**	**0.00**		**0.00**	**26,566.22**	**0.00**	**26,566.22**	**0.00**	**S/L**	**5.00**		**Dispose**
13		1988 SCISSOR LIFT - MARK M15	9/30/82	13,900.00	0.00		0.00	13,900.00	0.00	13,900.00	0.00	S/L	5.00		Dispose
265		SPRAY UNIT 500 GAL- BEAM	9/30/82	6,915.00	0.00		0.00	6,915.00	0.00	6,915.00	0.00	S/L	5.00		Dispose
291		TORO GROUNDMASTER 220 52" CUT MOWER	9/30/84	6,073.00	0.00		0.00	6,073.00	0.00	6,073.00	0.00	S/L	5.00		Dispose
297		TRAILER - RAWHIDE LW 1984	9/30/84	3,145.00	0.00		0.00	3,145.00	0.00	3,145.00	0.00	S/L	5.00		Dispose
306		VEHICLE - NISSAN TRUCK TOOL BOX	9/30/84	430.00	0.00		0.00	430.00	0.00	430.00	0.00	S/L	5.00		Dispose
1		**JAWS OF LIFE - HURST**	**9/30/85**	**5,937.67**	**0.00**		**0.00**	**5,937.67**	**0.00**	**5,937.67**	**0.00**	**S/L**	**5.00**		**Dispose**
2		**JAWS OF LIFE - HURST**	**9/30/85**	**3,070.00**	**0.00**		**0.00**	**3,070.00**	**0.00**	**3,070.00**	**0.00**	**S/L**	**5.00**		**Dispose**
95		FORD 1 TON VAN 1984 - MARS LIGHT	9/30/85	361.75	0.00		0.00	361.75	0.00	361.75	0.00	S/L	5.00		Dispose
96		FORD 1 TON VAN 1984 - TOOL BOX	9/30/85	361.75	0.00		0.00	361.75	0.00	361.75	0.00	S/L	5.00		Dispose
119		ICE MAKER - CRYSTAL CH	9/30/85	4,417.00	0.00		0.00	4,417.00	0.00	4,417.00	0.00	S/L	5.00		Dispose
157		**MEDICAL TELEMENTRY UNIT**	**9/30/85**	**7,180.00**	**0.00**		**0.00**	**7,180.00**	**0.00**	**7,180.00**	**0.00**	**S/L**	**5.00**		**Dispose**
201		RADIO - APCOR	9/30/86	3,000.00	0.00		0.00	3,000.00	0.00	3,000.00	0.00	S/L	5.00		Dispose
202		RADIO - APCOR	9/30/86	3,000.00	0.00		0.00	3,000.00	0.00	3,000.00	0.00	S/L	5.00		Dispose
198		REPAIR LOWERING DEVICE	9/30/86	338.25	0.00		0.00	338.25	0.00	338.25	0.00	S/L	5.00		Dispose
60		COMPRESSOR - AIR STORAGE	9/30/87	15,261.00	0.00		0.00	15,261.00	0.00	15,261.00	0.00	S/L	5.00		Dispose
138		**LIFEPAK MONITOR/BEFILB**	**9/30/87**	**7,180.00**	**0.00**		**0.00**	**7,180.00**	**0.00**	**7,180.00**	**0.00**	**S/L**	**5.00**		**Dispose**
139		**LIFEPAK MONITOR/DEFILB**	**9/30/87**	**6,007.50**	**0.00**		**0.00**	**6,007.50**	**0.00**	**6,007.50**	**0.00**	**S/L**	**5.00**		**Dispose**

140	**LIFEPAK MONITOR/DEFILB**	**9/30/87**	**6,007.50**	**0.00**	**0.00**	**6,007.50**	**0.00**	**6,007.50**	**0.00**	**S/L**	**5.00**	**Dispose**
258	SLIDE GATE SYSTEM-PIER	9/30/87	13,664.20	0.00	0.00	13,664.20	0.00	13,664.20	0.00	S/L	5.00	Dispose
14	1992 CROWN FORK-LIFT	9/30/88	6,635.00	0.00	0.00	6,635.00	0.00	6,635.00	0.00	S/L	5.00	Dispose
77	ENGINE DIAGNOSTIC MACHINE	9/30/88	15,719.98	0.00	0.00	15,719.98	0.00	15,719.98	0.00	S/L	5.00	Dispose
216	RADIO FOR 24 PASSENGER BUS	9/30/88	622.00	0.00	0.00	622.00	0.00	622.00	0.00	S/L	5.00	Dispose
168	CANTWAY 1988	9/30/88	2,898.00	0.00	0.00	2,898.00	0.00	2,898.00	0.00	S/L	5.00	Dispose
170	COMPRESSOR - 10HP GAS	9/30/88	2,530.00	0.00	0.00	2,530.00	0.00	2,530.00	0.00	S/L	5.00	Dispose
27	AEON LOWERING DEVICE	9/30/89	4,672.03	0.00	0.00	4,672.03	0.00	4,672.03	0.00	S/L	5.00	Dispose
72	DISC DRUM/BRAKE SET	9/30/89	5,781.00	0.00	0.00	5,781.00	0.00	5,781.00	0.00	S/L	5.00	Dispose
182	PLAYGROUND EQUIPMENT	9/30/89	4,810.07	0.00	0.00	4,810.07	0.00	4,810.07	0.00	S/L	5.00	Dispose
217	RADIO FOR 24 PASSERGER BUS	9/30/89	292.80	0.00	0.00	292.80	0.00	292.80	0.00	S/L	5.00	Dispose
250	SCBA PACKAGES - 8 COMPLETE	9/30/89	14,152.10	0.00	0.00	14,152.10	0.00	14,152.10	0.00	S/L	5.00	Dispose
7	13 RABGER AIR TANKS	9/30/90	20,005.42	0.00	0.00	20,005.42	0.00	20,005.42	0.00	S/L	5.00	Dispose
32	AKRON 4 WAY VALVES	9/30/90	5,736.00	0.00	0.00	5,736.00	0.00	5,736.00	0.00	S/L	5.00	Dispose
117	ICE MACHINE	9/30/90	3,816.50	0.00	0.00	3,816.50	0.00	3,816.50	0.00	S/L	5.00	Dispose
162	MOBILE RADIO FOR 1987 FORD F250 PICK UP	9/30/90	520.00	0.00	0.00	520.00	0.00	520.00	0.00	S/L	5.00	Dispose
218	RADIO FOR DODGE 250 PICK UP	9/30/90	524.00	0.00	0.00	524.00	0.00	524.00	0.00	S/L	5.00	Dispose
171	CONTAINER CARRIER	9/30/90	7,825.00	0.00	0.00	7,825.00	0.00	7,825.00	0.00	S/L	5.00	Dispose
2	MOTOROLA RADIO UTILITY	9/30/91	597.25	0.00	0.00	597.25	0.00	597.25	0.00	S/L	5.00	Dispose
65	CONTAINERS	9/30/91	22,590.40	0.00	0.00	22,590.40	0.00	22,590.40	0.00	S/L	5.00	Dispose
74	ELECTRIC POWER OPERATOR	9/30/91	1,620.00	0.00	0.00	1,620.00	0.00	1,620.00	0.00	S/L	5.00	Dispose
116	HUSTELER COMPACT MOWER	9/30/91	6,575.00	0.00	0.00	6,575.00	0.00	6,575.00	0.00	S/L	5.00	Dispose
227	RAMP - PORTABLE YARD	9/30/91	6,987.00	0.00	0.00	6,987.00	0.00	6,987.00	0.00	S/L	5.00	Dispose
263	SPEAKERS	9/30/91	8,182.84	0.00	0.00	8,182.84	0.00	8,182.84	0.00	S/L	5.00	Dispose
272	TANKS - 2500 GALLION OIL TANKS	9/30/91	5,471.00	0.00	0.00	5,471.00	0.00	5,471.00	0.00	S/L	5.00	Dispose
298	TRASH CONCRETE CONTAINERS	9/30/91	4,970.00	0.00	0.00	4,970.00	0.00	4,970.00	0.00	S/L	5.00	Dispose
172	CONTAINER HANDLER	9/30/91	8,765.00	0.00	0.00	8,765.00	0.00	8,765.00	0.00	S/L	5.00	Dispose
199	PUMP FUEL SYSTEM	9/30/92	13,225.00	0.00	0.00	13,225.00	0.00	13,225.00	0.00	S/L	5.00	Dispose
219	RADIO FORD F250 P/U 1992	9/30/92	630.25	0.00	0.00	630.25	0.00	630.25	0.00	S/L	5.00	Dispose
229	RECYCLING CONTAINERS	9/30/92	36,340.76	0.00	0.00	36,340.76	0.00	36,340.76	0.00	S/L	5.00	Dispose
235	RYAN LAWN AERATOR MOWER	9/30/92	8,252.00	0.00	0.00	8,252.00	0.00	8,252.00	0.00	S/L	5.00	Dispose
251	SCUBA GEAR - SETS	9/30/92	8,482.50	0.00	0.00	8,482.50	0.00	8,482.50	0.00	S/L	5.00	Dispose
267	STORAGE RACKS "A FRAME" FOR CYLINDERS	9/30/92	4,365.00	0.00	0.00	4,365.00	0.00	4,365.00	0.00	S/L	5.00	Dispose
194	RADIO	9/30/92	615.50	0.00	0.00	615.50	0.00	615.50	0.00	S/L	5.00	Dispose
195	RADIO	9/30/92	615.50	0.00	0.00	615.50	0.00	615.50	0.00	S/L	5.00	Dispose
196	RADIO FOR FORD E350 VAN 1991	9/30/92	597.25	0.00	0.00	597.25	0.00	597.25	0.00	S/L	5.00	Dispose
59	COMPRESSOR	9/30/93	4,915.00	0.00	0.00	4,915.00	0.00	4,915.00	0.00	S/L	5.00	Dispose
159	METERS, PARTS INVENTORY	9/30/93	89,937.50	0.00	0.00	89,937.50	0.00	89,937.50	0.00	S/L	5.00	Dispose
230	RECYCLING CONTAINERS	9/30/93	10,449.00	0.00	0.00	10,449.00	0.00	10,449.00	0.00	S/L	5.00	Dispose
268	STRIPING MACHINE - AIRLESS	9/30/93	4,450.00	0.00	0.00	4,450.00	0.00	4,450.00	0.00	S/L	5.00	Dispose
34	ALUMINUM FRAMES	9/30/94	3,231.35	0.00	0.00	3,231.35	0.00	3,231.35	0.00	S/L	5.00	Dispose
41	BLEACHERS FOR QUIET WATERS PARK	9/30/94	4,892.00	0.00	0.00	4,892.00	0.00	4,892.00	0.00	S/L	5.00	Dispose
53	CAMERA 2 DASHBOARD PARTNER VIDEO SYSTEMS	9/30/94	3,630.00	0.00	0.00	3,630.00	0.00	3,630.00	0.00	S/L	5.00	Dispose
154	LOWERING DEVICE FOR CEMETARIES	9/30/94	5,443.41	0.00	0.00	5,443.41	0.00	5,443.41	0.00	S/L	5.00	Dispose
179	PLAYGROUND EQUIPMENT	9/30/94	11,623.13	0.00	0.00	11,623.13	0.00	11,623.13	0.00	S/L	5.00	Dispose
180	PLAYGROUND EQUIPMENT	9/30/94	9,055.08	0.00	0.00	9,055.08	0.00	9,055.08	0.00	S/L	5.00	Dispose
220	RADIO INSTALLATION & RF INSTALL 3 MSF5000	9/30/94	6,000.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00	S/L	5.00	Dispose

223	RADIO SHARNET SYSTEM	9/30/94	113,994.00	0.00	0.00	113,994.00	0.00	113,994.00	0.00	S/L	5.00	Dispose
231	RECYCLING CONTAINERS	9/30/94	10,520.00	0.00	0.00	10,520.00	0.00	10,520.00	0.00	S/L	5.00	Dispose
264	SPILL CONTAINMENT CANISTERS	9/30/94	3,200.00	0.00	0.00	3,200.00	0.00	3,200.00	0.00	S/L	5.00	Dispose
305	VAPOR RECOVERY SYSTEM FUEL FACILITY AT BSO	9/30/94	22,743.30	0.00	0.00	22,743.30	0.00	22,743.30	0.00	S/L	5.00	Dispose
310	VEHICLE SERVICE LIFT	9/30/94	3,376.00	0.00	0.00	3,376.00	0.00	3,376.00	0.00	S/L	5.00	Dispose
70	DASHER BOARDS FOR IN-LINE HOCKY RINK	9/30/95	3,672.00	0.00	0.00	3,672.00	0.00	3,672.00	0.00	S/L	5.00	Dispose
75	ELECTRICAL WORK IN DISPATCH ROOM	9/30/95	4,996.86	0.00	0.00	4,996.86	0.00	4,996.86	0.00	S/L	5.00	Dispose
92	FITNESS EQUIPMENT -TREADMILL QUINTON CIUBRAC	9/30/95	5,470.00	0.00	0.00	5,470.00	0.00	5,470.00	0.00	S/L	5.00	Dispose
118	ICE MACHINE - WESTSIDE PARK	9/30/95	3,026.00	0.00	0.00	3,026.00	0.00	3,026.00	0.00	S/L	5.00	Dispose
134	LESCO MOWER FAIRWAY M# ST-212	9/30/95	20,000.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	S/L	5.00	Dispose
221	RADIO MAXON SM4150M 16 CHANNEL	9/30/95	306.00	0.00	0.00	306.00	0.00	306.00	0.00	S/L	5.00	Dispose
224	RADIO SYSTEM	9/30/95	265,986.00	0.00	0.00	265,986.00	0.00	265,986.00	0.00	S/L	5.00	Dispose
277	TOLLERBLADE COURT ASPHALT INSTALLATION	9/30/95	8,000.00	0.00	0.00	8,000.00	0.00	8,000.00	0.00	S/L	5.00	Dispose
33	ALL TERRAIN VEHICLE YAMAHA 4X4	9/30/96	5,135.00	0.00	0.00	5,135.00	0.00	5,135.00	0.00	S/L	5.00	Dispose
94	FLOOR MACHINE MINUTEMAN HAHO # 32B	9/30/96	3,220.81	0.00	0.00	3,220.81	0.00	3,220.81	0.00	S/L	5.00	Dispose
135	LIFEGUARD STAND CONSTRUCTION	9/30/96	5,975.10	0.00	0.00	5,975.10	0.00	5,975.10	0.00	S/L	5.00	Dispose
136	LIFEGUARD STAND CONSTRUCTION	9/30/96	7,302.90	0.00	0.00	7,302.90	0.00	7,302.90	0.00	S/L	5.00	Dispose
153	LOWERING DEVICE - TENT FRAME & PLOT NUMBERS	9/30/96	6,996.03	0.00	0.00	6,996.03	0.00	6,996.03	0.00	S/L	5.00	Dispose
183	PLAYGROUND EQUIPMENT	9/30/96	8,737.24	0.00	0.00	8,737.24	0.00	8,737.24	0.00	S/L	5.00	Dispose
184	PLAYGROUND EQUIPMENT VILLAGES OF hILLSBORO	9/30/96	8,470.64	0.00	0.00	8,470.64	0.00	8,470.64	0.00	S/L	5.00	Dispose
185	PLAYGROUND EQUIPMENT - DEE40428	9/30/96	13,401.49	0.00	0.00	13,401.49	0.00	13,401.49	0.00	S/L	5.00	Dispose
187	PLAYGROUND EQUIPMENT - SW 24TH TERRACE	9/30/96	8,595.06	0.00	0.00	8,595.06	0.00	8,595.06	0.00	S/L	5.00	Dispose
253	SECURITY SYSTEM CHILD CARE CTR.	9/30/96	5,545.00	0.00	0.00	5,545.00	0.00	5,545.00	0.00	S/L	5.00	Dispose
37	BENCHES FOR CONSITUTION PARK	9/30/97	4,529.00	0.00	0.00	4,529.00	0.00	4,529.00	0.00	S/L	5.00	Dispose
38	BENCHES WESTSIDE PARK	9/30/97	3,073.00	0.00	0.00	3,073.00	0.00	3,073.00	0.00	S/L	5.00	Dispose
39	BIKE COVER	9/30/97	250.00	0.00	0.00	250.00	0.00	250.00	0.00	S/L	5.00	Dispose
73	DISPLAY & EXHIBIT SYSTEM	9/30/97	3,600.00	0.00	0.00	3,600.00	0.00	3,600.00	0.00	S/L	5.00	Dispose
104	GRAVE BOX AND LIFTING BRACKETS FOR CEMETARY	9/30/97	660.00	0.00	0.00	660.00	0.00	660.00	0.00	S/L	5.00	Dispose
127	KOHLER GENERATOR	9/30/97	7,500.00	0.00	0.00	7,500.00	0.00	7,500.00	0.00	S/L	5.00	Dispose
129	KROMER 1989 UTILITY VEHICLE	9/30/97	6,647.00	0.00	0.00	6,647.00	0.00	6,647.00	0.00	S/L	5.00	Dispose
181	PLAYGROUND EQUIPMENT	9/30/97	13,153.00	0.00	0.00	13,153.00	0.00	13,153.00	0.00	S/L	5.00	Dispose
188	PLAYGROUND EQUIPMENT - TUGBOAT W/ANCHORS	9/30/97	7,507.71	0.00	0.00	7,507.71	0.00	7,507.71	0.00	S/L	5.00	Dispose
189	PLAYGROUND EQUIPMENT - WESTSIDE PARK SEW-SAW	9/30/97	7,878.28	0.00	0.00	7,878.28	0.00	7,878.28	0.00	S/L	5.00	Dispose
190	PLAYGROUND EQUIPMENT 10TJ DRIVE PARK SWING	9/30/97	5,156.41	0.00	0.00	5,156.41	0.00	5,156.41	0.00	S/L	5.00	Dispose
191	PLAYGROUND EQUIPMENT NORTHWEST PARK STEEP	9/30/97	5,269.32	0.00	0.00	5,269.32	0.00	5,269.32	0.00	S/L	5.00	Dispose
233	RESCUE EQUIPMENT - BACKBOARDS (45) W/STRAPS	9/30/97	7,302.00	0.00	0.00	7,302.00	0.00	7,302.00	0.00	S/L	5.00	Dispose
262	SOUND EQUIPMENT FOR SHOWMOBILE EAW LA 325	9/30/97	3,398.00	0.00	0.00	3,398.00	0.00	3,398.00	0.00	S/L	5.00	Dispose
307	VEHICLE ALL TERRAIN 1997 POLARIS SPORTSMAN	9/30/97	3,274.00	0.00	0.00	3,274.00	0.00	3,274.00	0.00	S/L	5.00	Dispose
311	WALKWAY - WESTSIDE PK	9/30/97	3,989.95	0.00	0.00	3,989.95	0.00	3,989.95	0.00	S/L	5.00	Dispose
166	BEDLINER	9/30/97	139.00	0.00	0.00	139.00	0.00	139.00	0.00	S/L	5.00	Dispose
214	WINDOW TINTING	9/30/97	50.00	0.00	0.00	50.00	0.00	50.00	0.00	S/L	5.00	Dispose
26	ACCORDIAN PARTITIONS WOODFOLD	9/30/98	3,689.00	0.00	0.00	3,689.00	0.00	3,689.00	0.00	S/L	5.00	Dispose
35	BALLFIELD UPGRANDE - DFLD MIDDLE SCH	9/30/98	3,648.80	0.00	0.00	3,648.80	0.00	3,648.80	0.00	S/L	5.00	Dispose
57	CEMETARY LOWERING DEVICE	9/30/98	3,100.00	0.00	0.00	3,100.00	0.00	3,100.00	0.00	S/L	5.00	Dispose
81	FENCE - DEERFIELD BEACH MIDDLE SCH.	9/30/98	7,805.00	0.00	0.00	7,805.00	0.00	7,805.00	0.00	S/L	5.00	Dispose
82	FENCE - WESTSIDE PARK	9/30/98	6,748.48	0.00	0.00	6,748.48	0.00	6,748.48	0.00	S/L	5.00	Dispose
83	FENCE - WESTSIDE PARK	9/30/98	7,374.00	0.00	0.00	7,374.00	0.00	7,374.00	0.00	S/L	5.00	Dispose

105	GROOMING MACHINE FOR BASEBALL FIELDS	9/30/98	7,368.74	0.00	0.00	7,368.74	0.00	7,368.74	0.00 S/L	5.00	Dispose
141	**LIFEPAK W/CARDIAC MONITOR DEFIB**	**9/30/98**	**12,500.00**	**0.00**	**0.00**	**12,500.00**	**0.00**	**12,500.00**	**0.00 S/L**	**5.00**	**Dispose**
142	**LIFEPAK W/CARDIAC MONITOR/DEFIB**	**9/30/98**	**12,500.00**	**0.00**	**0.00**	**12,500.00**	**0.00**	**12,500.00**	**0.00 S/L**	**5.00**	**Dispose**
143	**LIFEPAK W/CARDIAC MONITOR/DEFIB**	**9/30/98**	**12,500.00**	**0.00**	**0.00**	**12,500.00**	**0.00**	**12,500.00**	**0.00 S/L**	**5.00**	**Dispose**
146	**LIFEPAX W/CARDIAC MONITOR/DEFIB**	**9/30/98**	**12,500.00**	**0.00**	**0.00**	**12,500.00**	**0.00**	**12,500.00**	**0.00 S/L**	**5.00**	**Dispose**
149	**LIKEPAK W/CARDIAC MONITOR/DEFIB**	**9/30/98**	**12,500.00**	**0.00**	**0.00**	**12,500.00**	**0.00**	**12,500.00**	**0.00 S/L**	**5.00**	**Dispose**
156	**MEDICAL EQUIPMENT DEFIBULATOR FOR LIFE GUARD**	**9/30/98**	**3,381.50**	**0.00**	**0.00**	**3,381.50**	**0.00**	**3,381.50**	**0.00 S/L**	**5.00**	**Dispose**
186	PLAYGROUND EQUIPMENT - SW 11TH WAY PK	9/30/98	3,656.39	0.00	0.00	3,656.39	0.00	3,656.39	0.00 S/L	5.00	Dispose
207	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
208	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
209	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
210	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
211	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
212	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
213	RADIO ADAPTER	9/30/98	170.00	0.00	0.00	170.00	0.00	170.00	0.00 S/L	5.00	Dispose
214	RADIO COMMUNICATION SYSTEM HUB	9/30/98	14,208.00	0.00	0.00	14,208.00	0.00	14,208.00	0.00 S/L	5.00	Dispose
256	SIDE TOOL BOXES TOOL MATE 96" WHITE (X2)	9/30/98	720.00	0.00	0.00	720.00	0.00	720.00	0.00 S/L	5.00	Dispose
278	TOOL TIRE CHANGER	9/30/98	3,095.00	0.00	0.00	3,095.00	0.00	3,095.00	0.00 S/L	5.00	Dispose
282	TOOLS 1-TON DUAL WHEEL DOLLY	9/30/98	4,561.05	0.00	0.00	4,561.05	0.00	4,561.05	0.00 S/L	5.00	Dispose
283	TOOLS COATS 5065AX TIRE CHANGER	9/30/98	3,124.00	0.00	0.00	3,124.00	0.00	3,124.00	0.00 S/L	5.00	Dispose
284	TOOLS WELDING EQUIPMENT	9/30/98	3,445.39	0.00	0.00	3,445.39	0.00	3,445.39	0.00 S/L	5.00	Dispose
285	TOOLS, BOXES, AND SETS MISC.	9/30/98	3,174.75	0.00	0.00	3,174.75	0.00	3,174.75	0.00 S/L	5.00	Dispose
296	TORO RIDING MOWER 325d	9/30/98	12,001.85	0.00	0.00	12,001.85	0.00	12,001.85	0.00 S/L	5.00	Dispose
1	STREET EQUIPMENT	9/30/98	890.00	0.00	0.00	890.00	0.00	890.00	0.00 S/L	5.00	Dispose
36	BASEBALL BARRIER NETTING	9/30/99	5,380.06	0.00	0.00	5,380.06	0.00	5,380.06	0.00 S/L	5.00	Dispose
84	FENCING INSTALLATION - PIONEER PARK	9/30/99	5,105.00	0.00	0.00	5,105.00	0.00	5,105.00	0.00 S/L	5.00	Dispose
85	FENCING LITTLE LEAGUE FIELD	9/30/99	10,154.00	0.00	0.00	10,154.00	0.00	10,154.00	0.00 S/L	5.00	Dispose
93	**FIVE - STATION OXYGEN SUPPY**	**9/30/99**	**8,976.96**	**0.00**	**0.00**	**8,976.96**	**0.00**	**8,976.96**	**0.00 S/L**	**5.00**	**Dispose**
110	HONDA SPRAYER	9/30/99	4,646.00	0.00	0.00	4,646.00	0.00	4,646.00	0.00 S/L	5.00	Dispose
164	MOTOROLA SP SMARTNET 11 CENTRAL CONTROLLER	9/30/99	113,110.00	0.00	0.00	113,110.00	0.00	113,110.00	0.00 S/L	5.00	Dispose
174	PICNIC BENCHES (8) PIER STYLE 8'	9/30/99	4,142.00	0.00	0.00	4,142.00	0.00	4,142.00	0.00 S/L	5.00	Dispose
215	RADIO COMMUNICATIONS SYSTEM	9/30/99	5,600.00	0.00	0.00	5,600.00	0.00	5,600.00	0.00 S/L	5.00	Dispose
222	RADIO MAXON SM4150M 16 CHANNEL FOR V00207	9/30/99	306.00	0.00	0.00	306.00	0.00	306.00	0.00 S/L	5.00	Dispose
225	RADIO SYSTEM	9/30/99	35,810.25	0.00	0.00	35,810.25	0.00	35,810.25	0.00 S/L	5.00	Dispose
234	RIDING MOWER SCAG KOHL 25HPW/MULCHER	9/30/99	5,981.00	0.00	0.00	5,981.00	0.00	5,981.00	0.00 S/L	5.00	Dispose
261	SOUND EQUIPMENT CREST AUDIO AMPLIFIER	9/30/99	6,098.00	0.00	0.00	6,098.00	0.00	6,098.00	0.00 S/L	5.00	Dispose
274	TELEPHONE SYSTEM - NORSTAR MERIDIAN	9/30/99	6,819.00	0.00	0.00	6,819.00	0.00	6,819.00	0.00 S/L	5.00	Dispose
279	TOOLS - DOMESTIC SHOP KEY	9/30/99	3,774.00	0.00	0.00	3,774.00	0.00	3,774.00	0.00 S/L	5.00	Dispose
281	TOOLS - MISC.	9/30/99	13,295.93	0.00	0.00	13,295.93	0.00	13,295.93	0.00 S/L	5.00	Dispose
295	TORO RIDING MOWER	9/30/99	6,295.00	0.00	0.00	6,295.00	0.00	6,295.00	0.00 S/L	5.00	Dispose
309	VEHICLE MISC. EQUIPMENT	9/30/99	4,210.07	0.00	0.00	4,210.07	0.00	4,210.07	0.00 S/L	5.00	Dispose
52	BUNKER GEAR EQUIPMENT	9/30/00	169,594.01	0.00	0.00	169,594.01	0.00	169,594.01	0.00 S/L	5.00	Dispose
54	CATERPILLAR 92SC FRONT LOADER W3116T DSL ENG	9/30/00	90,669.57	0.00	0.00	90,669.57	0.00	90,669.57	0.00 S/L	5.00	Dispose
204	RADIO - MOTOROLA 800 MHZ W/35 CH	9/30/00	3,343.75	0.00	0.00	3,343.75	0.00	3,343.75	0.00 S/L	5.00	Dispose
205	RADIO - MOTOROLA 800MHZ W/35 CH	9/30/00	3,343.75	0.00	0.00	3,343.75	0.00	3,343.75	0.00 S/L	5.00	Dispose
206	RADIO - MOTOROLA 800MHZ W/35 CH	9/30/00	3,343.75	0.00	0.00	3,343.75	0.00	3,343.75	0.00 S/L	5.00	Dispose
236	SACG 52" TURF TIGER MOWER	9/30/00	5,800.00	0.00	0.00	5,800.00	0.00	5,800.00	0.00 S/L	5.00	Dispose

270	SULLIVAN COMPRESSOR ON TRAILER W/AIR JACK	9/30/00	10,999.40	0.00	0.00	10,999.40	0.00	10,999.40	0.00	S/L	5.00	Dispose
280	TOOLS - MISC.	9/30/00	1,077.28	0.00	0.00	1,077.28	0.00	1,077.28	0.00	S/L	5.00	Dispose
68	2000 HOLMATRO 260PHU RESCUE TOOL	9/30/00	16,966.32	0.00	0.00	16,966.32	0.00	16,966.32	0.00	S/L	5.00	Dispose
69	2000 HOLMATRO PPU15 RESCUE TOOL	9/30/00	16,966.32	0.00	0.00	16,966.32	0.00	16,966.32	0.00	S/L	5.00	Dispose
70	2000 HOLMATRO PPU15 TESCUE TOOL	9/30/00	16,966.32	0.00	0.00	16,966.32	0.00	16,966.32	0.00	S/L	5.00	Dispose
71	2000 HOLMATRO PTU15 RESCUE TOOL	9/30/00	16,966.32	0.00	0.00	16,966.32	0.00	16,966.32	0.00	S/L	5.00	Dispose
164	ALUMINIUM RACK	9/30/00	180.00	0.00	0.00	180.00	0.00	180.00	0.00	S/L	5.00	Dispose
216	WINDOW TINTING	9/30/00	75.00	0.00	0.00	75.00	0.00	75.00	0.00	S/L	5.00	Dispose
78	EQUIPMENT - POSICHECH 3	9/30/01	6,295.00	0.00	0.00	6,295.00	0.00	6,295.00	0.00	S/L	5.00	Dispose
79	EQUIPMENTS - SOUNDS SYSTEM FOR SHOWMOBILE	9/30/01	4,559.50	0.00	0.00	4,559.50	0.00	4,559.50	0.00	S/L	5.00	Dispose
86	**FIERFIGHTERS BOOTS (40 PAIRS)**	**9/30/01**	**8,466.00**	**0.00**	**0.00**	**8,466.00**	**0.00**	**8,466.00**	**0.00**	**S/L**	**5.00**	**Dispose**
87	**FIRE BOOTS (43 PAIRS)**	**9/30/01**	**8,852.41**	**0.00**	**0.00**	**8,852.41**	**0.00**	**8,852.41**	**0.00**	**S/L**	**5.00**	**Dispose**
88	**FIREFIGHTERS BOOTS (23)**	**9/30/01**	**4,867.95**	**0.00**	**0.00**	**4,867.95**	**0.00**	**4,867.95**	**0.00**	**S/L**	**5.00**	**Dispose**
89	**FIREFIGHTERS HELMET (144)**	**9/30/01**	**34,858.00**	**0.00**	**0.00**	**34,858.00**	**0.00**	**34,858.00**	**0.00**	**S/L**	**5.00**	**Dispose**
90	**FIREFIGHTERS PANTS AND COATS (40)**	**9/30/01**	**49,691.60**	**0.00**	**0.00**	**49,691.60**	**0.00**	**49,691.60**	**0.00**	**S/L**	**5.00**	**Dispose**
97	FORKLIFT - WALKIE STAKER	9/30/01	14,639.99	0.00	0.00	14,639.99	0.00	14,639.99	0.00	S/L	5.00	Dispose
101	FURNITURE FOR GAME, OFFICE	9/30/01	4,338.50	0.00	0.00	4,338.50	0.00	4,338.50	0.00	S/L	5.00	Dispose
126	**JUMPSUITS FOR FIREFIGHTERS**	**9/30/01**	**4,305.00**	**0.00**	**0.00**	**4,305.00**	**0.00**	**4,305.00**	**0.00**	**S/L**	**5.00**	**Dispose**
166	NEDERMAN CARBON MONOXIDE EXTRACTION SYS	9/30/01	19,178.58	0.00	0.00	19,178.58	0.00	19,178.58	0.00	S/L	5.00	Dispose
178	PLAYGROUND EQUIPMENT	9/30/01	19,386.00	0.00	0.00	19,386.00	0.00	19,386.00	0.00	S/L	5.00	Dispose
195	POSICHECK 3	9/30/01	6,295.00	0.00	0.00	6,295.00	0.00	6,295.00	0.00	S/L	5.00	Dispose
163	ALTEC AERIAL DEVICE	9/30/01	63,500.00	0.00	0.00	63,500.00	0.00	63,500.00	0.00	S/L	5.00	Dispose
21	3 IN TRASH PUMP & TITAN AIRLESS PAINT SPRAYER	9/30/02	3,069.96	0.00	0.00	3,069.96	0.00	3,069.96	0.00	S/L	5.00	Dispose
40	BILLARD THERMAL IMAGER & WIRELESS TRANSMITER	9/30/02	14,900.00	0.00	0.00	14,900.00	0.00	14,900.00	0.00	S/L	5.00	Dispose
50	BULLARD THERMAL IMAGER TRANSMISSION	9/30/02	14,900.00	0.00	0.00	14,900.00	0.00	14,900.00	0.00	S/L	5.00	Dispose
51	BULLARD THERMAL IMAGER WIRELESS TRANSMITTAL	9/30/02	14,900.00	0.00	0.00	14,900.00	0.00	14,900.00	0.00	S/L	5.00	Dispose
56	CEMENT MIXER	9/30/02	3,975.00	0.00	0.00	3,975.00	0.00	3,975.00	0.00	S/L	5.00	Dispose
68	CPR TOOL KIT	9/30/02	1,000.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	S/L	5.00	Dispose
69	CYLINDER W/VLV CARBON 4500P KELVER NECK STRIP	9/30/02	25,579.10	0.00	0.00	25,579.10	0.00	25,579.10	0.00	S/L	5.00	Dispose
125	**JUMPSUITS**	**9/30/02**	**9,867.15**	**0.00**	**0.00**	**9,867.15**	**0.00**	**9,867.15**	**0.00**	**S/L**	**5.00**	**Dispose**
144	**LIFEPAK(3000) AUTIMATED EXIT DEFIBULATORS**	**9/30/02**	**12,294.70**	**0.00**	**0.00**	**12,294.70**	**0.00**	**12,294.70**	**0.00**	**S/L**	**5.00**	**Dispose**
147	**LIFESAVING EQUIOMENT**	**9/30/02**	**3,543.75**	**0.00**	**0.00**	**3,543.75**	**0.00**	**3,543.75**	**0.00**	**S/L**	**5.00**	**Dispose**
148	**LIFESAVING EQUIPMENT**	**9/30/02**	**75,491.41**	**0.00**	**0.00**	**75,491.41**	**0.00**	**75,491.41**	**0.00**	**S/L**	**5.00**	**Dispose**
167	NIBP AND ETC02 OPTION FIELD SERVICE UPGRADE	9/30/02	24,111.50	0.00	0.00	24,111.50	0.00	24,111.50	0.00	S/L	5.00	Dispose
169	NORTHSTAR MERIDIAN TELEPHONE SYSTEM	9/30/02	15,363.79	0.00	0.00	15,363.79	0.00	15,363.79	0.00	S/L	5.00	Dispose
247	SCAG TURF TIGER KAWASAKI	9/30/02	7,199.99	0.00	0.00	7,199.99	0.00	7,199.99	0.00	S/L	5.00	Dispose
248	SCAG TURF TIGER KAWASAKI	9/30/02	7,199.99	0.00	0.00	7,199.99	0.00	7,199.99	0.00	S/L	5.00	Dispose
42	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
43	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
44	BULLARD HAND HELD THERMAL IMAGING SYS TEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
45	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
46	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
47	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
48	BULLARD HAND HELD THERMAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
49	BULLARD HAND HELD THERNAL IMAGING SYSTEM	9/30/03	9,500.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	S/L	5.00	Dispose
145	**LIFEPAKS**	**9/30/03**	**38,815.45**	**0.00**	**0.00**	**38,815.45**	**0.00**	**38,815.45**	**0.00**	**S/L**	**5.00**	**Dispose**
259	SOFTWARE - PARKING METER	9/30/03	5,433.00	0.00	0.00	5,433.00	0.00	5,433.00	0.00	S/L	5.00	Dispose

276	TIX DETECTOR TIC SYSTEM T-I IMAGER	9/30/03	14,937.00	0.00	0.00	14,937.00	0.00	14,937.00	0.00 S/L	5.00	Dispose
300	TURF TIGER SCAG MOWER 52"	9/30/03	6,153.75	0.00	0.00	6,153.75	0.00	6,153.75	0.00 S/L	5.00	Dispose
302	TURF TIGER SCAG MOWER 52"	9/30/03	6,153.75	0.00	0.00	6,153.75	0.00	6,153.75	0.00 S/L	5.00	Dispose
304	TURF TIGER SCAG MOWER 52"	9/30/03	6,153.75	0.00	0.00	6,153.75	0.00	6,153.75	0.00 S/L	5.00	Dispose
24	ACCESS CONTROL OPERSITEE SYSTEM & MISC PARTS	9/30/04	8,423.10	0.00	0.00	8,423.10	0.00	8,423.10	0.00 S/L	5.00	Dispose
25	ACCESS PANEL BIOMETRIC READER, COMPUTER	9/30/04	11,451.80	0.00	0.00	11,451.80	0.00	11,451.80	0.00 S/L	5.00	Dispose
98	FUEL MONITORING SYSTEM	9/30/04	7,191.84	0.00	0.00	7,191.84	0.00	7,191.84	0.00 S/L	5.00	Dispose
99	FUEL SYSTEM	9/30/04	12,493.12	0.00	0.00	12,493.12	0.00	12,493.12	0.00 S/L	5.00	Dispose
100	FUEL SYSTEM	9/30/04	4,077.00	0.00	0.00	4,077.00	0.00	4,077.00	0.00 S/L	5.00	Dispose
102	GENERATORS	9/30/04	8,961.00	0.00	0.00	8,961.00	0.00	8,961.00	0.00 S/L	5.00	Dispose
112	HOSE CONTROLS	9/30/04	9,799.00	0.00	0.00	9,799.00	0.00	9,799.00	0.00 S/L	5.00	Dispose
197	PRESSURE WASHER, HOT WATER HEATER	9/30/04	5,695.00	0.00	0.00	5,695.00	0.00	5,695.00	0.00 S/L	5.00	Dispose
198	PROJECTOR	9/30/04	3,251.00	0.00	0.00	3,251.00	0.00	3,251.00	0.00 S/L	5.00	Dispose
240	SCAG MOWER 52" FD671D	9/30/04	7,279.99	0.00	0.00	7,279.99	0.00	7,279.99	0.00 S/L	5.00	Dispose
243	SCAG RIDING MOWER 61" 29 HP	9/30/04	8,319.99	0.00	0.00	8,319.99	0.00	8,319.99	0.00 S/L	5.00	Dispose
244	SCAG RIDING MOWER STT91A-29K 61" 29HP	9/30/04	8,319.99	0.00	0.00	8,319.99	0.00	8,319.99	0.00 S/L	5.00	Dispose
246	SCAG STT31BSD RIDING MOWER 72" 31HP	9/30/04	13,279.98	0.00	0.00	13,279.98	0.00	13,279.98	0.00 S/L	5.00	Dispose
260	SOLENOID LIGHT & WIRRING DEVICE	9/30/04	3,670.70	0.00	0.00	3,670.70	0.00	3,670.70	0.00 S/L	5.00	Dispose
6	**12 LIFEPAKS DEFRIBILLATOR**	**9/30/05**	**22,884.65**	**0.00**	**0.00**	**22,884.65**	**0.00**	**22,884.65**	**0.00 S/L**	**5.00**	**Dispose**
175	PIPE SEALING PLUGS	9/30/05	14,675.00	0.00	0.00	14,675.00	0.00	14,675.00	0.00 S/L	5.00	Dispose
196	PRESSURE CLEANER, ROBOTBLASTER SURFACE	9/30/05	3,875.00	0.00	0.00	3,875.00	0.00	3,875.00	0.00 S/L	5.00	Dispose
237	SACG 61" TURF TIGER , 27 HP KAWASAKI	9/30/05	15,566.40	0.00	0.00	15,566.40	0.00	15,566.40	0.00 S/L	5.00	Dispose
266	STAR PRO STAIR CHAIR & ACCESSORIES	9/30/05	17,847.00	0.00	0.00	17,847.00	0.00	17,847.00	0.00 S/L	5.00	Dispose
308	VEHICLE COURSEBRL TITLE BRUSH/ELECTRIC	9/30/05	4,113.95	0.00	0.00	4,113.95	0.00	4,113.95	0.00 S/L	5.00	Dispose
20	2006 TENNANT MODEL 66050 POWER SWEEPER	9/30/06	43,679.12	0.00	0.00	43,679.12	0.00	43,679.12	0.00 S/L	5.00	Dispose
103	GENERATORS (5) W/WEATHER RESISTANT ECLOSURES	9/30/06	40,744.00	0.00	0.00	40,744.00	0.00	40,744.00	0.00 S/L	5.00	Dispose
155	M6500 PRO-POWER AMBULANCE COTS (8) STAGE IV	9/30/06	76,223.28	0.00	0.00	76,223.28	0.00	76,223.28	0.00 S/L	5.00	Dispose
168	NOBLES AUTOSCRUBBER & SQUEEZE KIT	9/30/06	9,631.41	0.00	0.00	9,631.41	0.00	9,631.41	0.00 S/L	5.00	Dispose
170	OLAN 100KW, KVA PF GENERATOR	9/30/06	35,710.00	0.00	0.00	35,710.00	0.00	35,710.00	0.00 S/L	5.00	Dispose
193	POOL CLEANER ULTRAMIX W/AIR SENSOR	9/30/06	4,193.10	0.00	0.00	4,193.10	0.00	4,193.10	0.00 S/L	5.00	Dispose
226	RADIO/GPS OPTICOM SYSTEM (32 UNITS)	9/30/06	78,850.00	0.00	0.00	78,850.00	0.00	78,850.00	0.00 S/L	5.00	Dispose
232	RESCUE EQUIP. 10-15 WATTS TX806-824MHZ,VRM850	9/30/06	66,448.70	0.00	0.00	66,448.70	0.00	66,448.70	0.00 S/L	5.00	Dispose
239	SCAG 61" TURF TIGER 27HP KAWASAKI RIDING MOWE	9/30/06	8,399.99	0.00	0.00	8,399.99	0.00	8,399.99	0.00 S/L	5.00	Dispose
257	SIMMAN II SIMBABY PERIPHERALS W/PC COMPRESS	9/30/06	57,745.01	0.00	0.00	57,745.01	0.00	57,745.01	0.00 S/L	5.00	Dispose
3	(1) CAD & PADC APPLICATION SOFTWARE	9/30/07	43,310.00	0.00	0.00	43,310.00	0.00	43,310.00	0.00 S/L	5.00	Dispose
4	(2) MODEL 6500 POWER-PRO COTS	9/30/07	19,731.90	0.00	0.00	19,731.90	0.00	19,731.90	0.00 S/L	5.00	Dispose
5	(3) XLT 1500 MOBILE WATTS 764-87OMHZ RADIO	9/30/07	9,631.80	0.00	0.00	9,631.80	0.00	9,631.80	0.00 S/L	5.00	Dispose
8	15" TORANDO MORBARK CHIPPER, 140H M#3054	9/30/07	34,149.00	0.00	0.00	34,149.00	0.00	34,149.00	0.00 S/L	5.00	Dispose
23	7X12 ENCLOSED TRAILR	9/30/07	4,200.00	0.00	0.00	4,200.00	0.00	4,200.00	0.00 S/L	5.00	Dispose
28	AIR BAG - 26TON PARATECH # 889052	9/30/07	12,648.58	0.00	0.00	12,648.58	0.00	12,648.58	0.00 S/L	5.00	Dispose
29	AIR HYDRAULIC LIFTING CROSS PIECE MODEL# XLA	9/30/07	7,565.58	0.00	0.00	7,565.58	0.00	7,565.58	0.00 S/L	5.00	Dispose
91	**FIRST ALERT ALERTING SYSTEM**	**9/30/07**	**31,425.22**	**0.00**	**0.00**	**31,425.22**	**0.00**	**31,425.22**	**0.00 S/L**	**5.00**	**Dispose**
161	MOBILE CARDIOPULMONARY STRESS TESTING DEVICE	9/30/07	35,471.75	0.00	0.00	35,471.75	0.00	35,471.75	0.00 S/L	5.00	Dispose
165	MW 800 w/40GB HD-PENTIUM IV RADIO w/ACCESSOR	9/30/07	86,953.95	0.00	0.00	86,953.95	0.00	86,953.95	0.00 S/L	5.00	Dispose
200	Rad -57 C (COHB) PULSE CO-OXIMETER PART #2050	9/30/07	7,503.00	0.00	0.00	7,503.00	0.00	7,503.00	0.00 S/L	5.00	Dispose
252	SECURITY CAMERA SYSTEM - PIER	9/30/07	5,120.00	0.00	0.00	5,120.00	0.00	5,120.00	0.00 S/L	5.00	Dispose
271	SURFACE MOUNTED SCISSOR LIFT MODEL# HDXL-903	9/30/07	61,598.50	0.00	0.00	61,598.50	0.00	61,598.50	0.00 S/L	5.00	Dispose

275	THERMAL IMAGER MFR BULLIARD #T4	9/30/07	14,578.95	0.00	0.00	14,578.95	0.00	14,578.95	0.00 S/L	5.00	Dispose
293	TORO LINE PRO SELF PROPELLED PAINTER	9/30/07	3,943.70	0.00	0.00	3,943.70	0.00	3,943.70	0.00 S/L	5.00	Dispose
313	INTERSECTION RADIO & PHASE SELECTOR /TRAFFIC	9/30/08	154,855.00	0.00	0.00	154,855.00	0.00	154,855.00	0.00 S/L	5.00	Dispose
314	MOBILE CAPACITY LIFTING SYSTEM	9/30/08	36,829.24	0.00	0.00	36,829.24	0.00	36,829.24	0.00 S/L	5.00	Dispose
315	LOT AIR & LUBE REEL MACHINE W/ACCESSORIES	9/30/08	61,787.11	0.00	0.00	61,787.11	0.00	61,787.11	0.00 S/L	5.00	Dispose
316	FUELMASTER SINGLE TANK A	9/30/08	9,349.10	0.00	0.00	9,349.10	0.00	9,349.10	0.00 S/L	5.00	Dispose
317	FUELMASTER SINGLE TANK AUTO UNIT	9/30/08	8,592.75	0.00	0.00	8,592.75	0.00	8,592.75	0.00 S/L	5.00	Dispose
318	FUELMASTER SINGLE TANK SYSTEM	9/30/08	8,592.75	0.00	0.00	8,592.75	0.00	8,592.75	0.00 S/L	5.00	Dispose
319	FUELMASTER SINGLE UNIT TANK AUTOMOTIVE SYSTEM	9/30/08	8,592.75	0.00	0.00	8,592.75	0.00	8,592.75	0.00 S/L	5.00	Dispose
320	FUELMASTER SINGLE TANK AUTOMOTIVE UNIT	9/30/08	8,592.75	0.00	0.00	8,592.75	0.00	8,592.75	0.00 S/L	5.00	Dispose
321	FUELMASTER SINGLE TANK AUTOMOTIVE UNIT	9/30/08	8,592.75	0.00	0.00	8,592.75	0.00	8,592.75	0.00 S/L	5.00	Dispose
322	KEYTRAX 480, COMPLETE COMPUTER SYSTEM,	9/30/08	16,999.75	0.00	0.00	16,999.75	0.00	16,999.75	0.00 S/L	5.00	Dispose
323	SCAG RIDING MOWER, 61" STT61V-27 HPKAW	9/30/08	8,409.75	0.00	0.00	8,409.75	0.00	8,409.75	0.00 S/L	5.00	Dispose
324	TORO WORKMAN 2110 MID-DUTY UTILITY VEHICLE	9/30/08	8,619.69	0.00	0.00	8,619.69	0.00	8,619.69	0.00 S/L	5.00	Dispose
325	MOTOR OIL AFT & HYDRAULIC OIL SYSTEM	9/30/08	8,108.27	0.00	0.00	8,108.27	0.00	8,108.27	0.00 S/L	5.00	Dispose
326	MOBILE RADIO SYSTEM	9/30/08	7,372.84	0.00	0.00	7,372.84	0.00	7,372.84	0.00 S/L	5.00	Dispose
328	PRESSURE WASHER W/TRAILER	9/30/09	6,199.00	0.00	0.00	6,199.00	0.00	6,199.00	0.00 S/L	5.00	Dispose
334	2-POST LIFT SYSTEM 30,000LB CAPACITY	9/30/09	20,360.85	0.00	0.00	20,360.85	0.00	20,360.85	0.00 S/L	5.00	Dispose
335	MONITORING SYSTEM FOR VEEDER ROOT	9/30/09	6,600.00	0.00	0.00	6,600.00	0.00	6,600.00	0.00 S/L	5.00	Dispose
336	FUEL MASTER SYSTEM & VEEDER ROOT	9/30/09	28,955.00	0.00	0.00	28,955.00	0.00	28,955.00	0.00 S/L	5.00	Dispose
337	FUEL MASTER SYSTEM/W VEEDER ROOT	9/30/09	15,024.00	0.00	0.00	15,024.00	0.00	15,024.00	0.00 S/L	5.00	Dispose
338	FUEL MASTER SYSTEM & VEEDER ROOT	9/30/09	16,325.00	0.00	0.00	16,325.00	0.00	16,325.00	0.00 S/L	5.00	Dispose
339	LIFEPAK DEFIBRILLATOR/MONITOR (15)	9/30/09	196,246.00	0.00	0.00	196,246.00	0.00	196,246.00	0.00 S/L	5.00	Dispose
340	TRAFFIC CONTROL OPTUMUM GPS EQUIP (9).	9/30/09	57,720.00	0.00	0.00	57,720.00	0.00	57,720.00	0.00 S/L	5.00	Dispose
341	TRAFFIC CONTROL OPTUMUN GPS EQUIP.(8)	9/30/09	95,475.00	0.00	0.00	95,475.00	0.00	95,475.00	0.00 S/L	5.00	Dispose
342	TRAFFIC CONTROL OPTUMUM GPS EQUIP. (8)	9/30/09	53,870.00	0.00	0.00	53,870.00	0.00	53,870.00	0.00 S/L	5.00	Dispose
343	GUARDIAN MULTI-PAY AND DISPLAY EQUIPMENT	9/30/10	26,294.88	0.00	0.00	26,294.88	0.00	26,294.88	0.00 S/L	5.00	Dispose
345	TRAFFIC CONTROL OPTICOM GPS EQUIPMENT	9/30/10	15,705.00	0.00	0.00	15,705.00	0.00	15,705.00	0.00 S/L	5.00	Dispose
240	2010 LIGHT RESCUE VEHICLE 10' BODY MOUNTED	9/30/10	44,817.22	0.00	0.00	44,817.22	0.00	44,817.22	0.00 S/L	5.00	Dispose
346	MULITPAY AND DISPLAY MACHINE	9/30/11	19,365.72	0.00	0.00	19,365.72	0.00	19,365.72	0.00 S/L	5.00	Dispose
347	HOT WATER PRESSURE WASHER SYSTEM	9/30/11	6,483.93	0.00	0.00	6,483.93	0.00	6,483.93	0.00 S/L	5.00	Dispose
348	SELF CONTAINED BREATHING APARATUS W/ACCESORIE	9/30/11	372,788.00	0.00	0.00	372,788.00	0.00	372,788.00	0.00 S/L	5.00	Dispose
349	PORTABLE RADIO W/DIGITAL DUAL BAND	9/30/11	36,239.40	0.00	0.00	36,239.40	0.00	36,239.40	0.00 S/L	5.00	Dispose
350	PORTABLE RADIO REPETER	9/30/11	297,439.62	0.00	0.00	297,439.62	0.00	297,439.62	0.00 S/L	5.00	Dispose
351	PARKING METER W/MULTIPAY COIN/CREDIT MACHINE	9/30/11	9,407.86	0.00	0.00	9,407.86	0.00	9,407.86	0.00 S/L	5.00	Dispose
352	MULTIPAY COIN/CREDIT MACHINE	9/30/11	9,407.86	0.00	0.00	9,407.86	0.00	9,407.86	0.00 S/L	5.00	Dispose
353	2012 HUSQVARNA UTILITY VEHICLE	9/30/12	11,600.00	0.00	0.00	11,600.00	0.00	11,600.00	0.00 S/L	5.00	Dispose
356	AUTOMATED FUELING SYSTEM	9/30/12	19,290.00	0.00	0.00	19,290.00	0.00	19,290.00	0.00 S/L	5.00	Dispose
357	AIR STAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00 S/L	5.00	Dispose
358	AIRSTAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00 S/L	5.00	Dispose
359	AIRSTAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00 S/L	5.00	Dispose
360	AIRSTAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00 S/L	5.00	Dispose
362	TORO GROUNDMASTER RIDING MOWER	9/30/13	25,724.01	0.00	0.00	25,724.01	0.00	25,724.01	0.00 S/L	5.00	Dispose
363	SCAG TURF TIGER RIDING MOWER	9/30/13	9,929.40	0.00	0.00	9,929.40	0.00	9,929.40	0.00 S/L	5.00	Dispose
365	TURF TIGER RIDING MOWER	9/30/13	9,929.40	0.00	0.00	9,929.40	0.00	9,929.40	0.00 S/L	5.00	Dispose
366	2012 YAHAMA VX1100BLB WAVERUNNER	9/30/13	8,959.85	0.00	0.00	8,959.85	0.00	8,959.85	0.00 S/L	5.00	Dispose
367	AIR STAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00 S/L	5.00	Dispose

368	AIR STAR MOBILE LIGHTING TOWER	9/30/13	4,112.22	0.00	0.00	4,112.22	0.00	4,112.22	0.00	S/L	5.00	Dispose
369	2014 TORO GROUNDMASTER RIDING MOWER	9/30/14	28,454.72	0.00	0.00	28,454.72	0.00	28,454.72	0.00	S/L	5.00	Dispose
373	2014 SCAG RIDING MOWER	9/30/14	9,710.87	0.00	0.00	9,710.87	0.00	9,710.87	0.00	S/L	5.00	Dispose
374	2014 SCAG RIDING LAWN MOWER	9/30/14	9,710.87	0.00	0.00	9,710.87	0.00	9,710.87	0.00	S/L	5.00	Dispose
378	BURKHARDS MOWER	9/30/15	9,192.00	0.00	0.00	9,192.00	0.00	9,192.00	0.00	S/L	5.00	Dispose
379	BURKHARD'S MOWER	9/30/15	9,192.00	0.00	0.00	9,192.00	0.00	9,192.00	0.00	S/L	5.00	Dispose
380	BURKHARD'S MOWER	9/30/15	9,192.00	0.00	0.00	9,192.00	0.00	9,192.00	0.00	S/L	5.00	Dispose
381	BURKHARD'S MOWER	9/30/15	9,192.00	0.00	0.00	9,192.00	0.00	9,192.00	0.00	S/L	5.00	Dispose
382	2015 M# PRESSURE WASHER	9/30/15	7,470.31	0.00	0.00	7,470.31	0.00	7,470.31	0.00	S/L	5.00	Dispose
383	2015 SMC 4000 MINI SOLAR MESSAGE CNT	9/30/15	11,000.00	0.00	0.00	11,000.00	0.00	11,000.00	0.00	S/L	5.00	Dispose
384	ACCESSORIES FOR BOBCAT T250 STANDARD FLOW	9/30/15	38,597.81	0.00	0.00	38,597.81	0.00	38,597.81	0.00	S/L	5.00	Dispose
387	CASKET LOWERING DEVICE FRIGID CM STAINS IMPER	9/30/16	7,315.00	0.00	0.00	7,315.00	0.00	7,315.00	0.00	S/L	5.00	Dispose
388	STEELEFRAME CREMATION STAND COLLAP	9/30/16	6,053.00	0.00	0.00	6,053.00	0.00	6,053.00	0.00	S/L	5.00	Dispose
389	LAWN EQUIPMENT TIGER CATII	9/30/16	14,898.00	0.00	0.00	14,898.00	0.00	14,898.00	0.00	S/L	5.00	Dispose
284	LINESTRIPER SPRAYER 3400	9/30/17	3,763.00	0.00	0.00	3,763.00	0.00	3,763.00	0.00	S/L	5.00	Dispose
285	POWER STEERING, HEAVY DUTY FRONT BRUSHGUARD	9/30/17	13,204.00	0.00	0.00	13,204.00	0.00	13,204.00	0.00	S/L	5.00	Dispose
286	2017 LESCO HPS CHARIOT RIDE ON SPREADY	9/30/17	4,000.00	0.00	0.00	4,000.00	0.00	4,000.00	0.00	S/L	5.00	Dispose
414	2018 TENT SOFT TOP PORTABLE	9/30/18	3,770.23	0.00	0.00	3,770.23	0.00	3,770.23	0.00	S/L	5.00	Dispose
2	2018 BOBCAT84' ANGLE BROOM	9/30/19	2,605.94	0.00	0.00	2,605.94	0.00	2,605.94	0.00	S/L	5.00	Dispose
	TOTAL		**5,771,452.33**	**0.00**	**0.00**	**5,771,452.33**	**0.00**	**5,771,452.33**	**0.00**			

Book Asset Detail 10/01/23 - 9/30/23

FYE: 9/30/2024

Asset	dt	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period	Blank	FY24 ACTION
Group: Equipment															
1		1964 LONESTAR 12' ENINR	9/30/70	3,500.00	0.00		0.00	3,500.00	0.00	3,500.00	0.00	S/L	5.00		Dispose
2		1970 DODGE PUMP TRUCK	9/30/70	16,000.00	0.00		0.00	16,000.00	0.00	16,000.00	0.00	S/L	5.00		Dispose
206		TRAILER - 1965	9/30/70	3,500.00	0.00		0.00	3,500.00	0.00	3,500.00	0.00	S/L	5.00		Dispose
207		TRAILER - DAVIS HUSTLER 1972	9/30/70	3,500.00	0.00		0.00	3,500.00	0.00	3,500.00	0.00	S/L	5.00		Dispose
184		FORD LTD 1986	9/30/86	11,058.11	0.00		0.00	11,058.11	0.00	11,058.11	0.00	S/L	5.00		Dispose
5		1988 GMC JIMMY	9/30/88	13,181.56	0.00		0.00	13,181.56	0.00	13,181.56	0.00	S/L	5.00		Dispose
6		1988 FORD 1/2 TON VAN	9/30/88	12,997.66	0.00		0.00	12,997.66	0.00	12,997.66	0.00	S/L	5.00		Dispose
7		1988 FORD 3/4 TON PICK UP	9/30/88	15,290.07	0.00		0.00	15,290.07	0.00	15,290.07	0.00	S/L	5.00		Dispose
8		1988 GMC SAFARI VAN	9/30/88	11,340.00	0.00		0.00	11,340.00	0.00	11,340.00	0.00	S/L	5.00		Dispose
191		MITSUBISHI 1989	9/30/89	15,359.22	0.00		0.00	15,359.22	0.00	15,359.22	0.00	S/L	5.00		Dispose
179		FORD ESCORT 4 DOOR STATION WAGON	9/30/93	9,607.00	0.00		0.00	9,607.00	0.00	9,607.00	0.00	S/L	5.00		Dispose
15		**1994 FREIGHTLINER RESCUE VAN**	**9/30/94**	**97,993.04**	**0.00**		**0.00**	**97,993.04**	**0.00**	**97,993.04**	**0.00**	**S/L**	**5.00**		**Dispose**
16		1995 CHEVROLET S-10 4X2 PICKUP TRUCK	9/30/95	11,739.53	0.00		0.00	11,739.53	0.00	11,739.53	0.00	S/L	5.00		Dispose
17		1995 CHEVROLET S-10 PICKUP	9/30/95	11,429.53	0.00		0.00	11,429.53	0.00	11,429.53	0.00	S/L	5.00		Dispose
26		1997 CROWN VICTORIA	9/30/97	23,705.75	0.00		0.00	23,705.75	0.00	23,705.75	0.00	S/L	5.00		Dispose
33		1997 PICKUP 1 TON F-150 SUPERCAB W/TOW	9/30/97	17,919.50	0.00		0.00	17,919.50	0.00	17,919.50	0.00	S/L	5.00		Dispose
41		1998 FORD RANGER (ELECTRIC)	9/30/98	31,361.00	0.00		0.00	31,361.00	0.00	31,361.00	0.00	S/L	5.00		Dispose
45		1999 FORD ECONO VAN	9/30/99	95,954.49	0.00		0.00	95,954.49	0.00	95,954.49	0.00	S/L	5.00		Dispose
50		**1999 FREIGHTLINER RESCUE VAN**	**9/30/99**	**186,215.05**	**0.00**		**0.00**	**186,215.05**	**0.00**	**186,215.05**	**0.00**	**S/L**	**5.00**		**Dispose**
177		**FIRE TRUCK (PUMPER EMERGENCY) W/ACCESSORIES**	**9/30/99**	**423,800.50**	**0.00**		**0.00**	**423,800.50**	**0.00**	**423,800.50**	**0.00**	**S/L**	**5.00**		**Dispose**
74		2000 YAMAHA ATV	9/30/01	5,550.00	0.00		0.00	5,550.00	0.00	5,550.00	0.00	S/L	5.00		Dispose
109		2004 FORD F450	9/30/04	25,020.85	0.00		0.00	25,020.85	0.00	25,020.85	0.00	S/L	5.00		Dispose
126		2005 FORD F-250 4X2 CREW REDDING CAP	9/30/05	29,830.00	0.00		0.00	29,830.00	0.00	29,830.00	0.00	S/L	5.00		Dispose
153		2007 FORD ESCAPE 4X4 WHITE	9/30/07	16,508.00	0.00		0.00	16,508.00	0.00	16,508.00	0.00	S/L	5.00		Dispose
157		2007 FORD F250 3/4 TON PICK-UP	9/30/07	20,658.00	0.00		0.00	20,658.00	0.00	20,658.00	0.00	S/L	5.00		Dispose
236		2009 CATERPILLAR TRACTOR TRAILER	9/30/09	63,007.00	0.00		0.00	63,007.00	0.00	63,007.00	0.00	S/L	5.00		Dispose
241		READY CAP RBW RC100Z REAR DOOR TRAILER	9/30/10	3,595.00	0.00		0.00	3,595.00	0.00	3,595.00	0.00	S/L	5.00		Dispose
302		2018 JOHN DEER TX	9/30/18	7,021.56	0.00		0.00	7,021.56	0.00	7,021.56	0.00	S/L	5.00		Dispose
		TOTAL		**1,186,642.42**	**0.00**		**0.00**	**1,186,642.42**	**0.00**	**1,186,642.42**	**0.00**				

Book Asset Detail 10/01/23 - 9/30/23

FYE: 9/30/2024

Asset	dt	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period	Blank	FY24 ACTION
Group: Equipment															
16		SERVICE METERS, PARTS & PIPES	9/30/57	1,835,185.00	0.00		0.00	1,835,185.00	0.00	1,835,185.00	0.00	S/L	10.00		DISPOSE OLD SYSTEM GROU
6		EQUIPMENT (WASTEWATER) (167) *	9/30/62	2,592,029.60	0.00		0.00	2,592,029.60	0.00	2,592,029.60	0.00	S/L	5.00		DISPOSE OLD SYSTEM GROU
13		OFFICE EQUIPMENT (WATER)	9/30/67	501,961.34	0.00		0.00	501,961.34	0.00	501,961.34	0.00	S/L	5.00		DISPOSE OLD SYSTEM GROU
18		VEHICLES	9/30/67	1,150,465.94	0.00		0.00	1,150,465.94	0.00	1,150,465.94	0.00	S/L	5.00		DISPOSE OLD SYSTEM GROU
17		SUPERVISORY CONTROL SYSTEM	9/30/77	49,116.65	0.00		0.00	49,116.65	0.00	49,116.65	0.00	S/L	25.00		DISPOSE OLD SYSTEM GROU
32		2010 ISUZU DIESEL GENERATOR	9/30/11	27,299.50	0.00		0.00	27,299.50	0.00	27,299.50	0.00	S/L	5.00		Dispose
33		2010 ISUZU DIESEL GENERATOR 56KW	9/30/11	27,299.50	0.00		0.00	27,299.50	0.00	27,299.50	0.00	S/L	5.00		Dispose
70		MULTIQUIP TRAILER, Model # TRLR70XF	9/30/13	4,841.83	0.00		0.00	4,841.83	0.00	4,841.83	0.00	S/L	5.00		Dispose
71		MULTIQUIP TRAILER, Model # TRLR70XF	9/30/13	4,841.83	0.00		0.00	4,841.83	0.00	4,841.83	0.00	S/L	5.00		Dispose
92		PUMP LIFT STATION REPLACEMENT	9/30/17	1,910.00	0.00		0.00	1,910.00	0.00	1,910.00	0.00	S/L	5.00		Dispose
		TOTAL		6,194,951.19	0.00		0.00	6,194,951.19	0.00	6,194,951.19	0.00				

VEHICLES	1,205,064.94
EQUIPMENT	4,487,924.91
OFFICE EQUIP	501,961.34
	6,194,951.19

* Depreciation for this item was corrected to reflect actual remaining value.

Book Asset Detail 10/01/23 - 9/30/23

FYE: 9/30/2024

Asset	dt	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period	Blank	FY24 ACTION
Group: Equipment															
1		**VEHICLES**	**9/30/85**	**2,652,210.96**	**0.00**		**0.00**	**2,652,210.96**	**0.00**	**2,652,210.96**	**0.00**	**S/L**	**5.00**		**DISPOSE OLD SYSTEM - GROUPED**
3		**EQUIPMENT**	**9/30/85**	**1,807,823.82**	**0.00**		**0.00**	**1,807,823.83**	**0.00**	**1,807,823.83**	**-0.01**	**S/L**	**5.00**		**DISPOSE OLD SYSTEM - GROUPED**
6		**VEHICLES**	**9/30/85**	**520,926.91**	**0.00**		**0.00**	**520,926.90**	**0.00**	**520,926.90**	**0.01**	**S/L**	**5.00**		**DISPOSE OLD SYSTEM - GROUPED**
7		**VEHICLES**	**9/30/85**	**7,734.22**	**0.00**		**0.00**	**7,734.19**	**0.00**	**7,734.19**	**0.03**	**S/L**	**5.00**		**DISPOSE OLD SYSTEM - GROUPED**
5		**EQUIPMENT**	**9/30/07**	**80,556.75**	**0.00**		**0.00**	**80,556.75**	**0.00**	**80,556.75**	**0.00**	**S/L**	**5.00**		**DISPOSE OLD SYSTEM - GROUPED**
18		CURBSIDE REFUSE CONTAINERS & CARTS	9/30/08	160,249.56	0.00		0.00	160,249.56	0.00	160,249.56	0.00	S/L	5.00		Dispose
20		CUROTTO-CAN AUTOMATED CONTAINER AS012	9/30/08	19,450.00	0.00		0.00	19,450.00	0.00	19,450.00	0.00	S/L	5.00		Dispose
22		2009 AUTOCAR E-Z PACK GARBAGE TR FRONT LOAD	9/30/09	236,352.00	0.00		0.00	236,352.00	0.00	236,352.00	0.00	S/L	5.00		Dispose
24		RECYCLING DUMPSTERS	9/30/09	18,237.44	0.00		0.00	18,237.44	0.00	18,237.44	0.00	S/L	5.00		Dispose
25		GARBAGE CANS	9/30/09	83,627.72	0.00		0.00	83,627.72	0.00	83,627.72	0.00	S/L	5.00		Dispose
26		GARBAGE CANS - 3 YD ROTO FRONT LOAD	9/30/09	5,156.80	0.00		0.00	5,156.80	0.00	5,156.80	0.00	S/L	5.00		Dispose
27		GARBAGE CAN - 4 YD ROTO FRONT LOAD	9/30/09	7,856.80	0.00		0.00	7,856.80	0.00	7,856.80	0.00	S/L	5.00		Dispose
36		2009 HEIL GARBAGE TRUCK 40 CU YD F/ LOADER	9/30/10	215,766.94	0.00		0.00	215,766.94	0.00	215,766.94	0.00	S/L	5.00		Dispose
				5,815,949.92	0.00		0.00	5,815,949.89	0.00	5,815,949.89	0.03				

VEHICLES	3,632,991.03
EQUIPMENT	2,182,958.89
	5,815,949.92

CITY ID	VEHICLE ID #	YEAR	MAKE	MODEL	UPLOAD DESCRIPTION	FUND	DATE IN SERV	PURCHASE COST	TYPE
04505	5814	2018	AUTO CAR	ACX64	2018 HEIL CNG AUTOMATED SIDE LOADER	452 - Solid Waste Capital Fund	9/30/2017	347,618.00	SOLID WASTE
05685	739	2006	BOBCAT	763	2006 BOBCAT SKID STEER LOADER	413 - Utilities Capital Fund	9/30/2000	18,216.00	UTILITIES
05684	731	1993	CAS	CAS	1993 CAS LOADER	413 - Utilities Capital Fund	9/30/1993	75,000.00	UTILITIES
04356	4463	2009	CATERPILLAR	CAT 416E 4WD	2009 CATERPILLAR BACKHOE/LOADER	413 - Utilities Capital Fund	9/30/2009	70,176.00	UTILITIES
04372	4500	2019	CATERPILLAR	301.7D CR	2019 CATERPILLAR MINI HYDRAULIC EXCAVATOR	413 - Utilities Capital Fund	9/30/2019	28,413.00	UTILITIES
05224	6636	2023	CHEVROLET	SILVERADO 1500	2023 CHEVROLET SILVERADO PICKUP TRk CREW CAB	462 - Stormwater Capital Fund	9/30/2023	39,951.00	STORMWATER
04525	4458	2008	FORD	F550	2008 FORD F550 AERIAL LIFT TRUCK	413 - Utilities Capital Fund	9/30/2008	93,345.00	UTILITIES
04529	4461	2008	FORD	F350	2008 FORD F350 PICKUP TRUCK 4X2	413 - Utilities Capital Fund	9/30/2009	27,094.00	UTILITIES
05699	4449	2006	DC7A70SS13C	MQWH-GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04343	4448	2006	DC7A70SS13C	MQWH-GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04344	4450	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04345	4451	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04346	4452	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	25,879.00	UTILITIES
04347	4453	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04348	4454	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04349	4455	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04350	4456	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	25,879.00	UTILITIES
04351	4457	2006	DC7A70SS13C	GENERATOR	2006 MQ- WHITEMAN TRLR70 GENERATOR	401	9/30/2006	24,025.46	UTILITIES
04355	4462	2008	WATER PUMP TRAILER	PORTABLE WATER	2008 GORMAN RUPP WATER PUMP TRAILER	401	9/30/2008	52,000.00	UTILITIES
04373	4501	2019	FT-121	TRAILER	2019 FELLING FT-121 TRAILER	401	9/30/2019	6,565.00	UTILITIES
05676	4491	2019	TRANSIT CONNECT XL VAN	CARGO VAN	2019 FORD TRANSIT CARGO VAN	413 - Utilities Capital Fund	9/30/2018	28,252.00	UTILITIES
05230	793	2023	F250	SINGLE CAB UTILITY	2023 FORD F250 SINGLE CAB UTILITY	413 - Utilities Capital Fund	9/30/2023	55,347.00	UTILITIES
05633	5150	2018	F150	PICKUP TRUCK CREW 4X2	2018 FORD F150 PICK UP CREW	452 - Solid Waste Capital Fund	9/30/2018	29,857.82	SOLID WASTE
						TOTAL PROP VEHICLES TO ADD	**24**	**1,129,999.55**	

Sum of PURCHASE COST	
TYPE	Total
SOLID WASTE	377,475.82
STORMWATER	39,951.00
UTILITIES	712,572.73
Grand Total	1,129,999.55

	2
	1
	21

CITY ID #	VEHICLE ID #	YEAR	MAKE	MODEL	UPLOAD DESCRIPTION	FUND	DATE IN SERV	PURCHASE COST	TYPE
05615	5131	2014	AUTO CAR	ACX64	2014 WAYNE 40 CU YD FRONT LOADER	399 - General Capital Fund	9/30/2013	245,980.00	GOV/VEHICLE
05220	6635	2023	CHEVROLET	SILVERADO 2500	2023 CHEVROLET SILVERADO 2500 HD PICKUP TRK	108 5050-5416041 - Auto Equipment	9/30/2023	48,416.00	GOV/VEHICLE
05093	255	2018	FORD	E450	2018 FORD E450 PASSENGER BUS /CHAIRLIFT	399 - General Capital Fund	9/30/2018	74,339.00	GOV/VEHICLE
04394	225	2005	FORD	ESCAPE	2005 FORD ESCAPE 4WD 4DR	399 - General Capital Fund	9/30/2005	16,109.00	GOV/VEHICLE
05687	747	2006	FORD	F250	2006 FORD F250 PICKUP TRUCK 4X2	399 - General Capital Fund	9/30/2006	24,157.00	GOV/VEHICLE
05048	5107	2009	FORD	F150	2009 FORD F150 PICKUP TRUCK 4X2	399 - General Capital Fund	9/30/2010	19,339.00	GOV/VEHICLE
05627	5108	2009	FORD	F150	2009 FORD F150 PICKUP TRUCK 4X2	399 - General Capital Fund	9/30/2009	14,989.00	GOV/VEHICLE
05219	6634	2023	GMC	SIERRA 2500 HD	2023 GMC SIRRA 2500 HD PICKUP TRUCK	108 5050-5416041 - Auto Equipment	9/30/2023	47,033.00	GOV/VEHICLE
05678	914	2003	GMC	2500 EXPRESS	2003 GMC 2500 EXPRESS CARGO VAN	399 - General Capital Fund	9/30/2003	19,622.00	GOV/VEHICLE
05669	6625	2019	INTERNATIONAL	4300	2019 INTERNATIONAL 4300STREET SWEEPER	108 5050-5416041 - Auto Equipment	9/30/2018	249,744.00	GOV/VEHICLE
05010	8832	2017	JOHN DEERE	6105	2017 JOHN DEERE TRACTOR	399 - General Capital Fund	9/30/2017	67,576.72	GOV/VEHICLE
05616	5101	2008	STERLING	ACTERRA	2008 STERLING BOOM TRASH TRUCK 30 CU YD	399 - General Capital Fund	9/302008	103,759.50	GOV/VEHICLE
05617	5102	2008	STERLING	ACTERRA	2008 STERLING BOOM TRASH TRUCK 30 CU YD	399 - General Capital Fund	9/302008	103,759.50	GOV/VEHICLE
05603	259	2019	TOYOTA	COROLLA	2019 TOYOTA COROLLA 4DR SEDAN	399 - General Capital Fund	9/30/2019	16,898.40	GOV/VEHICLE

05033	3139	2009	INFIELD PRO 3040	FG18 FIELD GROOMER	2009 TORO FG18 FIELD GROOMER		9/30/2009	11,989.83	GOV/VEHICLE
05036	3348	2006	16' ENCLOSED TRAILER	TRAILER	2006 SUNCOAST ENCLOSED TRAILER		9/30/2006	5,990.00	GOV/VEHICLE
05661	656	2001	PICKUP TRUCK 4X2	3FTNW20SX1MA32504	2001 FORD F250 PICK UP	Surplus Fleet	9/30/2001	23,885.00	GOV/VEHICLE
04381	657	2001	PICKUP TRUCK 4X2	1FTNF20L21ED78903	2001 FORD F250 PICK UP	Surplus Fleet	9/30/2001	20,754.00	GOV/VEHICLE
05201	261	2019	F550	PARATRANSIT BUS	2019 FORD F550 PARATRASIT BUS	399 - General Capital Fund	9/30/2018	99128.00	GOV/VEHICLE
04337	4400	2001	E350	BOX TRUCK	2001 FORD E350 BOX TRUCK	399 - General Capital Fund	9/30/2001	24,750.00	GOV/VEHICLE
05609	737	1999	F250	PICKUP TRUCK 4X2	1999 FORD F250 PICK UP TR 4X2	399 - General Capital Fund	9/30/1999	17,186.00	GOV/VEHICLE
05623	87	2002	F350	BOX TRUCK 4X2	2002 FORD F350 BOX TRUCK	399 - General Capital Fund	9/30/2021	29,999.00	GOV/VEHICLE
05686	741	2001	F350	PICKUP TRUCK 4X2	2001 FORD F350 PICK UP	399 - General Capital Fund	9/30/2000	22,636.00	GOV/VEHICLE
05074	8805	2004	F250	PICKUP TRUCK 4X2	2004 FORD F250 PICK UP	399 - General Capital Fund	9/30/2003	18,092.00	GOV/VEHICLE
04341	4441	2007	F350	UTILITY TRUCK	2007 FORD 350 UTILITY TRUCK	399 - General Capital Fund	9/30/06	26,982.00	GOV/VEHICLE
04340	4440	2007	F350	UTILITY TRUCK	2007 FORD 350 UTILITY TRUCK	399 - General Capital Fund	9/30/06	26,982.00	GOV/VEHICLE
04352	4459	2008	F250	PICKUP TRUCK 4X2	2008 FORD F250 PICK UP TRUCK	399 - General Capital Fund	9/30/2008	21,048.00	GOV/VEHICLE
05677	231	2009	ESCAPE	XLS 4X2	2009 FORD ESCAPE XLS	399 - General Capital Fund	9/30/2009	16,628.00	GOV/VEHICLE
05625	185	2008	4400	BOOM TRASH TRUCK 30 CU YD	2008 INTERNATIONAL BROOM TRASH TRK	399 - General Capital Fund	9/30/2007	101,700.00	GOV/VEHICLE

05082	8431	2016	XUV825 I PS (MY16)	UTV	2016 JOHN DEERE UTV	399 - General Capital Fund	9/30/2016	13,204.00	GOV/VEHICLE
05613	143	2005	MR688S	ROLLOFF TRUCK	2005 MACK ROLLOFF TRUCK	399 - General Capital Fund	9/30/05	135,316.18	GOV/VEHICLE
04331	406	2000	LT7500	DUMP TRUCK 8 YARD	2000 STERLING DUMP TRUCK 8 YRD	399 - General Capital Fund	9/30/2000	58,891.00	GOV/VEHICLE
04399	986	2022	HIGHLANDER	6935 G SERIES FWD	2022 TOYOTA HIGHLANDER	399 - General Capital Fund	9/30/2022	32,638.00	GOV/VEHICLE

TOTAL GOV VEHICLES TO ADD **33** **1,660,393.13**

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2025-119

Agenda Date: 4/1/2025

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by FlamingoCon, Inc. for a tabletop gaming/sidewalk market to be held at the Johnny L. Tigner Community Center on May 17, 2025 from 10:00 am to 9:00 pm; approval of ticket sales for the event; and providing for an effective date.

Recommended Action
Commission to vote on Resolution

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

Background/History
FlamingoCon is requesting to host an event at the Johnny L. Tigner Community Center, featuring tabletop games and a market. The event would have a $15 per person admission fee, with an expected attendance of approximately 200 people. While FlamingoCon has been held for the past 10 years, this would be the first time it takes place in Deerfield Beach. City Code Sec. 50-129(c) provides that any individual may rent a facility for personal use when there is no admission fee nor other cost to an attendee. Therefore, the FlamingoCon is requesting that the City Commission allow ticket sales for this event.

This application has been reviewed by the special event committee and the applicant will be required to adhere to all requirements set forth by Fire Rescue and BSO. Additionally, any necessary permits or licenses required for the event will be required to be obtained prior to its occurrence.

Recommendation
The recommendation from the Parks and Recreation Department is to approve the application.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY FLAMINGOCON, INC. FOR A TABLETOP GAMING/SIDEWALK MARKET TO BE HELD AT THE JOHNNY L. TIGNER COMMUNITY CENTER ON MAY 17, 2025 FROM 10:00 AM TO 9:00 PM; APPROVAL OF TICKET SALES FOR THE EVENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, FlamingoCon, Inc. (the "Applicant") intends to hold a tabletop gaming/sidewalk market on May 17, 2025 from 10:00 a.m. to 9:00 p.m. within the Ballroom at the Johnny L. Tigner Community Center (the "Event") in the City of Deerfield Beach (the "City"); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the "Application"), approximately 200 individuals are anticipated to attend the Event; and

WHEREAS, the Applicant intends on selling tickets for the Event; and

WHEREAS, the Event will include the provision of food from a Food Truck; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, including the Applicant's ticket sales for the Event, subject to the Applicant complying with all applicable federal, state, and local laws in connection with the Event.

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 Event Application, subject to the Applicant's compliance with all applicable federal, state, and local laws, including compliance with the City's special event regulations and submission of the required proof of insurance, and agreement to indemnify, defend and hold the City harmless from claims related to the Event. The City Commission hereby approves the ticket sales for the Event.

Section 3. The appropriate City Officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

City of Deerfield Beach
Special Event Application

The City of Deerfield Beach reserves the right to evaluate and consider all applications based on suitability and alignment with our community's standards. We prioritize maintaining the integrity of our City by ensuring safety, cleanliness of our beaches and community, optimal utilization of resources, and adherence to ethical principles. We maintain the right to approve or deny applications as deemed necessary.

Application #		Complete Application Received:	

**Above is for City use only*

A **non-refundable application processing** fee (based on below timeline) is **required** with this application but does not guarantee approval. A Permit Application will be determined complete on the date which all required documentation, including fee, is submitted. The non-refundable application fee must be submitted with enough time to get the application approved. **Please allow time for processing applications; depending on the scope of event, applicant may be required to attend the Special Events Review Committee meeting and/or require City Commission approval. This may take up to 60 days.**

Days Until Event	Resident Fee	Non-Resident Fee
90+ days before event	$200	$300
45 to 89 days before event	$250	$350
30 to 44 days before event	$300	$400
14 to 29 days before event	$350	$450
Non-Profit Rate	$100	$100
Beach Deposit on City Property	$2,500-$5,000	$2,500-$10,000

**Non-profits must show proof of non-profit status to receive non-profit rates.*

APPLICANT INFORMATION			
Organization Name:	Flamingo Con		
Contact Name:	Jason Curley	**Contact Phone:**	954-801-6140
Email Address:	jascur2@gmail.com		
Address:	4491 Crystal Lake Dr #201C	**City, State, ZIP:**	FL 33064

Organization Status:

- [ ] **For Profit**
- [x] **Non-Profit** (must include IRS 501(c) tax exempt letter)
- [ ] **Other:**

EVENT INFORMATION

Event Name: Flamingo Con Broward	Proposed Date: 5/17	Alternative Date:

Event Address: **City, State, ZIP:**

Venue/Location Name (if applicable): Johnny L Tigner Center

Type of Event: table top gaming / sidewalk market

Description of Event: Paid admission board gaming inside / Free Marketplace outdoors

	Date	Day	Start Time	End Time
Setup			9:30 am	10:00 am
Event Start			10 am	
Event End			9 pm	
Breakdown			9 pm	9:30 pm

# of years this event has taken place (including previous locations & attendance if applicable):

10 years, last event January 25, 2025 170 people

Anticipated Attendance: 150 - 200 people

Property Owner Permission

I, the undersigned as owner of the property where the event will be located, do hereby grant permission for use of my property for the event described above. **City property is exempt (no signature necessary).*

Name: **Signature:**
Phone: **Date:**

*Additional documentation may be requested depending on location of event

Will you require the use of a City park? If yes, please specify park:

*City park must have a park rental permit

Will your event require use of the beach?

- ☒ **No**
- ☐ **Yes** (Any events taking place on the beach during sea turtle nesting season, March 1st – October 31st, must contact the Florida Department of Environmental Protection and obtain a field permit.

Will you require parking spaces in the Main Beach Parking Lot?

- ☒ **No**
- ☐ **Yes, _____ spaces**

Will you require parking spaces along Ocean Way?

- ☒ **No**
- ☐ **Yes, _____ spaces**

Will you require parking spaces in the Pier Parking Lot?

- ☒ **No**
- ☐ **Yes, _____ spaces**

*City parking spaces require fees *(fees start at $25 per day, per space)*

VENDOR INFORMATION

Will your event be serving food?

- ☐ No
- ☒ Yes, food will be prepared:
  - ☐ Off-Site
  - ☒ On-Site Food truck

If prepared on-site, method used for cooking:

- ☐ N/A
- ☐ Gas
- ☒ Propane
- ☐ Charcoal
- ☐ Fryer
- ☐ Food truck
- ☐ Other, please list:

*Food vendors require proper licensing & COI
*Food vendors may require inspection(s), at the cost of the Organizer

List other vendors:

ADDITIONAL BSO/BUILDING/PERMIT REQUIREMENTS

Will there be alcohol at this Event?

- ☒ No
- ☐ Yes (requires City Commission approval)
  If yes, a State of Florida alcohol license is required

Will you be using tents for your Event?

Tent Size	# of Tents

*If on City property, tents must be weighted; no stakes allowed
*Tents over 10x10 require a permit (Building Department)

Will there be a stage at your Event?

- ☒ No
- ☐ Yes
  If yes, an additional permit may be required (Building Department)

Will your event have bounce houses or inflatables?

- [x] **No**
- [ ] **Yes**

If yes, provide name of company & phone number:

*Vendor must provide a copy of the company's Certificate of Insurance to the City

Will your event have amusement ride(s)?

- [x] **No**
- [ ] **Yes**

If yes, ride(s) will require State and City inspections, at the cost of the Organizer; a Certificate of Insurance is required

Will your event require electricity? (NOTE: The City does not provide POWER or WATER)

- [x] **No**
- [ ] **Yes**

Will a generator be used?

- [x] **No**
- [ ] **Yes, generator will be:**
  - [ ] **Over 5,000 Watts**
  - [ ] **Under 5,000 Watts**

*Generator over 5,000 Watts require a permit (Building Department)

Will your event include the use of fireworks or pyrotechnics?

- [x] **No**
- [ ] **Yes**

If yes, please describe (additional information may be required):

Will your event require road closures?

- [x] **No**
- [ ] **Yes**

If yes, please attach map with closures clearly marked. Identify all barricades, blockades, fencing, etc.
***If closing FDOT roads, City Commission is required**

Will your event be using a licensed security company?

- [x] **No**
- [ ] **Yes**

If yes, provide name of company and phone number:

*Vendor must provide a copy of the company's Certificate of Insurance to the City

The applicant will be responsible for traffic and crowd control and may be required to hire off-dutydetail Broward Sheriff Office deputies for traffic, safety and crowd control at the discretion of the BSO.

Initial: J. C.

*Request forms available through Special_Details@sherrif.org

PROMOTIONAL INFORMATION

Website/Social Media:

How do you plan on advertising your event? Please list.

Online / social media / email list

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description

ADDITIONAL EVENT INFORMATION

Will amplified sound be used?

- [x] No
- [ ] Yes

Will musical entertainment be used?

- [x] No
- [ ] Yes

Is there a fee for this event?

- [ ] No
- [x] Yes (if yes, describe below)

If there is a fee, this is a ticketed event, or you are charging for space, describe and include fee amounts (requires City Commission approval):

$15 admission to indoor games

Will this event create an impact on parking?

- [ ] No
- [x] Yes

If yes, please list where additional parking will be located:

The applicant shall be responsible for maintaining all areas encompassed by the event in a safe, clean and orderly condition. The applicant will be responsible for the removal of trash or debris, restorationof damaged shrubs, plants, turf, underground utilities, structures, irrigation, trees, and paved surfaceson any portion of City or other public property.

Initial: QG

Completed Application Packet Checklist	
	Special Event Permit Application completed.
	A map/site plan for event location including parking, traffic flow, rides, location of signage, tents, staging, generators, fences, pyrotechnic materials, emergency access routes, etc. Must be legible and dimensioned.
	Non-refundable application fee.
	Certification of State of Florida not-for-profit status (if applicable).
	Property owner permission as a notarized letter from event site landowner authorizing the event on their property (if not on applicant's property).
	Certificates of insurance from the individual or organization naming the City of Deerfield Beach (150 NE 2nd Ave) and Broward Sheriff's Office (2601 W Broward Blvd) as additionally insured.
	Any applicable Certificates of Insurance and/or licensing for vendors
	Signed Hold Harmless Agreement.
	Approved rental permit from the Parks and Recreation Department, if the event location is at a City dDeerfield Beach public park.

Contact Numbers	
Broward Sheriff's Office	954-480-4300
BSO Special Detail Office	954-831-8199
Building Department	954-480-4250
Code Enforcement	954-480-4238
Risk Management	954-480-4255
Special Events	954-480-4429
Parks & Recreation	954-480-4433

The City of Deerfield Beach is now 100% digital. Be sure to have an account created on our online platform CIVIC REC for all payments.

INDEMNIFICATION AGREEMENT

I, Jason Curley, individually and as the agent/
(Individual's Name)

representing Flamingo Con, do hereby agree to indemnify
(Vendor/Company's Name)

and hold harmless and defend the City of Deerfield Beach, Florida, its elected officials, officers, agents, employees and contractors from and against any and all loss, damage, claim, suit, actions, demand, liability or expense by reason of any damage or injury to property or person, including death, which may be claimed to have arisen as a result of or in connection with the occupancy or use of said premises by

Flamingo Con during the conduct
(Vendor/Company's Name/description of service/performance/product being sold)

of Flamingo Con Broward (the "Special Event") being held at Tigner Center on the date(s) of: 5/17

Such obligation to indemnify and hold harmless and defend shall continue notwithstanding any negligence or comparative negligence on the part of the City relating to such loss or damage and shall include all costs, expenses, attorney's fees and liabilities incurred by the City in connection with any such claim, suit, action or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of the use of premises. 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.

I agree that through the execution of this document by me and/or by an authorized representative, that this agreement is intended to legally bind myself, the authorized representative, agent, the company/corporation named herein and their heirs executors, administrators and corporate officers.

Signature: _____ Print Name: Jason Curley

Title: _____ Daytime phone number: 954-801-6140

Date: 2/18/25

Address: 4491 Crystal Lake Dr #201C

City: Deerfield Beach State: FL Zip: 33064

Witness: _____ Print Name: _____ Date: _____
Signature

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-141

Agenda Date: 4/1/2025

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by Deerfield Beach Christian Ministerial Association for the Easter Sunrise Service Special Event taking place on the beach sand north of the pier in front of the Main Beach parking lot at 149 SE 21st Avenue on April 20, 2025 from 6:00 am to 8:00 am; approving a waiver of fees; providing for 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: $783.60
Account Name: Special Events
Account Number: 100-700-720-7400-000-57400-503574-

Background/History
The Deerfield Beach Christian Ministerial Association (the "Applicant") is planning its annual Sunrise Service for Sunday, April 20th, on the beach in front of the Main Beach Parking Lot area. This is a church service that is open to the public for free. The Applicant is requesting fee waivers for 80 parking spaces, the use of the stage risers for the sand, administrative staff costs for set up and break-down, and the special event permit fee. The total cost of the fee waiver request is $783.60.

Location: Main Beach Parking Lot and Ocean Way
Time: 5:00 am-8:00 am
Rate: $1.39 x 3 hours
# of Spaces: 80
Total: $333.60

Stage Risers
Rate: $150
Total:$150

Special Event Permit
$100

2 Staff
Time: 5:00 am-9:00 am
Rate: $25hr

Total: $200

Total Cost: $783.60

Current Activity
Parks and Recreation received a Special Event Application from Deerfield Beach Christian Ministerial Association for the annual Easter Sunrise Service on Sunday, April 20th, from 6:00 AM-8:00 AM on the north side of the Pier in front of the Main Beach Parking lot, 149 SE 21st Ave. on the sand. Pastor Bowles requested use of the stage risers (20x20) and 80 parking spaces in the Main Beach Parking Lot. The City Commission has historically approved this request and the fee waiver.

Recommendation
Staff recommends the approval of the application and fee waiver.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SPECIAL EVENT PERMIT APPLICATION SUBMITTED BY DEERFIELD BEACH CHRISTIAN MINISTERIAL ASSOCIATION FOR THE EASTER SUNRISE SERVICE SPECIAL EVENT TAKING PLACE ON THE BEACH SAND NORTH OF THE PIER IN FRONT OF THE MAIN BEACH PARKING LOT AT 149 SE 21st AVENUE ON APRIL 20, 2025 FROM 6:00 AM TO 8:00 AM; APPROVING A WAIVER OF FEES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Deerfield Beach Christian Ministerial Association (the "Applicant") intends to hold an Easter Sunrise Service event on April 20, 2025 from 6:00 a.m. to 8:00 a.m. on the beach sand north of the Pier in front of the Main Beach Parking Lot (the "Event") in the City of Deerfield Beach (the "City"); and

WHEREAS, according to the Special Event Permit Application submitted by the Applicant (the "Application"), approximately 200 individuals participating in the Event which will include musical instruments and a sound system; and

WHEREAS, the Applicant is requesting a waiver of fees for a total of approximately 80 parking spaces located in the Main Beach Parking Lot and along Ocean Way on April 20, 2025, for a total amount of $333.60 (collectively, the "Parking Fees") and a waiver of fees for use of stage risers in the sand, the special event permit fee, and administrative staff cost in the total amount of $450.00 (the "Incidental Fees"), for a total fee waiver of $783.60 requested for the Event; and

WHEREAS, the City Commission finds that it is in the best interest of the City to approve the Application, including waiver of the Parking Fees and Incidental Fees.

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 of the City of Deerfield Beach hereby approves the Event Application, including the waiver of the Parking Fees and Incidental Fees subject to compliance with all applicable federal, state, and local laws, including compliance with the City's special event regulations and submission of the required proof of insurance and agreement to indemnify, defend and hold the City harmless from claims related to the Event.

Section 3. The appropriate City Officials are authorized to do all things necessary to carry out the aims of this Resolution.

Section 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

_____
TODD DROSKY, MAYOR

ATTEST:

_____
HEATHER MONTEMAYOR, CITY CLERK

Dear Ms. Lauren Goas:

With regards to our upcoming Deerfield Beach Sunrise Service, we would like to request the waiving of parking fees and all administrative fees for the event scheduled for this coming Easter (April 20th). We would like to request 5 spots along Ocean Way and 75 spots in the Main Beach Parking Lot. The administrative fees will cover the permit fee and any other costs the City will incur for this. This would be greatly appreciated to help facilitate our efforts to make service easily accessible. Thank you for your assistance & favor in this matter.

Sincerely,

Bishop George M. Bowles

Bishop George M. Bowles
Deerfield Beach Christian Ministerial Association

Deerfield Beach
Florida

City of Deerfield Beach

Special Event Application

The City of Deerfield Beach reserves the right to evaluate and consider all applications based on suitability and alignment with our community's standards. We prioritize maintaining the integrity of our City by ensuring safety, cleanliness of our beaches and community, optimal utilization of resources, and adherence to ethical principles. We maintain the right to approve or deny applications as deemed necessary.

Application #		Complete Application Received:	

Above is for City use only

A **non-refundable application processing** fee (based on below timeline) is **required** with this application but does not guarantee approval. A Permit Application will be determined complete on the date which all required documentation, including fee, is submitted. The non-refundable application fee must be submitted with enough time to get the application approved. **Please allow time for processing applications; depending on the scope of event, applicant may be required to attend the Special Events Review Committee meeting and/or require City Commission approval. This may take up to 60 days.**

Days Until Event	Resident Fee	Non-Resident Fee
90+ days before event	$200	$300
45 to 89 days before event	$250	$350
30 to 44 days before event	$300	$400
14 to 29 days before event	$350	$450
Non-Profit Rate	$100	$100
Beach Deposit on City Property	$2,500-$5,000	$2,500-$10,000

Non-profits must show proof of non-profit status to receive non-profit rates.

APPLICANT INFORMATION			
Organization Name:	Deerfield Beach Christian Ministerial Association		
Contact Name:	Bishop George Bowles	**Contact Phone:**	9546587547
Email Address:	gmbowles@yahoo.com		
Address:	432 SW 10th Ct	**City, State, ZIP:**	Deerfield Beach, FL 33441

Organization Status:

- ☐ **For Profit**
- ☑ **Non-Profit** (must include IRS 501(c) tax exempt letter)
- ☐ **Other:**

EVENT INFORMATION

Event Name: Deerfield Beach Sunrise Service | **Proposed Date:** 4-20-25 | **Alternative Date:**

Event Address: On Beach by Main Parking Lot Area **City, State, ZIP:** Deerfield Beach, FL 33441

Venue/Location Name (if applicable):

Type of Event: church service to celebrate the resurrection of Jesus Christ

Description of Event: church service: scripture reading, prayer, praise & worship, singing, preaching

	Date	Day	Start Time	End Time
Setup	4-20	Sunday	6:00 AM	6:30 AM
Event Start			6:30 AM	7:30 AM
Event End				
Breakdown			7:30 AM	8:00 AM

# of years this event has taken place (including previous locations & attendance if applicable):

20+ years

Anticipated Attendance: 200+

Property Owner Permission

I, the undersigned as owner of the property where the event will be located, do hereby grant permission for use of my property for the event described above. **City property is exempt (no signature necessary).*

Name: **Signature:**

Phone: **Date:**

*Additional documentation may be requested depending on location of event

Will you require the use of a City park? If yes, please specify park:

*City park must have a park rental permit

Will your event require use of the beach?

- ☐ **No**
- ☑ **Yes** (Any events taking place on the beach during sea turtle nesting season, March 1st – October 31st, must contact the Florida Department of Environmental Protection and obtain a field permit.

Will you require parking spaces in the Main Beach Parking Lot?

- ☐ **No**
- ☑ **Yes,** 75 **spaces**

Will you require parking spaces along Ocean Way?

- ☐ **No**
- ☑ **Yes,** 5 **spaces**

Will you require parking spaces in the Pier Parking Lot?

- ☑ **No**
- ☐ **Yes,** _____ **spaces**

*City parking spaces require fees *(fees start at $25 per day, per space)*

VENDOR INFORMATION

Will your event be serving food?

- ☑ **No**
- ☐ **Yes, food will be prepared:**
  - ☐ **Off-Site**
  - ☐ **On-Site**

If prepared on-site, method used for cooking:

- ☐ **N/A**
- ☐ **Gas**
- ☐ **Propane**
- ☐ **Charcoal**
- ☐ **Fryer**
- ☐ **Food truck**
- ☐ **Other, please list:**

*Food vendors require proper licensing & COI
*Food vendors may require inspection(s), at the cost of the Organizer

List other vendors:

NA

ADDITIONAL BSO/BUILDING/PERMIT REQUIREMENTS

Will there be alcohol at this Event?

- ☑ **No**
- ☐ **Yes (requires City Commission approval)**

If yes, a State of Florida alcohol license is required

Will you be using tents for your Event?

Tent Size	# of Tents
NA	

*If on City property, tents must be weighted; no stakes allowed
*Tents over 10x10 require a permit (Building Department)

Will there be a stage at your Event?

- ☐ **No**
- ☑ **Yes**

If yes, an additional permit may be required (Building Department)

Will your event have bounce houses or inflatables?

- [x] No
- [ ] Yes

If yes, provide name of company & phone number:

*Vendor must provide a copy of the company's Certificate of Insurance to the City

Will your event have amusement ride(s)?

- [x] No
- [ ] Yes

If yes, ride(s) will require State and City inspections, at the cost of the Organizer; a Certificate of Insurance is required

Will your event require electricity? (NOTE: The City does not provide POWER or WATER)

- [ ] No
- [x] Yes

Will a generator be used?

- [ ] No
- [x] Yes, generator will be:
  - [ ] Over 5,000 Watts
  - [x] Under 5,000 Watts

*Generator over 5,000 Watts require a permit (Building Department)

Will your event include the use of fireworks or pyrotechnics?

- [x] No
- [ ] Yes

If yes, please describe (additional information may be required):

Will your event require road closures?

- [x] No
- [ ] Yes

If yes, please attach map with closures clearly marked. Identify all barricades, blockades, fencing, etc.

***If closing FDOT roads, City Commission is required**

Will your event be using a licensed security company?

- [x] No
- [ ] Yes

If yes, provide name of company and phone number:

*Vendor must provide a copy of the company's Certificate of Insurance to the City

The applicant will be responsible for traffic and crowd control and may be required to hire off-dutydetail Broward Sheriff Office deputies for traffic, safety and crowd control at the discretion of the BSO.

Initial: 

*Request forms available through Special_Details@sherrif.org

PROMOTIONAL INFORMATION

Website/Social Media: NA

How do you plan on advertising your event? Please list.

Promotional & Event Signs/Banners

Sign/Banner Size	Location	Description

ADDITIONAL EVENT INFORMATION

Will amplified sound be used?

- ☐ No
- ☑ Yes

Will musical entertainment be used?

- ☐ No
- ☑ Yes

Is there a fee for this event?

- ☑ No
- ☐ Yes (if yes, describe below)

If there is a fee, this is a ticketed event, or you are charging for space, describe and include fee amounts (requires City Commission approval):

Will this event create an impact on parking?

- ☐ No
- ☑ Yes

If yes, please list where additional parking will be located:

Main Beach Parking Lot

The applicant shall be responsible for maintaining all areas encompassed by the event in a safe, clean and orderly condition. The applicant will be responsible for the removal of trash or debris, restorationof damaged shrubs, plants, turf, underground utilities, structures, irrigation, trees, and paved surfaceson any portion of City or other public property.

Initial: GMB

Completed Application Packet Checklist	
	Special Event Permit Application completed.
	A map/site plan for event location including parking, traffic flow, rides, location of signage, tents, staging, generators, fences, pyrotechnic materials, emergency access routes, etc. Must be legible and dimensioned.
	Non-refundable application fee.
	Certification of State of Florida not-for-profit status (if applicable).
	Property owner permission as a notarized letter from event site landowner authorizing the event on their property (if not on applicant's property).
	Certificates of insurance from the individual or organization naming the City of Deerfield Beach (150 NE 2nd Ave) and Broward Sheriff's Office (2601 W Broward Blvd) as additionally insured.
	Any applicable Certificates of Insurance and/or licensing for vendors
	Signed Hold Harmless Agreement.
	Approved rental permit from the Parks and Recreation Department, if the event location is at a City dDeerfield Beach public park.

Contact Numbers	
Broward Sheriff's Office	954-480-4300
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Parks & Recreation	954-480-4433

The City of Deerfield Beach is now 100% digital. Be sure to have an account created on our online platform CIVIC REC for all payments.

Deerfield Beach
Florida

INDEMNIFICATION AGREEMENT

I, George M. Bowles (Individual's Name), individually and as the agent/ representing Deerfield Bch Christian Min. Assn (Vendor/Company's Name), do hereby agree to indemnify and hold harmless and defend the City of Deerfield Beach, Florida, its elected officials, officers, agents, employees and contractors from and against any and all loss, damage, claim, suit, actions, demand, liability or expense by reason of any damage or injury to property or person, including death, which may be claimed to have arisen as a result of or in connection with the occupancy or use of said premises by Deerfield Bch Christian Ministerial Assoc. (Vendor/Company's Name/description of service/performance/product being sold) during the conduct of DFB Sunrise Service (the "Special Event") being held at DFB Beach on the date(s) of: 4-20-25

Such obligation to indemnify and hold harmless and defend shall continue notwithstanding any negligence or comparative negligence on the part of the City relating to such loss or damage and shall include all costs, expenses, attorney's fees and liabilities incurred by the City in connection with any such claim, suit, action or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of the use of premises. 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.

I agree that through the execution of this document by me and/or by an authorized representative, that this agreement is intended to legally bind myself, the authorized representative, agent, the company/corporation named herein and their heirs executors, administrators and corporate officers.

George M. Bowles
Signature

George M. Bowles
Print Name

Bishop
Title

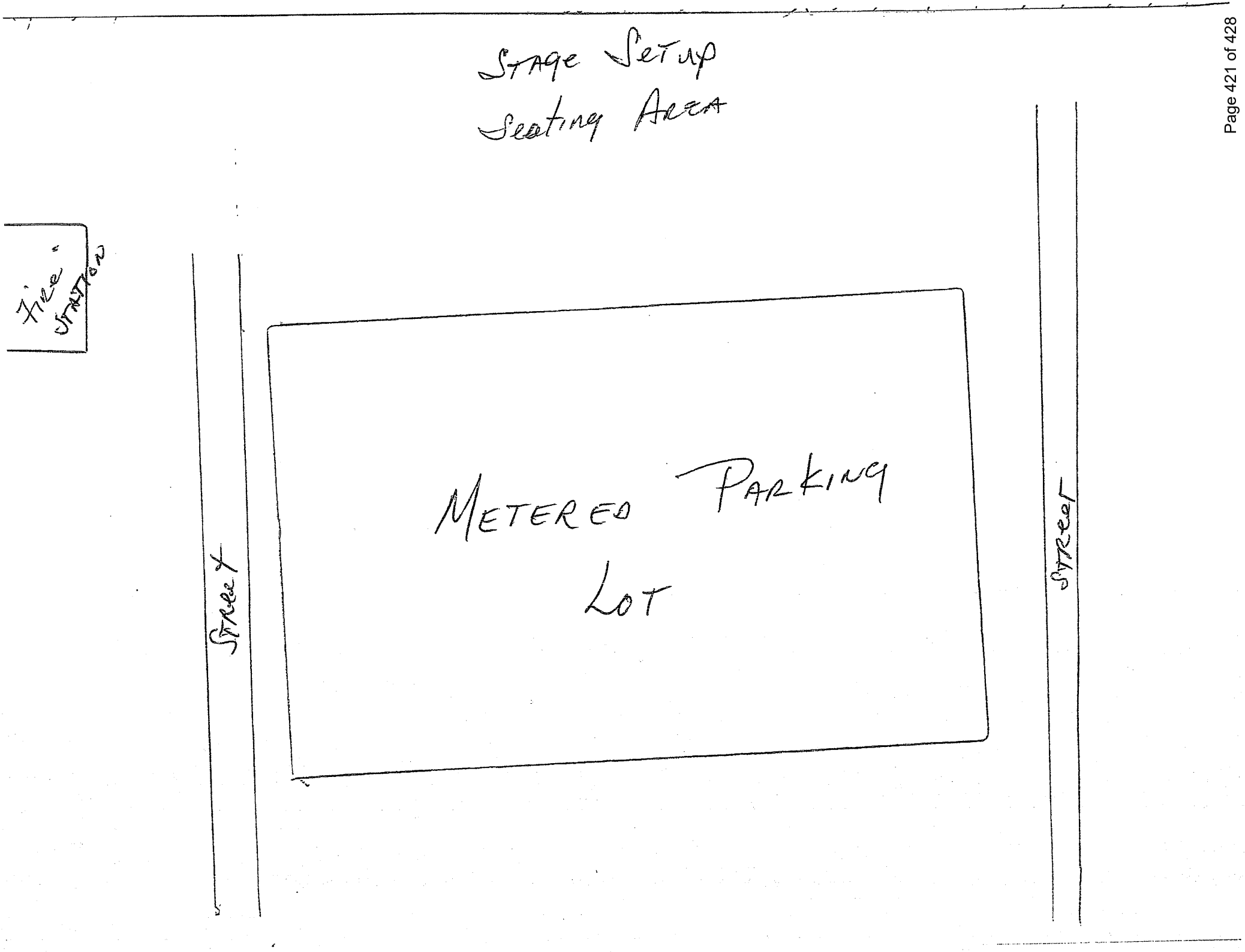
954-658-7547
Daytime phone number

Date: March 17, 2025

Address: 3149 S.W. Natura Avenue

City: Deerfield Beach **State:** FL **Zip:** 33441

Witness: Jestina Bowles **Signature** **Print Name:** Jestina Bowles **Date:** 3-17-25

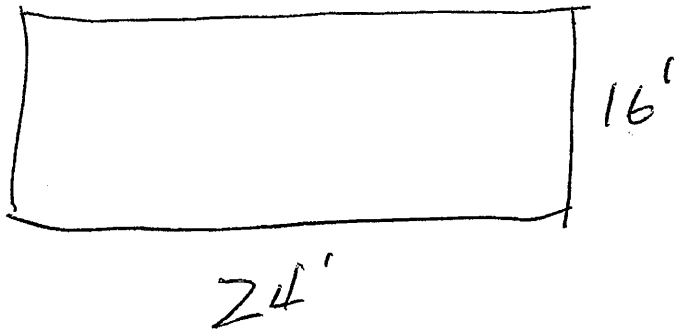

Stage Setup
Seating Area
Fire Station
Street X
Metered Parking
Lot
Street

Need:
Podium

10 – 12
Chairs
for
Pastors

4' x 4' Wood ~~Modules~~
w/ Metal Legs

Black Skirt



Sound on Sidewalk

Fine

Main Beach Parking Lot

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-120

Agenda Date: 4/1/2025

Status: CITY COMMISSION BUSINESS

In Control: City Commission

Title
Consideration to approve the voting delegates to the 2025-2026 Board of Directors for Broward League of Cities.

Voting Requirement
Motion on decision of Commission

Background/History
On March 19, 2024, Mayor Drosky was appointed as the voting delegate; former Mayor Ganz was voted as the first alternate and Commissioner Hudak was voted as the second alternate. The terms are based on the annual dinner, whereby, the appointed official will serve from June 7, 2025, till May 2026.

Mayor Drosky was unanimously elected as Secretary of the Broward League of Cities in February 2021, and served until May 2021, which is when he advanced to Second Vice President. In 2022, Mayor Drosky became the First Vice President and, in June 2023, he became the President.

Current Activity
The League's request is to again appoint a voting delegate, first, and second alternate. Upon Commission approval, the City Clerk will confirm the selection to the League.

MEMORANDUM

To: City Clerks
From: Mary Lou Tighe, Executive Director
Date: March 4, 2025
Re: 2025-26 Board of Director Appointments

Please agenda the selection of your Director, Alternate, and Second Alternate for an upcoming city commission meeting. **It is imperative that each city be represented at every Board meeting by their Director, Alternate, or Second Alternate-see the attached attendance record for the 2024-2025 year to date.**

According to the League By-Laws:

- Each city shall appoint a Director, Alternate, and Second Alternate to attend and vote at any Board of Directors or General Membership meeting held where he/she represents his/her municipality.

- It is responsibility of each Director to communicate with his/her respective municipal officials, employees, and constituents concerning actions taken or to be taken by the Board of Directors or the general membership. Directors are responsible for bringing issues of collective importance to the attention of the Board of Directors.

- Each member of the Board of Directors shall notify his or her Alternate to attend Board of Director Meetings when that voting member will not attend. The Alternate shall have the right to participate and vote. In the event the Alternate cannot attend, the Alternate shall notify his or her Second Alternate to attend Board of Director meetings when the Alternate cannot attend. The Second Alternate shall have the right to participate and vote.

The deadline for board appointments is April 30, 2025. The term will begin on June 7, 2025, when members will be sworn in at the 68th Annual Gala at Margaritaville. The term will end in May of 2026.

Please forward the information below to scochrane@browardleague.org.

==========

Municipality: _____

Commissioner/Councilmember Appointments:

Director: _____

Alternate: _____

2024-2025 OFFICERS
President Felicia Brunson
Mayor, West Park
1st Vice President Denise Horland
Councilmember, Plantation
2nd Vice President Joyce Davis
Mayor, Dania Beach
Treasurer Traci Callari
Commissioner, Hollywood

DIRECTORS
Immediate Past President Todd Drosky
Vice Mayor, Deerfield Beach
Past President Susan Starkey
Councilmember, Davie
Past President Joy Cooper
Mayor, Hallandale Beach
Jim Allbritton
Councilmember, Southwest Ranches
Pamela Beasley-Pittman
Commissioner, Fort Lauderdale
Samson Borgelin
Mayor, North Lauderdale
John Brodie
Commissioner, Coconut Creek
Anthony Caggiano
Commissioner, Margate
Tycie Causewell
Commissioner, Lauderdale Lakes
Kicia Daniel
Commissioner, Tamarac
Melissa Dunn
Commissioner, Lauderhill
Beam Furr
Mayor, Broward County
Aisha Gordon
Commissioner, Oakland Park
Jacqueline Guzman
Commissioner, Sunrise
William Hodgkins
Commissioner, Pembroke Park
Jeremy Katzman
Commissioner, Cooper City
Edmund Malkoon
Mayor, Lauderdale-by-the-Sea
Henry Mead
Vice Mayor, Weston
Wayne Messam
Mayor, Miramar
Nancy Metayer Bowen
Vice Mayor, Coral Springs
Patty Petrone
Commissioner, Lighthouse Point
Dave Ravanesi
Commissioner, Hillsboro Beach
Paul Rolli
Commissioner, Wilton Manors
Jay Schwartz
Commissioner, Pembroke Pines
Rhonda Sigerson-Eaton
Commissioner, Pompano Beach
Rich Walker
Mayor, Parkland
Christopher Weber
Councilmember, Sea Ranch Lakes

Samuel S. Goren, Esquire
Goren Cherof Doody & Ezrol, PA
Legal Counsel

Mary Lou Tighe
Executive Director
Sely Cochrane
Deputy Executive Director

Suite 122 Governmental Center, 115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Phone: 954.357.73
Internet: www.browardleague.org

Board Meeting Attendance 2024-2025

	9/5/2024	11/7/2024	1/9/2025	2/6/2025
Felicia Brunson	X	X	X	X
Denise Horland	X	X	X	(EXC.)
Traci Callari	X	X	X	(EXC.)
Joyce Davis	X	X	X	(ALT.)
Todd Drosky	X	X	(EXC.)	X
Susan Starkey	X	X	X	
Joy Cooper				
Jim Allbritton	X	X	X	X
Pamela Beasley-Pittman	X	X	(EXC.)	X
Samson Borgelin	X	X		
John Brodie			X	X
Anthony Caggiano	X	X	X	X
Kicia Daniel	X	X	X	X
Melissa Dunn	~	~	(ALT.)	X
Rhonda Eaton			X	X
Beam Furr				(EXC.)
Aisha Gordon	~	~		
Jacqueline Guzman	X	X	X	(ALT.)
William Hodgkins			(ALT.)	
Jeremy Katzman	X	X	X	(EXC.)
Edmund Malkoon	(EXC.)	(EXC.)		
Henry Mead	X	X	(ALT.)	X
Wayne Messam	X	X		
Nancy Metayer Bowen	~	~	(EXC.)	X
Patty Petrone	(ALT.)	X	(ALT.)	(EXC.)
Dave Ravanesi	X			
Paul Rolli	X	X	X	X
Jay Schwartz				
Rich Walker			X	X
Christopher Weber				

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-140

Agenda Date: 4/1/2025

Status: CITY COMMISSION BUSINESS

In Control: City Commission

Title
Consideration to appoint a representative to the Broward Metropolitan Planning Organization (MPO) Board.

Recommended Action
Motion on decision of Commission

Background/History
Former mayor Bill Ganz served as the City's Broward Metropolitan Planning Organization's (MPO) voting delegate. Due to him being termed out, the City Commission must consider and approve another elected official to serve as the City's representative. The meetings occur on the 2nd Thursday of each month at 9:30 a.m. in the MPO Board Room in Fort Lauderdale, unless otherwise specified; there are no meetings in January and August.

April 2, 2025

Gregory Stuart
Executive Director, Broward MPO
100 W. Cypress Creek Road, #650
Fort Lauderdale, FL 33309

RE: Deerfield Beach MPO Representative

Dear Mr. Stuart,

At the April 1, 2025 Regular City Commission Meeting, the City Commission appointed _____ to serve as the City's representative on the Broward Metropolitan Planning Organization (MPO) Board. _____ will replace former mayor Bill Ganz for Municipal District Two.

If you have any questions, please contact the City Clerk's Office at (954) 480-4213.

Sincerely,

Rodney Brimlow
City Manager

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2025-149

Agenda Date: 4/1/2025 **Status:** ADDENDUM

In Control: City Commission

Title
Discussion and potential action regarding County ordinances related to the Monarch landfill expansion.

Recommended Action
ENTER TEXT HERE