



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

August 5, 2025

7:00 PM

CALL TO ORDER & ROLL CALL

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes

Attachment: July 8, 2025

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: June 5, 2025

Hillsboro Inlet District Meeting Minutes

Attachment: June 9, 2025

African American Heritage Board Meeting Minutes

Attachment: June 12, 2025

Community Redevelopment Agency Meeting Minutes

Attachment: June 17, 2025

Community Appearance Board Meeting Minutes

Attachment: July 2, 2025

APPROVAL OF THE AGENDA

August 5, 2025

ZOOM INFORMATION

Join Zoom Meeting by clicking the below link:

<https://deerfield-beach.zoom.us/j/86845173575?pwd=bFn99r8HVWWhoSDswPLmF87uXJksgER.1>

Join Zoom Meeting via telephone by dialing:

Call-in Number: (301) 715-8592

Meeting ID: 868 4517 3575#

Participant ID: #

Passcode: 940283#

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 - ADDENDUM

1. Certificate of Recognition presented to Joseph Albarino, Recycling Drop Off Attendant, for 33 years of dedicated service to the City of Deerfield Beach.

Sponsor: Department of Sustainable Management

PRESENTATIONS

2. Presentation by Marty Kiar, Broward County Property Appraiser, regarding property taxes and values.

Sponsor: Office of the City Manager

3. Discussion and potential action regarding public safety services.

Suggested Action: Motion on decision of Commission

Sponsor: Office of the City Manager

QUASI-JUDICIAL PUBLIC HEARINGS

4. P.H. 2025-103: Application 23-I2-09

Applicant: **RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC**

Proposal: Seeking Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.28-acre site.

Location: The property is generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887 and located at **1701 SW 45th Way**.

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 23-I2-09

5. P.H. 2025-104: Application 23-I2-10

Applicant: **RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC**

Proposal: Seeking Major Site Plan approval to construct a new one-story 220,200 square-foot industrial warehouse building with associated site improvements on an 11.5-acre site.

Location: The property is generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42 and located at **1801 SW 45th Way**.

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 23-I2-10

6. P.H. 2025-105: Application 23-B3-116

Applicant: ARON GROUP, LLC REPRESENTED BY KURT ARON

Proposal: Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a 0.20-acre site in the B-3, General Business zoning district.

Location: The property is generally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03) and located at **282-284 NE 1st Avenue**.

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 23-B3-116

7. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting a five-foot-wide and ten-foot-wide right-of-way dedication to the City from Aron Group, LLC, along NE 1st Avenue, as depicted on Exhibit "A", in connection with the Aron Warehouse Development Project located at 282-284 NE 1st Avenue; providing for conflicts, 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 Planning & Development Services

Attachment: Aron Group, LLC

PUBLIC HEARINGS – FIRST READING

8. **ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY .869 GROSS ACRES LOCATED AT 110, 120, 130 & 140 SW 2ND TERRACE FROM RESIDENCE, SINGLE-FAMILY (RS-7) TO RESIDENCE, MULTI-FAMILY (RM-10) (APPLICATION 25-R-205); PROVIDING FOR A MAXIMUM OF EIGHT TOWNHOUSE DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Suggested Action: Commission to vote on the Ordinance and set public hearing for August 19, 2025.

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

Sponsor: Department of Planning & Development Services

Attachment: Application 25-R-205

PUBLIC HEARINGS – SECOND READING

9. **P.H. 2025-106: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; 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 Financial Services

Attachment: Budget Amendment

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 - BOARD APPOINTMENTS

- 10. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Angela Falzone as an alternate member to the Planning and Zoning Board; 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: Commissioner Shanetzky

Attachment: P&Z Board

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

- 11. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of Quote No. #25-004 for the Sullivan Park Splash Pad UV Filtration System Upgrade to Commercial Energy Specialists, LLC, in an amount not to exceed \$70,670.00; authorizing execution of a contract with Commercial Energy Specialists, LLC, the lowest priced responsive and responsible bidder, for a three-year term with two additional one-year renewal options; and providing an effective date. (*Funds from multiple accounts*)**

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: Commercial Energy Specialists, LLC

- 12. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a work authorization with Jacobs Engineering Group, Inc. to provide professional engineering operations and administrative consulting support services at the West Water Treatment Plant in an amount not to exceed \$138,404.00; providing for execution and an effective date. (Funds from Account #401-300-360-3602-000-53600-503099 - Utilities Fund/Other Professional Services)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Environmental Services

Attachment: Jacobs Engineering Group, Inc.

- 13. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an agreement with the Watts Group, LLC, utilizing the Sourcewell, Inc. Invitation to Bids #FL-092524 and Job Order Contract No. FL-R6-GC-092524-WATT for interior renovations to the Department of Public Affairs and Marketing Office in an amount not to exceed \$72,054.86; providing for execution, implementation, and an effective date. (Funds from Account #358-100-360-1901-000-51900-506112 - Construction)**

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Environmental Services

Attachment: Watts Group, LLC

DEPARTMENTAL BUSINESS

- 14. ORDINANCE 2025/ - AN ORDINANCE OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF DEBT OBLIGATIONS OF THE CITY ("OBLIGATIONS"), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,750,000, TO PROVIDE FUNDS TO PAY THE COST OF PURCHASING CERTAIN EQUIPMENT, INCLUDING, WITHOUT LIMITATION, REIMBURSEMENT TO THE CITY FOR PREVIOUSLY PURCHASED EQUIPMENT TO THE EXTENT PERMISSIBLE UNDER THE INTERNAL REVENUE CODE OF**

1986, AS AMENDED; PROVIDING THAT SUCH OBLIGATIONS SHALL BE SECURED BY AND PAYABLE FROM MONEYS DEPOSITED IN THE DEBT SERVICE FUND ESTABLISHED FOR THE OBLIGATIONS DERIVED FROM THE CITY'S COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES, AS SHALL BE SET FORTH OR PROVIDED FOR IN A SUPPLEMENTAL RESOLUTION TO BE ADOPTED BY THE CITY COMMISSION PRIOR TO THE ISSUANCE OF THE OBLIGATIONS; PROVIDING THAT, SUBJECT TO THE LIMITATIONS HEREIN CONTAINED, THE TERMS OF SUCH OBLIGATIONS SHALL BE ESTABLISHED OR PROVIDED FOR AND THE OBLIGATIONS SHALL BE SOLD AS PROVIDED IN THE SUPPLEMENTAL RESOLUTION; AUTHORIZING THE TAKING OF OTHER ACTIONS RELATING TO THE OBLIGATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Suggested Action: Commission to vote on Ordinance and set public hearing for August 19, 2025

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

Sponsor: Department of Financial Services

Attachment: Debt Obligation Bond

COMMENTS BY ADMINISTRATION & LEGAL

COMMENTS BY MAYOR & CITY COMMISSION
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ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Tuesday, August 19, 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.



Meeting Minutes City Commission

Tuesday, July 8, 2025

7:00 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Mayor Todd Drosky at 7:07 p.m., in the City Commission Chambers, City Hall, Deerfield Beach.

Present:

Commissioner Michael Hudak
Commissioner Tom Plaut
Commissioner Daniel Shanetzky
Vice Mayor Ben Preston
Mayor Todd Drosky

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes - June 17, 2025

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

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Community Redevelopment Agency Meeting Minutes - April 8, 2025
African American Heritage Board Meeting Minutes - May 8, 2025
Code Compliance Meeting Minutes - May 13 & 27, 2025
Community Appearance Board Meeting Minutes - April 23, May 14 & 28, 2025

MOTION was made by Commissioner Plaut, seconded by Commissioner Hudak, to acknowledge the board minutes. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

July 8, 2025

APPROVAL OF CITY COMMISSION AGENDA - CONTINUED

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

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

AWARDS & RECOGNITION**1. Certificate of Recognition presented to the Deerfield Beach Little League Board.**

Mayor Drosky presented the certificate to the Deerfield Beach Little League Board for their commitment in keeping the program thriving. Thereafter, he recognized the all-star players.

2. Certificate of Recognition presented by Captain Hofstein to the BSO PAL Program.

Commissioner Hudak provided a brief overview of the BSO PAL Program. Thereafter, he presented belts to members of the program for their recent accomplishments within their respective boxing divisions.

On behalf of the BSO PAL Program, Captain Hofstein, BSO District X, thanked the Commission for the recognition.

PRESENTATIONS**3. Presentation by Rodney Brimlow, City Manager, regarding public safety.**

Rodney Brimlow, City Manager, highlighted a brief PowerPoint presentation. He said the City has been consistently supportive and pleased with the services received from law enforcement and fire rescue personnel; however, there have been two ongoing issues with BSO Administration, 1) the Sheriff has refused to meet with contract cities collectively to discuss future contractual terms, and 2) the Sheriff made an ultimatum to violate the existing contract, and when the City asked that he honor the contract terms, he instead decided to terminate services. The provisions outlined in both contracts state that BSO cannot exceed an annual increase of 5% over the previous year, which is extremely important because the City must be able to budget for future years; nevertheless, there are exceptions that are excluded from the 5% cap, which include workers compensation premiums, pension contributions, and health insurance premiums.

Continuing, Mr. Brimlow explained that BSO is contractually obligated to submit the proposed budget on or before May 1st, whereby, both contracts exceeded the 5% cap, fire rescue increased by 9.4%, exceeding the contractual cap by \$1.1 million, and law enforcement increased by 10.3%, exceeding the contractual cap by \$1.2 million. He stated that the increases are not uncommon, which is why each year city staff performs a cap analysis. Upon completion of this year's cap analysis, he sent a letter to the Sheriff on May 30, 2025 requesting that the consideration letters be reduced to align with the contractual obligations, which had been done in previous years. Additionally, he asked that the revised budget proposals be provided no later than June 16, 2025. Unfortunately, the City never received a response, so on June 17th a follow up e-mail was sent requesting that a response be provided, whereby, BSO acknowledged receipt of the May 30th letter on June 18, 2025. On June 23, 2025, the City received a letter from the Sheriff's Office stating that if the City is unwilling to agree to these increases, the only recourse BSO has is to terminate the contracts, whereby, the notice of termination would be June 30, 2025, and termination of services will be effective September 30, 2025. Thereafter, he continued to outline the events that have transpired thus far.

Moreover, Mr. Brimlow explained that in FY22, the contracts totaled \$56.6 million; FY25 contracts totaled \$68.0 million; the FY26 contracts are proposed to total \$75.3 million, with the 10.7% overall increase; FY27 contract costs are anticipated at \$83.5 million due to an 11% increase; and FY29 is projected at \$100.2 million. Since 2022, Deerfield Beach has been diligently working toward reducing the gap between ad valorem tax revenues and the BSO contract costs, whereby, in FY22 police and fire were \$6.7 million more than the City's ad valorem tax revenue, and this year the gap was \$3.3 million; notwithstanding, the proposed increase for FY26 sets the City back four years to a \$6 million deficit. The projected increases

PRESENTATIONS - CONTINUED

will continue to outpace the ad valorem revenue, whereby, the City is expected to have a \$16.1 million gap in FY29, which is unsustainable unless the base millage rate is increased. Thereafter, he displayed last years proposed budget letters, which were later reduced by BSO due to the cap analysis that he conducted.

Furthermore, Mr. Brimlow stated that the City was notified on April 14, 2025 that BSO conducted a salary survey, and that the increases would be implemented in FY26; the preliminary increases for both contracts would be \$8.1 million over a two-year period, and would be for salary only, whereas, other increases and impacts to retirement, overtime, insurance, etc. are not included. Mr. Brimlow stated that BSO is attempting to transfer their responsibilities for recruitment and retention of employees to the City. Thereafter, he displayed the current and proposed pay plans. Services will be terminated on September 30, 2025, but there are clauses within the contract, which provide for the extension of services; therefore, on October 1, 2025, the City would automatically begin the 24-month transition period. During that time, consideration will be based on actual costs for providing services and staffing will be reasonably necessary to maintain the same quality of service. The transition period will end on September 30, 2027, but the City may opt to end earlier, when feasible. Lastly, Mr. Brimlow said BSO will continue to provide excellent, professional services; nonetheless, the City will explore options and alternatives and will reassess the City's needs in both police and fire services.

Mayor Drosky said although he appreciates the efforts of law enforcement and fire rescue personnel, this is something that must be investigated to protect our residents. Further, in his conversation with the Sheriff, the Sheriff did state that he, along with his staff would continue to negotiate, in good faith, with the City of Deerfield Beach and he stated that the City would continue to negotiate in good faith as well.

Commissioner Hudak said it's important to look at all options. Thereafter, he stated that the City of Pompano Beach conducted a feasibility study.

In response to Commissioner Hudak's question, Mr. Brimlow replied that he will follow up with the City Manager to see what the results were from the study.

Vice Mayor Preston said the residents must always be considered by both the City and BSO, as that is ultimately where the money would come from; therefore, both parties must compromise to ensure services remain as is. Thereafter, he thanked Mr. Brimlow for the information, but asked that negotiations continue and reiterated that compromises be made by both parties.

Commissioner Plaut commented on his conversation with the Sheriff, whereby, he expressed his satisfaction with BSO and their services; however, he agreed that negotiations must continue.

Commissioner Shanetzky stated that law enforcement and fire rescue personnel do an excellent job. Thereafter, he commented on the Town of Pembroke Park transitioning to their own police department. He said bringing the services inhouse will allow the City to have full control. Lastly, he commented on regional partnerships, which is another option the City has.

PUBLIC HEARINGS

- 4. P.N. 2025-083: Resolution 2025/112 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the 2025-2029 Community Development Block Grant ("CDBG") Five-Year Consolidated Plan; approving the CDBG Annual Action Plan for fiscal year 2025/2026; authorizing submission of the consolidated plan and action plan to HUD; providing for implementation and an effective date.**

The Resolution was read by title only.

Jonathan Salas, Director of Community Services, highlighted a brief PowerPoint presentation. The goals of the CDBG Program are to provide decent, safe, and sanitary housing, a suitable living environment, and to expand economic opportunities. Each project must meet three national objectives, 1) benefit low to moderate income persons; 2) aid in the prevention or elimination of slum and blight; and 3) urgent need. Grantees must use at least 70% of funding for activities that principally benefit low- and moderate-income persons. Additionally, grantees may spend up to 20% of their allocation on planning and administration

PUBLIC HEARINGS - CONTINUED

costs and no more than 15% on public service activities. Thereafter, he outlined the fiscal year 2023-2024 accomplishments. Mr. Salas said the CDBG allocations have steadily increased since FY20, which is great, as there is a need in Deerfield Beach. Further, as part of the plan, the City wants to continue maintaining public facilities and infrastructure, public services, affordable housing, economic development, and planning administration. Lastly, he said the total program year funds are \$721,028.

In response to Vice Mayor Preston's questions, Mr. Salas replied that economic development consists of a commercial façade program, business incubator, tool lending library, etc. Further, he said economic development was left very umbrella, so it can be adjusted to the economic climate.

Commissioner Shanetzky said this program is also beneficial to our non-profit organizations.

Mayor Drosky opened the public hearing.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, expressed satisfaction with the increase in funding, as it is important to Deerfield Beach. Further, she said as economic development moves forward, city staff can research other cities and implement similar programs. Lastly, she thanked Mr. Salas for his efforts.

Mychal Estrada, 1431 SW 6th Way, Deerfield Beach, commended staff for seeking these type of funds. Further, he spoke in support of city staff seeking community feedback.

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, thanked Mr. Salas for his efforts. Further, she spoke in support of the urgent need funding.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 4, adopted Resolution 2025/112. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

PUBLIC HEARINGS - SECOND READING

5. P.H. 2025-097: ORDINANCE 2025/003 - AN ORDINANCE OF THE CITY OF DEERFIELD BEACH, FLORIDA, RELATING TO THE PROVISION OF SERVICES AND CAPITAL FACILITIES FOR STORMWATER MANAGEMENT AND THE IMPOSITION OF STORMWATER ASSESSMENTS RELATED TO THOSE SERVICES AND FACILITIES WITHIN THE CITY OF DEERFIELD BEACH; PROVIDING DEFINITIONS AND FINDINGS; ESTABLISHING A STORMWATER UTILITY AND PROVIDING ITS RESPONSIBILITIES; ESTABLISHING A STORMWATER UTILITY FUND; AUTHORIZING THE IMPOSITION AND COLLECTION OF STORMWATER ASSESSMENTS TO FUND THE COST OF PROVIDING SERVICES AND CAPITAL FACILITIES FOR STORMWATER MANAGEMENT; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF THE ASSESSMENT ROLL AND FOR CORRECTING ERRORS AND OMISSIONS; PROVIDING THAT STORMWATER ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLL; ESTABLISHING PROCEDURES AND METHODS FOR THE COLLECTION OF STORMWATER ASSESSMENTS; ESTABLISHING THE PRIORITY OF THE STORMWATER LIEN OVER PRIOR RECORDED LIENS OR MORTGAGES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Ordinance was read by title only.

PUBLIC HEARINGS - SECOND READING - CONTINUED

6. Resolution 2025/113 - A Resolution of the City of Deerfield Beach, Florida, relating to the provision of stormwater management services; estimating the cost of stormwater management services provided by the City's stormwater management utility; determining that certain real property will be benefited thereby; establishing the method of assessing the cost of stormwater management services against the real property that will be benefited thereby; creating the stormwater service area; directing the City Manager to prepare or direct the preparation of the initial stormwater assessment roll based upon the methodology set forth herein; establishing a public hearing for the proposed stormwater service assessments and directing the provision of notice in connection therewith; providing for severability; and providing an effective date. (*Departmental Business*)

The Resolution was read by title only.

Items 5 & 6 were discussed simultaneously but voted on separately.

Anthony Soroka, City Attorney, provided a brief overview of Item 5. Further, he said Item 6 adopts the preliminary rate for the stormwater assessment.

Mayor Drosky opened the public hearing on Items 5 & 6.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, asked if the fee will increase.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, asked if the fee will gradually increase over time.

Mayor Drosky closed the public hearing.

Commissioner Plaut commented on the importance of the stormwater plan, as flooding can be an issue.

Commissioner Hudak provided a brief overview of the Ordinance. Further, he said the stormwater fee is evaluated annually.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 5, adopted Ordinance 2025/003. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 6, adopted Resolution 2025/113. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

PUBLIC COMMENT

Michael Freedman, 371 Tilford Q, Deerfield Beach, expressed concerns with streetlight outages on Powerline Road. Further, he said the grass has overgrown onto the bike lanes on various roads.

Melvin Nass, 3081 Oakridge U, Deerfield Beach, commented on the importance of bringing a Farmer's Market into the City. Thereafter, he urged everyone to come out to Boca's Raton's Farmer's Market.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, said the Budget Workshop will take place on July 9th. Thereafter, he commented on the City's 2024 audited financial statements.

Roger Freitag, 418 SE 2nd Street, Deerfield Beach, commented on an incident that occurred at McDonald's with law enforcement.

PUBLIC COMMENT - CONTINUED

Gloria Battle, 1240 SW 6th Way, Deerfield Beach, said a third mass, which has drawn over 250 attendees, was instituted at Our Lady of Catholic Church for Portuguese and Spanish speaking residents; whereby, she asked that the ingress and egress be investigated to ensure everyone is safe.

Tina Wilson, 125 SW 1st Court, Deerfield Beach, commented on a large water bill that was received by First Zion Missionary Baptist Church.

Rodney Brimlow, City Manager, stated that the issue regarding the water bill was on the City's end, and it is being taken care of.

Terry Scott, 180 SW 3rd Avenue, Deerfield Beach, said he is glad the City is taking care of the water bill.

Mychal Estrada, 1431 SW 6th Way, Deerfield Beach, recommended adding a plaque to the Bernard Adams Municipal Complex. Further, he asked that the City think about how history can be highlighted when constructing future projects, i.e. Mayo Howard Park. Further, he asked for an update on the Tivoli Sand Pine Preserve, and requested that both gates be open.

Carrie Hellenbrecht, 884 NW 47th Street, Deerfield Beach, expressed concerns with streetlight outages on Military Trail from Green Road, south to Copans. Further, she asked why the City was not part of the class action lawsuit regarding the forever chemicals. Thereafter, she commented on the Solid Waste Authority Master Plan presentation. Lastly, she spoke in support of bringing law enforcement inhouse.

Mayor Drosky stated that the City of Deerfield Beach was a plaintiff in the class action lawsuit for the PFAS.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, said the Women's Club had a plaque at Sullivan Park, but it has gone missing; nonetheless, she asked that it be redone and rededicated, if applicable. Thereafter, she commented on the Budget Workshop only being one night. Lastly, she commented on the Christmas in July event and encouraged everyone to donate.

Benetta Phillips, 424 Lock Road, Deerfield Beach, commented on the issue that First Zion Missionary Baptist Church experienced, and asked if the City has a consideration plan in place, as their water was shut off, which was unnecessary.

CONSENT - BOARD APPOINTMENTS

7. **Resolution 2025/114 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Sheila Pascas as a regular member to the Charter Review Board; providing for an effective date.**

Commissioner Shanetzky provided a brief overview of Ms. Pascas's background and credentials.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, spoke in support of the appointment.

Mayor Drosky closed the public hearing.

MOTION was made by Commissioner Shanetzky, seconded by Vice Mayor Preston, to approve Item 7, adopted Resolution 2025/114. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

8. Resolution 2025/115 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, authorizing the use of Law Enforcement Trust Funds in the total amount of \$15,000.00 for programs meeting the statutory requirements of Section 932.7055, Florida Statutes, for use of law enforcement trust funds; providing for an effective date. (*Funds from multiple Accounts*)
9. Resolution 2025/116 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Memorandum of Understanding amongst the Broward Sheriff's Office and the participating agencies for the administration of the 2022 Edward Byrne Memorial Justice Assistance Grant Funds by the Broward Sheriff's Office; authorizing execution of the Memorandum of Understanding; and providing for an effective date.
10. Resolution 2025/117 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an agreement with Sharp Marketing, LLC d/b/a Sharp Promo for the purchase of various uniforms, clothing and marketing items on an as needed basis utilizing the City of Fort Lauderdale's informal Quote No. 584/Event No. 238-2 in an amount not to exceed \$200,000.00 for fiscal year 2025; providing for implementation and an effective date. (*Funds from various accounts*)
11. Resolution 2025/118 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the special event permit application submitted by the Sheriff's Foundation of Broward County, Inc. for the "Italian Festival on the Beach" special event taking place at 2096 NE 2nd Street on November 1, 2025 from 7:00 am to 10:00 pm and November 2, 2025 from 10:00 am to 8:45 pm; and providing for an effective date.
12. Resolution 2025/119 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving and authorizing execution of an amendment to the contract with MBR Construction, Inc. for additional services related to the Johnny L. Tigner Community Center in an amount not to exceed \$135,901.67; providing for implementation and an effective date. (*Funds from Account #358-700-360-1901-000-57200-506112 - Capital Projects Construction*)
13. Resolution 2025/120 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the award of ITB #25-016 for the supply and delivery of Sulfuric Acid 93% on an as needed basis for the Water Treatment Plant to Shrieve Chemical Company, LLC as the primary vendor, and Interacid North America, Inc. as the secondary vendor, in a total aggregate annual amount not to exceed \$226,660.00; authorizing execution of contracts with the two responsive and responsible bidders for a three-year term with three additional one-year renewal options; providing an effective date. (*Funds from Account #401-300-360-3602-000-53600-503511 - Chemical Sulfuric Acid*)

Mayor Drosky opened the public hearing on Items 8 - 13.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on Item 10.

Mayor Drosky closed the public hearing.

Commissioner Shanetzky spoke in support of Item 8.

MOTION was made by Commissioner Shanetzky, seconded by Commissioner Hudak, to approve Items 8 - 13 in concert. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

DEPARTMENTAL BUSINESS**14. Resolution 2025/121 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting and adopting the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2024; providing for an effective date.**

Brandon Lopez, CBIZ CPAs P.C., said the City received an unmodified, clean opinion. Thereafter, he provided a brief overview of the Annual Comprehensive Financial Report.

Vice Mayor Preston thanked Mr. Lopez for the information.

Commissioner Hudak thanked Oleg Gorokhovskiy, Chief Financial Officer, and his staff for their efforts.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commended Sharon Haynes, former Assistant Finance Director, for her efforts.

Mayor Drosky closed the public hearing.

MOTION was made by Vice Mayor Preston, seconded by Commissioner Plaut, to approve Item 14, adopted Resolution 2025/121. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

There was a brief recess at 9:27 p.m. and the meeting reconvened at 9:34 p.m.

15. Resolution 2025/122 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a management agreement with the Deerfield Beach Community Redevelopment Agency and the New World Aquarium, Inc., an affiliated entity of the Museum of Discovery and Science, Inc., ("New World") for New World to serve as the manager and operator of the Marine Science Center at Sullivan Park for a 10-year term with one additional ten year renewal term; authorizing execution of the Management Agreement; waiving the requirements for competitive solicitations set forth in Section 38-116 of the Procurement Code; providing for implementation and an effective date. *(Funds from multiple accounts)*

The Resolution was read by title only.

Kris Mory, CRA Director, highlighted a brief presentation, which was given at the July 8th CRA Meeting.

Commissioner Shanetzky spoke in support of the management agreement. Thereafter, he provided a brief overview of MODS' accomplishments.

Mayor Drosky opened the public hearing.

Greg Havlusch, 907 SE 13th Street, Deerfield Beach, commented on his time working in a public aquarium. Thereafter, he spoke in support of the project, as it will greatly impact the community.

Josh Bass, 100 Jim Moran Boulevard, Deerfield Beach, said he has the pleasure of working with the MODS team, who are great operators. Thereafter, he spoke in support of the project.

Joe Cummings, 267 Oakridge P, Deerfield Beach, spoke in support of the project, but asked for clarification on parking.

Mychal Estrada, 1431 SW 6th Way, Deerfield Beach, spoke in support of the project. Thereafter, he asked for clarification on how much the City will be putting in, and agreed that the City must think about the future, i.e. parking, and how this project will coincide with the Cove.

DEPARTMENTAL BUSINESS - CONTINUED

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, said the MODS is an excellent organization.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, spoke in support of the project. Further, she asked if feasible amounts will be available for others to make donations.

Mayor Drosky closed the public hearing.

Vice Mayor Preston agreed that the parking should be further investigated, as we must anticipate growth.

Commissioner Hudak said it's great to see the community's excitement, and spoke in support of various donation levels. Thereafter, he thanked staff and MODS for their efforts.

Ms. Mory said parking was overbuilt for Sullivan Park, whereby, 66 parking spaces are available. Further, she said during the week, many of the visitors will arrive by bus. Lastly, 11 spaces will be available underneath the facility, and 12 will be available on the westside of the intersection.

In response to Ms. Mory's questions, Ms. Feder replied that visitors arriving by bus are scheduled in advance, whereby, it's very rare for a bus to just show up. Furthermore, she said smaller donation packages will be looked into.

In response to Commissioner Plaut's question, Ms. Feder replied that marketing will be done in Palm Beach County.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 15, adopted Resolution 2025/122. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

16. Resolution 2025/123 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending the guidelines relating to the reporting requirements for Community Participation Grant Program funding administered by the Department of Community Services to charitable and public purposes non-profit organizations serving the Deerfield Beach community; providing for implementation and an effective date.

The Resolution was read by title only.

Jonathan Salas, Director of Community Services, provided a brief overview of the Item.

Mayor Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to approve Item 16, adopted Resolution 2025/123. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

17. Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the ranking and award of RFP No. 25-010 for building services to Calvin Giordano & Associates, Inc.; authorizing execution of an agreement with Calvin Giordano & Associates, Inc., the top ranked responsive and responsible proposer, to provide building department services for a three-year term with two additional one-year renewal terms; providing for implementation and an effective date.

The Resolution was read by title only.

DEPARTMENTAL BUSINESS - CONTINUED

Eric Power, Director of Planning & Development Services/Interim Director of Environmental Services, highlighted a brief PowerPoint Presentation. In 2015, the City entered into a five-year contract with Calvin Giordano & Associates (CGA), and in 2020 the contract was renewed for another five years; notwithstanding, the contract extension is set to expire, so staff issued a request for proposals and received two responses, CGA and CAP Government. Thereafter, he outlined staff's longevity, the recognition they've received, as well as the various tasks they are assigned with. Mr. Power explained that the original contract was an 85/15 split; however, when services were renewed, the City sought to retain a minimum of \$750,000 a year to cover expenses related to the building fund, which is based on an annual \$3 million permit revenue. He explained that for the first \$3 million in permit revenue, the City retains 25% of permit fees and CGA retains 75%, whereby, after the \$3 million, the City retains 10% and CGA 90%. Further, the current building fund uses include fire inspection services for Florida Building Code compliance, administrative costs, imputed rent, software and maintenance, etc.

Commissioner Shanetzky said he has received some complaints and asked that the RFP be re-evaluated. Further, he asked that a presentation be made to the Commission by CGA.

Mayor Drosky said building services was brought up by many throughout his election campaign. Further, he expressed dissatisfaction with the backup and agreed that the RFP be sent back to the evaluation committee, so the applicants can be interviewed. Additionally, he recommended that the committee evaluate staffing issues and customer satisfaction, software integration, and process and procedure efficiencies.

Vice Mayor Preston agreed, whereby, his biggest complaint has been customer service. Further, he agreed that CGA should be providing a presentation to the Commission.

Commissioner Hudak agreed that there are challenges, but they do not all fall on building services. Further, he expressed frustration with the process still being so antiquated, and stated that an electronic process must be established. Lastly, he agreed with his colleagues, and recommended that the committee re-evaluate the RFP.

Mayor Drosky opened the public hearing.

Marc LaFerrier, Regional Operations Manager for CAP Government, 100 SE 12th Street, Fort Lauderdale, asked that presentations be given to the Committee and Commission by both vendors, as building services are extremely important. Thereafter, he provided a brief overview of his background and credentials, and the services CAP Government provides.

Maureen Kenny, 615 SE 7th Avenue, Deerfield Beach, commented on code violations she reported, and the retaliation she received from it.

Peggy Noland, 325 SE 3rd Terrace, Deerfield Beach, spoke in support of the RFP being re-evaluated by the Committee, as the current services are not up to par.

Greg Havlusch, 907 SE 13th Street, Deerfield Beach, commented on his experience with building services, whereby, the process was extremely inefficient and antiquated, but the individuals were very professional. Further, the current paper system led to plans being misplaced, not being submitted back to him, etc., which caused delays. Thereafter, he commented on conversations he had with staff, and agreed that the RFP needs to be re-evaluated, and recommended that a full analysis of the City's options be investigated.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, expressed dissatisfaction with the backup. Further, he asked if code compliance is included within this RFP. Thereafter, he briefly outlined the proposed contract, and commented on the current, antiquated process.

Mayor Drosky closed the public hearing.

DEPARTMENTAL BUSINESS - CONTINUED

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to send the ranking and evaluation back to the Committee to conduct further evaluations consistent with the RFP. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to table Item 17. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

18. Resolution 2025/125 - A Resolution of the City of Deerfield Beach, Florida, relating to the provision of fire rescue services, facilities and programs in the City of Deerfield Beach, Florida; establishing the estimated rates for fire rescue assessments for the fiscal year beginning October 1, 2025; directing the preparation of an assessment roll; providing for a vacancy adjustment procedure; authorizing a public hearing and directing the provision of notice thereof; and providing an effective date.

The Resolution was read by title only.

Rodney Brimlow, City Manager, stated that city staff is requesting a maximum amount of \$372, which would be a \$4.75 increase per month.

Mayor Drosky stated that the current assessment is \$315 and the consultant is recommending \$372. Although he disagreed with \$372 as the final assessment, he agreed with setting that amount as the cap this evening.

Commissioner Hudak asked that a presentation be provided in the future, so the Commission and public can see all options.

In response to Commissioner Shanetzky's question, Mr. Brimlow replied that the funds from the fire assessment go directly to the City to pay for fire services.

Mayor Drosky opened the public hearing.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, spoke in opposition to setting \$372 as the cap.

Katy Freitag, 418 SE 2nd Street, Deerfield Beach, asked if all properties are assessed the fire fee.

Mayor Drosky closed the public hearing.

Commissioner Plaut spoke in support of setting the cap at \$372.

Commissioner Shanetzky spoke in opposition of setting a cap, and recommended the amount remain at \$315.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve a maximum residential rate of \$365 for the fire assessment fee; adopted Resolution 2025/125. Roll Call:

Yeas: 4 - Commissioner Hudak, Commissioner Plaut, Vice Mayor Preston, and Mayor Drosky
Nays: 1 - Commissioner Shanetzky

19. Resolution 2025/126 - A Resolution of the City of Deerfield Beach, Florida, relating to the collection of Nuisance Abatement Services Assessments; adopting findings of fact; directing the preparation of an assessment roll; providing for notice; and providing an effective date.

The Resolution was read by title only.

DEPARTMENTAL BUSINESS - CONTINUED

Rodney Brimlow, City Manager, provided a brief overview of Item 19.

Mayor Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Preston, to approve Item 19, adopted Resolution 2025/126. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky

Nays: 0

20. ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

Oleg Gorokhovskiy, Chief Financial Officer, provided a brief overview of Item 20.

Mayor Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

There was no discussion amongst the Commission.

MOTION was made by Commissioner Hudak, seconded by Commissioner Plaut, to approve Item 20 on first reading. Roll Call:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky

Nays: 0

COMMENTS BY ADMINISTRATION & LEGAL

CITY MANAGER - None.

CITY ATTORNEY

PFAS Litigation - Anthony Soroka, City Attorney, said outside counsel was hired to represent the City in this matter. Thereafter, he briefly outlined the payment process.

CITY COMMISSION BUSINESS

21. Discussion regarding the selection of a voting delegate to the Florida League of Cities 2025 Annual Conference from August 14 - 16, 2025.

There was a brief discussion to select Commissioner Hudak as the voting delegate.

Mayor Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

CITY COMMISSION BUSINESS - CONTINUED

MOTION was made by Commissioner Plaut, seconded by Vice Mayor Preston, to approve Commissioner Hudak as the voting delegate. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

22. Discussion regarding the appointment of Commissioner Plaut to the Florida League of Cities Finance and Taxation Committee.

Commissioner Plaut provided a brief overview of the duties and responsibilities of the Committee.

Mayor Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

MOTION was made by Commissioner Hudak, seconded by Commissioner Shanetzky, to appoint Commissioner Plaut to the Florida League of Cities Finance and Taxation Committee. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky
Nays: 0

COMMENTS BY MAYOR & CITY COMMISSION**COMMISSIONER HUDAK****DISTRICT 1**

Deerfield Island Park - Commissioner Hudak said the park is now open and encouraged everyone to visit.

Deerfield Beach School Grades - Commissioner Hudak said Deerfield Beach Highschool increased from a C to an A. Thereafter, he continued outlining the school grades and expressed the importance of keeping our children educated.

Customer Service Issues - Commissioner Hudak said the City has remarkable staff, but we must ensure staff is being more proactive instead of reactive.

COMMISSIONER SHANETZKY**DISTRICT 3**

Century Village - Commissioner Shanetzky commented on various issues he's remedied, i.e. iguanas, broken elevators, etc. Further, he commented on street lights that have been replaced in various areas.

Crystal Lake - Commissioner Shanetzky commented on the NW 45th Street Stormwater Project. Further, he said the American Red Cross will be providing a seminar to the communities on August 7th. Additionally, he is working with city staff to install a platform to allow pedestrians to crossover Military Trail.

Citywide - Commissioner Shanetzky said he has received complaints regarding restrooms being inoperable on the southside of the beach; however, they will be renovated through capital funding. Further, he asked for an update regarding the fireworks in the western part of the City, specifically in Crystal Lake.

Centennial Gala - Commissioner Shanetzky recommended hosting a gala every year.

COMMISSIONER PLAUT**DISTRICT 4**

Events - Commissioner Plaut commended staff for a job well done on both the Centennial Gala and Fourth of July.

Crime Alert - Commissioner Plaut commented on a missing child who was later found. Thereafter, he commented on a situation involving a golf cart, which was rectified by law enforcement.

COMMENTS BY MAYOR & CITY COMMISSION - CONTINUED

Lighthouse of Broward - Commissioner Plaut briefly commented on the organization, which empowers the blind and visually impaired.

VICE MAYOR PRESTON**DISTRICT 2**

Centennial Gala - Vice Mayor Preston commended staff for a job well done.

Packer Rattlers - Vice Mayor Preston said the participation numbers are up for football players and cheerleaders.

Fourth of July Event - Vice Mayor Preston said although there were no fireworks, the drone show went well. Thereafter, he thanked staff for their efforts, as the event was fun and well attended.

Accolades - Vice Mayor Preston commended Captain Hofstein, District X, for his efforts in keeping the community safe. Further, he thanked Rodney Brimlow, City Manager, for taking ownership and rectifying the water bill issue.

MAYOR DROSKY

School Grades - Mayor Drosky requested that the school grades be provided, if they have not yet been done so already.

Bohemian Independence Day - Mayor Drosky said the Historical Society will be hosting an event on Saturday from noon to 4:00 p.m. and urged everyone to attend.

Congressional Record - Mayor Drosky read the recognition for the Centennial Celebration for the City of Deerfield Beach from Congressman Jared Moskowitz.

Accolades - Mayor Drosky thanked his colleagues for their efforts this evening. Additionally, he thanked the residents for their input as well.

Budget Workshop - Mayor Drosky encouraged everyone to attend tomorrow evening at 7:00 p.m.

ADJOURNMENT

There was no additional business to discuss.

MOTION was made by Commissioner Plaut, seconded by Commissioner Hudak, to adjourn the meeting at 11:44 p.m. Voice Vote:

Yeas: 5 - Commissioner Hudak, Commissioner Plaut, Commissioner Shanetzky, Vice Mayor Preston, and Mayor Drosky

Nays: 0

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

Heather Montemayor, CMC, City Clerk

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
June 5, 2025
MEETING MINUTES**

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:02 p.m. in the City Commission Chambers by Vice Chair Beckford.

ROLL CALL

Present: Michelle Balaun
Joe Chancy, Alternate - *arrived at 7:04 p.m.*
Kanthiah Easwara Chandran, Alternate
Keith Porter
William Lane
Bridget Beckford, Vice Chair

Also Present: Eric Power, Director of Planning & Development Services
Daniel Mantell, Planning and Zoning Manager
Anthony Soroka, City Attorney - *via phone*
Samantha Charlemont, Assistant City Clerk

Absent: Brian Bennett, Chair

SEATING OF ALTERNATES

Mr. Chandran sat in for those not in attendance.

APPROVAL OF MINUTES

Ms. Balaun made a motion, seconded by Mr. Chandran to approve the May 1, 2025 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

P.H. 2025-082: APPLICATION: 25-P-241

Applicant: **B10 Quiet Waters Owner A LLC and B10 Quiet Waters Owner B LLC represented by Shutts and Bowen LLP**

Proposal: Seeking Plat Note Amendment application approval to amend the restrictive plat note in the Agreement for Amendment of Notation on Plat (Book 41361 Page 573) to reflect as built square footages and modify the uses on Parcel B to permit industrial and office uses.

Location: The property is generally described as GREYSTAR PLAT 173-1 B TRACT A and GREYSTAR PLAT 173-1 B TRACT B and located at 710-750 South Powerline Road and 3155-3161 SW 10th Street.

SUMMARY BACKGROUND/EXPLANATION

The Applicant is requesting approval to amend the latest Agreement for Amendment of Notation on Plat recorded in Official Records Book 41361, Page 573 (the Plat Note) to match the as-built figures from an ALTA/NSPS Land Title Survey dated July 19, 2023. In connection with the acquisition of

the Property, it was discovered that the as-built square footage figures of the buildings are slightly inconsistent with the square footages permitted in the latest agreement. Thus, the applicant is requesting to amend:

- Parcel A restriction of 488,303 square feet of industrial use to 503,944 square feet of industrial use;
- Parcel A-1 restriction of 104,462 square feet of “flex” industrial use to 105,298 square feet of industrial use; and
- Parcel B restriction of 70,492 square feet of office use to 72,119 square feet of office and industrial uses.

Additionally, the applicant proposes to remove the plat note restriction stating, “Commercial/retail uses and freestanding office buildings are not permitted on Parcel A and no retail uses are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per building.”

Staff has coordinated with the Broward County Urban Planning Division staff who has no objections to the proposed language.

The applicant is requesting to amend the latest Agreement for Amendment of Notation on Plat as follows:

Existing Note:

“Parcel A is restricted to 488,303 square feet of industrial use. Parcel A-1 is restricted to 104,462 square feet of “flex” industrial use. Parcel B is restricted to 70,492 square feet of office use. Commercial/retail uses and freestanding office buildings are not permitted on Parcel A and no retail uses are permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Industrial buildings may have no more than 30% ancillary office per building.”

Proposed Note:

“Parcel A is restricted to 503,944 square feet of industrial use. Parcel A-1 is restricted to 105,298 square feet of industrial use. Parcel B is restricted to 72,119 square feet of office and industrial uses.”

Per Broward County platting requirements, no local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat, including the parcel for the permit, has been approved by the Broward County Commission.

The County requires approval from the City as part of their approval process for the plat.

Armando Hassun, representing the applicant, highlighted a presentation. He stated that there will not be any modifications, whereas, the applicant is only requesting an amendment to the Plat Note to revise the square footage to match the as built figures, and modify the permitted use on Parcel B.

In response to Mr. Chandran's questions, Daniel Mantell, Planning and Zoning Manager, replied that all specific requirements were met, public notices were mailed out to those in the impacted area, and there will be no impact to the public utilities.

In response to Vice Chair Beckford's question, David Coviello, representing the applicant, replied that Broward County and the Planning Council approved the application; whereby, approval is needed from the City.

Vice Chair Beckford opened the public hearing.

In response to Mr. Chancy's question, Mr. Hassun replied that there will be no construction, only an increase to the square footage.

Vice Chair Beckford closed the public hearing.

Mr. Chandran made a motion, seconded by Ms. Balaun to approve Application 25-P-241 as submitted. The motion CARRIED by unanimous vote.

STAFF REPORT

Form 1 - Eric Power, Director of Planning & Development Services, reminded the Board to complete their forms, as they are due July 1st.

RedSpeed School Zone Camera - Mr. Power provided a brief overview of the cameras.

Thereafter, he entertained questions posed by the Board.

Next Meeting - Mr. Power said there are currently no applications; therefore, the July 10, 2025 meeting may be cancelled.

CHAIRMAN'S REPORT

None.

MEMBERS' REPORTS

None.

ADJOURNMENT

Mr. Chandran made a motion, seconded by Mr. Porter to adjourn the meeting at 7:26 p.m. The motion CARRIED by unanimous vote.

Brian Bennett, Chair
Planning and Zoning Board

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Monday, June 9, 2025
Fletcher Hall, 2200 NE 38th Street, City of Lighthouse Point

MEMBERS PRESENT:

Chair Denise Bryan
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss (Arrived 6:41 PM)
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

OTHERS PRESENT:

David N. Tolces, General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L. (Via Zoom)
Debra A. Reese, Assistant General Counsel, Weiss Serota
Helfman Cole & Bierman, P.L.
Captain Woodworth R. Draughon III
Assistant Captain, Alexander Cuevas
Robert Andrews, District Accountant
Kimberly Longo, District Secretary
Zak Bedell, Foth Environment and Infrastructure, LLC (via Zoom)
Ben Gross, Project Coastal Engineer, Foth Environmental and Infrastructure, LLC (via Zoom)

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

APPROVAL OF MINUTES: A Motion to approve the May 20, 2025 Regular Meeting Minutes was made by Commissioner Chappell and seconded by Commissioner Loesel.

Chair Denise Bryan
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

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

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Commissioner Campbell and seconded by Commissioner Loesel for approval of all outstanding bills in the amount of \$58,129,86. The bills were reviewed and discussed in detail.

Chair Denise Bryan
Commissioner Scott Loesel

Commissioner Tyler Chappell
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve the outstanding bills in the amount of \$58,129.86 was approved unanimously. (6-0)

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

Chair Denise Bryan
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve the current month's expenses of approximately \$50,000.00 was approved unanimously. (6-0)

INLET STATUS REPORT: Captain Draughon advised the Board no depth chart due to weather and advised that he will provide soundings when weather permits.

Captain Draughon advised the Board that the crew performed general maintenance.

Captain Draughon advised the Board that they are two weeks out of getting the dredge back and into the water.

Chair Bryan inquired if Captain Draughon decided on the size of a new dredge and he advised to keep a 12" dredge when purchasing a new one and provided the pros and cons of a 12" dredge, and also stated the shelf life parts are easier to get. The Commissioners asked questions regarding the 12" dredge and discussed the RFP.

A Motion was made by Commissioner Campbell and seconded by Commissioner Loesel for approval of the purchase of a 12" dredge and to prepare a draft of an RFP.

Chair Denise Bryan
Commissioner Scott Loesel
Commissioner Tyler Chappell
Commissioner Randy Strauss
Commissioner Robert O'Neill
Commissioner Max Turner
Commissioner Tom Campbell

The Motion to approve the drafting of the RFP to purchase of a 12" dredge was approved unanimously. (7-0) (District Secretary Kimberly Longo called roll.)

Attorney Tolces advised that a draft of the RFP with the specifications that the District already has from Captain Draughon and will be brought to the July meeting for discussion.

PUBLIC COMMENTS: Sardous Mertilus of Citron Cooperman introduced himself as the new auditor for the District pursuant to Ken Smith's recent retirement. He advised that he is working with District Accountant Andrews on the District's audit and will be most likely able to meet the June 30th deadline.

OLD BUSINESS

UPDATE REGARDING DEP AND USACOE PERMIT APPLICATIONS: Zak Bedell of Foth Environment and Infrastructure, LLC advised that they have been waiting on the preliminary review of the submerged lands drawings from the Division of State Lands Department of Environmental Protection. Mr. Bedell was happy to state that the DEP gave a thumbs up and Foth Environmental and Infrastructure submitted RAI No. 3 response on May 27, 2025, and the DEP has acknowledged receipt. Mr. Bedell spoke with Gregory Garis who is the head of the beaches program today and he advised that they are actively reviewing the RAI and the entire application for completeness. Mr. Bedell advised that he will provide an update at the next meeting.

Mr. Bedell provided an update regarding the ACOE permit. No additional information from the District's last meeting. The ACOE currently has everything from the District at this point.

BUDGET UPDATE FOR 2025-2026 FISCAL YEAR: District Accountant Andrews advised that the District received the preliminary taxable values and the taxable values went up to 7.98 percent. He stated with that being said, the District is having a discussion on how to pay for the dredge and how that is going to look and it appears that paying for the cost of the dredge would exceed the District's millage. Mr. Andrews stated he had a conversation with Christopher Smith at Truist regarding financing the dredge in accordance with what David's law partner, Lori Smith-Lalla presented at the District's last meeting. Mr. Andrews stated it looks like the District could go as far out as seven years for financing. It would require the District to up the millage. He stated it will be another few weeks before the District receives a draft of an outline from Truist.

Attorney Tolces stated that the District just got the taxable value estimate this month. He stated he will see what the maximum millage rate is that the Board can do with the majority vote, two-thirds vote and unanimous vote, and will review, based upon the taxable values, what money that brings in for the District, and will bring that back to you next month and the Board will make a decision on a proposed millage rate.

GENERAL COUNSEL COMMENTS: No comments.

COMMISSIONER COMMENTS: Commissioner Chappell stated the District's dredge log is provided by Captain Draughon each month. He inquired if having a company survey it each month should it be something the Board should consider which could also help for our design for future. The proposals that he has received is \$2,500.00 to \$3,000.00 a month. The public has questioned

and complained about it. Attorney Tolces stated that the District posts the log every month. The Captains know who to call with any questions and Captains have come to meetings in the past and explained to them what the District is doing. Attorney Tolces stated it is up to the Board on what they would like to do but he has not heard anyone challenging the numbers since he has been posting on the website. Commissioner Chappell stated it is just for consideration. Chair Bryan stated we can put it in as a line item in the budget and if the District does not want to hire a company, the District can reallocate the funds.

ADJOURNMENT: Motion was made by Commissioner Strauss to adjourn the meeting and seconded by Commissioner Loesel. The meeting was adjourned at 7:21 PM by Chair Bryan.

Respectfully submitted,

Kimberly Longo, District Secretary



**City of Deerfield Beach
African American Heritage Committee Meeting Minutes
Thursday, June 12, 2025
Johnny L. Tigner Center | 445 SW 2nd Street**

CALL TO ORDER/ROLL CALL

Ms. Strowbridge called the meeting to order on the above date at 6:39 p.m.

Present: Chair Strowbridge
Mr. Hill
Ms. Mitchell - *tardy*
Ms. McMillon
Ms. Rolle (*alternate*)
Ms. Ferreiro (*alternate*)

Absent: Ms. Ffolkes

Also Present: Carolyn Marshall, Manager I of Special Events
Jessica King, Manager I of Special Events
Lauren Goas, Administrator of Special Events & Recreation
Greg Warner, Director of Parks and Recreation
Rebecca Medina Stewart, Director of Public Affairs & Marketing
Milton Collins, City Attorney's Office

Approval of May 8, 2025, Minutes

MOTION was made by Ms. McMillon, seconded by Mr. Hill, to approve the minutes as submitted. The motion PASSED unanimously.

INTRODUCTION

Ms. Rolle and Ms. Ferreiro introduced themselves.

JUNETEENTH

After a brief review of the budget, Carolyn Marshall, Manager I of Special Events, advised that staff was unable to get in touch with Mr. Larry, who was going to teach a brief dance session during the event; nevertheless, Ms. Ashanti, Ashanti Cultural Arts, was contracted to provide crafts in the kid's zone.

In response to a board member question, Ms. Goas, Administrator of Special Events and Recreation, replied that the spreadsheet would be updated to reflect the cost of materials.

In response to Ms. McMillon's question, Greg Warner, Director of Parks and Recreation, replied that there is not penalty for going over the budget, whereby, staff has the ability to use the Centennial budget to coverage any overages.

Thereafter, discussion ensued regarding the stage lineup. Ms. Goas asked that the Board arrive by 3:00 p.m. on Saturday to setup and decorate their tent.

In response to Ms. McMillon's question, Ms. Goas replied that the sorority raffle winner can be announced prior to Mr. Canton Jones taking the stage; however, she asked that a time be provided so it can be added to Mr. Rodney Baltimore's script.

Thereafter, there was a brief discussion regarding the family tents. Jessica King, Manager I of Special Events, provided a brief overview of the layout. Further, it was advised that the family tents are on a first come, first serve basis, starting at 1:00 p.m.; no exceptions.

Ms. Mitchell arrived at 6:50 p.m.

After a brief discussion regarding the Deerfield Park Elementary School band, Ms. Goas replied that staff will need to confirm with the Department of Community Services to see if they have transportation available for the band on such short notice.

Ms. Mitchell stated that she would let the band director know; nevertheless, she confirmed that there will be 32 kids who would need transportation. Further, she commented on Chick-Fil-A wanting to participate.

Ms. Goas explained that they would need to submit a vendor application and certificate of insurance a.s.a.p.

In response to staff's question, Ms. Mitchell replied that the manager advised her that they could provide free meals, if a count was provided.

Ms. King stated that free meals cannot be provided, as there will be other food vendors there, who have already committed, selling their food. Further, providing free food would be detrimental to their business.

Ms. Mitchell said she understood, whereby, Chick-Fil-A would only provide meals to the marching band kids.

In response to Ms. McMillon's question, Rebecca Medina Stewart, Director of Public Affairs and Marketing, provided a brief overview of the advertisement that has been done, and continues to be done, for the Juneteenth event

In response to Ms. McMillon's question, Ms. Medina Stewart replied that through surveys, staff has found that residents from other cities/counties hear about Deerfield Beach events via social media and/or subscribing to the City mailing list. Further, she said newsletters are e-mailed weekly, sometimes bi-weekly, whereby, District 2 has seen an increase in recipients.

Mr. Warner stated that the Sun-Sentinel's online newspaper provides advertisements as well.

Ms. Rolle suggested adding a survey at the African American Heritage Board tent, so the Board can gather feedback from the community. Additionally, it will provide local businesses with a way to sign up for information.

Ms. Goas stated that it was a great idea and will create a survey.

Kim Cardone, Historical Society, provided a brief overview of the soft opening of the Black History Museum in the house adjacent to the Butler House on Saturday, June 21st. She said they are still looking for documents, pictures, etc. from the community to include in the museum. Thereafter, she passed out postcards, which included information and the needs of the museum. Lastly, Ms. Cardone stated that the goal for this museum is to be community driven; therefore, the Historical Society would like input from the community.

In response to Ms. McMillon's questions, staff replied that if the car club wants to join the event, they would need to provide staff with the number of spots, as well as insurance; if insurance does not exist, they cannot participate. Further, Ms. Goas advised Ms. McMillon to bring her proposal for next year's Juneteenth event to the next board meeting.

In response to various board member questions, Mr. Warner replied that the Board should bring their ideas regarding next year's budget to their commissioners, so it can be discussed during the budget workshop on July 9th.

Ms. Marshall reminded the Board to bring their ideas for MLK Day to the next meeting.

Thereafter, there was a brief discussion regarding MLK Day, whereby, the general consensus was to focus on education and the celebration of Dr. King. .

CLOSING FROM THE STAFF

Rebecca Medina Stewart, Director of Public Affairs and Marketing, reminded the Board to please pass along any and all information regarding the Juneteenth event to their neighbors, churches, pastors, etc.

CLOSING FROM THE BOARD

In response to Ms. McMillon's question, Kim Cardone, Historical Society, provided a brief overview of how the grant money was being spent, as well as how it is being monitored and documented.

COMMENTS FROM THE PUBLIC

Sandra Jackson, 386 SW 35th Avenue, Deerfield Beach, stated that she has been encouraging local pastors to attend these meetings. Although she believes there are

people within the community that want homegrown talent at city events, she stated that others want a broader range of talent.

Ms. Rolle stated that small businesses should be brought in on as well.

Ms. Medina Stewart stated this would be a good discussion to have at the next Mayor's Faith Breakfast with the clergy.

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, encouraged board members to attend the July 9th budget meeting at the Hillsboro Community Center, from 7 p.m. – 10 p.m., and bring with them ideas and/or concerns. He also stated that he would post advertisements for Juneteenth on his Facebook Pages.

COMMENTS FROM THE ATTORNEY

Milton Collins, Office of the City Attorney, advised the alternate members that he would be calling them to go over procedures, rules, etc.

NEXT MEETING

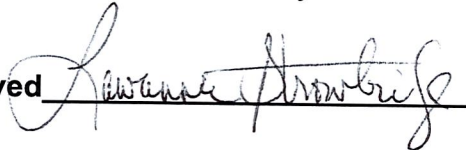
July 10, 2025

ADJOURNMENT

Ms. Strowbridge stated that the next meeting will be held on Thursday, July 10, 2025 at the Johnny L. Tigner Center at 6:30 p.m.

MOTION was made by Ms. McMillon, seconded by Mr. Hill, to adjourn the meeting at 7:49 p.m. The motion PASSED unanimously.

Minutes Approved



Date 07/10/2025



Meeting Minutes Community Redevelopment Agency

Tuesday, June 17, 2025

6:30 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Chair Todd Drosky at 6:33 p.m., in the City Commission Chambers, 150 NE 2nd Avenue, Deerfield Beach, Florida.

Present:

Mr. Michael Hudak
Mr. Tom Plaut
Mr. Daniel Shanetzky
Vice Chair Ben Preston
Chair Todd Drosky

Also Present:

City Manager Rodney Brimlow
City Attorney Anthony Soroka
City Clerk Heather Montemayor

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes - April 8, 2025

MOTION was made by Mr. Plaut, seconded by Vice Chair Preston, to approve the April 8, 2025 minutes as submitted.
Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

APPROVAL OF AGENDA

June 17, 2025

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

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Mayor Preston, and Chair Drosky
Nays: 0

GENERAL ITEMS

- 1. CRA Resolution 2025/005 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, granting a utility easement to Florida Power & Light Company to provide a sufficient power supply for the new facility being constructed at Sullivan Park; providing for execution, implementation, conflicts and an effective date.**

The Resolution was read by title only.

Kris Mory, CRA Director, provided a brief overview of the item.

There was no discussion amongst the Board.

Chair Drosky opened the public hearing; however, there were none to speak and the public hearing was closed.

MOTION was made by Mr. Hudak, seconded by Vice Chair Preston, to approve Item 1, adopted CRA Resolution 2025/005. Roll Call:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

ADMINISTRATION COMMENTS

None.

BOARD COMMENTS

None.

PUBLIC COMMENT

Dan Herz, 330 SE 19th Avenue, Deerfield Beach, commented on the management agreement with the Museum of Discovery and Science.

ADJOURNMENT

MOTION was made by Mr. Hudak, seconded by Mr. Plaut, to adjourn the meeting at 6:41 p.m. Voice Vote:

Yeas: 5 - Mr. Hudak, Mr. Plaut, Mr. Shanetzky, Vice Chair Preston, and Chair Drosky
Nays: 0

TODD DROSKY, CHAIR

Heather Montemayor, City Clerk

**COMMUNITY APPEARANCE BOARD
MEETING MINUTES
CITY OF DEERFIELD BEACH, FLORIDA
July 2, 2025**

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

Roll Call:

Present: Jack Hugentugler
Jason Leet
Scott Mulheron
Janelle Richards, Vice Chair, Alternate
Joseph Cummings, Chair

Also Present: Daniel Mantell, Planning and Zoning Manager
Rafaela Thermidor, Planner II
Emily Cortez, Planner I
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Christina Fink, Alternate
James Giasullo, Jr., Alternate

APPROVAL OF MINUTES OF PREVIOUS MEETING

Mr. Hugentugler made a motion, seconded by Mr. Leet to approve the June 11, 2025 meeting minutes. The motion CARRIED by unanimous vote.

NEW & DEFERRED ITEMS

**#7202 SF Re-Roofing
811 E Hillsboro Blvd
Reroof**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Melissa Torres, Assistant Planner, stated that another applicant within the area was recently approved for the same metal roof color, Dark Bronze.

Jose Herrera, representing the applicant, explained that the proposed changes include removing the existing tile roof and installing a 16" wide master 1.5 mechanical panel metal roof, color Dark Bronze, to stay consistent with the area.

Mr. Hugentugler made a motion, seconded by Mr. Leet to approve Item #7202 as submitted. The motion CARRIED by unanimous vote.

**#7195 1610 Master Sign Plan
1610 – 1618 SE 3rd Court
Master Sign Plan**

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Susan Bogen, representing the applicant, explained that the proposed changes include a master sign plan for three tenants.

Thereafter, there was a brief discussion regarding the color choices for illumination and font size.

Melissa Torres, Assistant Planner, stated that the building was originally for one tenant, but three were approved through the permitting process; therefore, a master sign plan is required.

Thereafter, discussion ensued regarding the Cove Shopping Center building having different owners and signage.

Ms. Torres said applicants cannot be restricted to only uppercase letters or one capital letter and the rest lowercase.

Mr. Leet made a motion, seconded by Vice Chair Richards to approve Item #7195 with the stipulation to have signage be sentence case and color blue only. The motion CARRIED by unanimous vote.

**#7203 Independence Industrial Park 1
1701 SW 45th Way
Major Site Plan**

**#7204 Independence Industrial Park 2
1801 SW 45th Way
Major Site Plan**

Items 3 & 4 were discussed simultaneously, but voted on separately.

Daniel Mantell, Planning and Zoning Manager, displayed plans and images submitted by the applicant.

Julian Lucco, representing the applicant, explained that the proposed changes include construction of two new industrial buildings with truck bays, paved roads and parking, sidewalks, portable water service connection, sanitary sewer laterals, and a surface water management system connection for a drainage system to SW 45th way.

In response to Mr. Hugentugler's question, Jaime Mayo, representing the applicant, replied that the color of the building is true to the rendering and will have neutral colors; white, off white, gray, and accent color blue.

Thereafter, there was a brief discussion regarding tenant space, loading ramps, tractor trailer parking, landscaping, warehouse storage, and office space.

Mr. Leet made a motion, seconded by Mr. Mulheron to approve Item #7203 as submitted. The motion CARRIED by unanimous vote.

Mr. Leet made a motion, seconded by Mr. Hugentugler to approve Item #7204 as submitted. The motion CARRIED by unanimous vote.

Comments by Deerfield Beach City Attorney

New Member - Anthony Soroka, City Attorney, welcomed Scott Mulheron to the Board.

Holiday - Mr. Soroka wished everyone a happy Fourth of July.

Comments by Deerfield Beach Planning and Development Services Department

New Member - Daniel Mantell, Planning and Zoning Manager, welcomed Scott Mulheron to the Board.

Next Meeting - Mr. Mantell said the next meeting will be held on July 23, 2025.

Thereafter, there was a discussion regarding citywide improvements.

Chair Cummings expressed the importance of attending the meetings to ensure quorum is met.

Mr. Hugentugler made a motion, seconded by Vice Chair Richards to adjourn the meeting at 7:35 p.m. The motion CARRIED by unanimous vote.

Joseph Cummings, Chair
Community Appearance Board



Regular City Commission Meeting - August 5, 2025

DEERFIELD BEACH - YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, August 5, 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 August 5, 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 August 5, 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 August 5, 2025.
 - i. Use the following link below to access the meeting via Zoom:
<https://deerfield-beach.zoom.us/j/86845173575?pwd=bFn99r8HVWHoSdswPLmF87uXJksgER.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: 868 4517 3575#, Participant ID: #, Passcode: 940283#

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 August 5, 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@deerfieldbeachfl.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 OR PUBLIC COMMENT, PLEASE!

Date: _____

Agenda Item #: _____

Public Comment: (Circle one) YES/NO

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

Name: _____

Address: _____

You may also provide the following optional information, so staff may contact you, if necessary:

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.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-341

Agenda Date: 8/5/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2025-103: Application 23-I2-09

Recommended Action

Commission to vote on Resolution.

Voting Requirement

Adoption requires a 3/5 vote of the City Commission.

Background/History

The Applicant, RMT-SDE LLC, is seeking Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.28-acre site. Site improvements include associated parking, drainage, and landscaping improvements as well as off-site street improvements.

The building is proposed to be 49 feet high, and the maximum height allowed in the I-2 district is 75 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The applicant has filed a separate, but companion, Major Site Plan Application (#23-I2-10) to construct a similar warehouse on the abutting parcel to the south.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per day, the Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consist of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two southbound lanes, a dedicated westbound right-turn lane and an eastbound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant, who concurred with both the analysis and improvements. A portion of the lane improvements is located on City-owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

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

On June 11, 2025, the item was heard and approved by the Community Appearance Board.

On July 10, 2025, the item was heard by the Planning and Zoning Board, who recommended approval of the item to the City Commission.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM RMT-SDE, LLC, TO CONSTRUCT A ONE-STORY, 212,240 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 11.28 ACRE PROPERTY GENERALLY LOCATED AT 1701 SW 45TH WAY (APPLICATION NO. 23-I2-09); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-I2-09 (the “Site Plan Application”) has been submitted to the City by RMT-SDE, LLC (the “Applicant”) seeking site plan approval to construct a one-story, 212,240 square-foot industrial building and associated site improvements on the approximately 11.28 acre property generally located at 1701 SW 45th Way, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the site for the Development is approximately 11.28 acres legally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887, as more particularly described in the file and generally located at 1701 SW 45th Way, Deerfield Beach, Florida, in the I-2 Limited Heavy Industrial Zoning District (the “Property”); and

WHEREAS, the proposed Development includes a new one-story 212,240 square-foot industrial building, with associated parking, drainage, and landscaping improvements on the Property, as well as off-site street improvements; and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on July 2, 2025, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, on July 10, 2025, the Planning and Zoning Board voted to recommend approval of the Site Plan Application; and

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

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

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

Section 2. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the DRC report, as amended and dated June 13, 2025, 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 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 RMT-SDE, LLC, TO CONSTRUCT A ONE-STORY, 212,240 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 11.28 ACRE PROPERTY GENERALLY LOCATED AT 1701 SW 45TH WAY (APPLICATION NO. 23-I2-09); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-I2-09 (the “Site Plan Application”) has been submitted to the City by RMT-SDE, LLC (the “Applicant”) seeking site plan approval to construct a one-story, 212,240 square-foot industrial building and associated site improvements on the approximately 11.28 acre property generally located at 1701 SW 45th Way, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the site for the Development is approximately 11.28 acres legally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887, as more particularly described in the file and generally located at 1701 SW 45th Way, Deerfield Beach, Florida, in the I-2 Limited Heavy Industrial Zoning District (the “Property”); and

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

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

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

Section 2. The City Commission hereby denies the Site Plan Application based upon the failure to meet the requirements of Section _____ 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



PUBLIC HEARING NOTICE

July 18, 2025

Dear Property Owner:

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

P.H. 2025-103: APPLICATION: 23-I2-09

Applicant: RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC

Proposal: Seeking Major Site Plan approval to construct a new one-story 212,240 square foot industrial building with associated site improvements on an 11.283-acre site.

Location: The property is described as LEDDS ADDITION 176-33 B 9- 48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887 and located at 1701 SW 45th Way.

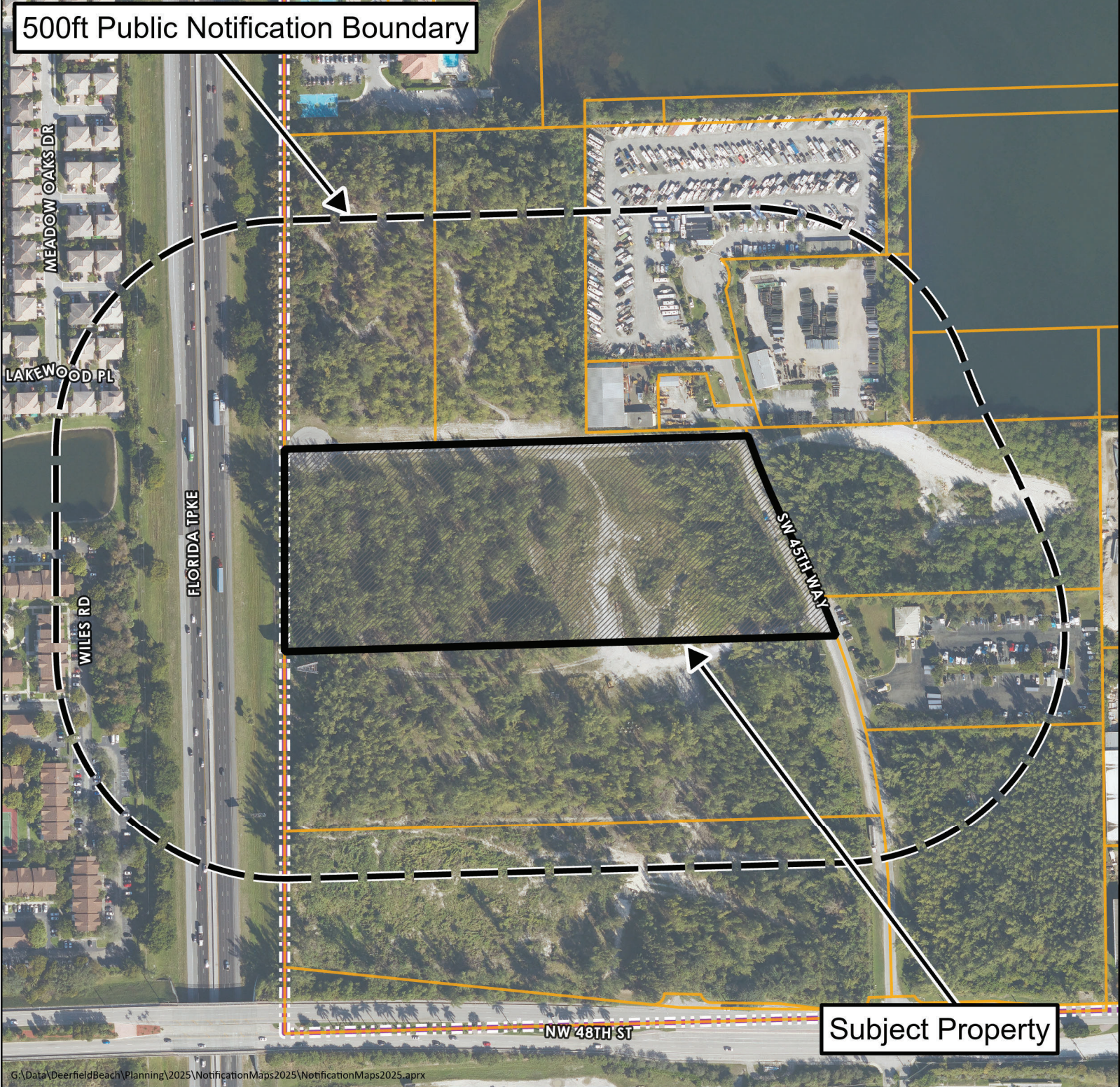
A public hearing will be held on **TUESDAY, AUGUST 5, 2025 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 27, 2025 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

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

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

Heather Montemayor, CMC, City Clerk

500ft Public Notification Boundary



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Public Hearing Notice Map

Site Plan Application 23-I2-09

1701 SW 45 Way

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





PUBLIC NOTICE

APPLICATIONS

23-12-09

Dear Property Owner:

June 16, 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:

INDEPENDENCE INDUSTRIAL PARK 1 Represented by Thompson & Associates.

Seeking Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.283-acre site. The property is described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887 and located at **1701 SW 45th Way**.

A public hearing will be held on **THURSDAY, July 10, 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) 250-4206.

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.	23-I2-09															
Project Name:	Independence Industrial Park 1															
Applicant:	RMT-SDE LLC															
Agent:	Thompson & Associates															
Requested Action/Description:	Seeking Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.28-acre site.															
Location:	1701 SW 45 th Way.															
Legal Description:	Generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: BEG SW COR PAR A, N 484.49, E 60.02, N 150.06, W 60.02, N 501.73, E 1015.14, SLY 260.02 TO POINT REVERSE CURVE, SLY 818.18, S 207.02, W 50, SLY 38.92, WLY 69.01, NW 100.72, WLY 150 ALG CURVE, NWLY 31.63, NW 80, SWLY 41.19, NW 807.74 TO POB, LESS POR OF PAR A DESC IN INSTR# 117639886 & 117639887															
Size:	11.28 acres (gross) / 11 acres (net)															
Existing Zoning:	I-2 Industrial, Limited Heavy															
Existing Land Use:	Vacant															
Future Land Use Plan Designation:	Industrial															
Surrounding Land Use and Zoning:																
	<table><tr><th></th><th><u>Existing Land Use</u></th><th><u>Zoning</u></th></tr><tr><td>North:</td><td>Residential Irregular</td><td>PUD Planned Unit Development</td></tr><tr><td>East:</td><td>Industrial</td><td>I-2 Industrial, Limited Heavy</td></tr><tr><td>South:</td><td>N/A</td><td>N/A</td></tr><tr><td>West:</td><td>N/A</td><td>N/A</td></tr></table>		<u>Existing Land Use</u>	<u>Zoning</u>	North:	Residential Irregular	PUD Planned Unit Development	East:	Industrial	I-2 Industrial, Limited Heavy	South:	N/A	N/A	West:	N/A	N/A
	<u>Existing Land Use</u>	<u>Zoning</u>														
North:	Residential Irregular	PUD Planned Unit Development														
East:	Industrial	I-2 Industrial, Limited Heavy														
South:	N/A	N/A														
West:	N/A	N/A														

Department Comments & Requirements

Applicable Regulations:

Deerfield Beach Land Development Code

Plat Restrictions:

None

REQUEST:

The Applicant is seeking approval of a Major Site Plan Application to construct a new one-story 212,240 square-foot industrial warehouse building with associated site improvements on an 11.28-acre site located at **1701 SW 45th Way**.

BACKGROUND:

The Applicant, RMT-SDE LLC is seeking approval for a Major Site Plan approval to construct a new one-story 212,240 square-foot industrial warehouse building. Site improvements include associated parking, drainage, and landscaping improvements as well as off-site street improvements.

The building is proposed to be 49 feet high, and the maximum height allowed in the I-2 district is 75 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The Applicant has filed a separate but companion, Major Site Plan Application (#23-I2-10) to construct a similar warehouse on the abutting parcel to the South.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per daily, the Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consists of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two south-bound lanes, a dedicated west-bound right-turn lane and an east-bound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant who concurred with both the Analysis and improvements. A portion of the lane improvements is located on City owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

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

On July 2, 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 warehouse building and on-site improvements to serve the purpose of storage/warehouse and accessory office space are classified as industrial uses.

2. Land Development Requirements: Pursuant to the City of Deerfield Beach official zoning map, the property is currently located within the I-2 Limited Heavy Industrial zoning district. The proposed development complies with all the zoning requirements for the I-2 Limited Heavy Industrial zoning district, and the proposed use of industrial warehouse 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 I-2 Limited Heavy, Industrial zoning district, and the structure is designed to meet all required setbacks and bulk Limited Heavy, Industrial requirements in that zoning district.

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

The building is proposed to be located 74 feet from the front property line, 98 & 90 feet from the North and South side property lines respectively, and 125 feet from the rear property lines. The proposed building and improvements of the site exceed all setback requirements. The proposed building is 49 feet high and has a lot coverage of 43.2% and a floor area ratio of 0.4. All bulk requirements for this zoning district are met.

Development standards require a minimum of 15% of landscaping. The development proposes 16.9% landscaping.

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

The site plan proposes new access drives along Northwest 45th Way with paved parking spaces along the North and West sides of the building and a 2-way access drive located along the rear of the building. The proposed parking for the site exceeds what is required by code by 10 parking spaces. The application was reviewed by the City's traffic engineering consultant and was found to be sufficient.

The applicant proposes two (2) dumpster enclosures located in the southeastern and southern portion of the site near the rear of the building, setback more than 100 feet from the front property line behind the landscape buffer. As the enclosures are located along the rear drive aisle, sufficient maneuvering for garbage trucks has been provided.

(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.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per daily, the Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consists of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two south-bound lanes, a dedicated west-bound right-turn lane and an east-bound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant who concurred with both the Analysis and improvements. A portion of the lane improvements is located on City owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

(e) Alteration of light and air;

The one-story building measures approximately 49 feet in height to the flat roof. The properties to the North and East are Commercial/Industrial uses. 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 45th Way 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.

(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 8 potential 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 23-I2-09 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

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

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 2	Application No.:	23-I2-10
Reviewer Name:	Rafaela Thermidor	Project Address:	1801 SW 45th Street
Department/Division:	Planning & Development		
Position:	Planner		
Date of Review:	05/08/2025		
Submittal No.:	4		

A. APPLICATION / GENERAL COMMENTS:

1.	The project coordinator shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with separate division or department of the City.
1.a	Acknowledged.
2.	Prior to resubmittal, contact Rafaela Thermidor, rthermidor@deerfield-beach.com and Ruthie Jusino at rjusino@deerfield-beach.com to schedule a Development Review Committee meeting.
2.a	Acknowledged.
3.	All resubmittals shall be provided with a written narrative responding to all comments.
3.a	Acknowledged.
4.	Contact the Broward County Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-519-1454) to determine if there are any jurisdictional wetlands that need to be mitigated or provide proof of prior mitigation.
4.a	Comment addressed. Broward County Environmental Protection and Growth Management Department provided a response that although no inspection was conducted, LiDAR data indicates no wetlands on the site.
5.	You are required to contact the Broward County's Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-357-6666) concerning their transit-oriented concurrency process. Provide documentation that this has been completed and that any payments have been made as appropriate.
5.a	Comment not addressed. As part of your resubmittal, please attach the response from the County.
5.b	Comment addressed 2/27/25.
6.	Applicants are required to compensate the city for any costs associated for reviews

Development Plan Application Comments

	made by a City consultant for items such as traffic and noise. The Certificate of Concurrency Letter shall not be issued until all associate fees are paid.
6.a	Acknowledged.
7.	Prior to issuance of building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
7.a	Acknowledged.
8.	Per Section 98-14(f), an application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
8.a	Acknowledged.
9.	The property is owned by an LLC. Provide proof of ownership of said company.
9.a	Acknowledged.
10.	Provide the signature and contact information of the property owner on the first page of the application packet.
10.a	Acknowledged.
11.	Per Section 98-13(b)(4), A filling fee is required as provided in the fee schedule.
11.a	Acknowledged.
12.	Per Section 98-13(b)(8)(a) the development plan should be in the following order: - Cover Page - Survey - Site Plan - Elevations - Floor Plan - Landscape Plan - Irrigation Plan - Photometric Plan
12.a	Comment not addressed. The photometric sheets are placed after the Site Plan, followed by the floorplan sheets; then the elevations, the landscape sheets, and finally, the irrigation sheets. Provide updated sets in the appropriate order.
12.b	Comment partially addressed 2/27/25. Update the cover page sheet index.
12.c	Comment addressed 5/8/2025.
13.	Off-street improvements are mandatory; a swale is required along SW 45 th Way as there is an existing pitched swale now. These improvements will require engineering permits.
13.a	Comment addressed; the applicant is proposing 15-foot swales along 45 th Way.
14.	Per Section 102-6 (c)(2), prior to signage building permits, a Master Signage Plan will be required. No permit shall be issued for an individual sign requiring a permit in a commercial or industrial multiple occupancy complex or multi-tenant center unless and until a master signage plan has been submitted by the property owner and approved as being in conformance with this section.

Development Plan Application Comments

14.a	Acknowledged.
15.	Cost recovery fees – pursuant to Chapter 98, Article VII of the Land Development Code, cost recovery fees will be payable by the Applicant for review of the application. A cost recovery account will need to be established with the City, with payment required prior to being scheduled for the first public hearing. This fee is payable to the City of Deerfield Beach. Should the City's consultant fees exceed the deposit amount, additional fees may be payable by the Applicant.
15.a	Acknowledged.
16.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
16.a	Acknowledged.

B. **COVERPAGE:**

1.	Per Section 98-13(8)(a) the cover is required to contain the contact information of the applicant, property owner, and architect/engineer of record.
1.a	Comment addressed 5/8/2024.

C. **SURVEY:**

1.	Provide more detailed explanation regarding the required access easement to the Billboard on the Western portion of the property.
1.a	The applicant is proposing to relocate the easement through the proposed corridor between the two properties on order to vacate the existing easement along the West. No formal agreement has been submitted. City approval dependent on final approval. Note that Attachment D.2 shows the new road/roundabout in the wrong location. The road was constructed at the North, not the South.
1.b	Comment addressed 2/27/25.
2.	Per Section 98-13(8)(b)(5), Provide a title policy, title commitment, title search/exam, opinion of title or property information report current to within one year, identifying any encroachment, encumbrance, violation, or variance, as well as the date, policy number, issuers name, address and the disposition of all schedule B-II encumbrances.
2.a	Comment addressed 5/8/24.
3.	Per Section 98-13(8)(b)(6), Provide a full legal description of the property or properties included within the scope of the project.
3.a	Comment addressed 5/8/24.

D. **SITE PLAN:**

1.	Sheet SP seems to have a lot of details. In the resubmittal, consider bolder lines in order for staff to review all the information accurately.
1.a	Comment addressed 5/8/24.
2.	Sheet 2 of 6 shows a required 25-foot Broward County easement for the maintenance of the Billboard on the parcel South of this one, however sheet A-0.1 shows parking stalls along the location of the billboard as well as within the

Development Plan Application Comments

	easement.						
2.a	Comment not addressed. See staff response above (C-1.a).						
2.b	Comment addressed 2/27/25.						
3.	Applicant did not receive final approval from the planning department for the new private road North the parcel. Please provide detailed plans and evidence showing that the parcels to the North of NW 45 th Way will have full access.						
3.a	Comment partially addressed. The proposed new road/roundabout is shown along the southernmost property along 48 th Street which is incorrect.						
4.	Per Section 98-13(8)(c)(5), Provide existing and proposed fences and walls, including location, construction material, dimensions, setbacks and heights.						
4.a	Comment not addressed. The site plan sheets have no legend. The plans denote acronyms, but there is no table provided for staff to understand what the acronyms are referring to.						
4.b	Comment addressed 2/27/25.						
5.	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. Provide a parking breakdown showing the percentage of standard vs compact. Also call out the standard vs compact spaces on the site plan.						
5.a	Comment addressed 5/8/24. As this site is currently undeveloped, do not cloud anything on the plans.						
6.	Per Section 98-13(8)(c)(8) Provide traffic flow markings and signage, including fire lane striping and the location of all curb cuts.						
6.a	Comment not addressed. A circulation plan has not been provided.						
6.b	Comment addressed 2/27/25.						
7.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening.						
7.a	Comment addressed 5/8/2024.						
8.	Per Section 98-13(8)(c)(10) Provide proposed location and elevations of wall sign areas and ground sign locations.						
8.a	Comment addressed 5/8/2024. Current location of proposed signage has not been reviewed by staff. When the applicant applies for a Master Signage plan, then signage will be reviewed.						
9.	Per Section 98-13(8)(c)(12) Provide adequate accessibility of proposed roadways for emergency vehicles, fire engines, garbage service, and any necessary delivery service.						
9.a	Comment not addressed. Provide the plans that show adequate accessibility of proposed roadways for emergency vehicles.						
9.b	Comment addressed 2/27/25.						
10.	Are there freestanding signs being proposed? Per Section 98-13(8)(c)(14) Provide the location of freestanding signs with setback measurements.						
10.a	Comment addressed 5/8/2024.						
11.	Per Section 98-13(8)(c)(16) the site data table is preferred in a single table format with the following information: <table border="0" style="width: 100%;"> <tr> <td>☐ Maximum height of all buildings</td> <td>☐ Floor area ratio (FAR)</td> </tr> <tr> <td>☐ Lot coverage</td> <td>☐ Gross and net acreage of total site</td> </tr> <tr> <td>☐ Total landscape (pervious) and impervious area</td> <td>☐ Total percentage of landscaped open space</td> </tr> </table>	☐ Maximum height of all buildings	☐ Floor area ratio (FAR)	☐ Lot coverage	☐ Gross and net acreage of total site	☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space
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☐ Lot coverage	☐ Gross and net acreage of total site						
☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space						

Development Plan Application Comments

	☐ Existing and proposed land uses and zoning designations ☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Square footage of all existing and proposed uses ☐ Minimum building setback to all property lines (existing, required and proposed)
11.a	Comment addressed 5/8/2024.	
12.	Due to the width of the lot, the "Front" of the property is the eastern property line. Please label proposed setbacks using directions.	
12.a	Comment addressed 5/8/2024.	
13.	Lot coverage is defined as the area of the lot expressed as a percentage of the total lot area covered by the ground floor of all principal and accessory uses and structures including all areas covered by the roof of such uses and structures measured along the exterior faces of the walls or along the foundation wall line or between the exterior faces of supporting columns or from the centerline of walls separating two buildings or as a combination of the foregoing whichever produces the greatest total ground coverage for such uses and structures. Please revise the lot coverage calculation to reflect only what is included in the lot coverage calculation.	
13.a	Comment addressed 5/8/2024.	
14.	Per Section 98-13(8)(c)(11) Provide pedestrian circulation and ADA compliant access to the rights-of-way along Wiles Road.	
14.a	Comment addressed 5/8/2024.	
15.	Provide more information on the reasoning for not placing the retention area along the Western side of the property.	
15.a	Comment addressed 5/8/2024.	

E. ELEVATIONS:

1.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
1.a	Comment addressed 5/8/2024.
2.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, and canopies.
2.a	Comment addressed 5/8/2024.
3.	Per Sheet A-4.1 the south elevation shows 24 overhead doors with dock bumpers. As there is not a walkway along the southern façade, and only 1 proposed loading ramp per sheet SP. How will the transfer of materials from the building to the vehicles occur?
3.a	Comment addressed 5/8/2024.
4.	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. The South elevations require more articulation.
4.a	Comment addressed 5/8/2024.

F. FLOOR PLANS:

1.	Per Section 98-13(8)(e)(1) Show the complete dimension of each room on all
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Development Plan Application Comments

	floors, including rooftop activation (if proposed), labeling any permanent feature.										
1.a	Comment not addressed. The applicant is required to provide complete dimensions during site plan submittal. Revise the sheets to include floorplans with all dimensions listed.										
1.b	Comment addressed 5/8/2025.										
2.	Per Section 98-13(8)(e)(2) Provide the proposed uses, with different parking ratios must be clearly defined and consistent with site data table.										
2.a	Comment not addressed. The site data table has been provided on the civil										
2.b	Comment not addressed 2/27/25. The provided table is a parking tabulation. Provide a complete site data table including: <table border="0"> <tr> <td>☐ Maximum height of all buildings</td> <td>☐ Floor area ratio (FAR)</td> </tr> <tr> <td>☐ Lot coverage</td> <td>☐ Gross and net acreage of total site</td> </tr> <tr> <td>☐ Total landscape (pervious) and impervious area</td> <td>☐ Total percentage of landscaped open space</td> </tr> <tr> <td>☐ Existing and proposed land uses and zoning designations</td> <td>☐ Square footage of all existing and proposed uses</td> </tr> <tr> <td>☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces</td> <td>☐ Minimum building setback to all property lines (existing, required and proposed)</td> </tr> </table>	☐ Maximum height of all buildings	☐ Floor area ratio (FAR)	☐ Lot coverage	☐ Gross and net acreage of total site	☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space	☐ Existing and proposed land uses and zoning designations	☐ Square footage of all existing and proposed uses	☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Minimum building setback to all property lines (existing, required and proposed)
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☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space										
☐ Existing and proposed land uses and zoning designations	☐ Square footage of all existing and proposed uses										
☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Minimum building setback to all property lines (existing, required and proposed)										
2.c	Comment addressed 5/8/25.										
3.	Provide a detailed floorplan for the proposed building. Per Section 98-13(8)(e)(1) Show the complete dimension of each room on all floors, including rooftop activation (if proposed), labeling any permanent feature.										
3.a	Comment not addressed. Please provide a floor plan with all dimensions.										
3.b	Comment not addressed 2/27/25. See comment F1. b										
3.c	Comment addressed 5/8/25.										

G.

LANDSCAPING PLAN:	
1.	Per Section 98-13(8)(f)(1) Provide a landscape plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting.
1.a	Comment addressed 5/8/24.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2.a	Comment addressed 5/8/24.
3.	Per Section 98-13(8)(f)(5) Provide a proposed plant list by symbol, quantity, required specifications, native or nonnative, drought tolerance, Florida Friendly, salt tolerant and botanical and common names. The plant list shall be indicated on all planting sheets.
3.a	Comment addressed 5/8/24.

Development Plan Application Comments

H.	IRRIGATION PLAN:	
1.	Per Section 98-13(8)(g)(1) Provide an irrigation plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking.	
1.a	Comment addressed 5/8/2024.	
2.	Per Section 98-13(8)(g)(4) Provide an indication of methods used to achieve compliance with the University of Florida's "Florida Friendly Landscaping Guide to Plant Selection and Landscape Design" as required by F.S. § 373.185, unless provided for herein.	
2.a	Comment addressed 5/8/24.	

I.	PHOTOMETRIC PLAN:	
1.	Per Section 98-13(8)(h)(5) Provide the location of all existing off-site lighting, including rights-of-way lighting.	
1.a	Comment addressed 5/8/2024.	
2.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.	
2.a	Comment addressed 5/8/2024.	
3.	Per the submitted photometric plan, there are large value gaps in certain areas. Provide values for all areas of the site.	
3.a	Comment addressed 5/8/2024.	

J.	ADDITIONAL COMMENTS:	
1.	Provide evidence of the creation of an association for the maintenance of SW 45 th Way.	
1.a	Comment addressed 5/8/2024.	
2.	Provide evidence of a cross-access agreement for the alley/driveway between the two proposed buildings and the lots to the North.	
2.a	Comment addressed 5/8/2024.	
3.	Is it intended for vehicles from the north site to access south of the south building? Or for vehicles to go through the north site to access the south site? Provide a cross access agreement between the sides along the north-south driveway on the west side of both sites.	
3.a	Comment addressed 5/8/2024.	
4.	Per Section 98-17(2), provide a site-specific traffic study showing the impact upon the local transportation shall be automatically required for any development generating in excess of 500 trips per day.	
4.a	The traffic study has been submitted to the City's traffic consultant and comments have been provided to the applicant during this review 6/6/24.	
4.b	An updated traffic study has been submitted to the City's traffic consultant, and comments have been provided to the applicant during this review 2/27/25.	
4.c	Comment addressed 5/8/25.	



DEVELOPMENT REVIEW COMMITTEE

Project Name:	INDEPENDENCE INDUSTRIAL PARK	Application No.:	23-12-10
Reviewer Name:	CAPT MIKE HEFFERON		
Department / Division:	BSO FIRE PREVENTION		
Position:	CAPTAIN		
Date of Review:	04/24/25		
Submittal No.:	4		

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 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.
	<u>ADDRESSED</u>

B. SITE PLAN:

1.	PROVIDE KNOX BOX
	ADDRESSED
2.	DEMONSTRATE TURNING RADIUS OF 38FT INSIDE AND 50 FEET OUTSIDE WITH A CLEAR SWEEP OF 12 FT OF DRIVE AISLE FOR ALL FIRE DEPT ACCESS ROADS/LANES
2A	NOT ADDRESSED (SHOW 50 FEET OUTSIDE RADIUS THROUGH OUT)
	ADDRESSED
3.	HYDRANT SPACING SHALL NOT EXCEED 350FT LINEAR SEPERATION (AS THE FIRE APPARATUS DRIVES
3A	NOT ADDRESSED (WEST SIDE OF BUILDING EXCEEDS 350FT DISTANCE BETWEEN HYDRANTS)
	ADDRESSED
4.	SHOW LOCATION AND SIZE OF WATER MAIN TIED INTO LOOPED SYSTEM PROVIDED
	ADDRESSED

Development Plan Application Comments

5.	SHOW LOCATIONS FOR ALL FIRE LANES,AREAS IN FRONT OF ALL FIRE DEPT CONNECTIONS (YELLOW PAINTING,STRIPING AND OR PAINTED CURBS AND ROADWAY
	ADDRESSED
6.	SP.1 AND SP.2 DO NOT MATCH THE WATER AND SEWER PLAN FOR THE LOCATION FOR ALL HYDRANTS, FDC,BACKFLOW AND POINT OF SERVICE
	ADDRESSED



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 1	Application No.:	23-12-09
Reviewer Name:	Harold Hoyte	Project Address:	1701 SW 45th Way
Department / Division:	Landscape		
Position:	Urban Forester		
Date of Review:	5/8/25		
Submittal No.:	4		

A. LANDSCAPING PLAN:	
1.	Submit landscape plans, notes, and details (including a tree disposition plan). Additional comments may follow after this submission.
1.a	Comment addressed 5.22.24.
	New Comments 5.22.24
2.	Per Section 98-80 (e)(2), the buffer must contain 15 small trees. Only one is provided; add 14 or change large trees too small to satisfy the required mix.
2.a	Comment addressed 3.12.2025.
3.	Per Section 98-80 (e)(14), 22 trees or 67 palms are required; add 13 more palms or four trees along the facades.
3.a	Comment addressed 3.12.2025.
4.	Per Section 98-80 (e)(14), 669 are required. Add 123 more shrubs along the facades. The ground cover is over the requirement for this section.
4.a	Comment addressed 3.12.2025.
5.	Per Section 98-80 (k), 25 small trees are required, and 24 are provided. Add 1 more to meet the diversification requirement.
5.a	Comment addressed 3.12.2025.
6.	Per Section 98-80 (k), 25 medium trees are required; 16 are provided. Add 9 more to meet the diversification requirement.
6.a	Comment addressed 3.12.2025.
7.	Move sight triangles to the stop bars at the points of egress.
7.a	Comment not addressed. The short sides of the sight triangles are to sit along the curb; see instructions in Section 98-80 (i)(5).
7.b	Comment addressed 5.8.25.
8.	Use St Augustine for site sod and Bahia grass in the bottom of retention areas.
8.a	Comment addressed 3.12.2025.
9.	Add an appraisal for tree #889. Revise mitigation accordingly.
9.a	Comment addressed 3.12.2025.

Development Plan Application Comments

10.	Add a column for tree conditions as percentages; those below 60% must be removed.
10.a	Comment addressed 3.12.2025.
11.	Per Section 98-80 (e)(12), show the light and its offset on the landscape plans.
11.a	Comment addressed 3.12.2025.
12.	Add a minimum of 20 shrubs or groundcover in the terminal islands.
12.a	Comment addressed 3.12.2025.
13.	Add spread and spacing for all ground cover and shrubs in the specifications.
13.a	Comment addressed 3.12.2025.
14.	Indicate property lines clearly on sheets LA-4 and LA-5.
14.a	Comment not addressed.
14.b	Comment addressed 5.8.25

B.

IRRIGATION PLAN:	
1.	Submit irrigation plans, notes, and details (including a rain sensor) to match landscape plans. Additional comments may follow after this submission.
1. a	Comment addressed 5.22.24.

Conceptual Engineering Plan Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 1 Development	Application No.:	23-12-09
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	05-19-25		
Submittal No.:	4		

A.

CONCEPTUAL ENGINEERING PLAN:	
1.	Advisory Comment: SW 45 Way is private; however, it is recommended the roadway be constructed with heavy duty pavement for truck loading and that a cross access agreement be prepared if multiple owners will have shared use and maintenance of this facility.
1.a	Comment Addressed
2.	Per Sec. 98-13. (b)(8)(j)(ii)(j) Provide Preliminary flood routing and water quality calculations supporting the surface water management elements.
2.a	Comment Addressed
3.	Provide written evidence from Broward County EPGMD that approach to stormwater design is permissible.
3.a	Comment Addressed
4.	Please provide availability from Broward County Water and Wastewater services for water and wastewater services. Deerfield Beach does not have facilities in this area.
4.a	Comment Addressed
New Comment 2-26-25	
5.	The proposed intersection improvements will include works in the City of Deerfield Beach Right-Of-Way (Folio # 4842 09 23 0030) at the intersection of SW 45th Way and Wiles Road. A City Letter of No Objection to the proposed improvements and an Engineering Permit issuance will not occur until Site Plan approval process is complete.
5.a	Comment acknowledged by applicant.

B.

ADVISORY COMMENTS:

ENVIRONMENTAL SERVICES DEPARTMENT

1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County EPGMD.
1. a	Comment Acknowledged
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. 1. 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 (If located in the City of Deerfield Beach Water and Sewer service area) e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition
2.a	Comment Acknowledged
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.
3.a	Comment Acknowledged



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park	Application No.:	23-12-09
Reviewer Name:	Bryan Kelley	Project Address:	1701 NW 45th Way
Department/Division:	Traffic Engineering		
Position:			
Date of Review:	06-06-2025		
Submittal No.:	4		

A. Traffic Study

1.	The text in the report is still inconsistent with the buildout year. The Table of Contents show 2025, the Figures show 2024, and the Tables show 2026. Resolved 6/6/25.
2.	The delay and LOS are not correct in Table 4.6 for the AM Peak Hour Resolved 6/6/25.
3.	The text prior to Tables 4.5-4.10 states the queue length is being shown in the Table. Since queue length is not reported in these tables, remove the reference in the text. Resolved 6/6/25.
4.	The overall delay for the AM peak hour in Table 4.10 is incorrect.
5.	It is unclear how the background intersection volumes were derived. The background growth stated in the report of 3.95% does not equal the 2026 background volumes. Additionally, the Powerline Rd at Wiles Rd should consist of 4 years of growth from 2022 to 2026. It is recommended to reach out to our office to discuss further. Resolved 6/6/25.
6.	A condition of approval will be included to construct the southbound right turn lane on Wiles Road at SW 45 th Way. Resolved 6/6/25.

B. 45th Way Right Turn Lane Plans

1.	Dimension the length of the turn lane and the transition/taper distance Resolved 6/6/25.
2.	The transition/roadway deflection of the northbound through lane on 45 th Way appears excessive. Ensure the FDOT roadway transition criteria is met from the FDOT Design Manual. Resolved 6/6/25.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 1 Development	Application No:	23-12-09
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	05/13/2024		
Submittal No:	Submittal 2		

A. RECYCLING & SOLID WASTE DIVISION:

1.	The interior dimensions of the Double Width Dumpster's Enclosure is acceptable, but in accordance with the Design and Construction Standards of Dumpsters Pads and Enclosures of the City of Deerfield Beach, consider two gates instead of the four showed in the site plan, no columns and no poles should be in the center of this enclosure. All the gates must have 135° wide open and shall have lock pins to secure them when open/close.
----	--



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: Independence Industrial Park #1 Development

Property Owner: RMT-SDE LLC

Applicant (if different from Owner): Thompson & Associates, Inc.

Agent (if different from Owner/Applicant): Noel Rodriguez, PE

Address of Property: 1701 SW 45 WAY, DEERFIELD BEACH FL 33442

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

Parcel ID - 4842 09 23 0011

Description of Project: The construction of a new industrial building with truck bays, including internal paved road and parking, sidewalks, potable water service connection, sanitary sewer laterals, surface water management system connection to drainage system on SW 45th Way.

New Development (Y/N):	<u>Yes</u>	Modification to Existing Development (Y/N):	<u>No</u>
Zoning District:	<u>I-2</u>	Future Land Use Category:	<u>Industrial</u>
Existing Use:	<u>Undeveloped</u>	Proposed Use:	<u>Industrial</u>
Lot Area (acres):	<u>11.28</u>	Number of Dwelling Units (proposed):	<u>N/A</u>
Sq. Ft. of Structure (existing):	<u>N/A</u>	Sq. Ft. of Structure (proposed):	<u>212,240</u>

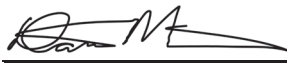
Agent Signature: 

Name Printed: Noel Rodriguez, PE

Address: 412 SE 18th St. Fort Lauderdale FL 33316

Telephone: 954-761-1076

Email: noel@thompson-inc.com

Owner Signature: 

Name Printed: Daniel Mancini

Address: 3100 SW 15th St., Deerfield Bch., FL 33442

Telephone: 954-426-1221

Email: dmancini@ric-manfl.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential		\$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.

TO: The City of Deerfield Beach City Commissioners and Staff

AGENT AUTHORIZATION

RMT-SDE LLC, is owner of the following parcel which is a portion of the LEDDS ADDITION:

Folio Numbers: 4842 09 23 0011

The undersigned hereby authorizes Julian Lucco of Thompson & Associates, Inc. to submit and process an application with the City of Deerfield Beach for a Development Plan Application, primarily for the purpose of developing an overall Site Plan, including all other Site Plan matters as become necessary. This authorization is effective immediately and shall remain in effect until revoked in writing.

Dated this 16TH day of JUNE, 2025.

RMT-SDE LLC
Florida limited liability company

By: [Signature]
Print Name: DANIEL MANCINI
Its: MANAGER

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 16 day of JUNE, 2025, by DANIEL MANCINI of RMT-SDE LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public
State of FLORIDA

My Commission: _____



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, Daniel C Mancini, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

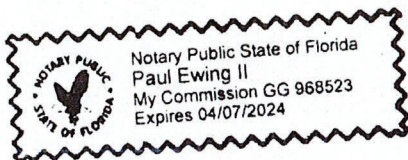
[Signature]
Signature

06/28/2023
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 28th day of June, 202³ by Daniel C Mancini (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



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

Paul Ewing II

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



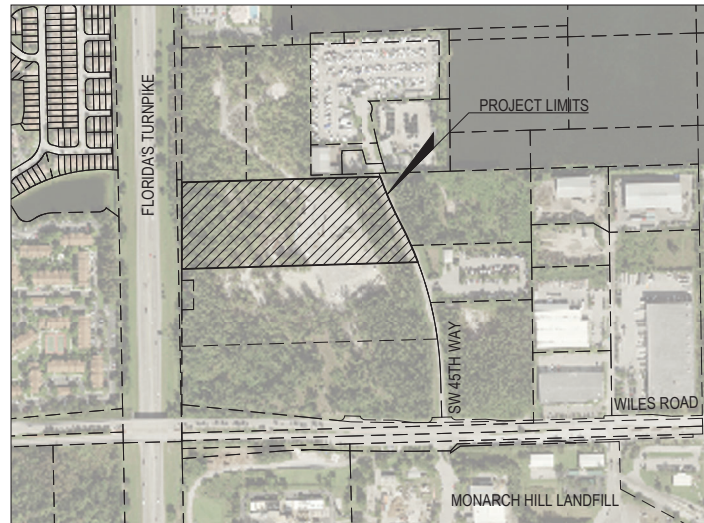
INDEPENDENCE INDUSTRIAL PARK 1

DEVELOPMENT

DEERFIELD BEACH, FL

SHEET INDEX		
SHEET No.	DESC.	SHEET TITLE
01	CV	COVER SHEET
02-07	S1-S6	SURVEY
08-11	SP-1.0 THRU SP-1.3	SITE PLAN
12	A-0.1	ARCHITECTURAL SITE PLAN
13	A-0.3	ARCHITECTURAL SITE DETAILS
14-17	A-4.0 THRU A-4.3	ARCHITECTURAL ELEVATIONS
18	A-4.4	ARCHITECTURAL COLOR ELEVATIONS
19	A-5.0	ARCHITECTURAL SECTION AND ROOFTOP
20-23	A-1.0 THRU A-1.3	ARCHITECTURAL FLOOR PLANS
24-29	LA-1 THRU LA-6	LANDSCAPE PLANS
30-34	IR-101 THRU IR-105	IRRIGATION PLANS
35	PH-1.0	SITE PLAN PHOTOMETRIC PLAN

CONSULTANTS		
THOMPSON & ASSOCIATES, INC.	(954) 761-1073	CIVIL ENGINEERING
HNM ARCHITECTURE	(561) 733-2225	ARCHITECTURAL
SUB-CONSULTANTS		
STONER AND ASSOCIATES, INC.	--	SURVEYING AND MAPPING
PANGELO CONSULTANTS	--	LANDSCAPING
CHEN-MOORE AND ASSOCIATES	--	IRRIGATION



PROJECT MAP

SCALE: 1" = 300'
SECTION, TOWNSHIP, RANGE:
S09, T48S, R42E
SITE ADDRESS:
1701 SW 45TH STREET
DEERFIELD BEACH, FL 33442
FOLIO NUMBER:
484209230011

PROJECT OWNER

RMT-SDE LLC
(954) 426-1221
3100 SW 15TH STREET
DEERFIELD BEACH, FL 33442

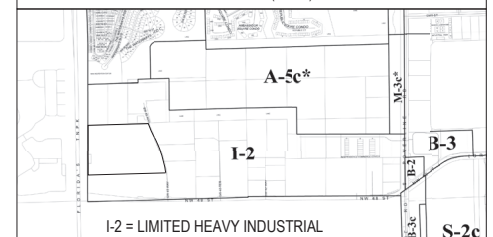
LEGAL DESCRIPTION

PARCEL 1 (NOT OF RECORD)
A PORTION OF PARCEL "A", "LEDOS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 33-35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING BOUNDED AS FOLLOWS:
ON THE NORTH BY A LINE 17.50 FEET SOUTH OF THE SOUTH LINE OF PARCEL "A", ISLAND INDUSTRIAL PARK PLAT, AS RECORDED IN PLAT BOOK 131, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ON THE SOUTH BY THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL INSTRUMENT NO. 117639886, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ON THE EAST BY THE CENTERLINE OF A PRIVATE 100-FOOT-WIDE INGRESS EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17932, PAGE 408, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ON THE WEST BY THE WEST LINE OF PARCEL "A", "LEDOS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 33-35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT DESCRIPTION

THE PROPOSED SITE IMPROVEMENTS INCLUDE AN INDUSTRIAL BUILDING WITH TRUCK BAYS. THE IMPROVEMENTS WILL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPMENT OF: INTERNAL ROADWAYS AND WALKWAYS; ADDING WATER AND SEWER CONNECTIONS TO SERVICE THE ENTIRE BUILDING; PROVIDING ON SITE STORMWATER MANAGEMENT WITH DISCHARGE INTO THE NEWLY INSTALLED DRAINAGE SYSTEM ALONG SW 45TH WAY; ARCHITECTURAL PLANS WITH ELEVATIONS AND FLOOR PLANS; LANDSCAPE AND IRRIGATION PLANS; AND PHOTOMETRIC PLANS ALL CONFORMING TO THE GUIDELINES OF THE CITY OF DEERFIELD BEACH AND THE UTILITY OWNERS.

ZONING MAP (N.T.S.)



PERMIT STATUS		
AGENCY	PERMIT No.	STATUS
CITY OF DEERFIELD BEACH - SITE PLAN	23-12-09	RAI #2 - RESUBMITTED
CITY OF DEERFIELD BEACH - ENGINEERING	--	NOT SUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - SWM	L2024-090/ L2024-307	RAI #3 - RESUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - ERP	--	RAI #3 - RESUBMITTED
BROWARD COUNTY WATER AND WASTEWATER SERVICES	PROJECT No. 108606	RAI #2 - RESUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - WW	--	NOT SUBMITTED
FLORIDA DEPARTMENT OF HEALTH - WATER MAIN EXTENSION FOR PWS	--	NOT SUBMITTED

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	04/18/2024	DEERFIELD DRC REVIEW RAI #2	IL



NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 96390
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL RODRIGUEZ, PE, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 4/18/2025
DRAW: 2023.04.21.09:59:01.0400/

SHEET:
CV
03 OF 35

Page 78 of 623

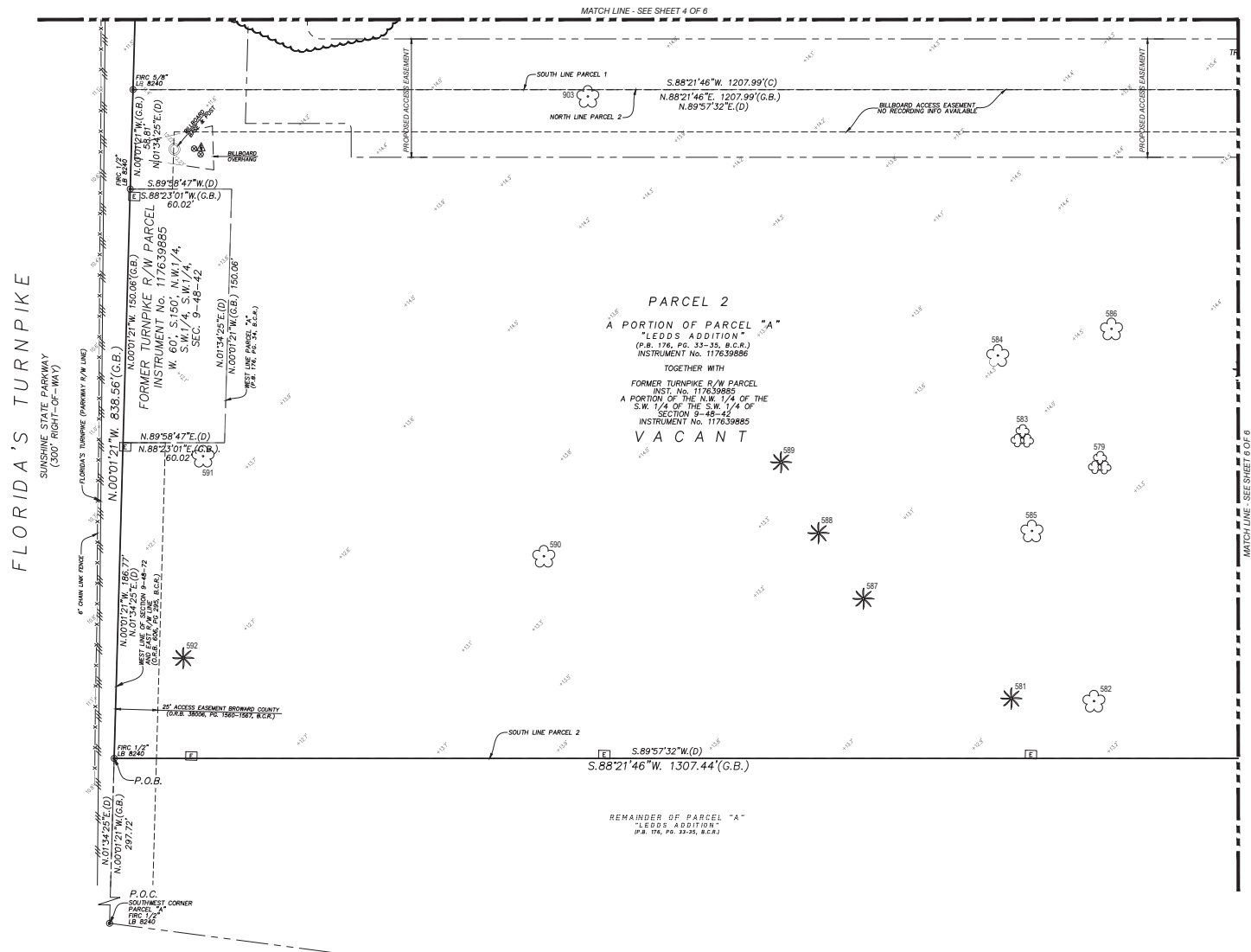
Page 79 of 623

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- ANCHOR
- BOLLARD
- CATCH BASIN
- ELECTRIC PANEL
- ⬢ ELECTRIC VAULT
- ⬢ FIRE HYDRANT
- ⬢ ELECTRIC METER
- ⬢ STORM DRAINAGE MANHOLE
- ⬢ SANITARY SEWER MANHOLE
- ⬢ METAL POST
- ⬢ SINGLE SUPPORT SIGN
- ⬢ SEWER VALVE
- ⬢ WATER VALVE
- ⬢ WOOD POWER POLE
- ✱ PALM (REFER TO TREE LIST)
- ✱ PALM CLUSTER (REFER TO TREE LIST)
- ✱ TREE (REFER TO TREE LIST)
- ✱ TREE CLUSTER (REFER TO TREE LIST)

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
579	UNKNOWN TREE CLUSTER	6"
581	CABBAGE PALM	12"
582	OKA ² TREE	3"
583	UNKNOWN TREE CLUSTER	6"
584	ALMOND TREE	4"
585	SEA GRAPE TREE	12"
586	SEA GRAPE TREE	10"
587	CABBAGE PALM	12"
588	CABBAGE PALM	6"
589	CABBAGE PALM	12"
590	TAMARIND TREE	4"
591	OKA ² TREE	3"
592	CABBAGE PALM	8"
903	ACACIA TREE	6"

ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)



NO.	REVISION	DATE	BY :
3.	FIELD UPDATE SURVEY 10/11/24 ADD PROPOSED ACCESS ESMT. REVISE PARCEL 2 LEGAL DESC.	10/14/24	WOLR
1.	ADD ACCESS & U.E. ESMT. INST. NO. 1162249-98	10/2/23	IDS

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**SKETCH OF BOUNDARY, TOPOGRAPHIC AND
SPECIFIC PURPOSE (TREE) SURVEY
A PORTION OF PARCEL "A",
"LEDDES ADDITION",
PLAT BOOK 176, PAGES 33-35, B.C.R.
1701 & 1801 S.W. 45th. WAY, DEERFIELD BEACH, FL 33442**

LAST DATE OF: 5/1/23
ORIGINAL FIELD SURVEY
DRAWN: DRL
CHECKED: JDS
BOOK/PAGE(S): 1182/1-5
& DATA COLLECTOR

SEAL

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
23-9531

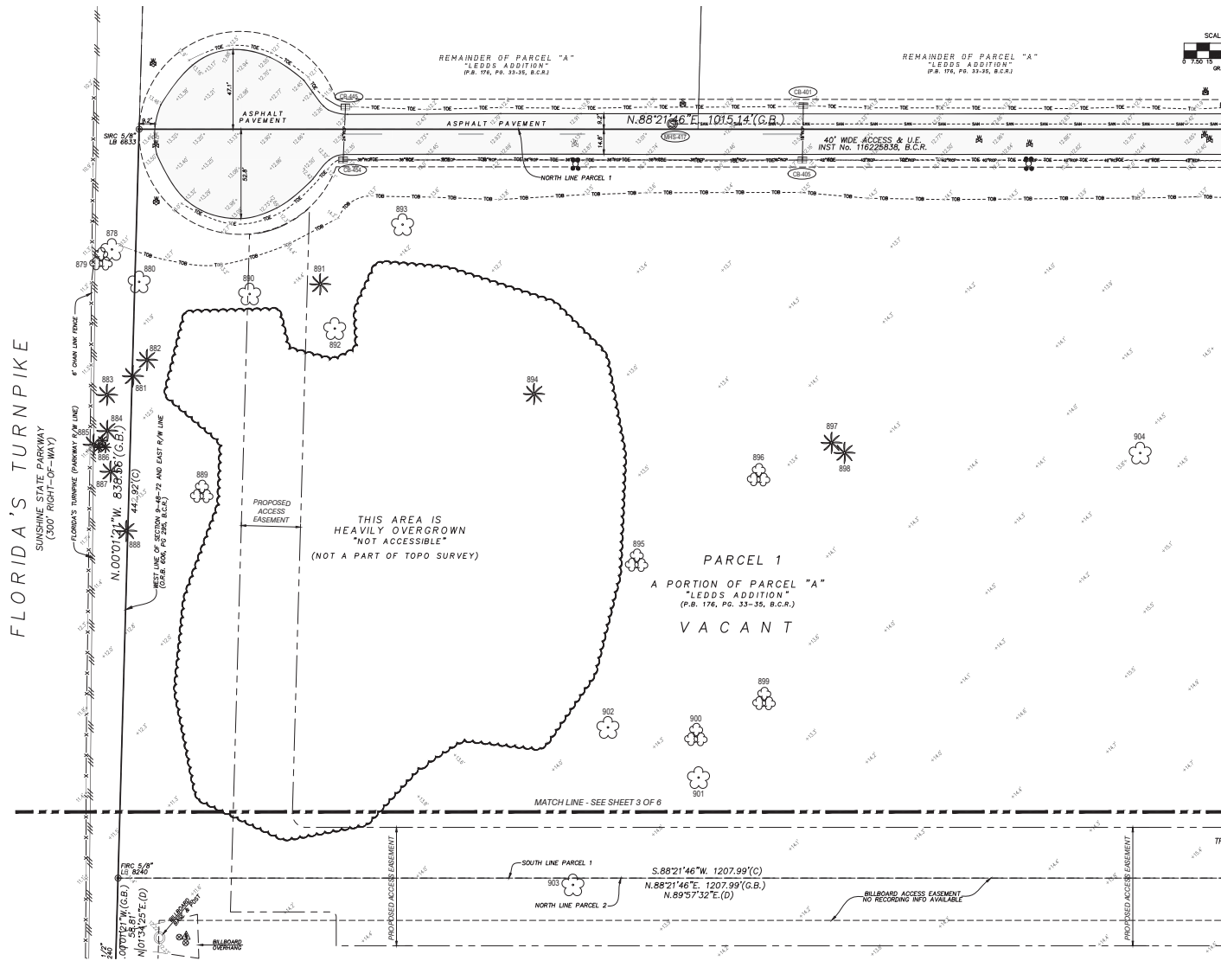
DESC.	SHEET NO.
S3	04-35

LEGEND

→	ANCHOR
●	BOLLARD
■	CATCH BASIN
△	ELECTRIC PANEL
□	ELECTRIC VAULT
▽	FIRE HYDRANT
⊙	ELECTRIC METER
⊗	STORM DRAINAGE MANHOLE
⊕	SANITARY SEWER MANHOLE
+	METAL POST
×	SINGLE SUPPORT SIGN
⋈	SEWER VALVE
⋈	WATER VALVE
⋈	WOOD POWER POLE
✱	PALM (REFER TO TREE LIST)
✱	PALM CLUSTER (REFER TO TREE LIST)
✱	TREE (REFER TO TREE LIST)
✱	TREE CLUSTER (REFER TO TREE LIST)

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
878	ACACIA TREE	24
879	SEA GRAPPE TREE CLUSTER	12
880	ACACIA PALM	36
881	FAN PALM	6
882	FAN PALM	12
883	FAN PALM	10
884	CABBAGE PALM	9"
885	CABBAGE PALM	16"
886	ANACA PALM	12"
887	CABBAGE PALM	16"
888	CABBAGE PALM	6"
889	SEA GRAPPE TREE CLUSTER	72"
890	UNKNOWN TREE	6"
892	CABBAGE PALM	16"
893	ALMOND TREE	5"
894	CABBAGE PALM	16"
895	SEA GRAPPE TREE CLUSTER	14"
896	SEA GRAPPE TREE CLUSTER	12"
897	CABBAGE PALM	16"
898	CABBAGE PALM	6"
899	SEA GRAPPE TREE CLUSTER	12"
900	SEA GRAPPE TREE CLUSTER	48"
901	SEA GRAPPE TREE	2"
902	OAK TREE	4"
903	ACACIA TREE	4"
904	ACACIA TREE	4"

ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)



NO.	REVISION	DATE	BY :
3.	FIELD UPDATE SURVEY 10/11/24 ADD PROPOSED ACCESS ESMT. REVISE PARCEL 2 LEGAL DESC.	10/14/24	WOLR
2.	ADD BELBOARD ACCESS ESMT.	4/04/24	JDS
1.	ADD ACCESS & U.E. ESMT. INST. No. 116224838	10/2/23	JDS

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www.stonersurveyors.com

**SPECIFIC PURPOSE (TREE) SURVEY
SKETCH OF BOUNDARY, TOPOGRAPHIC AND
A PORTION OF PARCEL "A",
"LEDDS ADDITION",
PLAT BOOK 176, PAGES 33-35, B.C.R.
1701 & 1801 S.W. 45th. WAY, DEERFIELD BEACH, FL 33442**

SEAL

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

LAST DATE OF: 5/1/20	1182/1-5
ORIGINAL FIELD SURVEY	
DRAWN: DRL	
CHECKED: JDS	
BOOK/PAGE(S):	
& DATA COLLECTOR	

PROJECT
23-9531

SHEET NO.
05-35

PORTION OF PARCEL "A"
"ISLAND INDUSTRIAL PARK PLAT"
(P.B. 101, PG. 50, B.C.R.)

6" UTILITY ESMT. (P)

SOUTH LINE PARCEL "A"
(P.B. 131, PG. 50, B.C.R.)

N. 88°21'46"E. 1015.14 (G.B.)

40' WIDE ACCESS EASEMENT
INST. NO. 116223830, B.C.R. 2

ASPHALT PAVEMENT

NORTH LINE PARCEL 1

PARCEL 1
A PORTION OF PARCEL "A"
"LEEDS ADDITION"
(P.B. 176, PG. 33-35, B.C.R.)

VACANT

STOCKPILE
(NOT A PART OF TOPO SURVEY)

MATCH LINE - SEE SHEET 6 OF 6

BENCHMARK:
SET 5/4" IRON
ROD & CAP
RAV. PT. LB 6633
N: 712456.26
E: 929272.39
EL.=12.17

PROPOSED ACCESS EASEMENT

S. 88°21'46"W. 1207.99'(C)
N. 88°21'46"E. 1207.99'(G.B.)
N. 89°57'32"E.(D)

SOUTH LINE PARCEL 1

BILBOARD ACCESS EASEMENT
NO RECORDING INFO AVAILABLE

NORTH LINE PARCEL 2

PROPOSED ACCESS EASEMENT

5th AVENUE
N. 45°11'00" E. 1600.00' A=260.03'
C=816.37'

ASPHALT PAVEMENT

FOUND BROKEN NAIL

BENCHMARK:
FOUND NAIL-HOLE
SET MAG NAIL
N: 712463.37
E: 929769.21
EL.=12.94'

S. 70°54'34"W.(D)
S. 69°18'45"W.(G.B.)
N. 70°18'16"E. (RADIAL)

[illegible]

- ANCHOR
- BOLLARD
- CATCH BASIN
- ELECTRIC PANEL
- ⌈ ELECTRIC VAULT
- ⌋ FIRE HYDRANT
- ⌌ ELECTRIC METER
- ⌍ STORM DRAINAGE MANHOLE
- ⌎ SANITARY SEWER MANHOLE
- ⌏ METAL POST
- ⌐ SINGLE SUPPORT SIGN
- ⌑ SEWER VALVE
- ⌒ WATER VALVE
- ⌓ WOOD POWER POLE
- ✱ PALM (REFER TO TREE LIST)
- ✳ PALM CLUSTER (REFER TO TREE LIST)
- ✶ TREE (REFER TO TREE LIST)
- ✷ TREE CLUSTER (REFER TO TREE LIST)

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN NICHES
905	SEA GRAPE TREE CLUSTER	6"
906	CABBAGE PALM	6"
907	CABBAGE PALM	6"
908	CABBAGE PALM	18"
909	CABBAGE PALM	8"
910	CABBAGE PALM	6"
911	CABBAGE PALM	6"
912	CABBAGE PALM	12"
913	CABBAGE PALM	16"
914	CABBAGE PALM	10"
915	CABBAGE PALM	6"

LAST DATE OF: 5/1/23	DRAWING: DRL	CHECKED: JDS	BOOK/PAGE(S): 1182/1-5
ORIGINAL FIELD SURVEY			& DATA COLLECTOR

SEAL

JAMES D. STONER
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STATE OF FLORIDA

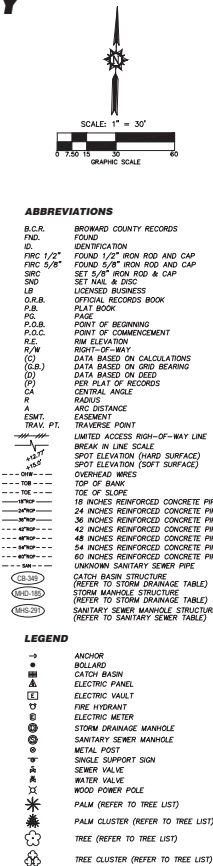
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06-35

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FILE: D:\Draw\Thomson Associates\23-9531 Deerfield Place\05-Drawing\01-PC03\INT.dwg



TREE LIST		
TREE #	COMMON NAME	DIAMETER IN NCHES
572	UNKNOWN TREE	4"
573	BLACK OLIVE TREE	4"
574	BLACK OLIVE TREE	4"
575	BLACK OLIVE TREE	7"
576	CABBAGE PALM	6"
577	CABBAGE PALM	14"
578	CABBAGE PALM	6"
630	CABBAGE PALM	14"
611	CABBAGE PALM	14"
632	CABBAGE PALM	12"
613	OAK TREE	6"
614	SEA GRAPE TREE CLUSTER	12"
615	UNKNOWN TREE	6"

SEAL

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4319
STATE OF FLORIDA

DATE: 01/23/2023
SHEET: 1701

PROJECT

23-9531

DATE: 01/23/2023
SHEET: 1701

**SKETCH OF BOUNDARY, TOPOGRAPHIC AND
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SHEET: 1701

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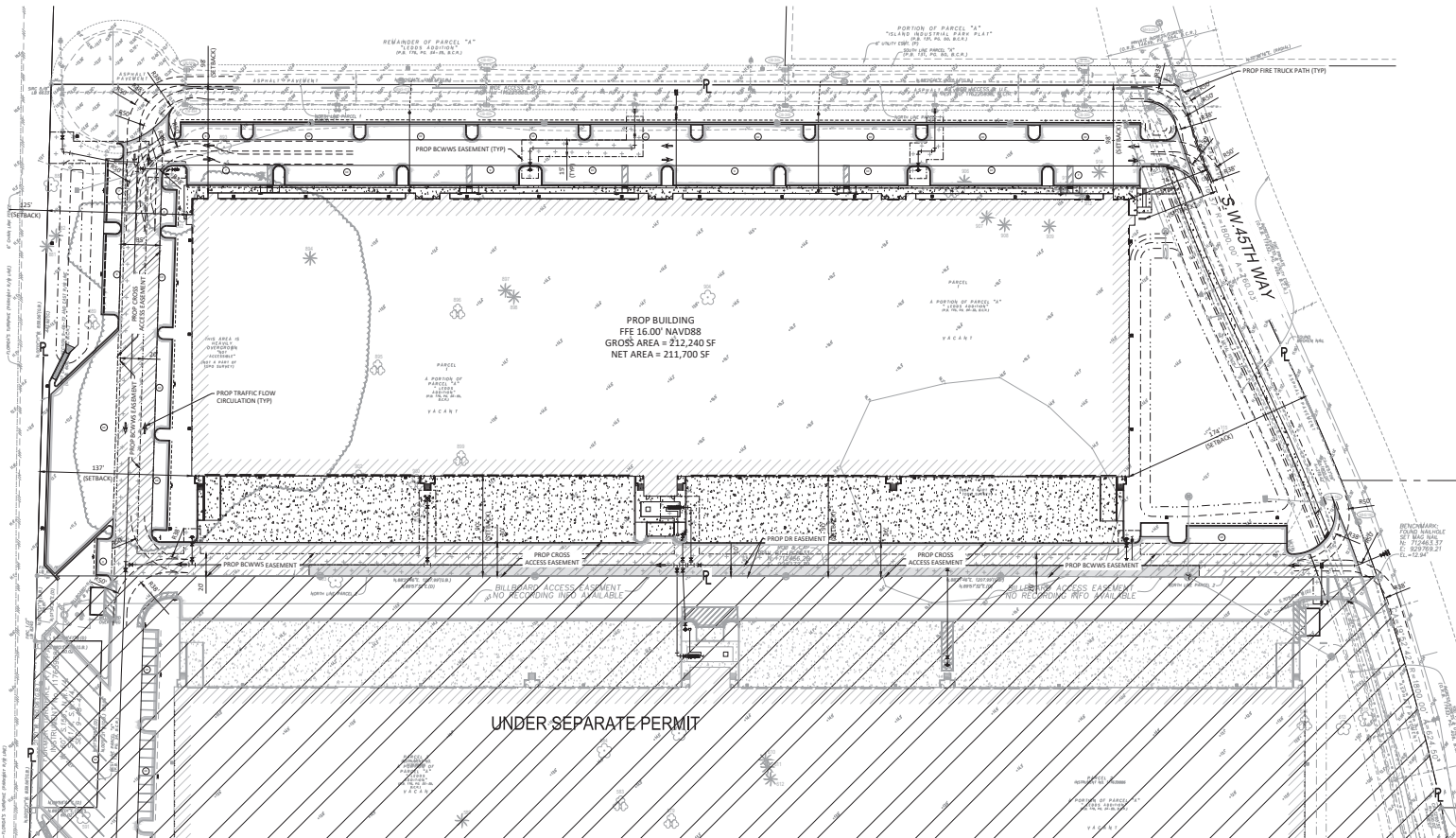
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SHEET: 1701

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DATE: 01/2

FILE PATH: A:\COURTNEY\PROJECTS\2014\IP-1\2.1\MANUAL\2014\IP-1 SITE PLAN.dwg

FILE PATH: A:\COURTNEY\PROJECTS\2014\IP-1\2.1\MANUAL\2014\IP-1 SITE PLAN.dwg



IIP 1 SITE DATA			
ZONING DESIGNATION	I-2 - LIMITED HEAVY INDUSTRIAL		
EXISTING USE	VACANT LOT		
PROPOSED USE	INDUSTRIAL		
MAXIMUM BUILDING HEIGHT	75'-0"		
TOTAL AREA		491,483.5	100.0%
EXISTING			
EXISTING ROADWAY	23,754.5		4.8%
LANDSCAPE	467,729.0		95.2%
PROPOSED			
AREA	TOTAL	PERCENTAGE	
TOTAL PERVIOUS	82,926.0	16.9%	
BUILDING	212,240.0	43.2%	
TOTAL IMPERVIOUS	196,317.6	39.9%	
TOTAL PERVIOUS SPACE			
AREA	TOTAL (SF)	PERCENTAGE	
REQUIRED	73,722.5	15.0%	
TOTAL PROVIDED	82,926.0	16.9%	
GROSS VS NET AREA			
AREA	TOTAL (AC)	PERCENTAGE	
GROSS	11.0	100.0%	
NET	11.0	95.9%	
LOT COVERAGE AND FLOOR AREA RATIO (FAR)			
AREA	TOTAL (SF)	PERCENTAGE	
TOTAL LOT AREA	491,483.5	100.0%	
MAX LOT COVERAGE	245,741.8	50.0%	
TOTAL LOT COVERAGE	212,240.0	43.2%	
FAR	1.0 MAX	0.4 PROVIDED	
MINIMUM BUILDING SET BACK			
	TOTAL (FT)		
	REQUIRED	PROVIDED	
FRONT (EAST)	25	74	
BACK (WEST)	10	125	
LEFT (NORTH)	5	98	
RIGHT (SOUTH)	5	90	
PARKING TABULATION**			
TYPE (SIZE)	REQUIRED**	PROVIDED	PERCENTAGE
TOTAL	222	232	—
STANDARD (10'x20')	—	65	28.0%
COMMERCIAL COMPACT (9'x18')	MAX 20% OF TOTAL	96	41.4%
INDUSTRIAL COMPACT (8'x16')	MAX 20% OF TOTAL	54	23.3%
ADA***	7	7	3.0%
TRUCK STALLS	—	10	4.3%

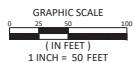
*THERE IS CURRENTLY NO EXISTING PARKING ON THE SITE

**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

***PER ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED SEPTEMBER 15, 2010. 7 ADA PARKING SPACES ARE REQUIRED FOR PARKING LOTS WITH 201-300 PARKING SPACES

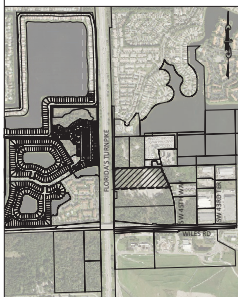
*THERE IS CURRENTLY NO EXISTING PARKING ON THE SITE.
**ONE SPACE PER EVERY 500 SQUARE FEET OF FLOOR AREA (FIRST 10,000 SQUARE FEET), PLUS ONE SPACE PER EACH 1,000 SQUARE FEET OVER 10,000 SQUARE FEET.
***AS PER ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED SEPTEMBER 15, 2010. 7 ADA PARKING SPACES ARE REQUIRED FOR PARKING LOTS WITH 201-300 PARKING SPACES.

PROPOSED EASEMENT LEGEND	
[Symbol]	BOWMAN UTILITY EASEMENT
[Symbol]	CROSS ACCESS EASEMENT
[Symbol]	DRAINAGE EASEMENT



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

LOCATION MAP



LEGEND

BILD BUILDING	ANCHOR	CONFLICT MARKER	RIGHT OF WAY: LIMITED ACCESS
BOP BOTTOM OF PIPE	BOLLARD	FLOW ARROW	BOLLARD
CB CATCH BASIN	CATCH BASIN	TYPE "F" CONC CURB & GUTTER	EXIST GATE VALVE
CONC CONCRETE	ELECTRIC PANEL	TYPE "D" CONC CURB	
DIP DUCTILE IRON PIPE	ELECTRIC VAULT	ASPHALT PAVEMENT	
DR DRAINAGE	ELEVATION	SOD	
ELEV EXISTING	FIRE HYDRANT	DETECTABLE WARNING	
FDC FIRE DEPARTMENT CONNECTION	ELECTRIC METER	CONCRETE	
FFE FINISHED FLOOR ELEVATION	STORM DRAINAGE MANHOLE	RIPRAP	
FH FIRE HYDRANT	SANITARY SEWER MANHOLE	CHAIN LINK FENCE	
GV GATE VALVE	METAL POST	DECORATIVE FENCE	
HDPE HIGH DENSITY POLYETHYLENE	SINGLE SUPPORT SIGN	PROPERTY LINE	
IE INVERT ELEVATION	SEWER VALVE	SECTION LINE	
LF LINEAR FEET	WATER VALVE	EASEMENT LINE	
MH MANHOLE	WOOD POWER POLE	R/W LINE	
NAVO NORTH AMERICAN VERTICAL DATUM	PALM	TOP OF BANK	
P POLYVINYL CHLORIDE PIPE	PALM CLUSTER	NON VEHICULAR ACCESS LINE	
PVC PROPOSED	TREE		
RE REINFORCED CONCRETE PIPE	TREE CLUSTER		
R/W RIGHT OF WAY	EXIST GRADE (FT-NAVD)		
SS SANITARY SEWER STRUCTURE	PROPOSED GRADE (FT-NAVD)		
TOP TOP OF PIPE			
TYP TYPICAL			
WM WATER MAIN			
W/ WITH			

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT

DEERFIELD BEACH, FL

OVERALL SITE PLAN

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

DESIGNED: JL	DATE: 4/18/2025	SCALE: 1" = 50'	SHEET: SP.10
DRAWN: JL	DATE: 4/18/2025	PROJECT NO: 21076	
CHECKED: NR	DATE: 4/18/2025	CAD FILE: 21076 SITE PLAN.dwg	08 OF 35

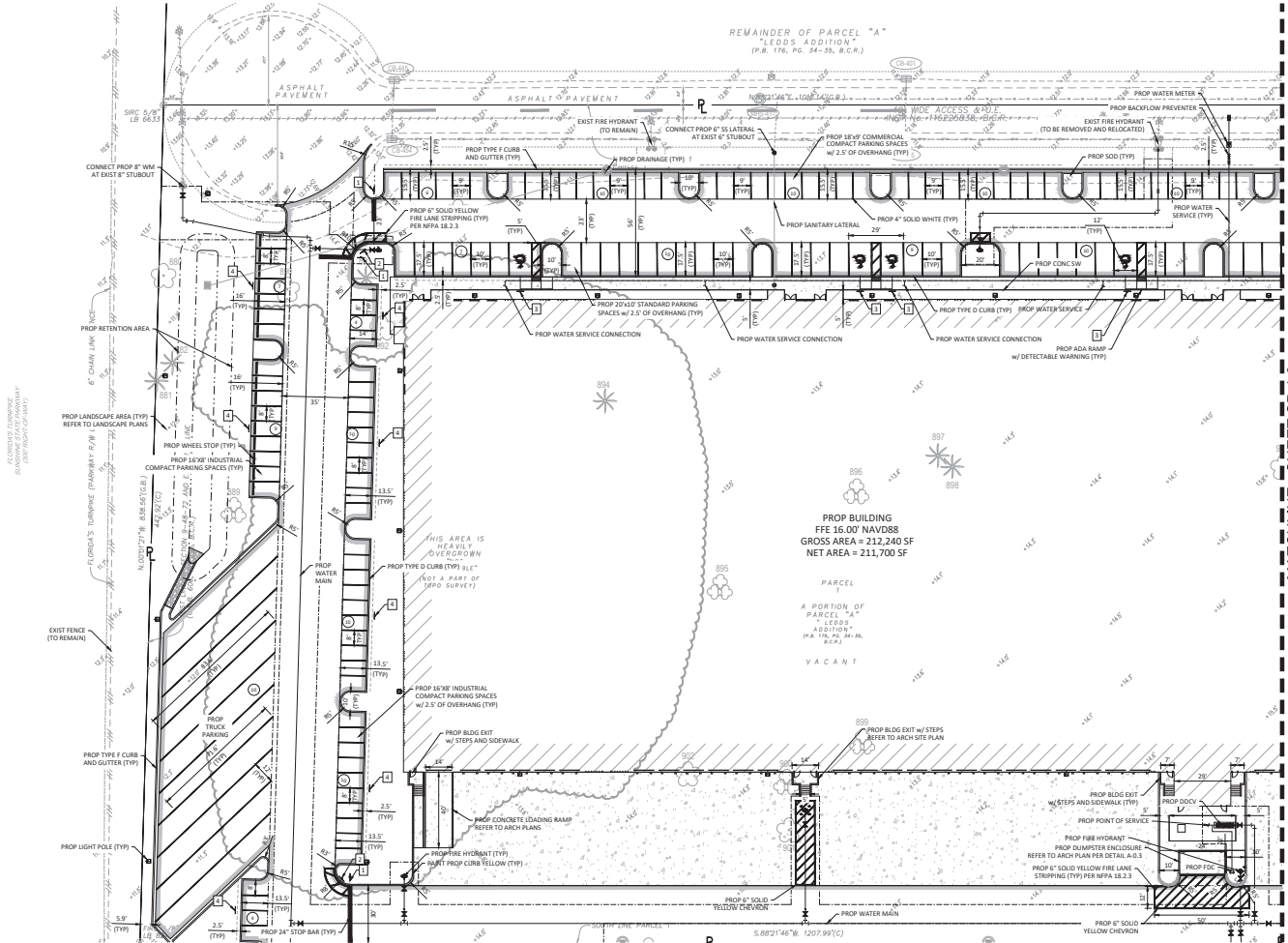


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422 SE 18TH STREET, SUITE 100, DEERFIELD BEACH, FL 33441
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PALM BEACH (561) 932-1668

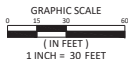
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DATE: 4/18/2025



PROP TRAFFIC CONTROL DEVICES		
ID	TYPE	DESCRIPTION
1	RL-1	STOP SIGN
2	RB-31	NO PARKING FIRE LANE
3	FOOT FTP-23.06 AND FTP-22.06	ADA SIGN
4	N/A	INDUSTRIAL COMPACT CAR PARKING ONLY



LEGEND	
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CB	CATCH BASIN
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
DIP	DUCTILE IRON PIPE
DR	DRAINAGE
ELEV	ELEVATION
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FI	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
STR	STRUCTURE
TOP	TOP OF PIPE
TYP	TYPICAL
WM	WATER MAIN
W/	WITH
EXIST GRADE (FT-NAVD)	EXIST GRADE (FT-NAVD)
PROP GRADE (FT-NAVD)	PROP GRADE (FT-NAVD)
CONFLICT MARKER	CONFLICT MARKER
FLOW ARROW	FLOW ARROW
TYPE "F" CONC CURB & GUTTER	TYPE "F" CONC CURB & GUTTER
TYPE "D" CONC CURB	TYPE "D" CONC CURB
ASPHALT PAVEMENT	ASPHALT PAVEMENT
S/D	S/D
TRUNCATED DOMES	TRUNCATED DOMES
SIDEWALK	SIDEWALK
#57 STONE	#57 STONE
CHAIN LINK FENCE	CHAIN LINK FENCE
DECORATIVE FENCE	DECORATIVE FENCE
PROPERTY LINE	PROPERTY LINE
SECTION LINE	SECTION LINE
EASEMENT LINE	EASEMENT LINE
R/W LINE	R/W LINE
TOP OF BANK	TOP OF BANK
NON VEHICULAR ACCESS LINE	NON VEHICULAR ACCESS LINE
RIGHT OF WAY- LIMITED ACCESS	RIGHT OF WAY- LIMITED ACCESS
BOLLARD	BOLLARD
EXIST GATE VALVE	EXIST GATE VALVE
ANCHOR	ANCHOR
BOLLARD	BOLLARD
CATCH BASIN	CATCH BASIN
ELECTRIC PANEL	ELECTRIC PANEL
ELECTRIC VAULT	ELECTRIC VAULT
FIRE HYDRANT	FIRE HYDRANT
ELECTRIC METER	ELECTRIC METER
STORM DRAINAGE MANHOLE	STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
METAL POST	METAL POST
SINGLE SUPPORT SIGN	SINGLE SUPPORT SIGN
SEWER VALVE	SEWER VALVE
WATER VALVE	WATER VALVE
WOOD POWER POLE	WOOD POWER POLE
PALM	PALM
PALM CLUSTER	PALM CLUSTER
TREE	TREE
TREE CLUSTER	TREE CLUSTER



Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/18/2025
DRAWN: JL
DATE: 4/18/2025
CHECKED: NR
DATE: 4/18/2025

THOMPSON & ASSOCIATES
423 SE 18TH STREET, FORT LAUDERDALE, FL 33301
BROWARD (954) 761-1071
MIAMI (305) 734-2100
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT
DEERFIELD BEACH, FL

SITE PLAN

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 82591
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DATE: 4/18/2025

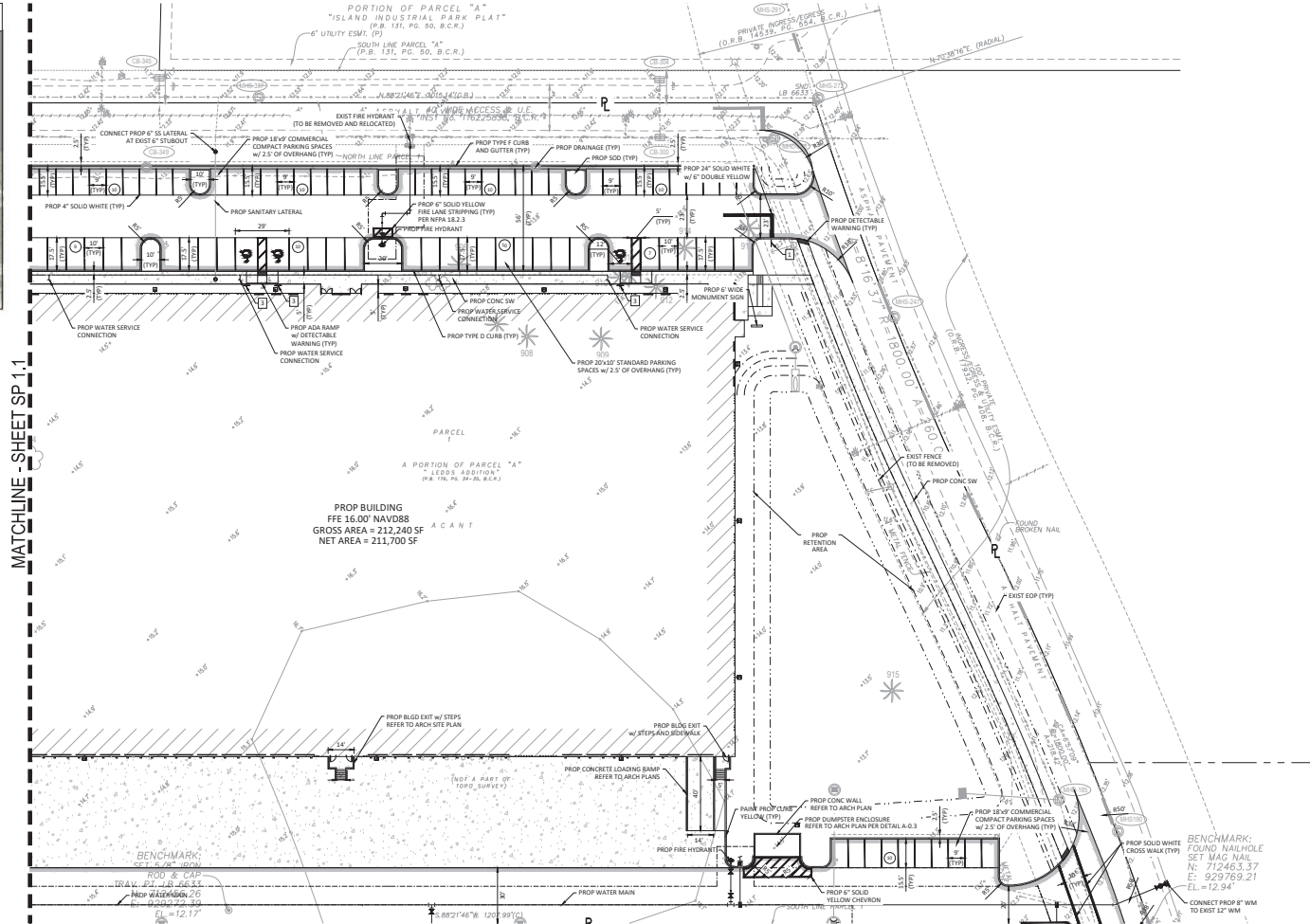
SCALE: 1" = 30'
PROJECT NO.: 21076
CAD FILE: 21076 SITE PLAN.dwg
SHEET: 09 OF 35
SP 1.1

FILE PATH: \A\CLIENTS\PROJECTS\2024\SP 1.1\21076\21076 SITE PLAN.dwg

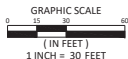
FILE PATH: \A\CLIENTS\PROJECTS\2024\SP 1.1\21076\21076 SITE PLAN.dwg



ID	TYPE	DESCRIPTION
1	R1-1	STOP SIGN
2	R8-31	NO PARKING FIRE LANE
3	FOOT FTP-23.06 AND FTP-22.06	ADA SIGN
4	N/A	INDUSTRIAL COMPACT CAR PARKING ONLY



LEGEND	
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CB	CATCH BASIN
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
DIP	DUCTILE IRON PIPE
DR	DRAINAGE
ELEV	ELEVATION
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
STR	STRUCTURE
TOP	TOP OF PIPE
TYP	TYPICAL
WM	WATER MAIN
W/	WITH
EXIST GRADE (FT-NAVD)	
PROP GRADE (FT-NAVD)	
CONFLICT MARKER	
FLOW ARROW	
TYPE "F" CONC CURB & GUTTER	
TYPE "D" CONC CURB	
ASPHALT PAVEMENT	
SOD	
TRUNCATED DOMES	
SIDEWALK	
#57 STONE	
CHAIN LINK FENCE	
DECORATIVE FENCE	
PROPERTY LINE	
SECTION LINE	
EASEMENT LINE	
R/W LINE	
TOP OF BANK	
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EXIST GATE VALVE	
ANCHOR	
BOLLARD	
CATCH BASIN	
ELECTRIC PANEL	
ELECTRIC VAULT	
FIRE HYDRANT	
ELECTRIC METER	
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SANITARY SEWER MANHOLE	
METAL POST	
SINGLE SUPPORT SIGN	
SEWER VALVE	
WATER VALVE	
WOOD POWER POLE	
PALM	
PALM CLUSTER	
TREE	
TREE CLUSTER	



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THOMPSON & ASSOCIATES
423 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (954) 781-1071
MIAMI-GADE (305) 734-2100
PALM BEACH (561) 932-1668

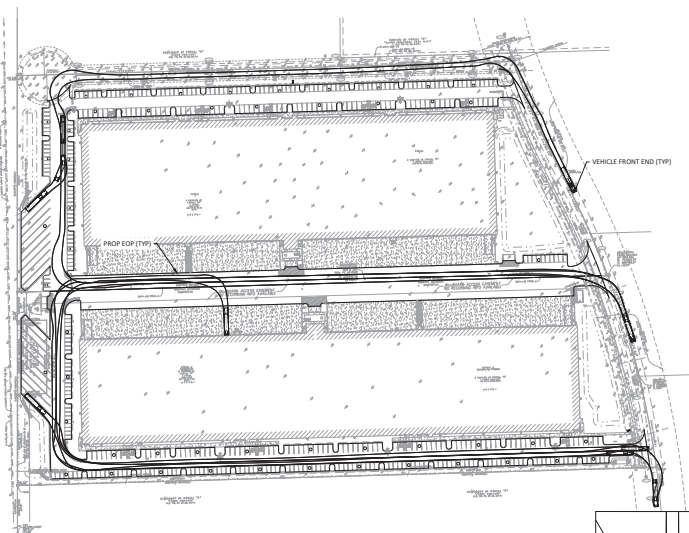
INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT
DEERFIELD BEACH, FL

SITE PLAN

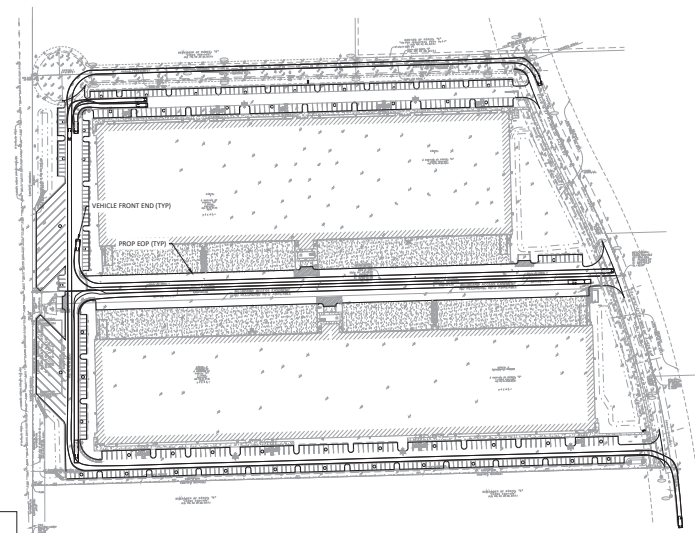
SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

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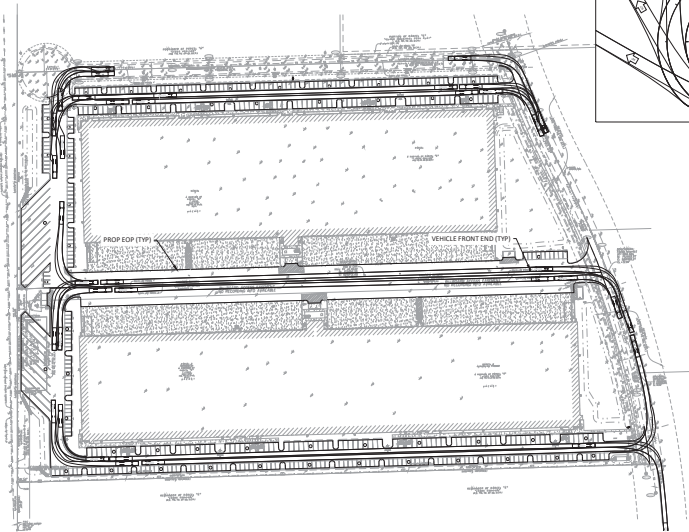
SCALE: 1" = 30'
PROJECT NO: 21076
CAD FILE: 21076 SITE PLAN.dwg
SHEET: SP 1.2
30 OF 35



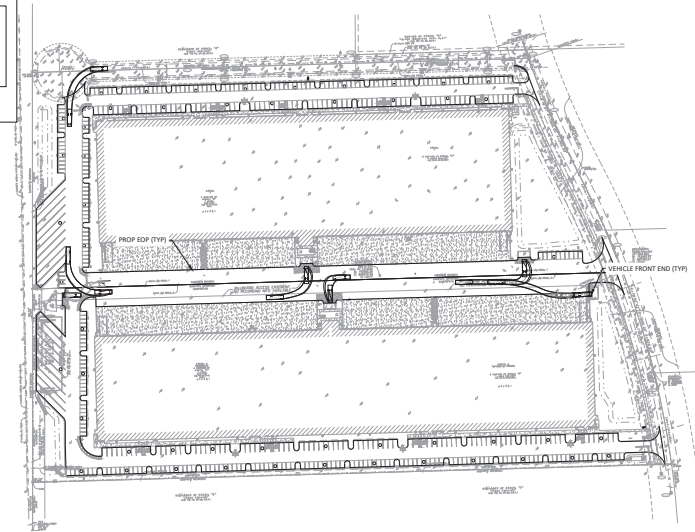
SEMI-TRAILER VEHICLE TRACKING PATH



AMBULANCE VEHICLE TRACKING PATH



FIRE TRUCK VEHICLE TRACKING PATH



GARBAGE TRUCK VEHICLE TRACKING PATH

VEHICLE SPECIFICATIONS	
SEMI-TRAILER	
OVERALL LENGTH	55.00 FT
OVERALL WIDTH	8.50 FT
OVERALL BODY HEIGHT	12.05 FT
MIN BODY GROUND CLEARANCE	1.33 FT
TRACK WIDTH	8.50 FT
CURB TO CURB TURNING RADIUS	45.00'
AMBULANCE	
OVERALL LENGTH	23.29 FT
OVERALL WIDTH	8.02 FT
OVERALL BODY HEIGHT	9.00 FT
MIN BODY GROUND CLEARANCE	1.08 FT
TRACK WIDTH	8.02 FT
CURB TO CURB TURNING RADIUS	27.40'
FIRE TRUCK	
OVERALL LENGTH	46.33 FT
OVERALL WIDTH	8.33 FT
OVERALL BODY HEIGHT	11.83 FT
MIN BODY GROUND CLEARANCE	1.39 FT
TRACK WIDTH	8.33 FT
MAX WHEEL ANGLE	45.00°
OUTSIDE TURNING RADIUS	50 FT
INSIDE TURNING RADIUS	38 FT
GARBAGE TRUCK	
OVERALL LENGTH	35.00 FT
OVERALL WIDTH	8.38 FT
OVERALL BODY HEIGHT	10.55 FT
MIN BODY GROUND CLEARANCE	1.00 FT
TRACK WIDTH	8.38 FT
CURB TO CURB TURNING RADIUS	29.30'

GRAPHIC SCALE
(IN FEET)
1 INCH = 120 FEET



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SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/18/2025
DRAWN: JL
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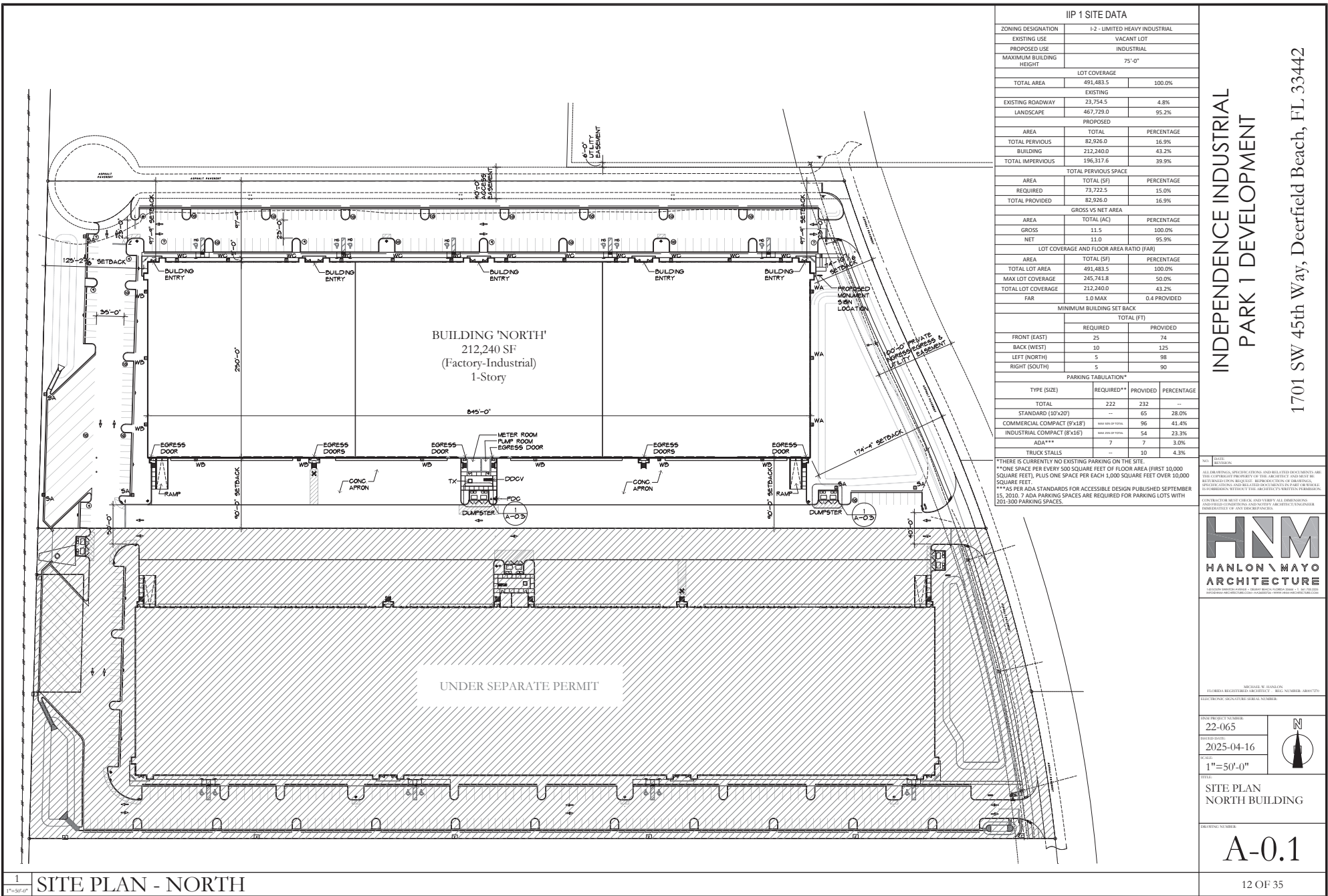
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BROWARD (954) 783-1071
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT
DEERFIELD BEACH, FL

SITE PLAN - VEHICLE TRACKING ANALYSIS

NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 82539
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DATE: 4/18/2025

SCALE: 1" = 120'	SHEET: SP 1.3
PROJECT NO.: 21076	11 OF 35
CAD FILE: 21076 SITE PLAN.dwg	



IIP 1 SITE DATA			
ZONING DESIGNATION	I-2 - LIMITED HEAVY INDUSTRIAL		
EXISTING USE	VACANT LOT		
PROPOSED USE	INDUSTRIAL		
MAXIMUM BUILDING HEIGHT	75'-0"		
LOT COVERAGE			
TOTAL AREA	491,483.5	100.0%	
EXISTING			
EXISTING ROADWAY	23,754.5	4.8%	
LANDSCAPE	467,729.0	95.2%	
PROPOSED			
AREA	TOTAL	PERCENTAGE	
TOTAL PERVIOUS	82,926.0	16.9%	
BUILDING	212,240.0	43.2%	
TOTAL IMPERVIOUS	196,317.6	39.9%	
TOTAL PERVIOUS SPACE			
AREA	TOTAL (SF)	PERCENTAGE	
REQUIRED	73,722.5	15.0%	
TOTAL PROVIDED	82,926.0	16.9%	
GROSS VS NET AREA			
AREA	TOTAL (AC)	PERCENTAGE	
GROSS	11.5	100.0%	
NET	11.0	95.9%	
LOT COVERAGE AND FLOOR AREA RATIO (FAR)			
AREA	TOTAL (SF)	PERCENTAGE	
TOTAL LOT AREA	491,483.5	100.0%	
MAX LOT COVERAGE	245,741.8	50.0%	
TOTAL LOT COVERAGE	212,240.0	43.2%	
FAR	1.0 MAX	0.4 PROVIDED	
MINIMUM BUILDING SET BACK			
			TOTAL (FT)
REQUIRED			PROVIDED
FRONT (EAST)	25		74
BACK (WEST)	10		125
LEFT (NORTH)	5		98
RIGHT (SOUTH)	5		90
PARKING TABULATION*			
TYPE (SIZE)	REQUIRED**	PROVIDED	PERCENTAGE
TOTAL	222	232	
STANDARD (10'x20')	—	65	28.0%
COMMERCIAL COMPACT (9'x15')	100	96	41.4%
INDUSTRIAL COMPACT (8'x16')	122	54	23.3%
ADA***	7	7	3.0%
TRUCK STALLS	—	10	4.3%

*THERE IS CURRENTLY NO EXISTING PARKING ON THE SITE.
**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.
***AS PER ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED SEPTEMBER 15, 2010. 7 ADA PARKING SPACES ARE REQUIRED FOR PARKING LOTS WITH 201-300 PARKING SPACES.

INDEPENDENCE INDUSTRIAL
PARK 1 DEVELOPMENT

1701 SW 45th Way, Deerfield Beach, FL 33442



MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER: 00000001
ELECTRONIC SIGNATURE SERIAL NUMBER:

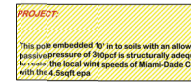
PROJECT NUMBER:
22-065
PROJECT DATE:
2025-04-16
SCALE:
1"=50'-0"



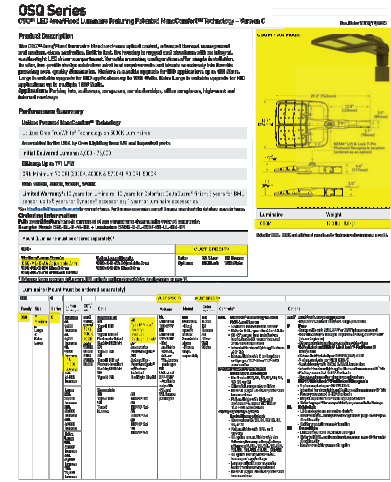
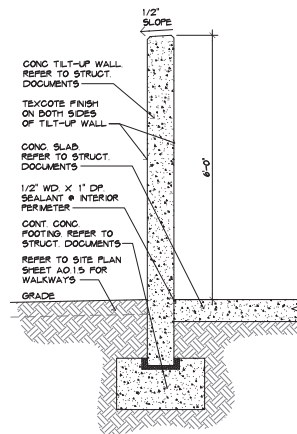
TITLE:
SITE PLAN
NORTH BUILDING

DRAWING NUMBER:
A-0.1

1 SITE PLAN - NORTH

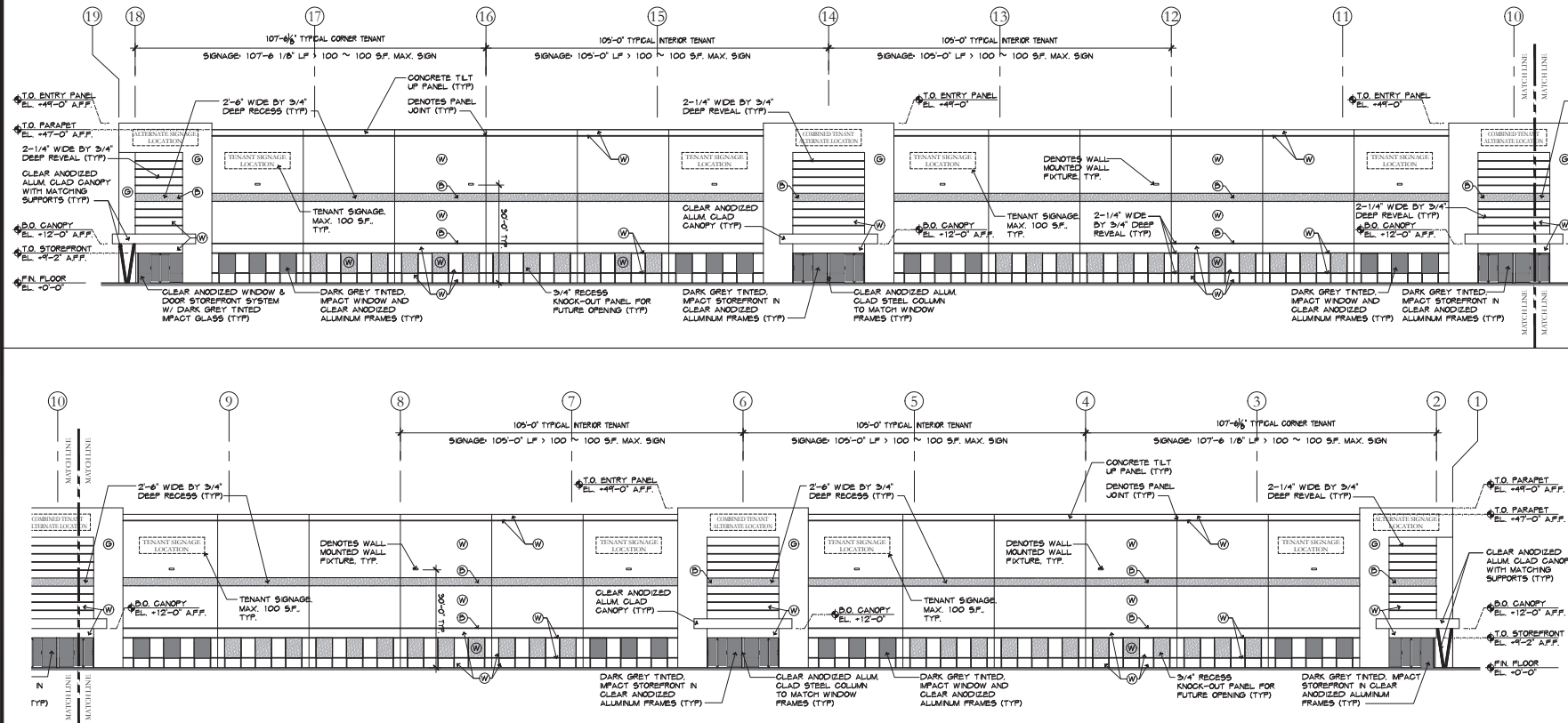


5	LIGHT POLE DETAIL
N.T.S.	

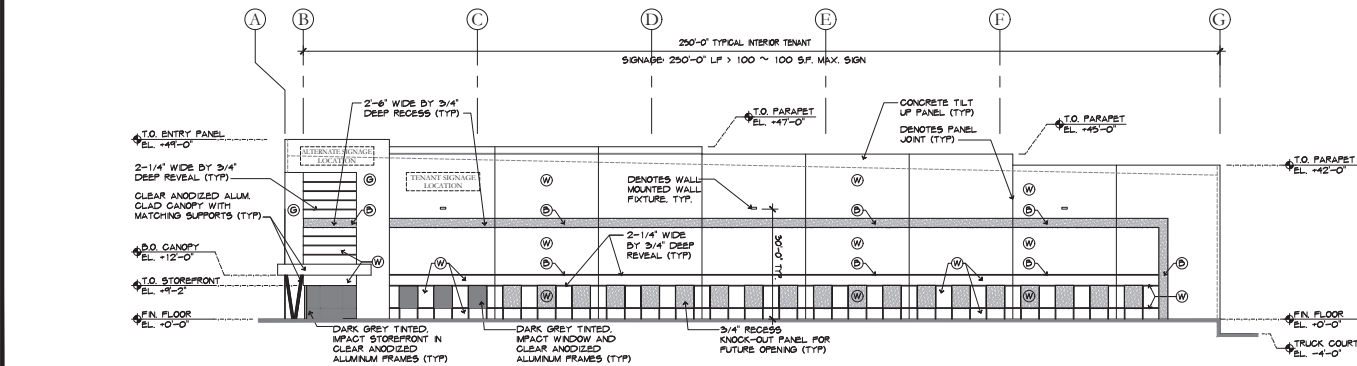


6	LIGHT FIXTURE
NTS	

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT



1 NORTH BUILDING - NORTH ELEVATION



2 NORTH BUILDING - WEST ELEVATION

PAINT COLOR LEGEND:	
⑤ GREY:	PPG 1025-3 "WHISKERS"
⑥ BLUE:	SW 6797 "JAY BLUE"
⑦ WHITE:	PPG 1001-1 "DELICATE WHITE"

• ALL WINDOWS TO BE CLEAR ANODIZED ALUMINUM FRAMES WITH DARK GREY TINTED IMPACT GLASS UNO.
• EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-TOW PRIMER THEN APPLIED TEXTURE AS NOTED BELOW.
- ENTRY PANELS - COARSE TEXTURE
- MAIN PANELS - FINE TEXTURE
- 2'-6" WIDE REVEALS - SMOOTH TEXTURE
• ALL COLORS TO BE "30 PRODUCTS" EXTERIOR ACRYLIC LATEX OR APPROVED EQUAL.
• ALL METAL RAILINGS TO BE WHITE ENAMEL PAINTED.
• PAINTER TO MEET WITH ARCHITECT TO DISCUSS PAINTING PRIOR TO COMMENCING WORK.
• PROVIDE ALTERNATE PRICING FOR PAINTING THE INTERIOR SIDE OF CONCRETE TILT PANELS.

NOTE:

ALL EQUIPMENT ATTACHED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.



MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER 0000770
ELECTRONIC SIGNATURE SERIAL NUMBER:

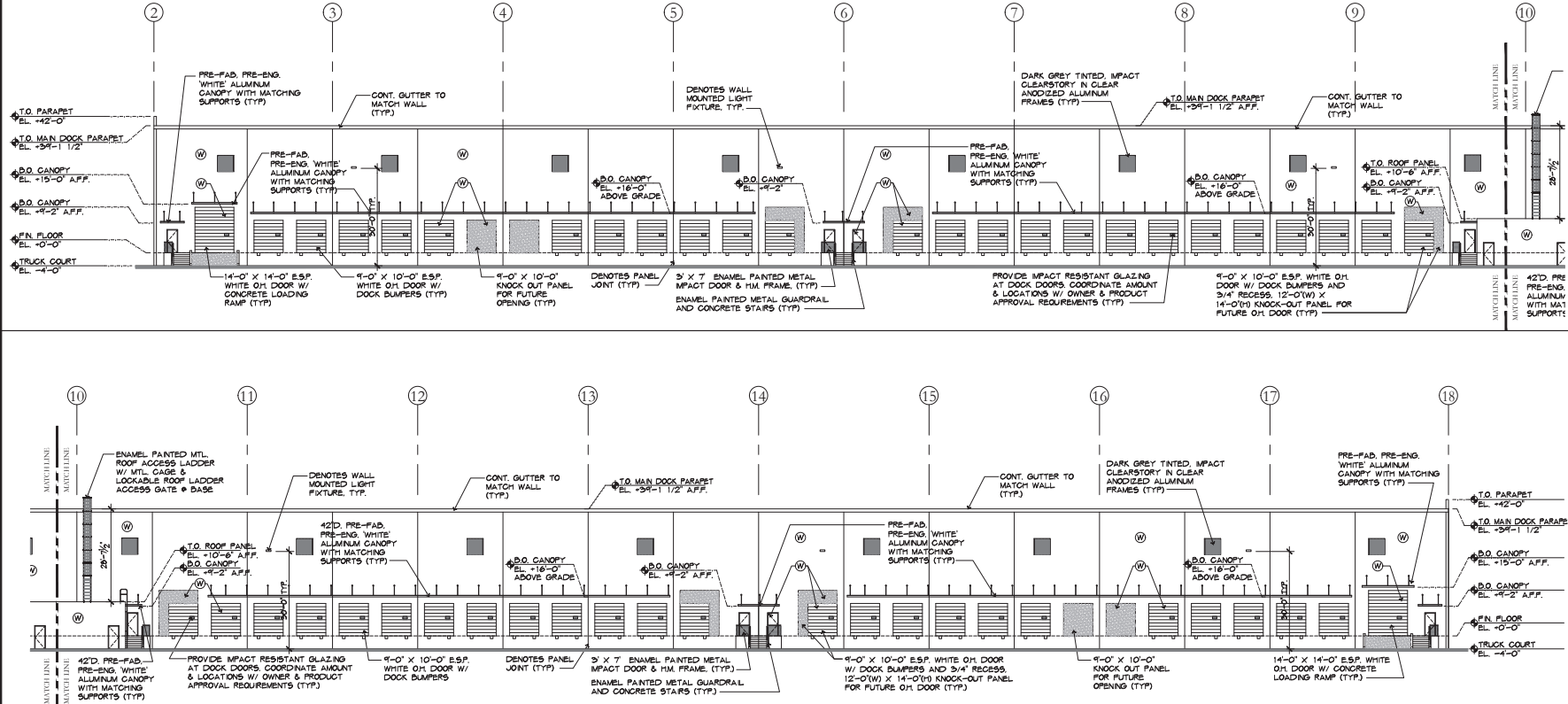
PROJECT NUMBER:
22-065
DATE:
2025-04-16
SCALE:
1/16" = 1'-0"

TITLE:
NORTH BUILDING -
NORTH AND WEST
ELEVATIONS

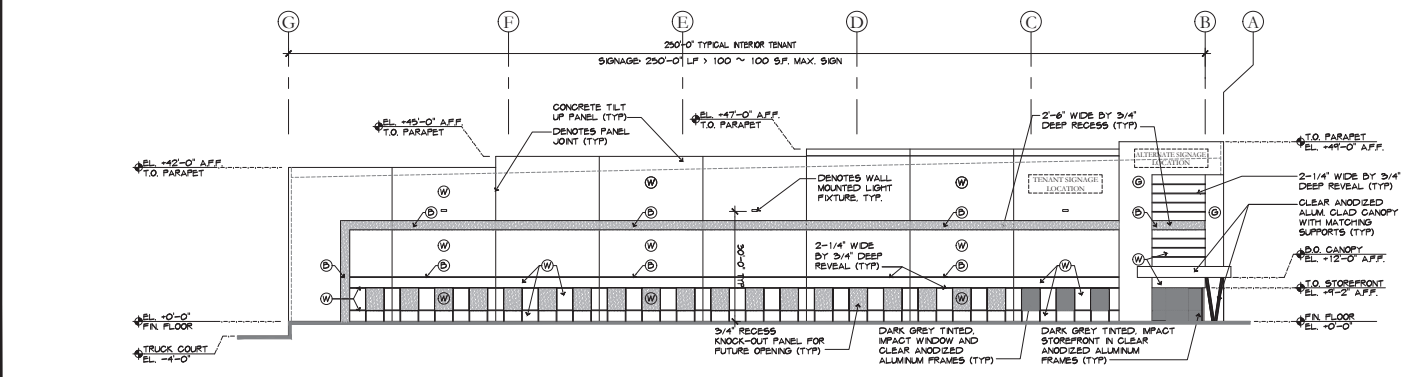
DRAWING NUMBER:

A-4.0

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT



1 NORTH BUILDING - SOUTH ELEVATION



2 NORTH BUILDING - EAST ELEVATION

PAINT COLOR LEGEND	
① GREY	PPG 1025-3 "WHISKERS"
② BLUE	SW 6777 "JAY BLUE"
③ WHITE	PPG 1001-1 "DELICATE WHITE"

• ALL WINDOWS TO BE CLEAR ANODIZED ALUMINUM FRAMES WITH DARK GREY TINTED IMPACT GLASS, UNO.
• EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-70W PRIMER THEN APPLIED TEXTURE AS NOTED BELOW
• ENTRY PANELS - COARSE TEXTURE
• MAIN PANELS - FINE TEXTURE
• 2'-6" WIDE REVEALS - SMOOTH TEXTURE
• ALL COLORS TO BE "910 PRODUCTS" EXTERIOR ACRYLIC LATEX OR APPROVED EQUAL
• ALL METAL RAILINGS TO BE WHITE ENAMEL PAINTED
• PAINTER TO MEET WITH ARCHITECT TO DISCUSS PAINTING PRIOR TO COMMENCING WORK
• PROVIDE ALTERNATE PRICING FOR PAINTING THE INTERIOR SIDE OF CONCRETE TLT PANELS

NOTE:
ALL EQUIPMENT ATTACHED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

NO. 1001-1

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FLORIDA REGISTERED ARCHITECT: REG. NUMBER: 00000000
ELECTRONIC SIGNATURE SERIAL NUMBER: 00000000

PROJECT NUMBER: 22-065

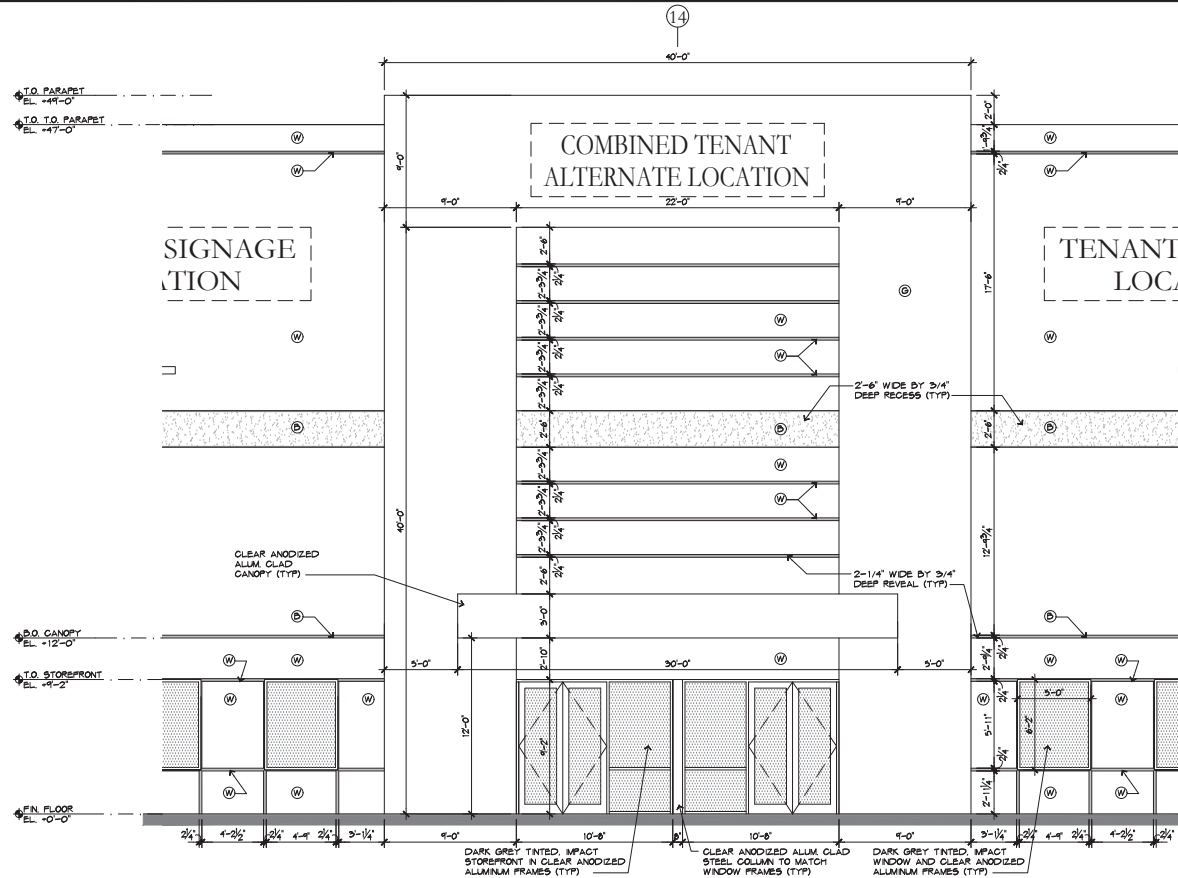
DATE: 2025-04-16

SCALE: 1/16" = 1'-0"

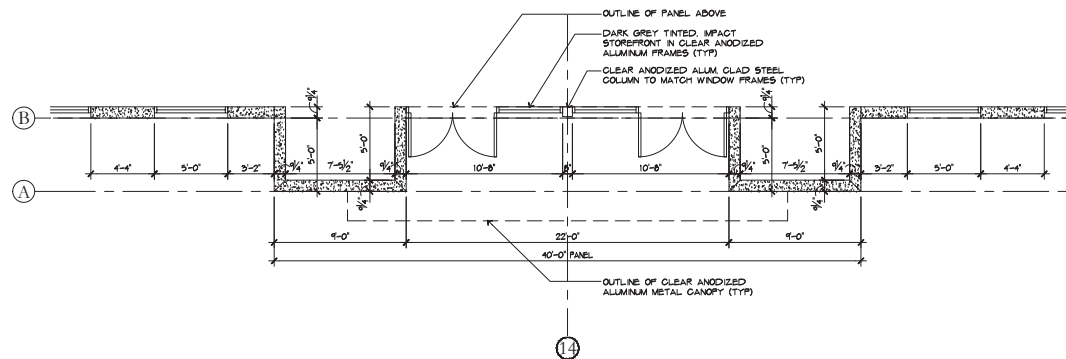
TITLE: NORTH BUILDING - SOUTH AND EAST ELEVATIONS

DRAWING NUMBER: A-4.1





1
1/4"=1'-0" SECONDARY ENTRY - PARTIAL ELEVATION DETAIL



2
1/4"=1'-0" SECONDARY ENTRY - PARTIAL PLAN DETAIL

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT

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ELECTRONIC SIGNATURE SERIAL NUMBER:

PROJECT NUMBER: 22-065

DATE: 2025-04-16

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

TITLE:

NORTH BUILDING - SECONDARY ENTRY PARTIAL PL. & ELEV.

DRAWING NUMBER:

A-4.3

17 OF 35

DATE

REVISION

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MICHAEL W. HANLON

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ELECTRONIC SIGNATURE SERIAL NUMBER:

PROJECT NUMBER

22-065

ISSUED DATE

2025-04-16

SCALE

1/16" = 1'-0"

TITLE

NORTH BUILDING - COLOR ELEVATIONS

DRAWING NUMBER

A-4.4



1

1/32"=1'-0"

NORTH BUILDING - NORTH ELEVATION



2

1/32"=1'-0"

NORTH BUILDING - EAST ELEVATION



3

1/32"=1'-0"

NORTH BUILDING - WEST ELEVATION



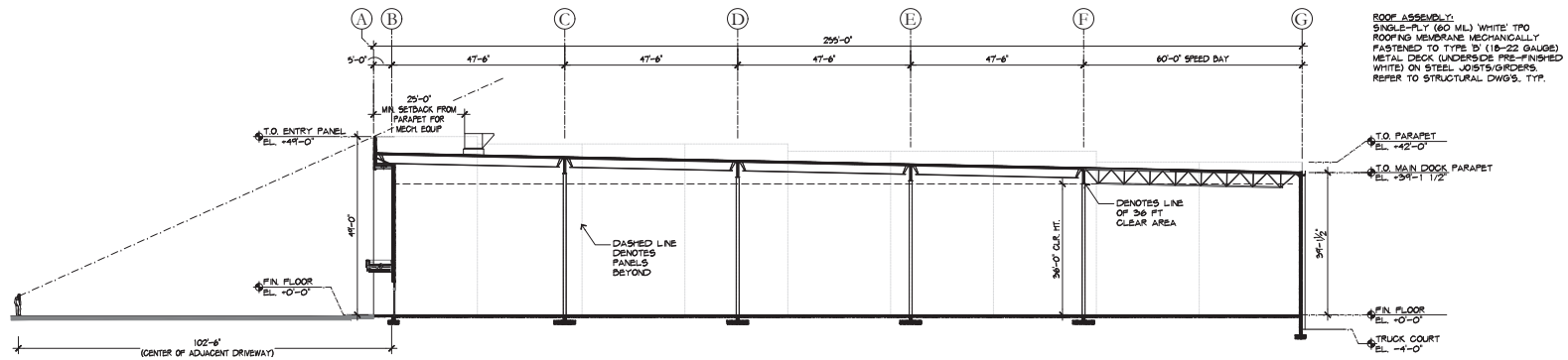
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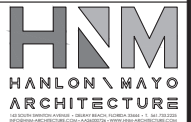
NORTH BUILDING - SOUTH ELEVATION

INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT

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NO. 1210-01
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ELECTRONIC SIGNATURE SERIAL NUMBER:

22-065

2025-04-16

1/16" = 1'-0"

TITLE:

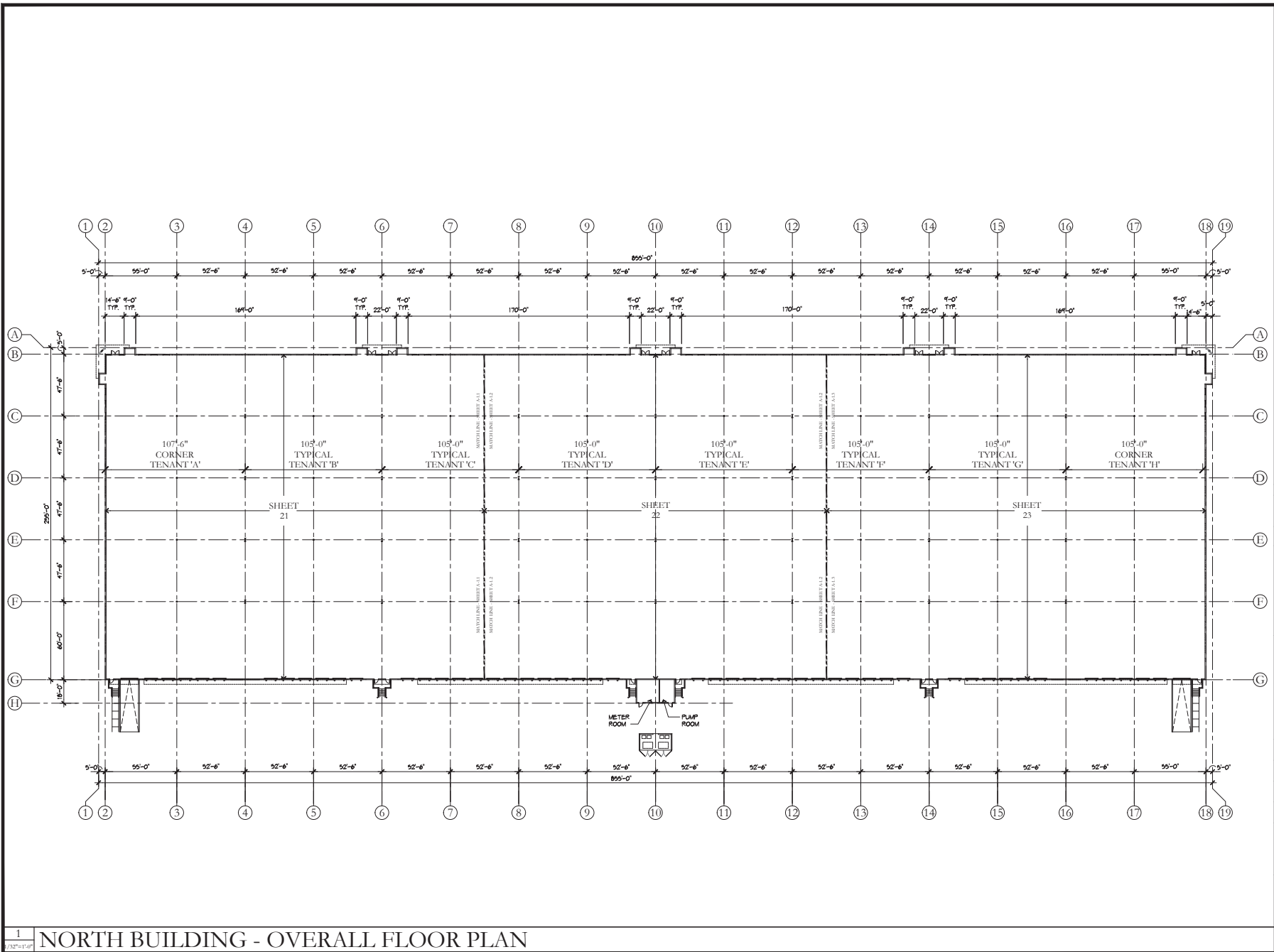
NORTH BUILDING -
SECTION & ROOFTOP
SCREENING DIAGRAM

DRAWING NUMBER:

A-5.0

19 OF 35

1 NORTH BUILDING - SECTION & ROOFTOP SCREENING DIAGRAM



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NOT SCALE
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ELECTRONIC SIGNATURE SERIAL NUMBER

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22-065
DATE
2025-04-16
SCALE
1/32" = 1'-0"

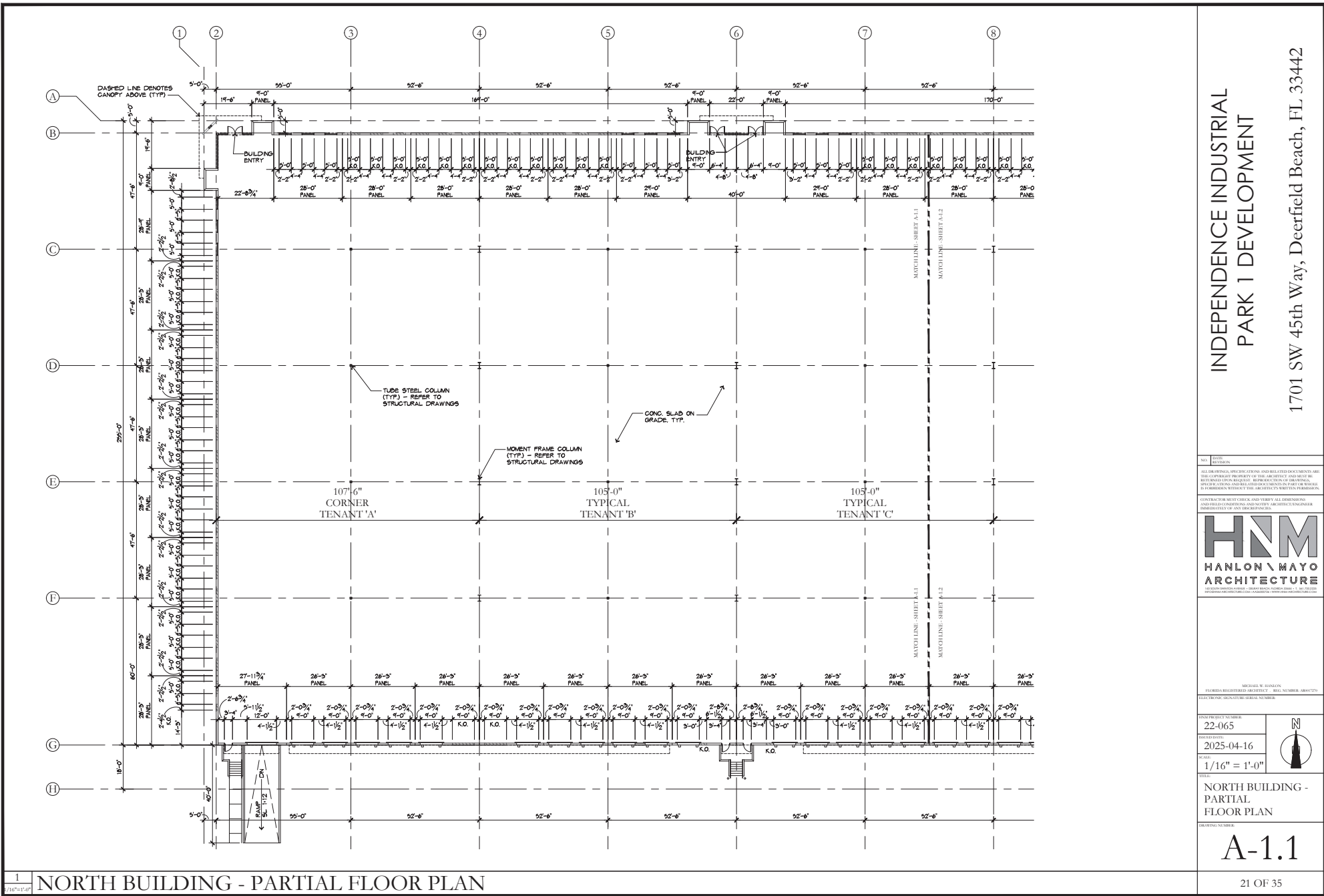


TITLE
NORTH BUILDING -
OVERALL
FLOOR PLAN

DRAWING NUMBER
A-1.0

20 OF 35

1 NORTH BUILDING - OVERALL FLOOR PLAN



INDEPENDENCE INDUSTRIAL PARK 1 DEVELOPMENT

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NO. 1
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ELECTRONIC SIGNATURE SERIAL NUMBER:

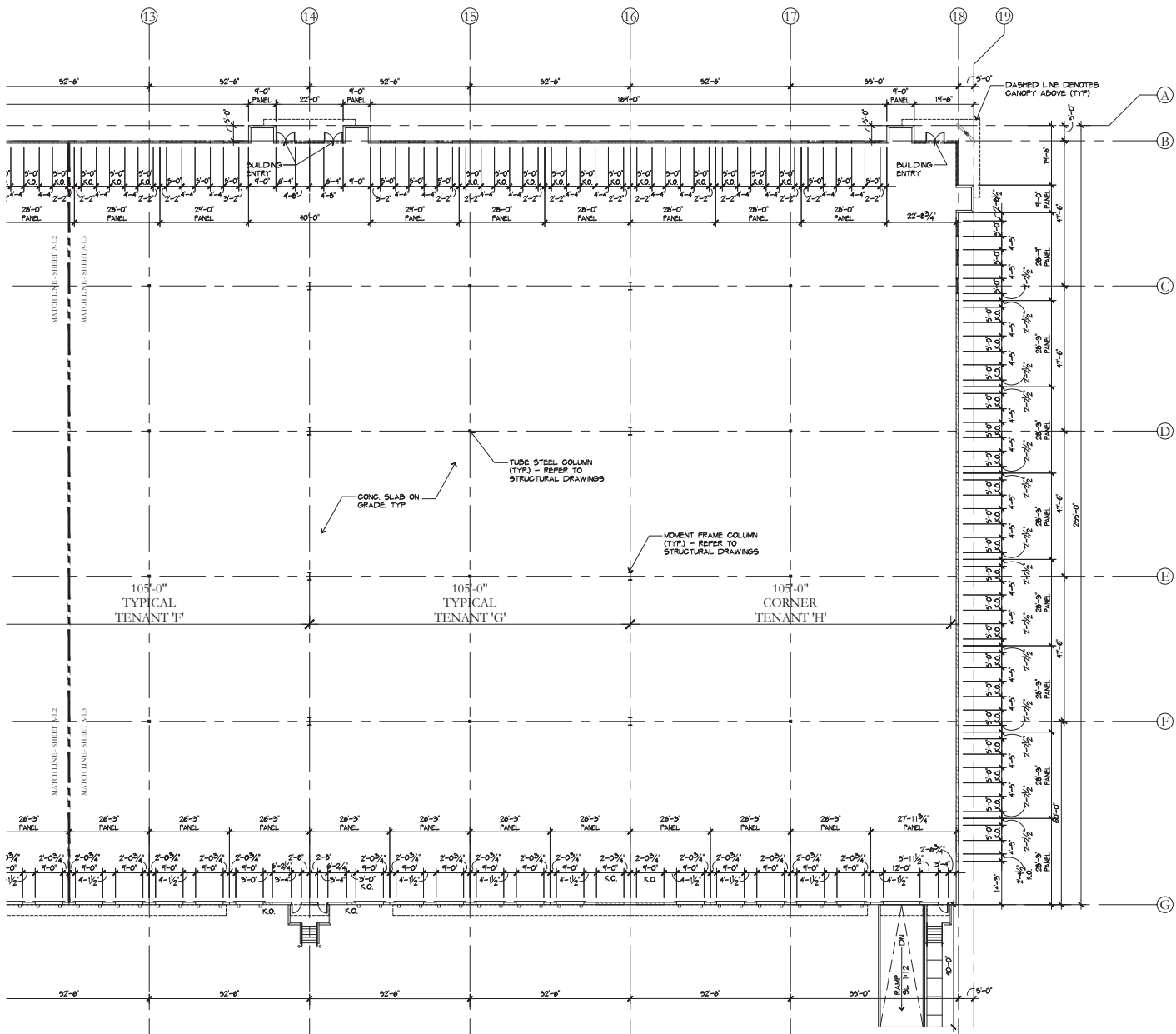
PROJECT NUMBER: 22-065
DATE: 2025-04-16
SCALE: 1/16" = 1'-0"



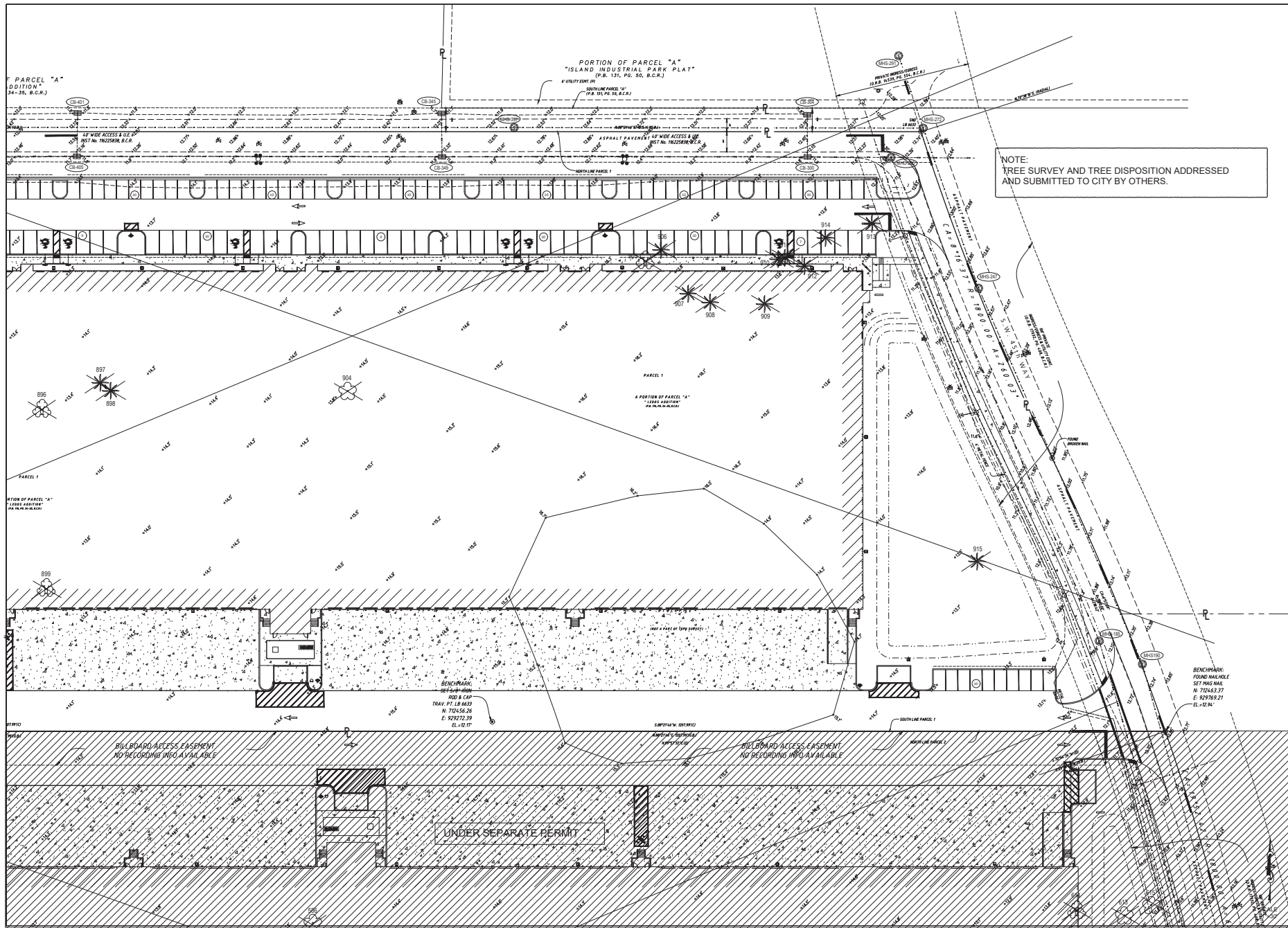
TITLE: NORTH BUILDING - PARTIAL FLOOR PLAN

DRAWING NUMBER: A-1.3

23 OF 35



1 NORTH BUILDING - PARTIAL FLOOR PLAN



Revisions	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25
6	04-14-25
7	04-14-25
8	04-14-25
9	04-14-25
10	04-14-25

TA111

IPI TREE DISPOSITION

INDEPENDENCE INDUSTRIAL PARK 1 & 2
DEERFIELD BEACH, FL 33442

PROJECT

FL #8848

PANGEO
CONSULTANTS

8208 W. US 84
DADE, FL 33324

PHONE: (954) 200-4019
EMAIL: INFO@PANGEOCONSULT.COM

Sheet 25

LA-2

IIP 1 - TREE DISPOSITION TABLE									
COMMENT	STATUS	TREE#	COMMON NAME	CATEGORY	CATEGORY VALUE	DIAMETER (IN)	CANOPY RADIUS (FT)	CANOPY DIAMETER (FT)	CANOPY AREA (SF)
EXEMPT - INVASIVE OUTSIDE OF PROPERTY	OUTSIDE OF PROPERTY	878	Acacia Tree			24	16	32	
EXEMPT - LOWER THAN 10' OUTSIDE OF PROPERTY	OUTSIDE OF PROPERTY	879	Sea Grape Cluster	CAT 1		12	3	6	
EXEMPT - INVASIVE	REMOVE	880	Acacia Tree			36	20	40	
	REMOVE	881	Fern Palm	CAT 4	50	6	9	18	254.34
	REMOVE	882	Fern Palm	CAT 4	50	12	8	16	200.96
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	883	Fern Palm			9			
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	884	Cabbage Palm	CAT 3		10			
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	885	Cabbage Palm	CAT 3		16	8	16	
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	886	Avocado Tree			12	6	12	
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	887	Cabbage Palm	CAT 3		16	6	12	
OUTSIDE PROPERTY	OUTSIDE OF PROPERTY	888	Cabbage Palm	CAT 3		6			
	REMOVE	889	Sea Grape Cluster	CAT 1	300	72	22	44	1518.76
	REMOVE	890	Unknown Tree (Gonolobus, Site verified)	CAT 3	100	6	7	14	153.86
	REMOVE	891	Cabbage Palm	CAT 3	100	16	9	18	254.34
INVASIVE	REMOVE	892	Almond Tree			6	7	14	153.86
EXEMPT - TRUNK DAMAGE	REMOVE	893	Oak Tree (Site verified)	CAT 1		5	6	12	
	REMOVE	894	Cabbage Palm	CAT 3	100	16	11	22	379.94
	REMOVE	895	Sea Grape Cluster	CAT 1	300	14	8	16	200.96
	REMOVE	896	Sea Grape Cluster	CAT 1	300	12	9	18	254.34
	REMOVE	897	Cabbage Palm	CAT 3	100	16	7	14	153.86

IIP 1 - TREE DISPOSITION TABLE									
COMMENT	STATUS	TREE#	COMMON NAME	CATEGORY	CATEGORY VALUE	DIAMETER (IN)	CANOPY RADIUS (FT)	CANOPY DIAMETER (FT)	CANOPY AREA (SF)
EXEMPT - LOWER THAN 10'	REMOVE	898	Cabbage Palm	CAT 3		6	5	10	
	REMOVE	899	Sea Grape Cluster	CAT 1	300	12	10.5	21	346.185
	REMOVE	900	Sea Grape Cluster	CAT 1	300	8	6	12	113.04
	REMOVE	901	Sea Grape Tree	CAT 1	300	6	9.5	19	283.385
EXEMPT - TRUNKING TREE	REMOVE	902	Oak Tree	CAT 1		4	7	14	
EXEMPT - INVASIVE OR SP 2	OUTSIDE OF PROPERTY	903	Acacia Tree			4			
EXEMPT - INVASIVE	REMOVE	904	Acacia Tree			4	4.50	9	
	REMOVE	905	Sea Grape Cluster	CAT 1	300	9	11	22	372.04
EXEMPT - LOWER THAN 10'	REMOVE	906	Cabbage Palm	CAT 3		6	4.5	9	
EXEMPT - LOWER THAN 10'	REMOVE	907	Cabbage Palm	CAT 3		6	3.75	7.5	
	REMOVE	908	Cabbage Palm	CAT 3	100	16	7.50	15	176.63
EXEMPT - LOWER THAN 10'	REMOVE	909	Cabbage Palm	CAT 1		6	6	12	
EXEMPT - LOWER THAN 10'	REMOVE	910	Cabbage Palm	CAT 3		6	3	6	
EXEMPT - LOWER THAN 10'	REMOVE	911	Cabbage Palm	CAT 3		6	7	14	
EXEMPT - LOWER THAN 10'	REMOVE	912	Cabbage Palm	CAT 3		12	6.25	12.5	
EXEMPT - LOWER THAN 10'	REMOVE	913	Cabbage Palm	CAT 3		16	4.5	9	
	REMOVE	914	Cabbage Palm	CAT 3	100	10	9	18	254.34
EXEMPT - LOWER THAN 10'	REMOVE	915	Cabbage Palm	CAT 3	100	6	5.5	11	94.59

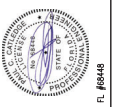
NOTE:
TREE SURVEY AND TREE DISPOSITION ADDRESSED
AND SUBMITTED TO CITY BY OTHERS.

TREE REMOVAL MITIGATION
CATEGORY SQUARE FEET REMOVED
CATEGORY 1 3097.61
CATEGORY 3 1372.965
CATEGORY 4 450.3
TOTAL SQUARE FEET REMOVED: 4920.875
REPLACEMENT TREES REQUIRED (4920.875/3000)X1.5 = 24.629375 - 25 CATEGORY 1 REPLACEMENT TREES
EXISTING TREES CANNOT BE MITIGATED ON SITE, THEREFORE MITIGATION BY TREE FUND CONTRIBUTION
TREE FUND CONTRIBUTION - 25 TREES X \$200 (PER TREE) = \$5,000

Revisions		Drawn	Checked
No.	Date		
1			
2			
3			
4			
5			

TA111		04-14-25	
Drawn	Checked	ACC	PCS
Scale	Scale	Scale	Scale
North	North	North	North

IIP1 TREE DISPOSITION TABLE		INDEPENDENCE INDUSTRIAL PARK 1 & 2 DEERFIELD BEACH, FL 33442	
Sheet	Project	Scale	Scale



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Sheet 25	LA-3
----------	------

IP 1 - PROPOSED TREES AND PALMS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT RESISTANCE	HEIGHT	SPREAD	DBH
	TAX	15	Taxodium distichum	Bald Cypress	Y	High	12'-13' Tall	6" Spread, 4' CT	2" DBH
	QUE	9	Quercus virginiana	Live Oak	Y	High	14'-16' Tall	6" Spread, 5' CT	2" DBH
	BUR	9	Bursera simaruba	Gumbo Limbo	Y	High	12'-13' Tall	6" Spread, 4' CT	2" DBH
	COR	23	Cordia alliodora	Calypso Tree	Y	High	14'-16' Tall	6" Spread, 5' CT	2" DBH
	L.C.	46	Leucaena leucocephala	Dahoon Holly	Y	Moderate	14'-16' Tall	6" Spread, 5' CT	2" DBH
	CAP	16	Casipoua pyramidalis	Jamaica Cedar	Y	High	8'-10' Tall	4" Spread, 4' CT	1.5" DBH
	ROY	6	Royalties elata	Royal Palm	Y	High	18' Craymoor		
	SAB	54	Salvia palmata (COQUIN FOR 15 TREES @ 5:1)	Catnipa Palm	Y	High	18' Craymoor		
	COGA	12	Conocarpus erectus var. verticillatus	Silver Buttonwood	Y	High	8'-10' Tall	4" Spread, 4' CT	1.5" DBH
	COG2	25	Conocarpus erectus var. verticillatus	Silver Buttonwood	Y	High	14'-16' Tall	6" Spread, 5' CT	2" DBH
	LAG	6	Lagerstremia indica 'Natchez'	Crape myrtle	N	High	8'-10' Tall	4" Spread, 4' CT	1.5" DBH

IP 1 - PROPOSED SHRUBS AND GROUNDCOVERS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT RESISTANCE	HEIGHT	SPREAD	SPACING
	CCC	1125	Chrysanthemum leucanthemum 'Red Tip'	Red Tip Chrysanthemum	Y	High	2' Tall	18" Spread	18" OC
	CLU	154	Clusia spp.	Clusia bush	Y	High	3' Tall	18" Spread	18" OC
	HAM	775	Hamelia rubra	Scarlet Firetree	Y	High	2' Tall	18" Spread	18" OC
	COG	70	Conocarpus erectus var. verticillatus	Silver Buttonwood	Y	High	2' Tall	18" Spread	18" OC
	COH	685	Chrysanthemum leucanthemum 'Horseshoe'	Horseshoe Chrysanthemum	Y	High	3' Tall	6" x 12" Spread	18" OC
	MEH	445	Melinis repens	Muhly Grass	Y	High	1' Tall	6" x 12" Spread	18" OC
	LN	1365	Leucaena leucocephala 'Natchez'	Scarlet Yucca	Y	High	1' Tall	6" x 12" Spread	1" OC
	DIA	380	Dianella laevis	Starshell	N	High	1' Tall	6" x 12" Spread	18" OC

NOTE: Shrub and tree symbols and foliage shown in the bottom of selection areas. Field verify quantity.

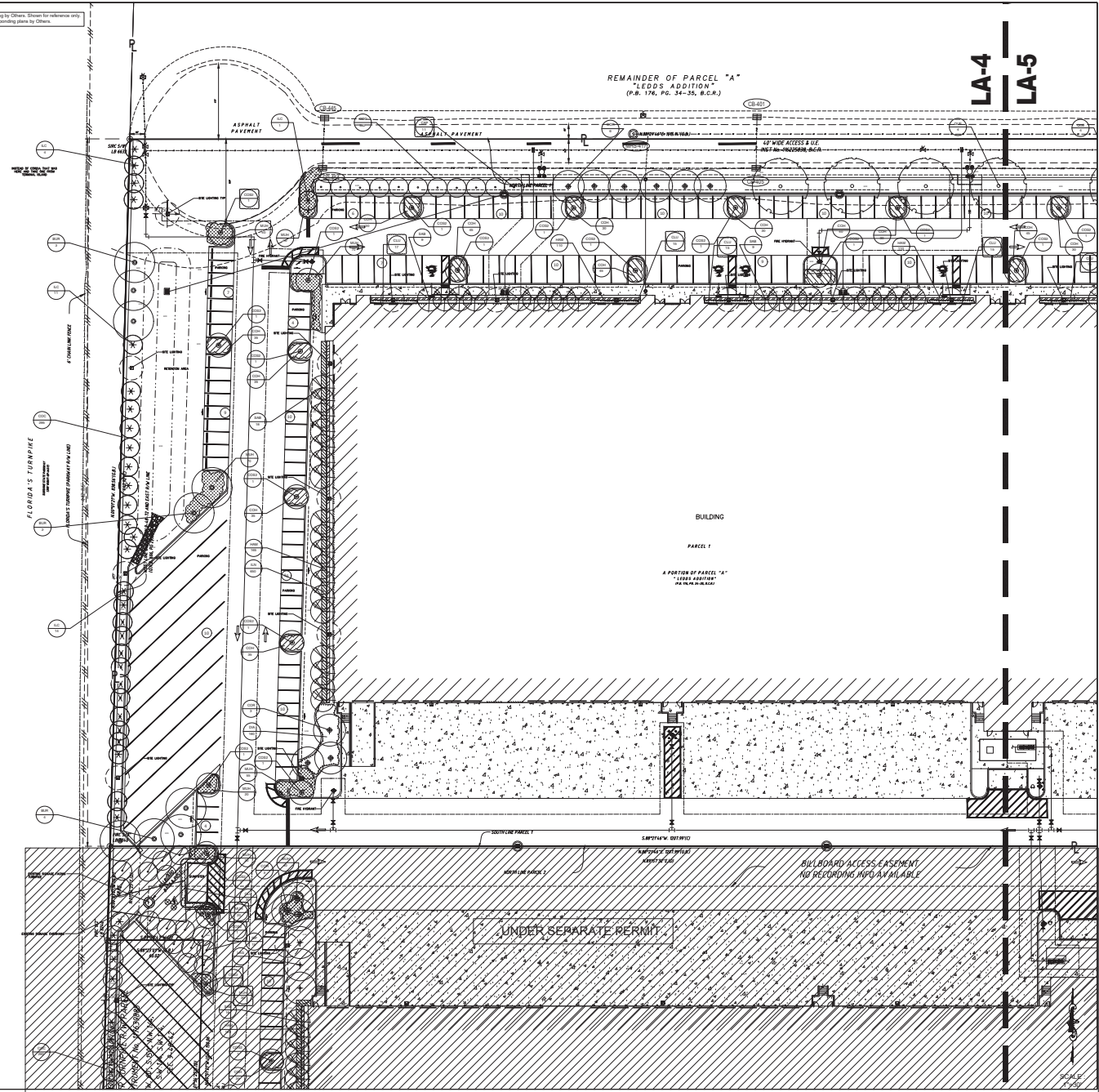
IP 1 - SITE DATA	
TOTAL SITE AREA (FT ²)	401402.50
IMPERVIOUS AREA (FT ²)	408,557.80
PERVIOUS AREA (FT ²)	82,936
STREET FRONTAGE (LINEAR FT)	1036.14
MAX BUILDING HEIGHT (FT)	75

IP 1 - LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
TREES	103	104
SHRUBS	2394	3240
GROUNDCOVERS	1050	1626

MINIMUM AND MAXIMUM REQUIREMENTS OF TREES AND PALMS AND THEIR SIZES		
	REQUIRED	PROVIDED
LARGE TREES - 2.5 INCH DBH, 14-16 FEET TALL, 6" SPREAD, 4' CT MINIMUM 40%	MINIMUM = 75	103
MEDIUM TREES - 12 INCH DBH, 10-13 FEET TALL, 6" SPREAD, 4' CT MINIMUM 20%	MINIMUM = 37	24
SMALL TREES - 5 INCH DBH, 6-10 FEET TALL, 4" SPREAD, 4' CT MINIMUM 20%	MINIMUM = 37	53
FLOWERING TREES - MINIMUM 20%	MINIMUM = 37	44
PALMS - MINIMUM 20% (SPECIFIED PALMS EQUAL ONE TREE, OTHER PALMS EQUAL 5:1)	MINIMUM = 37	24

NATIVE SPECIES REQUIREMENT - MINIMUM 50% OF ALL PLANT MATERIAL		
	REQUIRED	PROVIDED
TREES	MINIMUM = 52	176
SHRUBS	MINIMUM = 1150	3240
GROUNDCOVERS	MINIMUM = 780	1365
SPECIES DIVERSITY		
TREE SPECIES DIVERSITY	5	10
SHRUB SPECIES DIVERSITY	5	5

Shrubs and tree lighting by Others. Shown for reference only. Please refer to corresponding plans by Others.



Revisions

No.	Date	Revised By	Checked By
1	04-14-25	CC	CC
2		CC	CC
3		CC	CC

TA111

IP1 LANDSCAPE PLAN

PROJECT

INDEPENDENCE INDUSTRIAL PARK 1 & 2
DEERFIELD BEACH, FL 33442

DATE

04-14-25

SCALE

AS SHOWN

FL. #68448

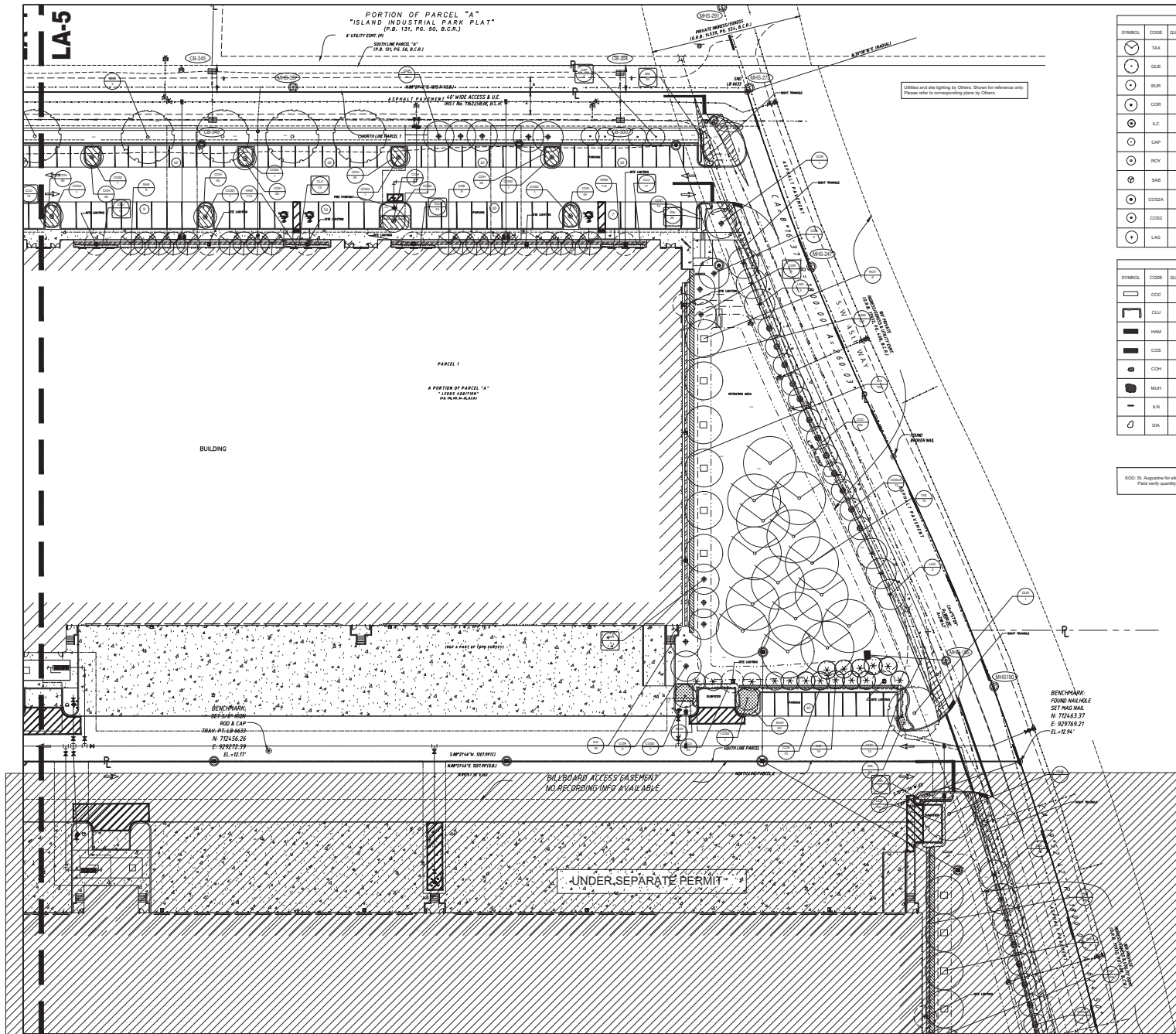
PANGEO CONSULTANTS

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Sheet 27

LA-4



IP 1 - PROPOSED TREES AND PALMS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT RESISTANCE	HEIGHT	SPREAD	DBH
TAX	15	15	Taxodium distichum	Bald Cypress	Y	High	12'-13' Tall	6' Spread, 4.5' CT	2" DBH
QUE	9	9	Quercus virginiana	Live Oak	Y	High	14'-16' Tall	6' Spread, 4.5' CT	2" DBH
BUR	9	9	Bursera americana	Gumbo Limbo	Y	High	12'-13' Tall	6' Spread, 4.5' CT	2" DBH
COB	23	23	Cordia alliodora	Sageo Tree	Y	High	14'-16' Tall	6' Spread, 4.5' CT	2" DBH
L.C.	46	46	Leucaena cuneata	Dahurian Holly	Y	Moderate	14'-16' Tall	6' Spread, 4.5' CT	2" DBH
COB	15	15	Cordia alliodora	Jamaica Cedar	Y	High	8'-10' Tall	4.5' Spread, 4' CT	1.5" DBH
ROY	6	6	Rapanea hederacea	Royal Palm	Y	High	18'		
SHD	24	24	Shorea robusta	Caribbean Palm	Y	High	18'		
COB	12	12	Cordia alliodora	Silver Buttonwood	Y	High	8'-10' Tall	4.5' Spread, 4' CT	1.5" DBH
COB	25	25	Cordia alliodora	Silver Buttonwood	Y	High	14'-16' Tall	6' Spread, 4.5' CT	2" DBH
LAG	6	6	Lagerflora indica	Wax Palm	N	High	8'-10' Tall	4.5' Spread, 4' CT	1.5" DBH

IP 1 - PROPOSED SHRUBS AND GROUNDCOVERS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT RESISTANCE	HEIGHT	SPREAD	SPACING
COB	1125	1125	Conocarpus erectus	Red Tip Canebrake	Y	High	2' Tall	18" Spread	18" OC
CLU	154	154	Clusia lucida	Clusia Bush	Y	High	3' Tall	18" Spread	18" OC
HAM	770	770	Hamelia patens	Scarlet Firebush	Y	High	2' Tall	18" Spread	18" OC
COB	70	70	Conocarpus erectus	Silver Buttonwood	Y	High	2' Tall	18" Spread	18" OC
COB	685	685	Conocarpus erectus	Horizontal Canebrake	Y	High	3' Tall	6" x 12" Spread	18" OC
MAR	445	445	Melastoma coccineum	Mahoe Tree	Y	High	1' Tall	6" x 12" Spread	18" OC
L.N.	1368	1368	Leucaena cuneata	Scarlet Firebush	Y	High	1' Tall	6" x 12" Spread	18" OC
DA	260	260	Dianella arifolia	Star Jasmine	N	High	1' Tall	6" x 12" Spread	18" OC

NOTE: Shrub and tree symbols are located in the bottom of the plan sheet.

IP 1 - SITE DATA	
TOTAL SITE AREA (FT ²)	407,063.50
IMPERVIOUS AREA (FT ²)	406,557.60
PERVIOUS AREA (FT ²)	505.90
STREET FRONTAGE (LINEAR FT)	1,508.14
MAX BUILDING HEIGHT (FT)	75

IP 1 - LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
TREES	193	194
SHRUBS	2384	2349
GROUNDCOVERS	1960	1928

MINIMUM AND MAXIMUM REQUIREMENTS OF TREES AND PALMS AND THEIR SIZES		
	REQUIRED	PROVIDED
LARGE TREES - 2.5 INCH DBH, 14-15 FEET TALL, 6' SPREAD, 4.5' CT	MINIMUM = 75	103
MEDIUM TREES - 2 INCH DBH, 12-13 FEET TALL, 6' SPREAD, 4.5' CT	MINIMUM = 27	24
SMALL TREES - 1.5 INCH DBH, 8-10 FEET TALL, 4.5' SPREAD, 4' CT	MINIMUM = 27	25
FLORISCENT TREES - MINIMUM 20%	MINIMUM = 27	44
PALMS - MAXIMUM 20% (SPECIFIC PALM SPECIES, ONE TREE, OTHER PALMS EQUAL 2.5')	MINIMUM = 27	24

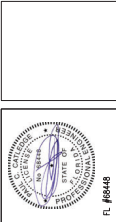
NATIVE SPECIES REQUIREMENT - MINIMUM 50% OF ALL PLANT MATERIAL		
	REQUIRED	PROVIDED
TREES	92	178
SHRUBS	1192	3249
GROUNDCOVERS	780	1928

SPECIES DIVERSITY		
	REQUIRED	PROVIDED
TREE SPECIES DIVERSITY	6	10
SHRUB SPECIES DIVERSITY	6	6

Revisions	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25

TA111	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25

IP1 LANDSCAPE PLAN	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25

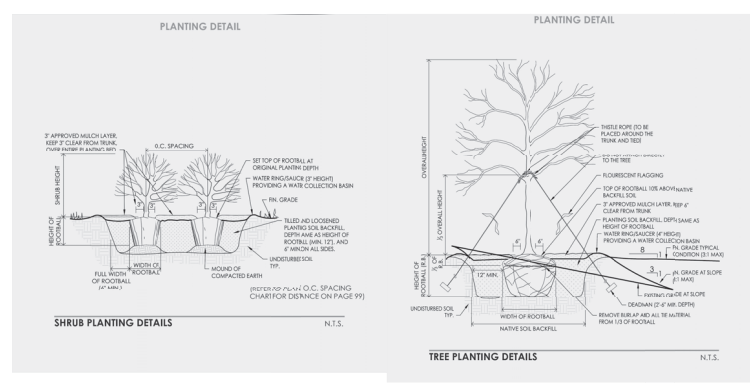


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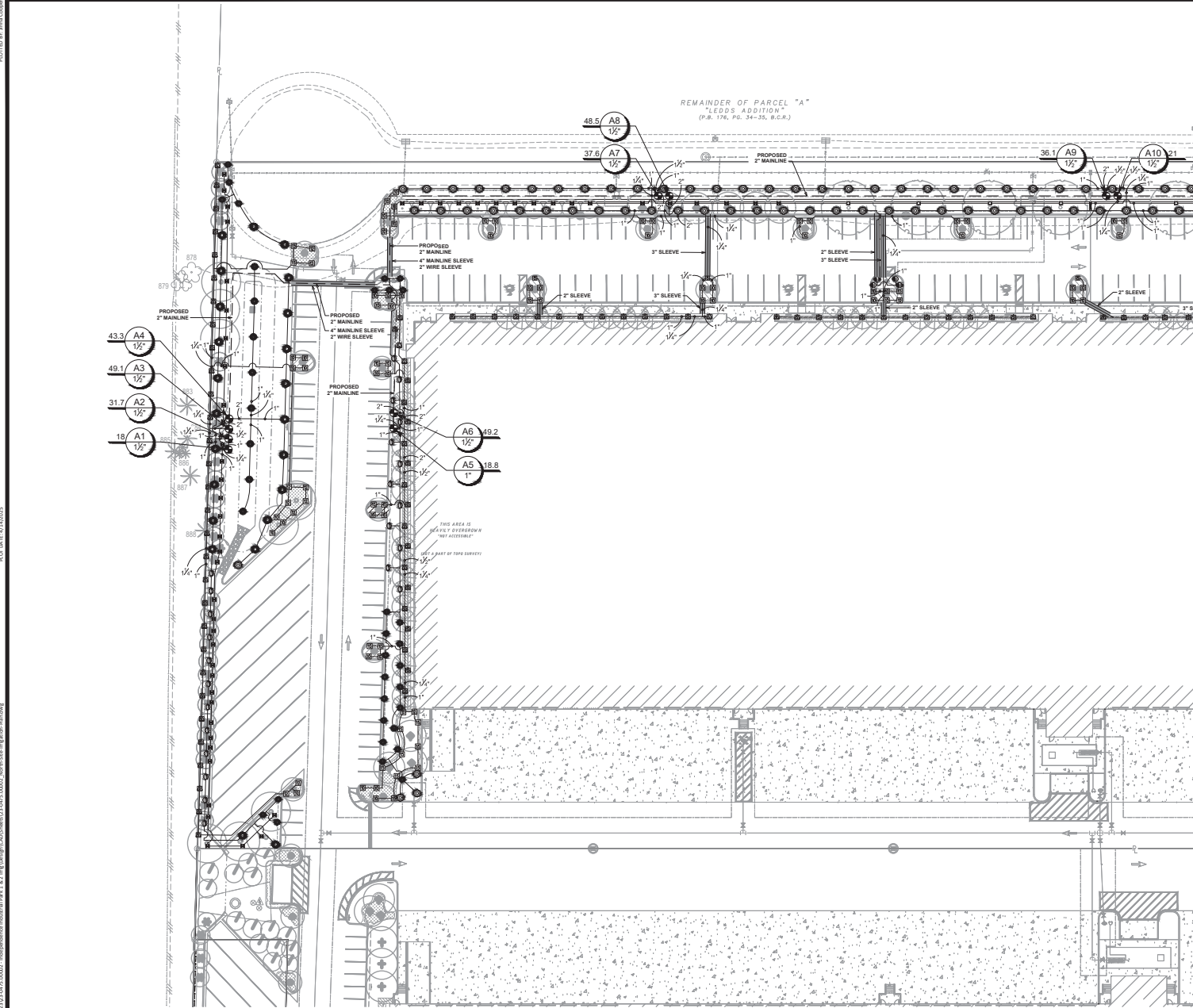
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LA-5	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25



NOTE ON SITE LIGHTING AND TREES:
NO LIGHT POLES/LIGHTING SHALL BE LOCATED WITHIN 15 FEET OF A CANOPY TREE OR WITHIN 7.5 FEET OF A PALM SPECIES OR SMALL TREE. CLEARANCE MEASURED FROM THE LAMP LIGHT SOURCE TO THE FACE OF THE TRUNK AT BREAST HEIGHT. DO NOT MEASURE FROM THE LIGHT POLE. PLEASE REFER TO THE PHOTOMETRIC PLANS BY OTHERS FOR LOCATIONS AND FIELD VERIFY THE LOCATIONS PRIOR TO INSTALLATION.

QAD ID:



NORTH SITE IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1812-SAM-PRS-U 15RCs
	Rain Bird 1812-SAM-PRS-U 15RCS
	Rain Bird 1812-SAM-PRS-U 15SST
	Rain Bird 1812-SAM-PRS-U 08 HE-V
	Rain Bird 1812-SAM-PRS-U 10 HE-V
	Rain Bird 1812-SAM-PRS-U 12 HE-V
	Rain Bird 1812-SAM-PRS-U 15 HE-V
	Rain Bird R-VAN-STRIP 1806-SAM-P4S LCS
	Rain Bird R-VAN-STRIP 1806-SAM-P4S RCS
	Rain Bird R-VAN-STRIP 1806-SAM-P4S SST
	Rain Bird R-VAN14 1806-SAM-P4S RV-14
	Rain Bird R-VAN18 1806-SAM-P4S RV-18
	Rain Bird R-VAN18 1806-SAM-P4S RV-18F
	Rain Bird R-VAN24 1806-SAM-P4S RV-24
	Rain Bird R-VAN24 1806-SAM-P4S RV-24F
	Rain Bird 1806-SAM-PRS-1400 Flood 1402
	Rain Bird 1806-SAM-PRS-1400 Flood 1404
	Rain Bird 5006-PL-PC-SAM-R-LA 1.0
	Rain Bird 5006-PL-PC-SAM-R-LA 2.0
	Rain Bird 5006-PL-PC-SAM-R-LA 3.0
	Rain Bird PES-PRS-D
	Leemco LMV-2288
	Zum 375 1-1/2"
	Rain Bird ESP4ME3 with (3) ESP-SM6
	Rain Bird LNK2WFI
	Rain Bird WR2-RC
	Rain Bird FS-100-P
	Water Meter 2"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40
	Valve Collout
	Valve Number
	Valve Flow
	Valve Size

MATCHLINE SEE DRAWING NO. IR-102



GRAPHIC SCALE
0 10 20 30 40
1 INCH = 30 FEET

ERIC DOUGLAS HARRISON, RLA
REGISTRATION NO. 6667129
DATE: 4/14/2025



This seal is only valid on printed copies that are dated with an original of the licensee's signature. Scanned or electronic copies are not considered signed and sealed.



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Suite 600
FL Lauderdale, FL 33309
954.730.0707
www.chemmoore.com

100% CONSTRUCTION DOCUMENTS

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT,
LICENSE NO. 6667129
THIS SEAL HAS BEEN INITIALLY SIGNED AND SEALED BY ERIC HARRISON, RLA,
ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 4/14/2025

SCALE: 1" = 30'
PROJECT NO.: 21076 (23-0475.00002)
CAD FILE:

SHEET:
IR-101
30 OF 35

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: JHC
DATE: 01/28/25
DRAWN: JHC
DATE: 01/28/25
CHECKED: JHC
DATE: 01/28/25

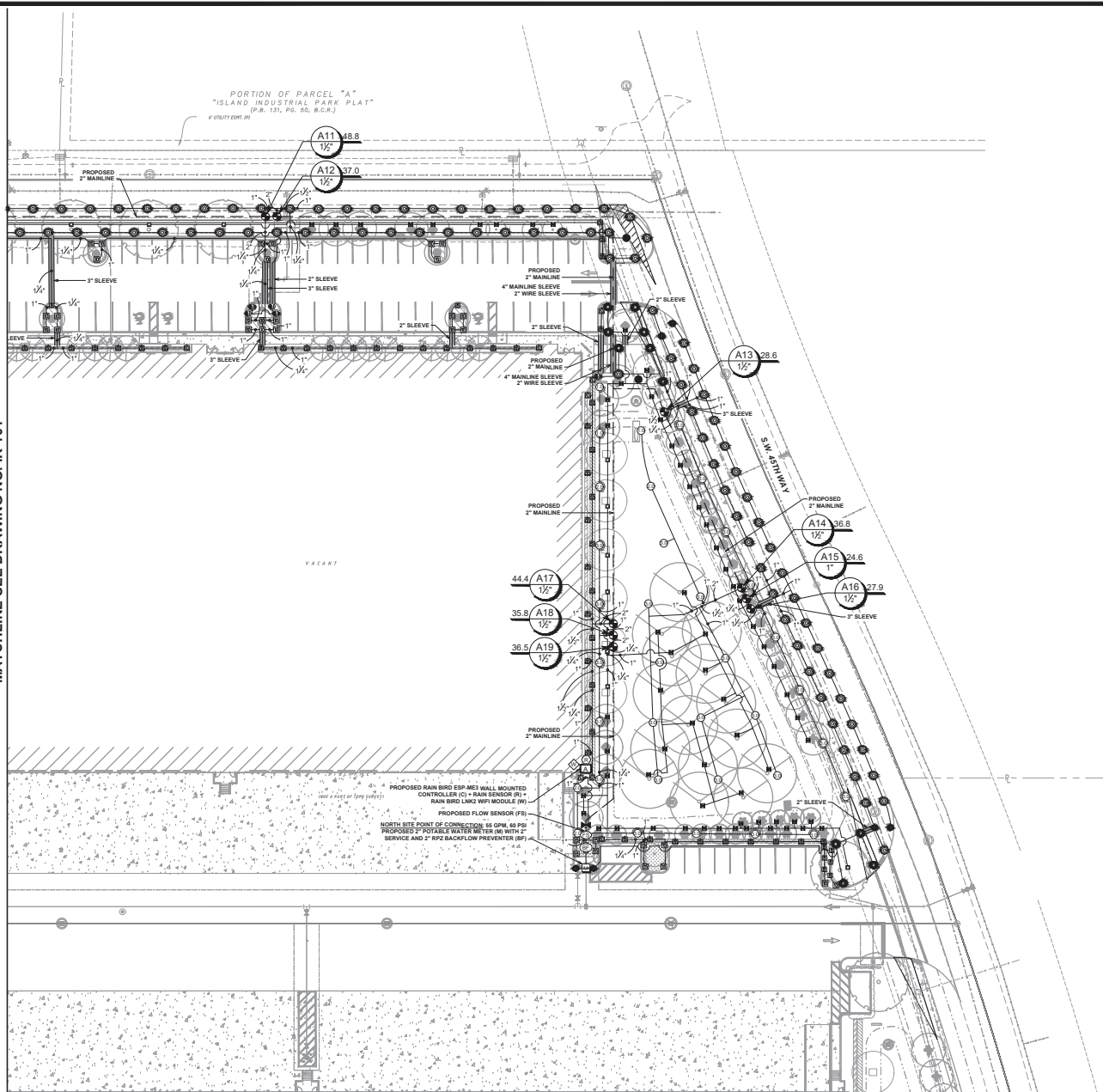


THOMPSON & ASSOCIATES
422 SE 18TH STREET, FORT LAUDERDALE, FL 33314
BROWARD (954) 761-3071
MIAMI-GADE (305) 734-2100
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 1&2 DEVELOPMENT
DEERFIELD BEACH, FL 33442

NORTH SITE IRRIGATION PLAN

MATCHLINE SEE DRAWING NO. IR-101



SYMBOL	MANUFACTURER/MODEL
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	RAIN BIRD 1812-SAM-PRS-U 15CS
	RAIN BIRD 1812-SAM-PRS-U 15RCS
	RAIN BIRD 1812-SAM-PRS-U 15SSS
	RAIN BIRD 1812-SAM-PRS-U 10 HE-V
	RAIN BIRD 1812-SAM-PRS-U 12 HE-V
	RAIN BIRD 1812-SAM-PRS-U 15 HE-V
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 LC3
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 RC1
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SST
	RAIN BIRD R-VANI 1 1806-SAM-P45 RV-14
	RAIN BIRD R-VANI 1818 1806-SAM-P45 RV-18
	RAIN BIRD R-VANI18 1806-SAM-P45 RV-18F
	RAIN BIRD R-VANQ4 1806-SAM-P45 RV-24
	RAIN BIRD R-VANQ24 1806-SAM-P45 RV-24F
	RAIN BIRD 1806-SAM-PRS-1400 Flood 1400
	RAIN BIRD 1806-SAM-PRS-1400 Flood 1404

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>
1.0	Rain Bird 5006-PL-PC-SAM-R-LA 1.0
2.0	Rain Bird 5006-PL-PC-SAM-R-LA 2.0
3.0	Rain Bird 5006-PL-PC-SAM-R-LA 3.0

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>
	Rain Bird PES5-PES-D
	Leemco LMV-22B8
	Zurmo 375 1-1/2"
	Rain Bird ESP4ME3 with (3) ESP-5M6
	Rain Bird LNK2Wifi
	Rain Bird WR2-RC
	Rain Bird F5-100-P
	Water Meter Z"

Irrigation Lateral Line: PVC Class 200 SDR 21

— — — — Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Schedule 40



GRAPHIC SCALE

0 15 30



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954.730.0707
www.cheemoore.com

100% CONSTRUCTION DOCUMENTS

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 6667129
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC HARRISON, R
ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED A
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPI
DATE: 4/16/2025

SCALE:	1" = 30'
PROJECT No.:	21076 / 23-0475 / 00002

SHEET:
IR-102



SCALE: AS SHOWN	SHEET: IR-10
PROJECT No.: 21076 (23-0475.00002)	32 OF 35
CAD FILE: 19-0475.00002_North-Site-Integration-Plan.dwg	

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
- MAINTENANCE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINTENANCE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
- IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
- ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK.
- NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

NORTH SITE VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
A1	Rain Bird PESB-PES-D	1-1/2"	Bubbler	18	36.4	1.7 in/h
A2	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	31.71	52.3	0.37 in/h
A3	Rain Bird PESB-PES-D	1-1/2"	Shrub Spray	49.09	37.9	1.49 in/h
A4	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	43.34	50.1	0.44 in/h
A5	Rain Bird PESB-PES-D	1"	Turf Rotary	18.6	51.1	0.49 in/h
A6	Rain Bird PESB-PES-D	1-1/2"	Shrub Spray	49.17	38.2	1.47 in/h
A7	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	37.61	49.7	0.38 in/h
A8	Rain Bird PESB-PES-D	1-1/2"	Shrub Spray	46.5	37.6	1.45 in/h
A9	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	36.12	49.9	0.57 in/h
A10	Rain Bird PESB-PES-D	1-1/2"	Bubbler	21	38.8	2.1 in/h
A11	Rain Bird PESB-PES-D	1-1/2"	Shrub Spray	48.77	38.6	1.46 in/h
A12	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	36.95	52.1	0.59 in/h
A13	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	28.99	49.3	0.56 in/h
A14	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	36.84	50.8	0.23 in/h
A15	Rain Bird PESB-PES-D	1"	Turf Rotary	24.56	50.7	0.52 in/h
A16	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	27.86	52.1	0.55 in/h
A17	Rain Bird PESB-PES-D	1-1/2"	Shrub Spray	44.45	38.8	1.49 in/h
A18	Rain Bird PESB-PES-D	1-1/2"	Turf Rotary	35.79	53.7	0.57 in/h
A19	Rain Bird PESB-PES-D	1-1/2"	Bubbler	36.5	38.7	1.89 in/h

NORTH SITE IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1812-SAM-PES-U 1SLCS	14	LCS	30	0.49	4x15'
	Rain Bird 1812-SAM-PES-U 1SRCS	7	RCS	30	0.49	4x15'
	Rain Bird 1812-SAM-PES-U 1SSST	116	SST	30	1.21	4x30'
	Rain Bird 1812-SAM-PES-U 08 HE-V	11	Adj	30	≤ 1.19	8'
	Rain Bird 1812-SAM-PES-U 10 HE-V	93	Adj	30	≤ 1.8	10'
	Rain Bird 1812-SAM-PES-U 12 HE-V	10	Adj	30	≤ 2.38	12'
	Rain Bird 1812-SAM-PES-U 15 HE-V	18	Adj	30	≤ 3.71	15'
	Rain Bird R-VAN-STIRP 1806-SAM-P45 LCS	4	LCS	45	0.24	5x15'
	Rain Bird R-VAN-STIRP 1806-SAM-P45 RCS	5	RCS	45	0.24	5x15'
	Rain Bird R-VAN-STIRP 1806-SAM-P45 SST	24	SST	45	0.48	5x30'
	Rain Bird R-VAN14 1806-SAM-P45 RV-14	34	Adj	45		14'
	Rain Bird R-VAN18 1806-SAM-P45 RV-18	152	Adj	45		17'
	Rain Bird R-VAN18 1806-SAM-P45 RV-18F	2	360	45	1.85	17'
	Rain Bird R-VAN24 1806-SAM-P45 RV-24	34	Adj	45		23'
	Rain Bird R-VAN24 1806-SAM-P45 RV-24F	8	360	45	3.48	23'
	Rain Bird 1806-SAM-PES-1400 Flood 1402	121	360	30	0.5	3'
	Rain Bird 1806-SAM-PES-1400 Flood 1404	15	360	30	1	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 5006-PLC-SAM-A-LA 1.0 Turf Roller, 6in, Pop-Up, Plastic River, Adjustable to Full Circle, With Low Angle Nozzle, In-Stem Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	3	45	1.05	29'
	Rain Bird 5006-PLC-SAM-A-LA 2.0 Turf Roller, 6in, Pop-Up, Plastic River, Adjustable to Full Circle, With Low Angle Nozzle, In-Stem Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	4	45	2.02	32'
	Rain Bird 5006-PLC-SAM-A-LA 3.0 Turf Roller, 6in, Pop-Up, Plastic River, Adjustable to Full Circle, With Low Angle Nozzle, In-Stem Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	28	45	3.07	35'
	Rain Bird PESB-PES-D 1in, 1-1/2in, 2in, Plastic Industrial Valves, Low Flow Operating Capability, Globe Configuration, With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	19			
	Leemco LMV-2288 2.5in, x 2.5in, LMV-88 Series Mainline Gate Valve, The Bell x Bell version provides in-line isolation where the location is not near a mainline ductile iron fitting.	1			
	Zurn 375 1-1/2" Reduced Pressure Principle Assembly, Sizes 1/2in./3/4in., 1in., 1-1/4in., 1-1/2in., 2in.,	1			
	Rain Bird ESP4ME3 with (3) ESP-SAM 22 Station, Hybrid Modular Outdoor Controller, For Residential or Light Commercial Use, LNK WiFi Module and Flow Sensor Ready.	1			
	Rain Bird LNK2WiFi Upgrades controller to have Weather Data for ET-based Adjustments (WaterSense Approved) & WiFi Capabilities.	1			
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1			
	Rain Bird FS-100-P 1in, Flow Sensor, Plastic PVC Model, Suggested Operating Range 5.4 GPM to 54 GPM, Size for Flow Not According to Pipe Size, Rain Bird Compatible Controllers: ESP-LINK(MIP) LXD LIME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1			
	Water Meter 2"	1			

	Irrigation Lateral Line: PVC Class 200 SDR 21	12,481 LF.
	Irrigation Mainline: PVC Class 200 SDR 21	1,811 LF.
	Pipe Sleeve: PVC Schedule 40	451.8 LF.



AREAS AND QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO PROVIDE TOTAL QUANTITIES REQUIRED FOR COMPLETE IRRIGATION SYSTEM AND SITE RESTORATION. CITY OF DEERFIELD BEACH MAY MODIFY QUANTITIES AS NECESSARY.

ERIC DOUGLAS HARRISON, RLA
REGISTRATION NO. 6667129
DATE: 4/14/2025



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100% CONSTRUCTION DOCUMENTS

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT,
LICENSE NO. 6667129
THIS SEAL HAS BEEN INITIALLY SIGNED AND SEALED BY ERIC HARRISON, RLA,
ON THE DATE INDICATED HERE.
ADDITIONAL COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: AS SHOWN
PROJECT NO.: 21076 (23-0475.00002)
CAD FILE: 21076-00002.dwg (last updated 4/14/25)

SHEET: 33 OF 35
IR-104

INDEPENDENCE INDUSTRIAL PARK 1&2 DEVELOPMENT

DEERFIELD BEACH, FL 33442

NORTH SITE IRRIGATION SCHEDULES



THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (954) 761.1071
MIAMI (305) 734.2126
PALM BEACH (561) 932.1668

DESIGNED: JHC
DATE: 01/28/25
DRAWN: JHC
DATE: 01/28/25
CHECKED: JHC
DATE: 01/28/25

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

NOTED BY JAMES COOPER
R.D. # 14, N.W. 1/4, Section 33, T34N, R34W, S33, Dade County, Florida
DATE: 01/28/25

IRRIGATION SPECIFICATIONS

1. GENERAL

- 1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
- 1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- 1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- 1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.
- 1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.
2. SCOPE OF WORK
 - 2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.
 - 2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THE PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.
 - 2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - 2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - 2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
 - 2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SUBMITTALS
 - 3.1. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL PRIOR TO INSTALLATION, MANUFACTURER'S PRODUCT DESCRIPTION SHEETS/SPECIFICATIONS FOR ALL MAJOR COMPONENTS OF THE IRRIGATION SYSTEM. MODEL NUMBERS SHALL BE HIGHLIGHTED OR CIRCLED.
 - 3.2. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
 - 3.3. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWNERS RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
4. POST CONSTRUCTION DOCUMENTATION
 - 4.1. DOCUMENTATION:
 - 4.1.1. PROVIDE THE MANUFACTURER'S RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.
 - 4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDING AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.
 - 4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - 4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS. THE FOLLOWING SPECIFIC ITEMS MUST BE INCLUDED:
 - 4.2.1. LOCATION AND SIZE OF MAINLINE PIPING, LATERAL PIPING, AND PIPE SLEEVING.
 - 4.2.2. ISOLATION VALVES
 - 4.2.3. REMOTE CONTROL VALVE LOCATIONS, SIZES, NUMBER, AND AREA OF COVERAGE SHOWN USING DIFFERENT COLORS.
 - 4.2.4. SPURCE BOXES AND LOW VOLTAGE WIRING PATH.
 - 4.2.5. CONTROLLER AND RAIN SHUTOFF DEVICES.

- 4.2.6. POINT OF CONNECTION INCLUDING THE TYPE OF WATER SOURCE, SIZE, FLOW RATE, AND OPERATING PRESSURE.
- 4.2.7. DATE AND SCALE.
- 4.2.8. CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER.
- 4.2.9. THE AS-BUILT DRAWINGS SHALL BE SIGNED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER.
- 4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF PUMP, SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.
5. FINAL ACCEPTANCE
 - 5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.
 - 5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.
 - 5.1.2. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.
 - 5.1.3. TURNOVER OF ALL REQUIRED PARTS AND TOOLS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
6. GUARANTEE
 - 6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.
 - 6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES, MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.
 - 6.3. REPAIR DAMAGES PROMPTLY WHEN THEY ARE CAUSED BY SYSTEM MALFUNCTION.
7. POINT OF CONNECTION (P.O.C.)
 - 7.1. THE POC IS A PROPOSED 2" POTABLE WATER METER WITH A 2" SERVICE, UTILIZING AN EXISTING MUNICIPAL POTABLE WATER MAIN. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 55 GPM AT 80 PSI. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.
 - 7.2. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.
8. PIPING
 - 8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
 - 8.3. THREADED PIPE: PVC SCHEDULE 80.
 - 8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURBS, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROPERTY BOUNDARY.
 - 8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING SCH 40 PVC WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2".
 - 8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SUE REJECTION. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHEN REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.
 - 8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON Z71 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.
 - 8.9. MAIN LINE PIPE DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 18" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.
 - 8.10. LATERAL LINE DEPTHS MEASURED TO TOP OF PIPE SHALL BE 12" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.
9. LAYOUT
 - 9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
 - 9.2. STAKE ALL SPRINKLER HEAD LOCATIONS, ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE. REFER TO THE EDGE OF PAVEMENT DETAIL ON THE IRRIGATION DETAIL SHEET.
 - 9.3. SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.
 - 9.4. SHRUB HEADS SHALL BE INSTALLED ON 3/4" SCH 40 PVC RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 18" OFF SIDEWALKS, BUILDING CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4' BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITH PLANTED MASSSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH FLAT BLACK OR FOREST GREEN PAINT. UNLESS IRRIGATION SYSTEM WILL BE INSTALLED FROM A REUSE WATER SYSTEM WITH PURPLE PVC RISERS.

- 9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER. ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.
8. ELECTRICAL POWER SUPPLY
 - 8.1. ELECTRICAL SUPPLY FOR THE CONTROLLER SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR THE INSTALLATION OF AND CONNECTION TO AVAILABLE SITE POWER SUPPLY FOR REQUIRED ELECTRICAL COMPONENTS AS SET FORTH IN THE 100% IRRIGATION PLANS.
 - 8.2. ALL ELECTRICAL INSTALLATION TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY AND ALL OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. A LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL HOOK-UPS. POWER FOR THE CONTROLLER SHALL BE 120 VOLT, 20 AMP.
9. CONTROL WIRING
 - 9.1. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE IRRIGATION CONTROL WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES.
 - 9.2. ALL CONTROL WIRING SHALL BE PLACED IN PVC SCHEDULE 40 GRAY ELECTRICAL CONDUIT. AT TURNS IN DIRECTION UTILITY JUNCTION BOXES, WHERE NECESSARY, EXPOSED CONTROL WIRE CONDUIT SHALL BE HUNG AND SECURED UTILIZING PIPE HANGERS AND SUPPORTS.
 - 9.3. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT ALL TURNS IN DIRECTION MAKE A 2" COL. OF WIRE. AT ALL VALVE BOXES COL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COL USING 30 LINEAR INCHES OF WIRE. MAKE ELECTRICAL CONNECTIONS WITH 3M DBR DBR CONNECTORS.
 - 9.4. NUMBER ALL WIRES USING AN ELECTRICAL BOX OF NUMBERS ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.
 - 9.5. WIRE SIZE, NUMBERED AND COLORED AS FOLLOWS:
 - #14 WHITE FOR COMMON
 - #14 SPARE BLACK COMMON
 - #14 RED FOR HOT WIRES
 - #14 SPARE YELLOW HOT WIRE
10. CONTROLLER GROUNDING
 - 10.1. CONTRACTOR TO UTILIZE 4"X8"X8" COPPER GROUNDING PLATES, 5/8"X1" COPPER CLAD GROUNDING RODS, ONE STRIKE CAD WELLS AT ALL CONNECTION POINTS, #6 BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE DETAIL. CONTRACTOR TO VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION ON A LICENSED ELECTRICAL CONTRACTORS LETTER HEAD SHOWING THE DATE OF THE TEST, CONTROLLER LOCATION, AND TEST RESULTS. EACH CONTROLLER SHALL BE SO GROUNDING AND TESTED.
11. VALVES
 - 11.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C., OPERATES FIRST AND THE CLOSEST TO THE P.O.C., OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.
 - 11.2. ADJUST THE FLOW CONTROL, ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.
 - 11.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER IN WHITE ON THE LID OF EACH VALVE BOX.
12. EQUIPMENT
 - 12.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 HIPSSES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.
 - 12.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.
 - 12.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.
13. TRENCHING
 - 13.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.
 - 13.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPAIR ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. INSTALLATION
 - 14.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL. THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING. THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOES NOT RECEDE FROM THE FITTING. IF THE PIPE SINK AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.
 - 14.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED. REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.

15. BACKFILLING
 - 15.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRENCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.
 - 15.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2" ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.
16. TESTING & FLUSHING
 - 16.1. LEAKAGE TESTING
 - 16.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 125 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.
 - 16.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX T. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.
 - 16.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.
 - 16.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.
 - 16.2. FLUSHING:
 - 16.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.
 - 16.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.
 - 16.3. OPERATIONAL TESTING:
 - 16.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL. IN EACH ZONE, IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.
 - 16.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ERIC DOUGLAS HARRISON, RIA
REGISTRATION NO. 6667129
DATE: 01/28/25



This seal is only valid if printed copies that are dated with an original of the licensee's signature. Scanned or electronic copies are not considered signed and sealed.

cma
civil, mechanical and architectural
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Suite 600
FL Lauderdale, FL 33309
954.730.0707
www.chemmore.com

100% CONSTRUCTION DOCUMENTS

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. 6667129
THIS SEAL IS ONLY VALID IF PRINTED COPIES THAT ARE DATED WITH AN ORIGINAL OF THE LICENSEE'S SIGNATURE. SCANNED OR ELECTRONIC COPIES ARE NOT CONSIDERED SIGNED AND SEALED.
DATE: 01/28/25

SCALE: N.T.S.
PROJECT NO.: 21076 (23-0475.00002)
CAD FILE: 21076-00002-00002-00002.dwg
SHEET: 34 OF 35

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33301
BROWARD (954) 761-1071
MIAMI (305) 581-2100
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 1&2 DEVELOPMENT

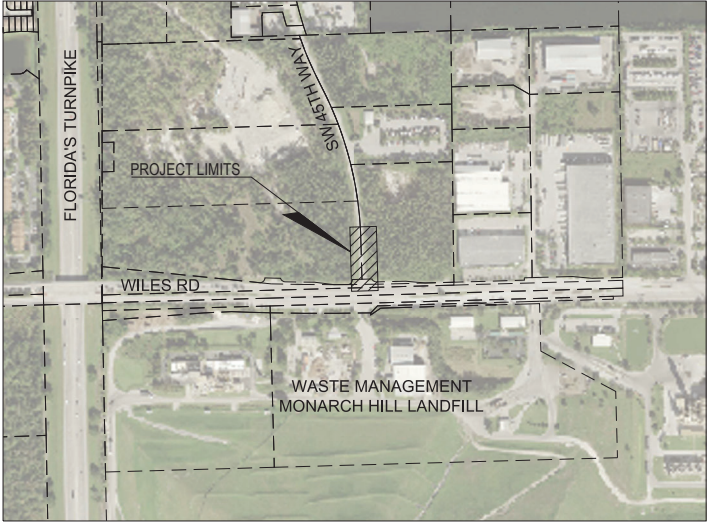
DEERFIELD BEACH, FL 33442

NORTH SITE IRRIGATION SPECIFICATIONS

SW 45TH WAY RIGHT-TURN LANE

DEERFIELD BEACH, FLORIDA

SHEET INDEX		
SHEET No.	DESC.	SHEET TITLE
01	CV	COVER SHEET
02	GN	GENERAL NOTES
03	DM-1	DEMOLITION PLANS
04	PD-1	PAVING, GRADING AND DRAINAGE PLANS
05	PD-2	PAVING, GRADING AND DRAINAGE DETAILS
06	PM-1	PAVEMENT MARKING AND SIGNAGE PLANS
07	PM-2	PAVEMENT MARKING AND SIGNAGE DETAILS
08	ST-1	SITE TRIANGLE PLAN
09 - 11	SW-1 THRU SW-3	STORMWATER POLLUTION PREVENTION PLANS AND DETAILS



PROJECT MAP

SCALE: 1" = 300'
SECTION, TOWNSHIP, RANGE:
S09,T48S,R42E
SITE ADDRESS:
SW 45TH WAY
DEERFIELD BEACH, FL 33442

PROJECT OWNER

MANCINI DEVELOPMENT, LLC
3100 SW 15TH STREET
DEERFIELD BEACH, FL 33442

PERMIT STATUS		
AGENCY	PERMIT No.	STATUS
BC RESILIENT ENVIRONMENT DEPARTMENT (SWM)		RAI #1 SUBMITTED
BC TRAFFIC ENGINEERING DIVISION		RAI #1 SUBMITTED
BC HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION		SUBMITTED
DEERFIELD BEACH ENGINEERING		NOT SUBMITTED
DEERFIELD BEACH PLANNING AND DEVELOPMENT		SUBMITTED

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
34 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC ROW CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-677-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS

BC HCD NOTES:
1. THE PUBLIC ROADWAY(S) INDICATED IN THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS - STATE OF FLORIDA."

PERMITTING SUBMITTAL



JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98236
THIS FORM HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCCO, PE, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: April 17, 2025
SIGNATURE: _____
TITLE: PROJECT ENGINEER

SHEET:
CV
05 OF 11

NOTED BY: 16410003
B.O.P. DATE: 4/17/2023

SECTION 1: GENERAL NOTES

1. APPLICABLE CODES

- A. ALL CONSTRUCTION WITHIN LIMITS OF PUBLIC RIGHTS-OF-WAY UNDER CITY OF DEERFIELD BEACH JURISDICTION SHALL CONFORM TO CITY OF DEERFIELD BEACH ENGINEERING DEPARTMENT MINIMUM STANDARDS, LATEST EDITION.
- B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SHALL BE STRICTLY OBSERVED.
- C. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. PRE-CONSTRUCTION RESPONSIBILITY

- A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE CITY OF DEERFIELD BEACH, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
- B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- C. ALL APPLICABLE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- D. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH THE CONTRACTOR FAILS TO REQUEST LOCATIONS FROM SUNSHINE ONE CALL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BROWARD COUNTY WATER AND WASTEWATER SERVICES OR THE AFFECTED UTILITY OWNER.

3. INSPECTIONS

- THE CONTRACTOR SHALL NOTIFY CITY OF DEERFIELD BEACH AND THE ENGINEER OF RECORD AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
- A. STORM DRAINAGE
- B. SUBGRADE: SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK AND SCHEDULE A STRING LINE TEST
- C. LIMEROCK BASE: SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT
- D. ASPHALTIC CONCRETE: ENGINEER OF RECORD MUST BE PRESENT FOR PLACEMENT OF PAVEMENT
- E. CLEARING AND FILLING
- F. FINAL CLOSEOUT
- G. SHOP DRAWINGS
- A. PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, CONTRACTOR REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF DEERFIELD BEACH FOR ASPHALT, LIMEROCK, CONCRETE, PAVEMENT MARKING AND SIGNAGE, AND OTHER ACCESSORIES.
- B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVAL, IF REQUIRED.

4. CONTRACTOR RESPONSIBILITIES

- A. GENERAL
- A. THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED.
- B. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER, WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- C. APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY LOCAL DRAINAGE DISTRICT AND CITY OF DEERFIELD BEACH.
- B. TEMPORARY UTILITIES
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. CONTRACTOR SHALL OBTAIN CONSTRUCTION METER FOR ALL WATER USED ON JOB. ALL WATER USED FOR CLEANING, TESTING, ETC. WILL BE PAID FOR BY THE CONTRACTOR. IF WATER USAGE CANNOT BE METERED THEN THE QUANTITY OF WATER SHALL BE CALCULATED.
- C. TRAFFIC REGULATION
- A. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D., BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND THE CITY OF DEERFIELD BEACH.
- B. NO OPEN TRENCHES AND/OR EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE MARKED AND BARRICADED TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF CITY OF DEERFIELD BEACH.
- D. TRENCH SAFETY
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TRENCH SAFETY SYSTEMS, SUCH AS SHEETING AND BRACING, IN ACCORDANCE WITH STATE, LOCAL AND OSHA REGULATIONS.
- E. CONFINED SPACE SAFETY
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A CONFINED SPACE ENTRY SAFETY SYSTEM IN ACCORDANCE WITH STATE, LOCAL AND/OR OSHA REGULATIONS.

5. PROJECT CLOSEOUT

- A. CLEANING UP
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OF RECORD OR CITY OF DEERFIELD BEACH, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY CONTRACTOR'S WORK, EQUIPMENT, EMPLOYEES OR THOSE OF CONTRACTOR'S SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED: ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- B. PROJECT RECORD DOCUMENTS
- A. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.
- B. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER OF RECORD SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO "SATISFY THE ENGINEER OF RECORD THAT THE INFORMATION PROVIDED A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED".
- C. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
- D. PRIOR TO A FINAL INSPECTION BY ENGINEER OF RECORD AND THE CITY OF DEERFIELD BEACH, THE CONTRACTOR SHALL SUBMIT DIGITAL SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. CONTRACTOR MUST PROVIDE HARD COPIES IF REQUESTED BY THE CITY.
- E. UPON A FINAL INSPECTION BY CITY OF DEERFIELD BEACH, THE CONTRACTOR SHALL SUBMIT A DIGITAL SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS THAT HAVE BEEN DIGITALLY SIGNED AND SEALED BY A REGISTERED SURVEYOR AND MAPPER AND THE ENGINEER OF RECORD, AN ELECTRONIC DRAWING FILE IN AUTOCAD FORMAT SHALL BE SUBMITTED TO CITY OF DEERFIELD BEACH, UPON REQUEST. THE ELECTRONIC DRAWINGS WILL BE TO SCALE AND SET IN STATE PLANE COORDINATE SYSTEM, NAVD 88 (FEET). CONTRACTOR MUST PROVIDE HARD COPIES IF REQUESTED BY THE CITY.
- C. MONUMENTS
- ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE

CONTRACTOR'S EXPENSE.

- D. UNPAVED SURFACES
- ALL UNPAVED SURFACES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- E. WALK THROUGH INSPECTION
- THE CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION WALK THROUGH INSPECTION WITH THE ENGINEER OF RECORD, THE RIGHT-OF-WAY OWNERS AND JURISDICTIONS TO DEVELOP A PUNCH-LIST. THE CONTRACTOR SHALL SCHEDULE A FINAL COMPLETION WALK THROUGH INSPECTION WITH THE ENGINEER OF RECORD, THE RIGHT-OF-WAY OWNERS AND JURISDICTIONS ONCE ALL PUNCH-LIST ITEMS ARE RESOLVED.

SECTION 2: EARTHWORK AND COMPACTION NOTES

1. GENERAL:

- A. QUALITY CONTROL TESTING FOR STABILIZATION, BASE, PAVEMENT, COMPACTION, AND MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. REQUIREMENTS, AND SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AS THEY ARE RECEIVED. FOR ADDITIONAL INSTRUCTION AND REQUIREMENTS, REFER TO THE GEOTECHNICAL REPORT DEVELOPED FOR THE PROJECT.
- B. REFER TO THE GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PREPARATION REQUIREMENTS.
- C. EXISTING ON-SITE BASE MATERIAL SHALL NOT BE REUSED FOR BASE CONSTRUCTION, BUT MAY BE USED FOR SUBGRADE CONSTRUCTION AND FOR GENERAL FILL IF NECESSARY.
- D. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 40 AND SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C TO A DEPTH OF AT LEAST 12-INCHES BELOW THE COMPACTED SURFACE.
- E. ALL SUBGRADE UNDER SIDEWALK AREAS SHALL HAVE A MINIMUM OF 12" COMPACTED SUBGRADE TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
- F. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. RETENTION AREAS AND SWALES SHALL NOT BE COMPACTED.
- G. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODED.
- H. SOO SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO ENSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
- I. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
- J. NO MUCK BLANKET IS TO BE PLACED ON THE BOTTOM OF RETENTION AREAS OR SWALES.

2. ON-SITE

- A. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE (3) FEET OF FINISHED GRADE AREAS TO BE PAVED SHALL BE REMOVED.
- B. SUITABLE BACKFILL SHALL BE MINIMUM L.B.R. 40 MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
- C. EROSION CONTROL SHALL BE PROVIDED BY THE CONTRACTOR PER DETAILS ON THE PLANS.

SECTION 3: PAVING NOTES

1. GENERAL

- A. ALL UNDERGROUND FACILITIES, INCLUDING WATER, SEWER, STORM DRAINAGE, SLEEVES FOR PUBLIC UTILITIES, AND IRRIGATION SHALL BE INSTALLED OR REPAIRED IF DAMAGED DURING CONSTRUCTION PRIOR TO COMPACTION OF ROAD SUBGRADE AND INSTALLATION OF BASE MATERIAL.
- B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE STRAIGHT EDGE SAW CUT.
- D. EXISTING ASPHALT PAVEMENT THAT IS TO BE REMOVED SHALL BE TRUCKED OFF SITE BY THE CONTRACTOR FOR DISPOSAL AT AN APPROVED LOCATION OR MILLED AND COMBINED WITH THE SUBGRADE TO IMPROVE THE LBR.

2. MATERIALS

- A. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.
- B. ALL LIMEROCK BASE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 100, AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- C. PRIME COAT AND TACK COAT SHALL MEET F.O.D.T. STANDARDS.
- D. SURFACE COURSE SHALL BE EQUAL TO F.O.D.T. TYPE SP-12.5 ASPHALT.
- E. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI AND SHALL BE REINFORCED WITH A #4" NO. 10 GAUGE WELDED WIRE MESH, OR AS SHOWN ON THE PLANS. REFER TO THE DETAILS FOR ADDITIONAL REQUIREMENTS.

3. INSTALLATION

- A. LIMEROCK BASE MATERIAL SHALL BE IN THE COMPACTION THICKNESS SHOWN ON THE PLANS AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- B. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH LIFTS. BASES GREATER THAN 6 INCH SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
- C. ASPHALTIC CONCRETE PAVEMENT SHALL BE IN THE THICKNESS SHOWN ON THE PLANS.
- D. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.O.D.T. STANDARDS.
- E. TACK COAT SHALL BE PLACED IN BETWEEN ASPHALT LAYERS AS REQUIRED AND IN ACCORDANCE WITH F.O.D.T. STANDARDS.

4. TESTING

- A. ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OF RECORD AND/OR THE PERMITTING AGENCY.
- B. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLET. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- C. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCY.

SECTION 4: SIGNING AND MARKING NOTES

1. GENERAL

- A. ALL PAVEMENT MARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH M.U.T.C.D., BROWARD COUNTY HIGHWAY CONSTRUCTION AND MAINTENANCE DIVISION, AND THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND CITY OF DEERFIELD BEACH.
- B. ALL OFF-SITE MARKINGS TO BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ALL ON-SITE MARKINGS SHALL BE TRAFFIC PAINT PER BROWARD COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- C. DISTALL REFLECTIVE PAVEMENT MARKERS PER F.O.D.T. STD. 680-01, OR AS SHOWN ON THE PLANS.
- D. ALL SIGNS SHALL BE HIGH-INTENSITY GRADE REFLECTIVE SHEETING, MOUNTED ON A BREAK AWAY POST ASSEMBLY PER S.C.T.E.D. SPECIFICATIONS.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.
- H. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR APPROVAL AGENCIES' INSPECTOR.

LEGEND

A/C	AIR CONDITIONER
ALUM	ALUMINUM
B.C.R.	BROWARD COUNTY RECORDS
BMPs	BEST MANAGEMENT PRACTICES
BOF	BOTTOM OF PIPE
BRKN	BROKEN
CB	CATCH BASIN
C.B.A.	CONCRETE BLOCK & STUCCO
CONC	CONCRETE
CONST	CONSTRUCTION
CLF	CHAIN LINK FENCE
Δ	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
DR	DRAINAGE
EL	ELEVATION
EXFIL	EXFILTRATION
EXIST	EXISTING
FND	FINISHED FLOOR ELEVATION
FND	FOUND
GAR.	GARAGE
GV	GRADE VALVE
INV.	INVERT
IP	IRON PIPE
IR	IRON ROD
IR	IRON ROD & CAP
L	ARC LENGTH
L.B.R.	LIMEROCK BEARING RATIO
LF	LINEAR FEET
L.M.E.	LAKE MAINTENANCE EASEMENT
M/O	MILL AND OVERLAY
MON.	MONUMENT
NVD	NAIL AND DISC
NAVD	NORTH AMERICAN VERTICAL DATUM
P.B.	PLAT BOOK
PG.	PAGE
PROP.	PROPOSED
±	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	RIM ELEVATION
R	RADIUS
RIM	RIM OF STRUCTURE
R/W	RIGHT OF WAY
SL	SLOPE
SQ.	SQUARE
STR.	STRUCTURE
STY.	STORY
SP	SUPERPAVE
TOP	TOP OF PIPE
TYP	TYPICAL
U.E.	UTILITY EASEMENT
w/	WITH
8.50	EXIST GRADE (FT-NAVD)
—	PROP GRADE (FT-NAVD)
—	PROPERTY LINE
- - - -	EASEMENT LINE
- - - -	R/W LINE
—	CENTER LINE
☒	WATER SERVICE
☒	ELECTRIC SERVICE
☒	TELEPHONE BOX
☒	CABLE TV BOX
⓪	DRAINAGE MANHOLE
⓪	SANITARY MANHOLE
⓪	WATER VALVE
⓪	SIGN
⓪	FIRE HYDRANT
☒	CATCH BASIN
☒	LIGHT POLE
☒	WOOD UTILITY POLE
☒	CONCRETE UTILITY POLE
⓪	CLEAN OUT
☒	CENTERLINE
x.000	EXISTING ELEVATION

PERMITTING SUBMITTAL

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY
2	04/03/2023	BC 16223 R41 # 2	HC				



THOMPSON & ASSOCIATES
421 SE 36TH STREET, SUITE 200
BROWARD (954) 761-1071
PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

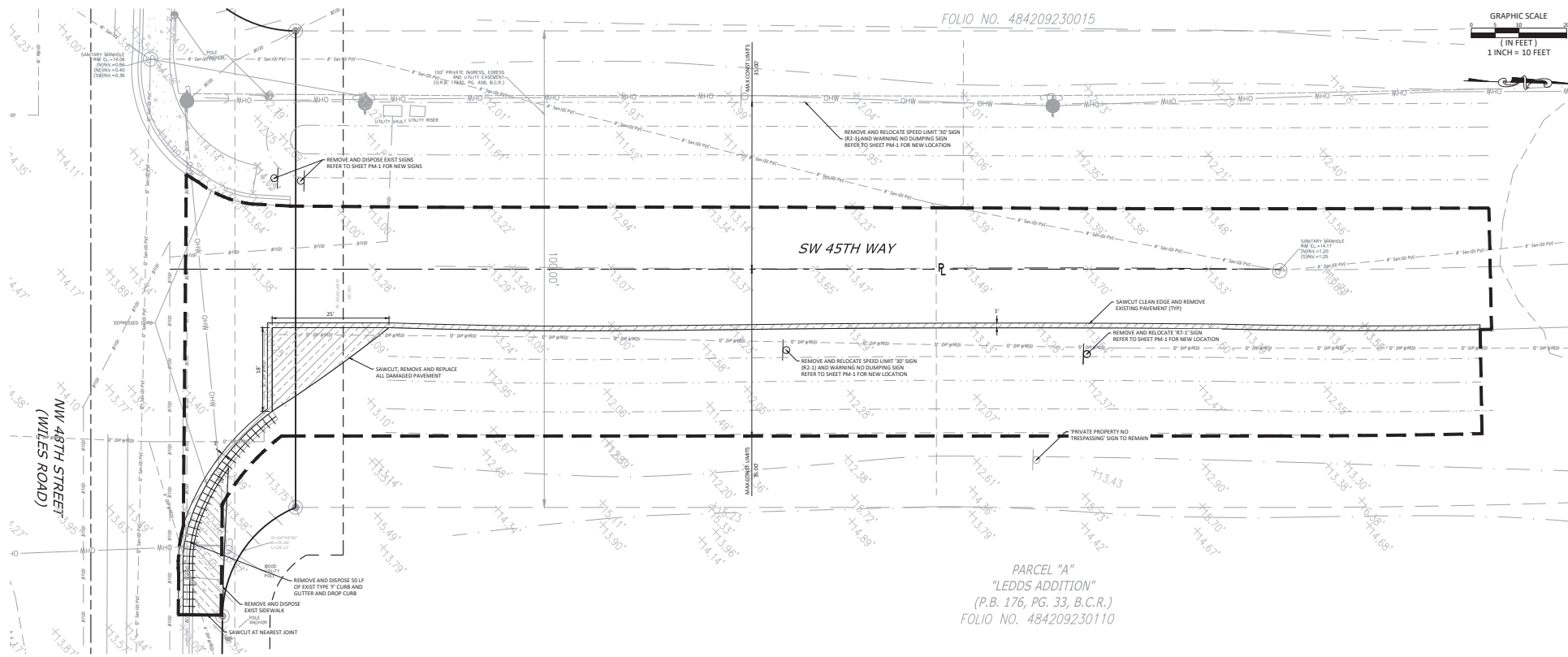
GENERAL NOTES

JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 19825 THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCCO, PE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. DATE: April 17, 2023	SCALE: 1" = 10' PROJECT No.: 24024 CAD FILE: 24024 040621.dwg	SHEET: GN-1 02 OF 11
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NOTED BY: JAL/LUCO

BL OF DATE: 4/17/2023

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- NOTES:
1. ALL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
 2. CONTRACTOR TO RESTORE GROUND AFFECTED BY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: ASPHALT, SIDEWALK, CURB, RAMPS, LANDSCAPE & IRRIGATION TO EQUAL OR BETTER CONDITIONS.
 3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO START OF ANY DEMOLITION.
 4. EXISTING UTILITY DEPTHS ARE UNKNOWN UNLESS OTHERWISE INDICATED. LOCATIONS AND DEPTHS ARE ESTIMATES.
 5. CONTRACTOR SHALL PROVIDE ADEQUATE INLET PROTECTION AND EROSION CONTROL DURING CONSTRUCTION.
 6. ALL CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA.
 7. TEMPORARY PROTECTIVE DEVICES, AS REQUIRED SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OF PERSONNEL, EXISTING ADJACENT BUILDINGS, STRUCTURES AND EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
 8. ALL DEBRIS AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING DISPOSAL.
 9. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY ACCIDENTALLY OCCUR.
 10. THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.
 11. CONTRACTOR TO PROTECT ALL UTILITY POLES AND ANCHORS DURING CONSTRUCTION.

No.	DATE	REVISION	BY

No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/20/2023
DRAWN: JL
DATE: 4/20/2023
CHECKED: NR
DATE: 4/20/2023



THOMPSON & ASSOCIATES
423 SE 16TH STREET, FORT LAUDERDALE, FL 33304
BROWARD (954) 761-1071
MIAMI (305) 734-2100
PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

DEMOLITION PLAN

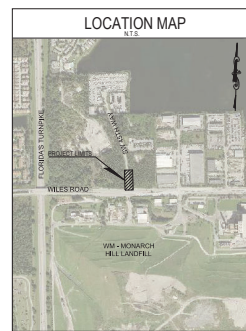
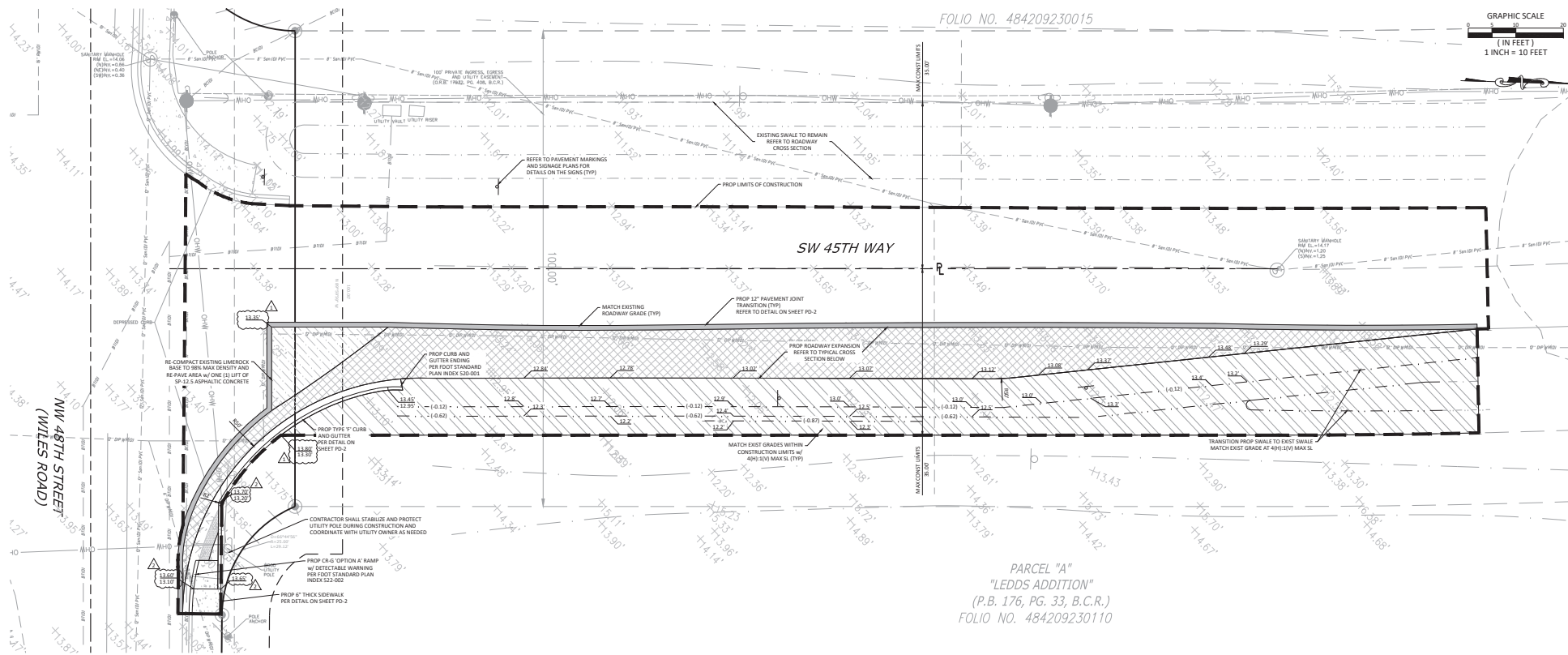
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03 OF 11

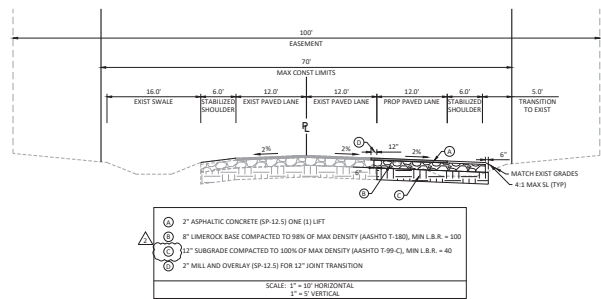
NOTED BY: J. L. LUCAS

DATE: 4/17/2023

FILE PATH: \\C:\Users\JLUCAS\OneDrive\Documents\Projects\SW 45th Way Right-Turn Lane\SW 45th Way Right-Turn Lane.dwg



- NOTES:
1. ALL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAV88).
 2. CONTRACTOR SHALL PROTECT AND RESTORE GROUND AFFECTED BY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: ASPHALT, SIDEWALK, CURB, RAMPS, LANDSCAPE & IRRIGATION TO EQUAL OR BETTER CONDITIONS.
 3. THE CONTRACTOR SHALL PROTECT FROM DAMAGE BY CONSTRUCTION OPERATIONS, ALL PUBLIC STREETS, SIDEWALKS, LANDSCAPE, IRRIGATION, SIGNAGE, STRIPING, PAVEMENT, INCLUDING ALL BASE COURSES AND SURFACE COURSES THAT ADJUT THE WORK AREA. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO MATCH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION MINIMUM STANDARDS.
 4. CONTRACTOR TO PROTECT ALL UTILITY POLES AND ANCHORS DURING CONSTRUCTION.
 5. REFER TO THE DETAILS ON SHEET PD-2 FOR WORK IN THE PORTION OF THE PROJECT THAT IS LOCATED WITHIN CITY OF DEERFIELD BEACH RIGHT-OF-WAY. THE PROPOSED CURB WITHIN PRIVATE PROPERTY SHALL BE PER CITY OF DEERFIELD BEACH DETAIL.
 6. FOR ALL OTHER ITEMS ON PRIVATE PROPERTY, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT CONFORM TO THE PLAN REQUIREMENTS TO BE APPROVED BY THE ENGINEER OF RECORD AND THE OWNER.
 7. CONTRACTOR SHALL BRING ANY VALVES OR UTILITY BOXES WITHIN THE CONSTRUCTION RESTORATION.
 8. CONTRACTOR SHALL ADJUST ANY EXISTING VALVES TO MATCH THE PROPOSED GRADES.
 9. JOINT TRANSITION SHALL BE PAVED WITH THE PROPOSED ROADWAY EXPANSION AREA TO ENSURE SMOOTH RIDING SURFACE.
 10. DETECTABLE WARNING SHALL BE EMBEDDED INTO FRESHLY POURED CONCRETE.



RESTORATION LEGEND	
	PROP ROADWAY EXPANSION
	REPLACE DAMAGED PAVEMENT
	PROP 12" PAVEMENT JOINT TRANSITION
	PROP CONCRETE
	PROP SOD

No.	DATE	REVISION	BY
1	04/02/2023	SC RSD BAI # 1	SC
2	04/02/2023	SC HCD BAI # 2	SC

No.	DATE	REVISION	BY
1	04/02/2023	SC RSD BAI # 1	SC
2	04/02/2023	SC HCD BAI # 2	SC

DESIGNED: JL
DATE: 4/2/2023

DRAWN: JL
DATE: 4/2/2023

CHECKED: NR
DATE: 4/2/2023

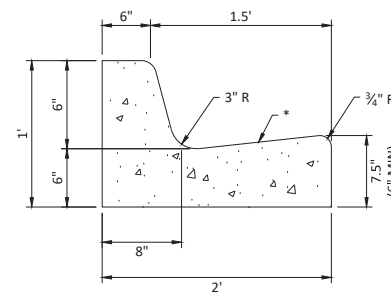
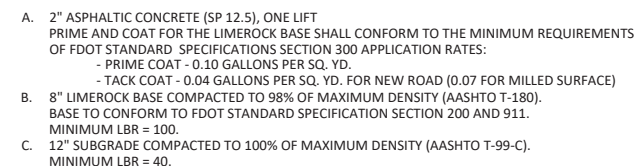
THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33304
BROWARD (954) 761-1071
MIAMI (305) 774-2150
PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT, GRADING, & DRAINAGE PLANS

JULIAN LUCAS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 19825
THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCAS, PE, ON THE DATE INDICATED HERE.
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PROJECT NO.: 24024	04 OF 11
CAD FILE: 24024 P&ID.dwg	



- *NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 3. CURB SHALL COMPLY WITH FDOT SECTION 520-001.

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY
2	04/02/2025	BC HCED RAI # 2	RC				

DESIGNED: JL	 THOMPSON & ASSOCIATES 412 SE 18TH STREET, FORT LAUDERDALE, FL 33316 BROWARD (954) 761.1077 MIAMI-DADE (305) 714.2510 PALM BEACH (561) 932.1668
DATE: 4/2/2025	
DRAWN: JL	
DATE: 4/2/2025	
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SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT, GRADING, & DRAINAGE DETAILS

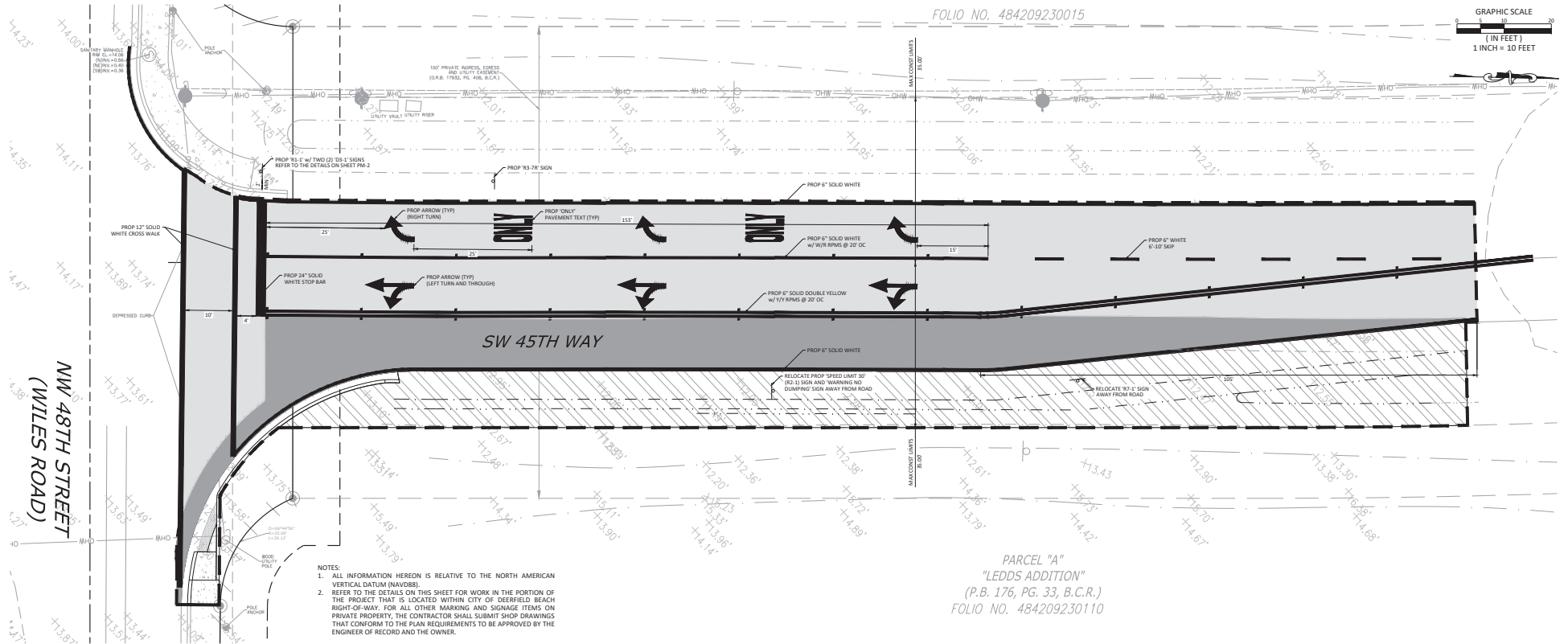
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PROJECT No.: 24024	
CAD FILE: 24024 GRND.dwg	05 OF 11

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2023/04/17 10:00 AM

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LEGEND	
	EXIST ROAD TO REMAIN
	PROP ROADWAY EXPANSION

No.	DATE	REVISION	BY

No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/20/2025
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DATE: 4/20/2025
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DATE: 4/20/2025

THOMPSON & ASSOCIATES
422 SE 18TH STREET, FORT LAUDERDALE, FL 33301
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PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT MARKING AND SIGNAGE PLAN

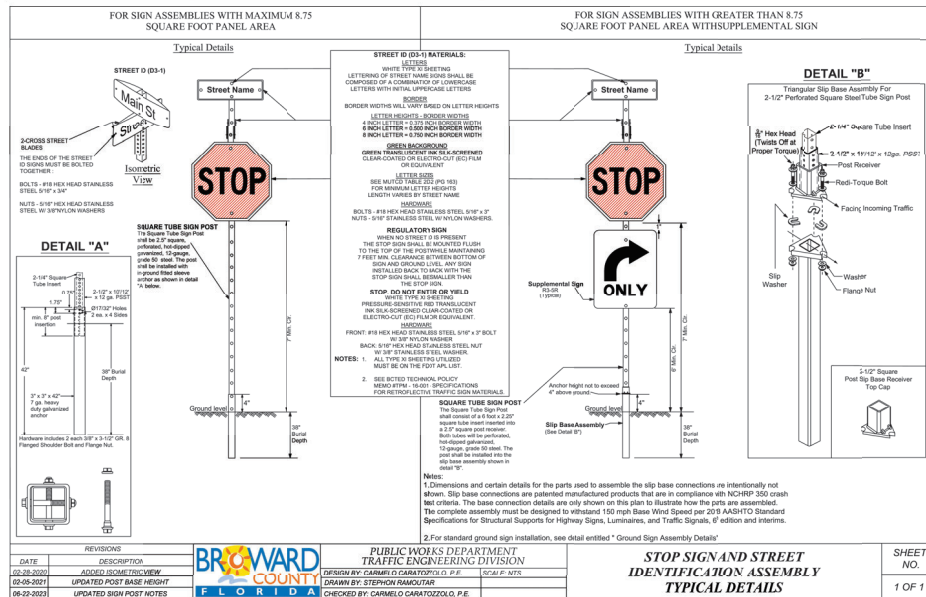
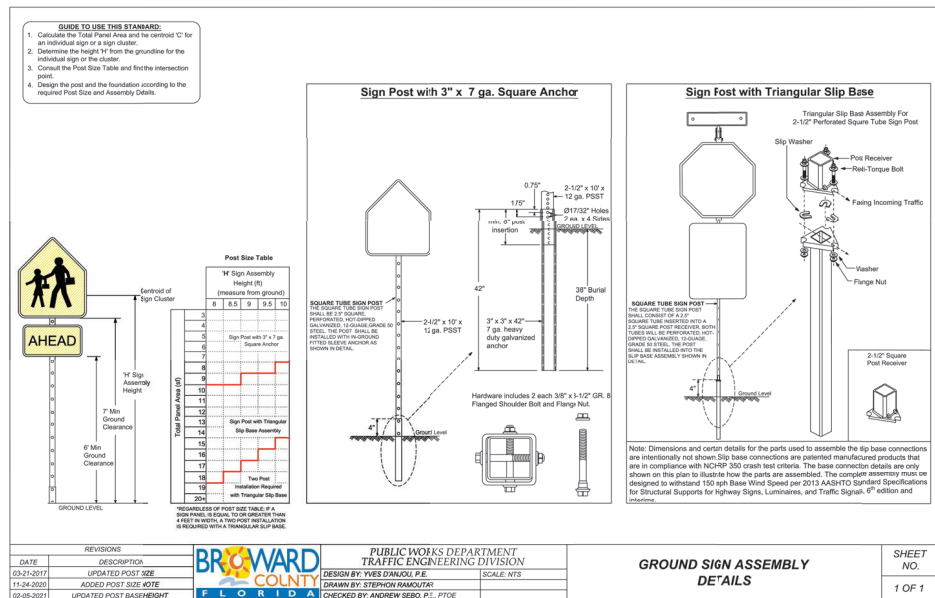
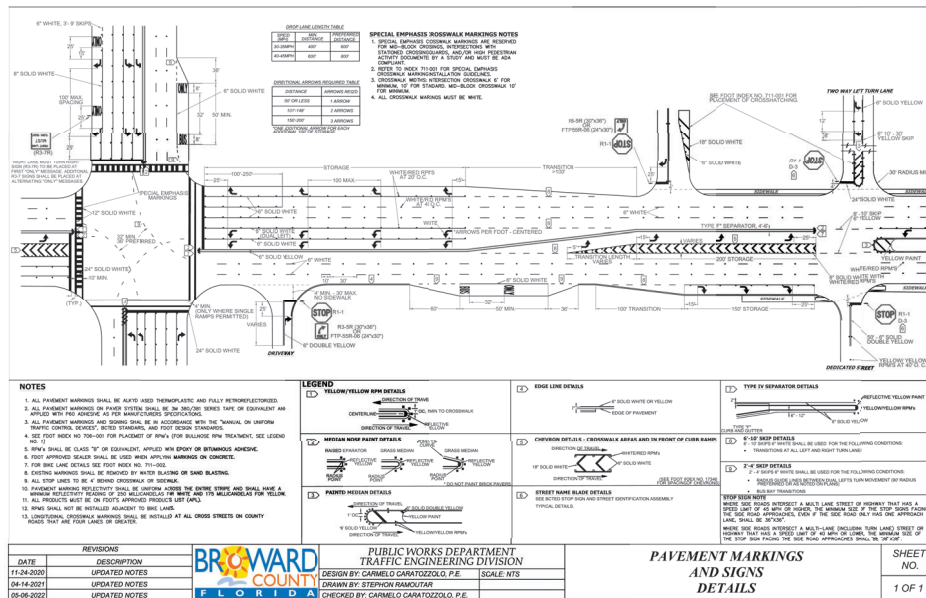
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CAD FILE: 240324 PM.dwg

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06 OF 11

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DATE: 4/7/2023
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1	4/2/2023	DESIGNED	JL	1	4/2/2023	DESIGNED	JL
2	4/2/2023	DRAWN	JL	2	4/2/2023	DRAWN	JL
3	4/2/2023	CHECKED	NR	3	4/2/2023	CHECKED	NR
4	4/2/2023	DATE		4	4/2/2023	DATE	

THOMPSON & ASSOCIATES

412 SE 26TH STREET, FORT LAUDERDALE, FL 33308

BROWARD (954) 761-1071

HEAVEN GARD (561) 754-2116

PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE

DEERFIELD BEACH, FLORIDA

PAVEMENT MARKING AND SIGNAGE DETAILS

JULIAN LUCCA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98223

THIS TIER HAS BEEN INSTALLED BY THE ORDER OF JULIAN LUCCA, P.E. ON THE DATE INDICATED HERE.

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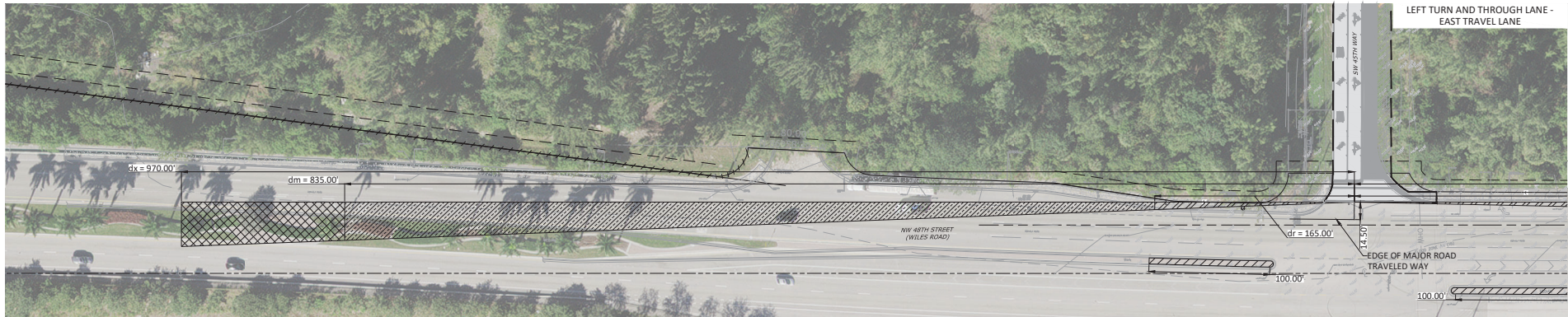
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OF 11



RIGHT TURN LANE -
INTO WEST BOUND TRAFFIC

- NOTES:
1. SIGHT TRIANGLES DESIGNED TO CONFORM TO SECTION 212.11 'CLEAR SIGHT TRIANGLES' OF THE 2025 FOOT DESIGN MANUAL.
 2. SIGHT TRIANGLES DEVELOPED USING THE 6-LANE DIVIDED INTERSECTION DETAIL FOR A MEDIAN 30' OR LESS AND THE COMBINED VEHICLE CHART (EXHIBIT 212-7).
 3. DESIGN SPEED FOR WILES ROAD (NW 48TH STREET) IS 45 MPH.
 4. REFER TO SECTION 212.11.6 OF THE FOOT DESIGN MANUAL FOR APPLICABLE MINIMUM REQUIREMENTS FOR TREES AND VEGETATION IN MEDIANS.



LEFT TURN AND THROUGH LANE -
EAST TRAVEL LANE



LEFT TURN AND THROUGH LANE -
WEST TRAVEL LANE

PERMITTING SUBMITTAL

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/2/2025
DRAWN: JL
DATE: 4/2/2025
CHECKED: NR
DATE: 4/2/2025



THOMPSON & ASSOCIATES
422 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (561) 761-1071
MIAMI (305) 774-2100
PALM BEACH (561) 932-1668

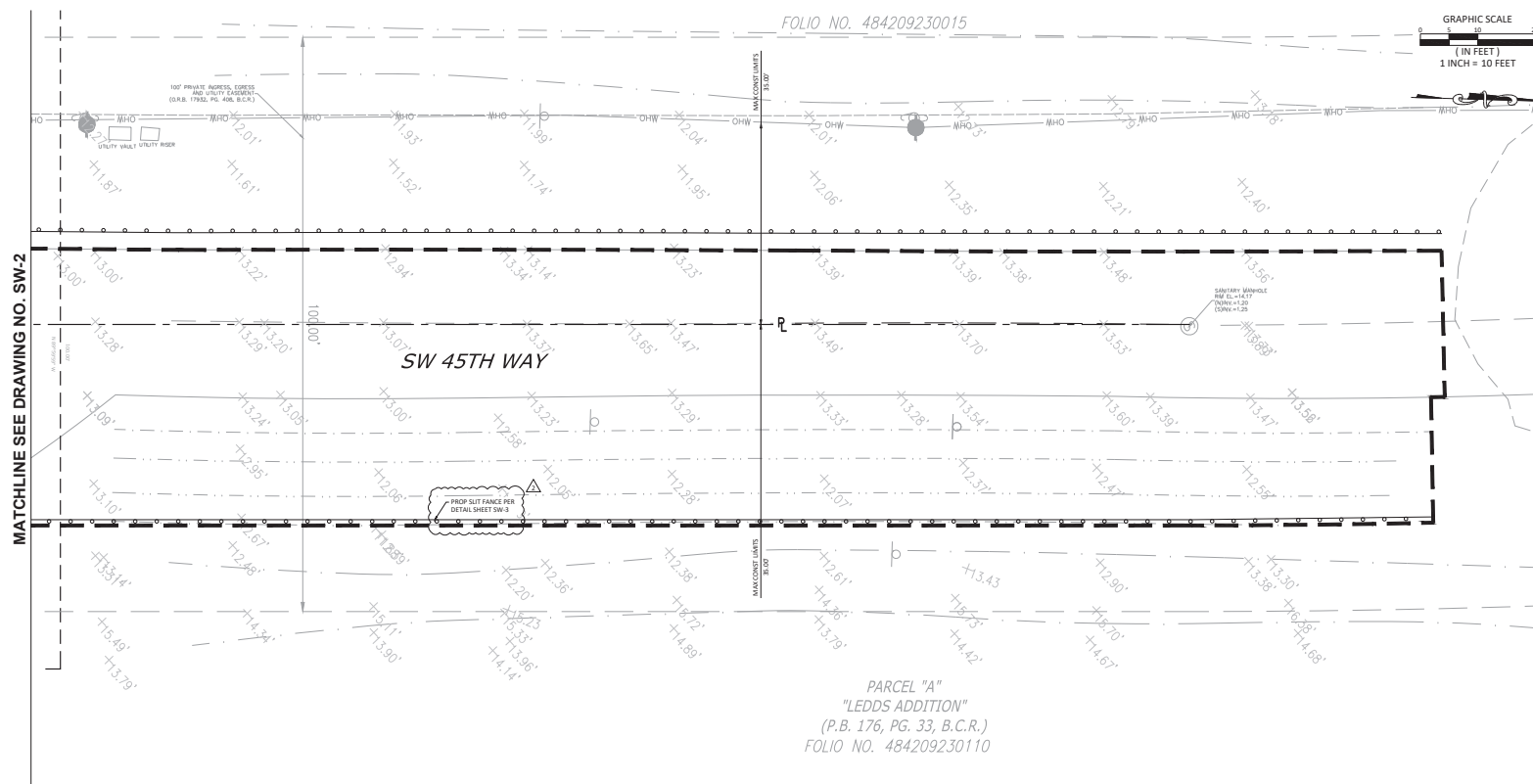
SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

SITE TRIANGLE PLAN

JULIAN LUCIO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 18825
THIS PLAN HAS BEEN DIGITALLY SIGNED AND DATED BY JULIAN LUCIO, PE, ON THE DATE INDICATED HERE.
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DATE: April 17, 2025

SCALE: N.T.S.
PROJECT NO.: 24024
CAD FILE: 24024 PM.dwg

SHEET: **ST-1**
08 OF 11



NOTES:

1. VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. CONTRACTOR SHALL PROVIDE BMP'S ON ALL ALL NEARBY CATCH BASINS ALONG WILES ROAD IMPACTED BY CONSTRUCTION IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.
3. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE PIPES AND STRUCTURES ON THE EXISTING DRAINAGE SYSTEM ARE CLEAR OF SILT AND CONSTRUCTION DEBRIS AT THE END OF CONSTRUCTION.

[illegible]

DESIGNED: JL	 THOMPSON & ASSOCIATES 412 SE 18TH STREET, FORT LAUDERDALE, FL 33316 BROWARD (954) 761.1031 MIAMI-DADE (305) 714.2510 PALM BEACH (561) 932.1668
DATE: 4/2/2025	
DRAWN: JL	
DATE: 4/2/2025	
CHECKED: NHR	

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

STORM WATER POLLUTION PREVENTION PLAN AND DETAILS

JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98236
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCCO, P.E., ON THE DATE INDICATED HERE.
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DATE: April 17, 2025

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PROJECT No.:	24024
CAD FILE:	24024 SW00

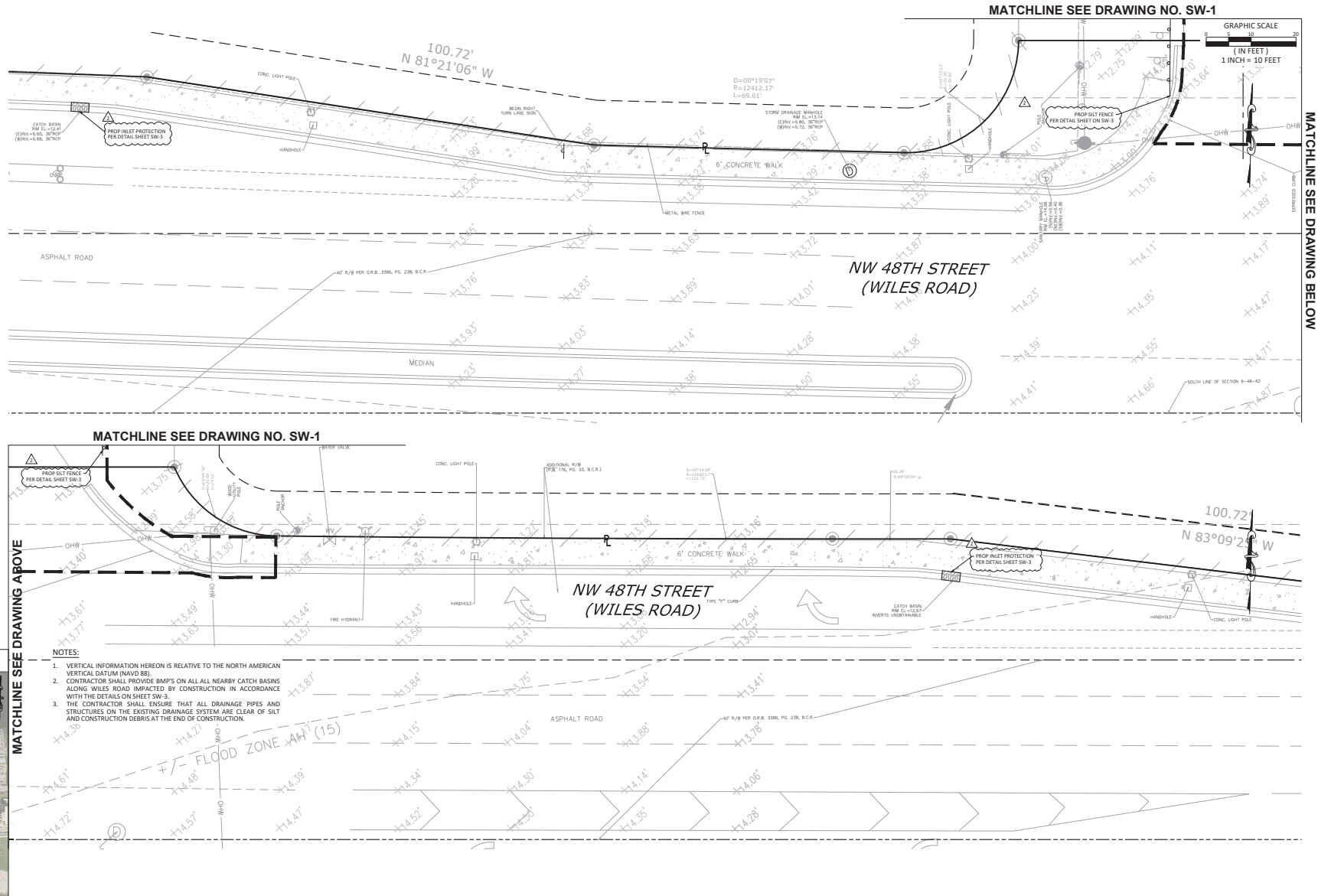
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09 OF 11

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NOTED BY: T&A/MSD

DATE: 4/17/2023

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2	04/10/2023	RECEIVED RAI # 2	BC				

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DATE: 4/20/2023
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DATE: 4/20/2023
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DATE: 4/20/2023

THOMPSON & ASSOCIATES
423 SE 48TH STREET, FORT LAUDERDALE, FL 33309
BROWARD (954) 761-1071
PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

STORM WATER POLLUTION PREVENTION PLAN AND
DETAILS

JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98825
THIS DESIGN HAS BEEN ORIGINALLY DRAWN AND SIGNED BY JULIAN LUCCO, P.E. ON THE DATE INDICATED HERE.
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DATE: April 17, 2023

PERMITTING SUBMITTAL

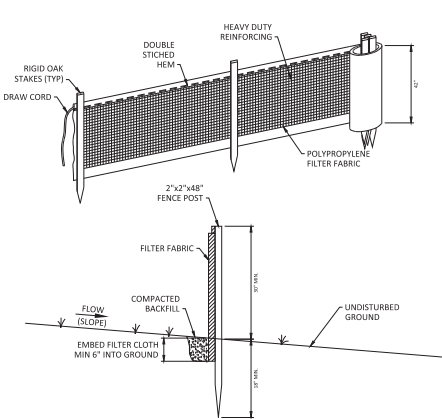
SCALE: 1" = 10'
PROJECT NO.: 24024
CAD FILE: 24024 SWPP.dwg
SHEET: SW-2
30 OF 11

NOTED BY: J. LUCASO
11 OF DATE: 4/7/2025

FILE PATH: \\G:\PROJECTS\PROJECTS\24024 SW 45th Way Right Turn Land\DWG\24024 SW 45th Way

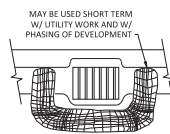
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON AND OFF-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINED DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
6. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
10. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
11. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
12. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA SPECIFICATIONS AND CRITERIA.
13. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
15. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
16. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
17. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
18. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILLS SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOD.
19. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
20. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

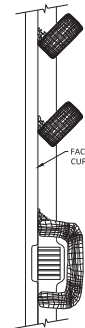


- NOTES:
1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
 5. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
 6. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 7. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
 8. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
 9. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

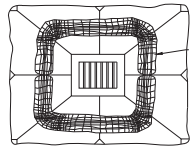
SILT FENCE INSTALLATION DETAIL



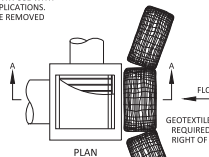
CATCH BASIN



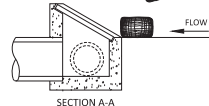
CURBSIDE SEDIMENT ATTENUATOR



AREA DRAIN



PLAN



DITCH INLET

FILTRATION BAGS, SOCKS & ROLLS FOR TEMPORARY INLET PROTECTION DETAIL

PERMITTING SUBMITTAL

No.	DATE	REVISION	BY

DESIGNED: JL	4/20/2025
DRAWN: JL	
CHECKED: NR	4/20/2025
DATE: 4/20/2025	



THOMPSON & ASSOCIATES
422 SE 48TH STREET, FORT LAUDERDALE, FL 33309
BROWARD (954) 761-1071
PALM BEACH (561) 932-1668

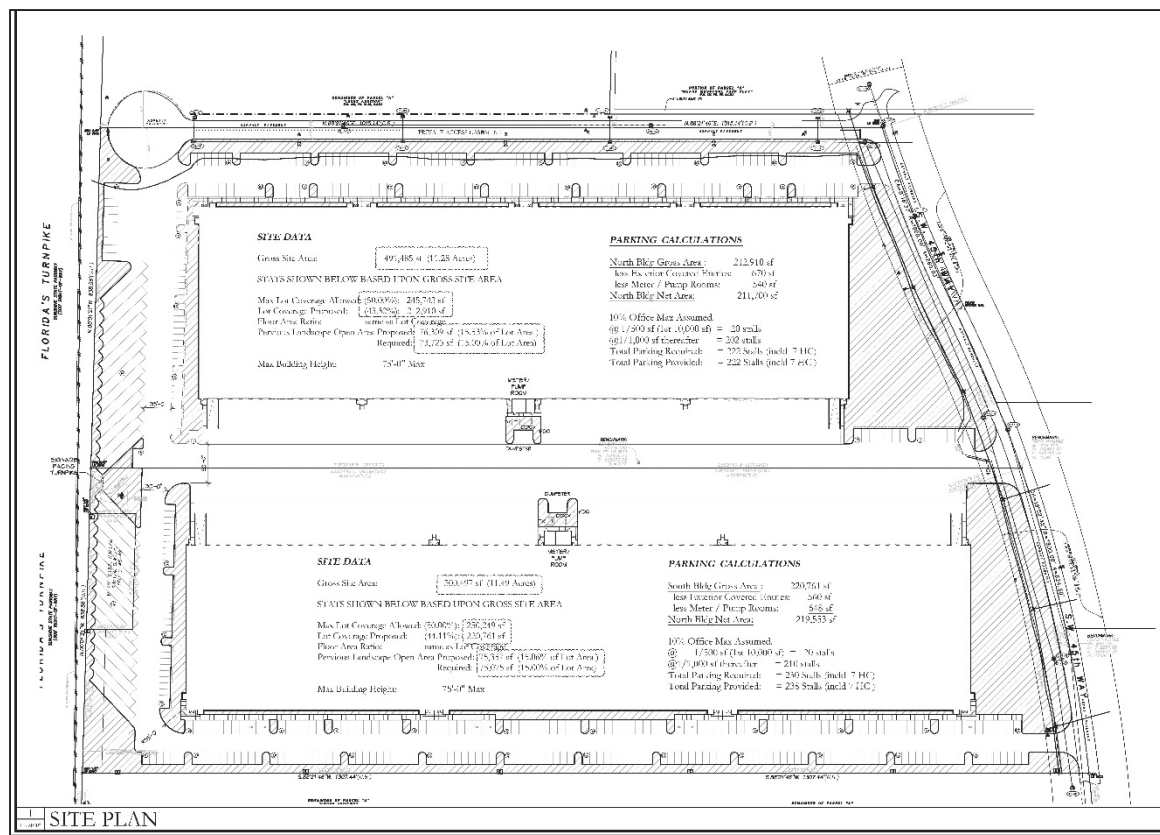
SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

STORM WATER POLLUTION PREVENTION PLAN AND
DETAILS

JULIAN LUCASO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 18825
THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCASO, PE, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: April 17, 2025

SCALE: 1" = 10'
PROJECT No.: 24024
CAD FILE: 24024 DWG.dwg

SHEET: SW-3
11 OF 11



Traffic Impact Analysis - REVISED

Independence Industrial Park

Deerfield Beach, Florida

Mancini Holdings

3 April 2025



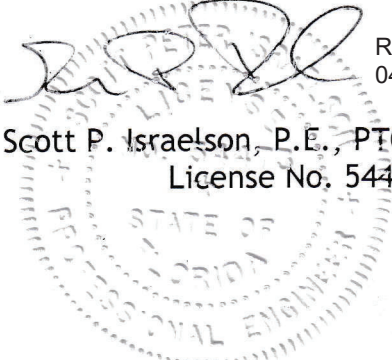
TRAFFIC IMPACT
GROUP, LLC

165 Sabal Palm Drive, Suite 141
Longwood, FL 32779
407.607.6985



Industrial on 45th - Deerfield Beach - Mancini Holdings

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Florida.


REV
04/03/205
Scott P. Israelson, P.E., PTOE
License No. 54473


Executive Summary

Project Description

Mancini Holdings proposes to develop Independence Industrial Park in Deerfield Beach, Florida. The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet. The site is located on the west side of SW 45th Way north of Wiles Road.

The City of Deerfield Beach required this analysis as part of development review. Project scope was defined during a scoping meeting with the City and its traffic consultant. This REVISED analysis incorporates review comments from the City's traffic consultant.

Trip Generation

The proposed new development is expected to generate 815 daily trips, with 65 entering trips and 19 exiting trips in the AM peak hour, and 25 entering and 63 exiting trips in the PM peak hour.

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance.

Wiles Road & SW 45th Way

Analysis shows that the southbound approach currently sees LOS C in the PM peak hour. These delays are slightly increased by the addition of development traffic. Mitigation for this deficiency would consist of constructing a southbound right-turn lane.

Wiles Road & SW 43rd Terrace

Analysis shows that the southbound approach currently experiences LOS F in both peak hours. The intersection is slightly impacted by development trips.

Powerline Road & Wiles Road/Green Road

Analysis shows that some individual movements currently see LOS F in both peak hours. The intersection is slightly impacted by development trips.

Wiles Road & SW 45th Way (Full Build 2026)

- Construct a southbound right-turn lane with 150 feet for queue storage.
- This is conditional to approval.

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I. Introduction

Mancini Holdings proposes to develop the Industrial Independence Park in Deerfield Beach, Florida. The site is located on the west side of SW 45th Way north of Wiles Road.

The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet. The property will have a two full-access driveways to SW 45th Way.

The City of Deerfield Beach required this analysis as part of development review. Project scope was defined during a scoping meeting with the City and its traffic consultant. This REVISED analysis incorporates comments from the City's traffic consultant.

The study area included the following intersections:

- Wiles Road & SW 45th Way
- Wiles Road & SW 43rd Street
- Powerline Road & Wiles Road/Green Road

The study analyzed the following scenarios:

- 2024 Existing Conditions
- No Build 2026 Conditions
- Full Build 2026 Conditions

The AM peak hour and PM peak hour were analyzed.

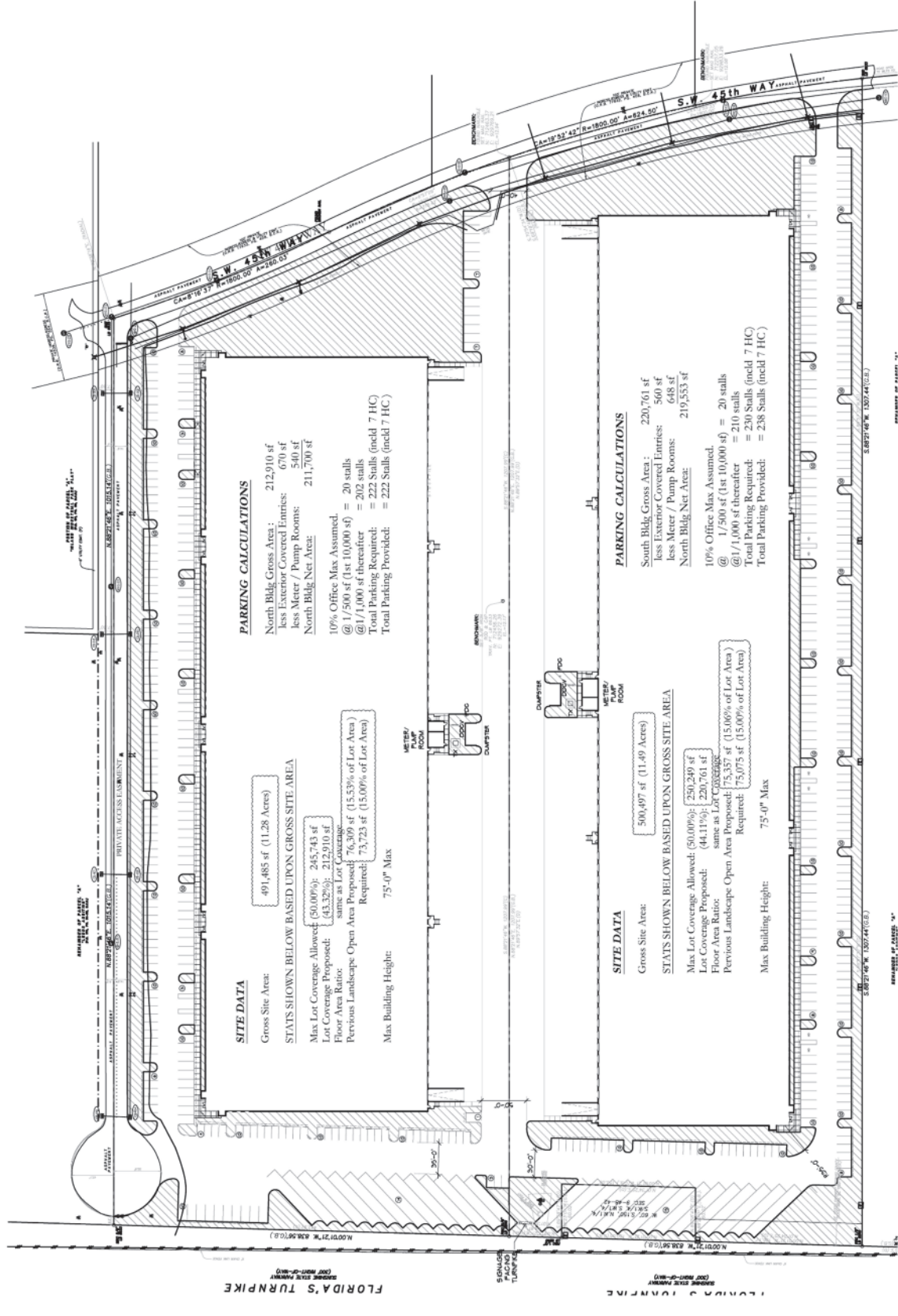
Figure 1 shows the most recent site plan. **Figure 2** shows the project vicinity map.

INDUSTRIAL 45TH

Speculative Industrial Shell Buildings at
NW 45th Way in Deerfield Beach, FL



22-065
2023-05-16
1"=50'-0"
SITE PLAN
A-0.1

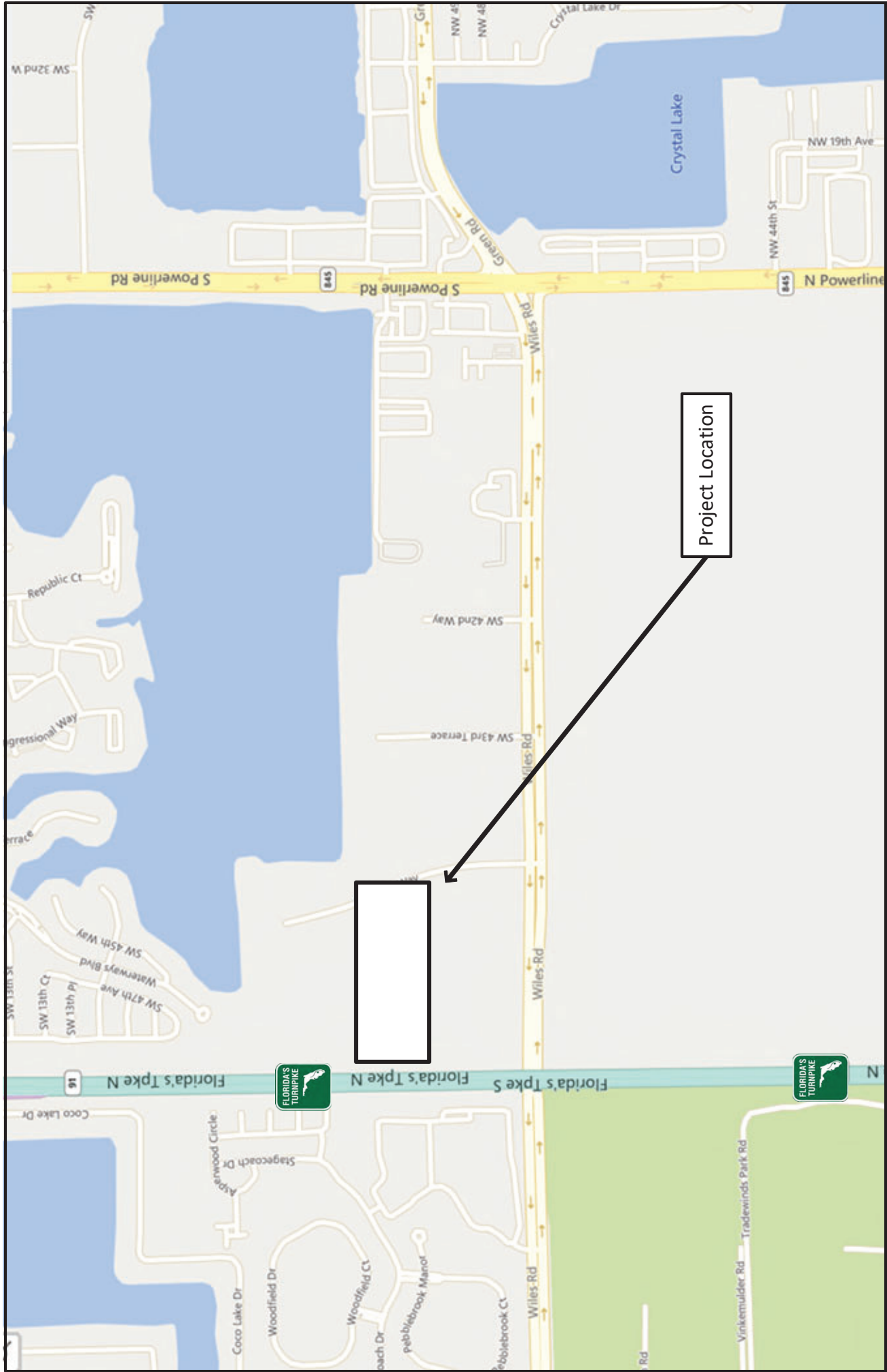


Date: 19 March 2024

Site Plan

Figure 1

Industrial on 45th - Deerfield Beach - Mancini Holdings



Date: 19 March 2024

Vicinity Map

Figure 2

Industrial on 45th - Deerfield Beach - Mancini Holdings

II. Existing Conditions

A. Existing Roadway Conditions

Wiles Road is a four-lane divided roadway with a posted speed limit of 45 mph. Its AADT is 19,400 vehicles per day.

SW 45th Way is a two-lane undivided local road with a posted speed limit of 30 mph.

B. Existing Intersection Geometry

Wiles Road & SW 45th Way is unsignalized. The eastbound approach has one left-turn lane, one through lane, and a shared through-right lane. The westbound approach consists of a left-turn lane, three through lanes, and a right-turn lane. The southbound approach consists of a single lane.

Wiles Road & SW 43rd Terrace is signalized with protected-permitted phasing for all left turns. The eastbound and westbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. The northbound approach has a left-turn lane, one through lane, and a channelized right-turn lane with added lane onto Wiles Road. The southbound approach consists of a shared left-through lane and a right-turn lane.

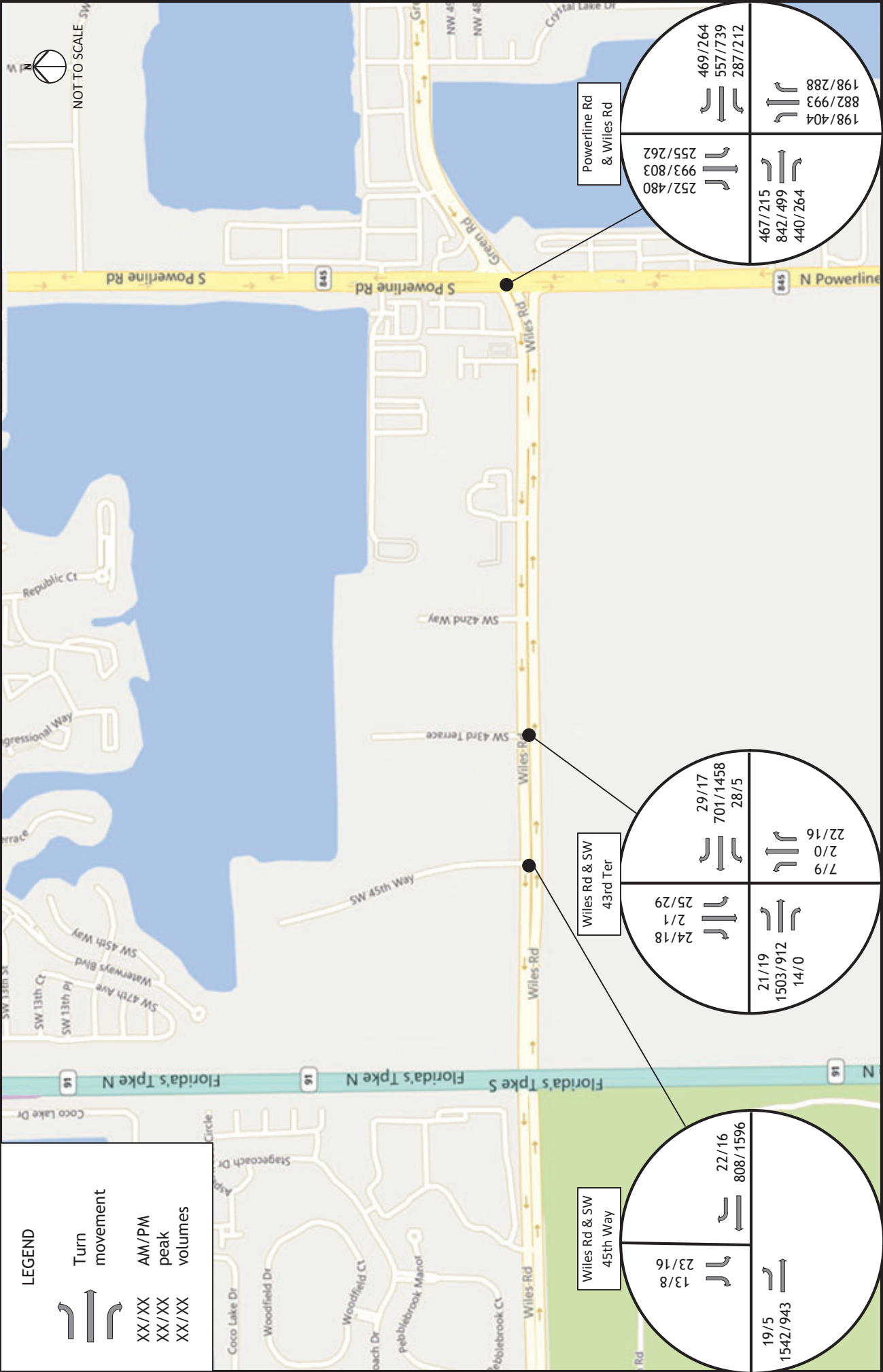
Powerline Road & Wiles Road/Green Road is signalized with protected phasing for all left turns. The eastbound and westbound approaches both have dual left-turn lanes, two through lanes, and channelized right-turn lanes under yield control. The northbound and southbound approaches both consist of dual left-turn lanes, two through lanes, and a shared through-right lane.

C. Traffic Volumes

Traffic data collection for study area intersections was performed on March 7, 2024, but traffic volumes for Powerline Road & Wiles Road were collected on April 6, 2022. **Figure 3** displays existing traffic volumes. These volumes can be found in the Appendix.

The most recent Average Annual Daily Traffic (AADT) volumes were retrieved from the FDOT Planning Office website.

FDOT produces Peak Season Correction Factors (PSCF) to account for seasonal variations in traffic volumes. The PSCF for the week of March 6th in the east side of Broward County is 0.97. The PSCF is not applied to this analysis.



Existing Traffic Volumes

Figure 3

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 19 March 2024

III. Methodology

A. Base Assumptions

Intersection capacity analysis was conducted using Synchro v11.0. Trip generation was calculated using the 11th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Right-turn and left-turn lanes were examined using the National Cooperative Highway Research Program (NCHRP) Report No. 279 *Intersection Channelization Design Guide*. Signal timing was received from Broward County.

B. Background Growth

The average annual background growth rate is calculated using historical AADT volumes. Table 3.1 shows historical AADTs in the area.

Table 3.1 - Study Area Background Growth				
Roadway	2018	2023	increase	annual growth
	AADT	AADT		
Green Road east of Powerline	27,000	25,000	-7.4%	-1.5%
Powerline Road north of Wiles	39,500	36,500	-7.6%	-1.5%
Wiles Road east of Lyons	30,000	27,500	-8.3%	-1.7%

Background growth is negative in the area. After discussion with the city's traffic consultant, this analysis uses 1% per year compounding to estimate background growth for future conditions. No Build 2026 volumes are shown in Figure 4.

C. Trip Generation

The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet.

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development.

Table 3.2 contains the summary of the land uses and sizes used for trip generation estimates.

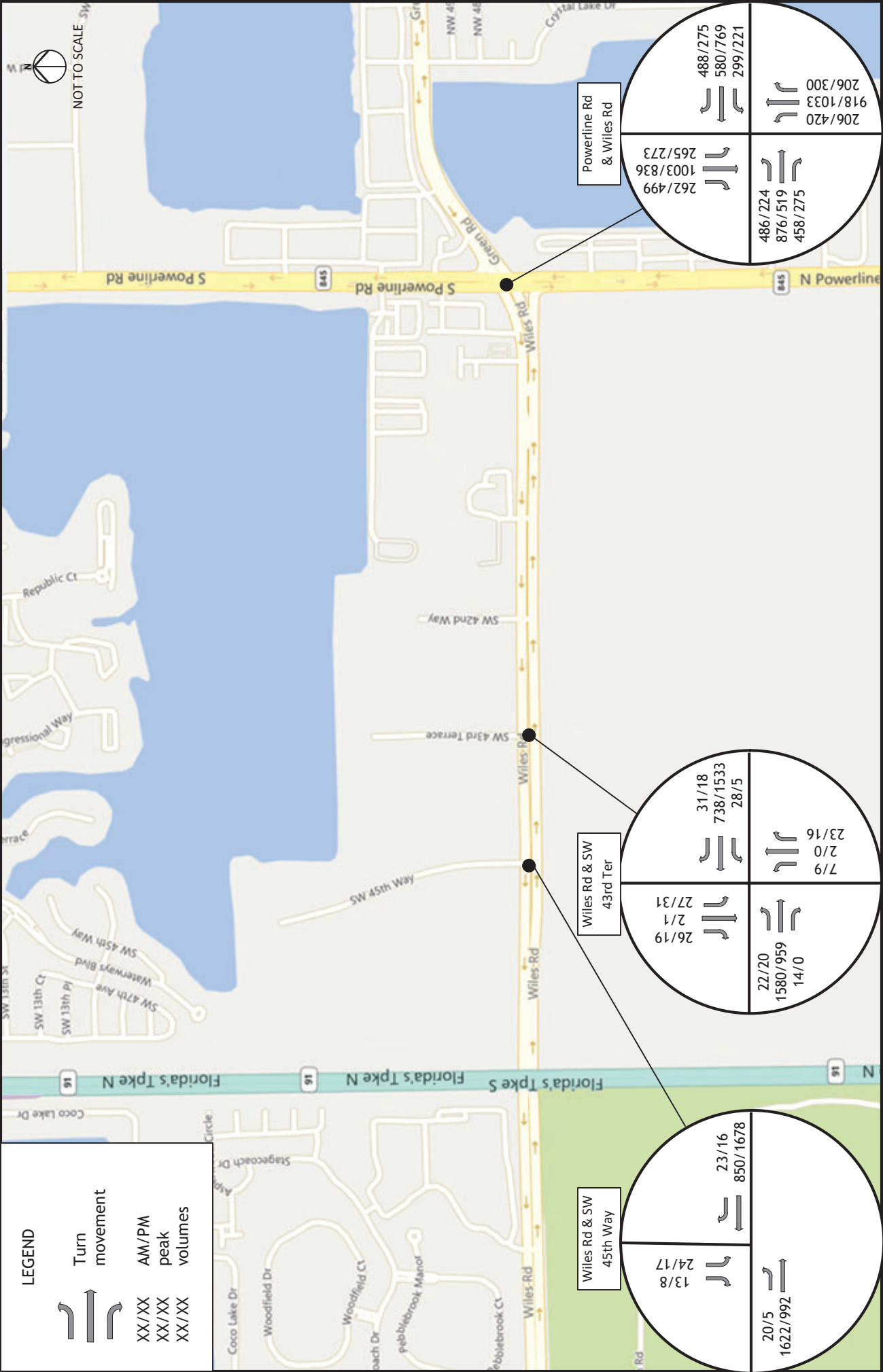
Table 3.2 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Warehousing	150	433	Th.Sq.Ft. GFA	724	59	17	22	57

D. Trip Distribution

Trips for this proposed development were assigned to the surrounding roadway network based on discussion with the City's transportation consultant. The proposed trip distribution for this project is:

- 20% to/from the east on Green Road
- 40% to/from the west on Wiles Road
- 20% to/from the north on Powerline Road
- 20% to/from the south on Powerline Road

Site trips are shown in **Figure 5**. Full Build 2026 volumes are shown in **Figure 6**.

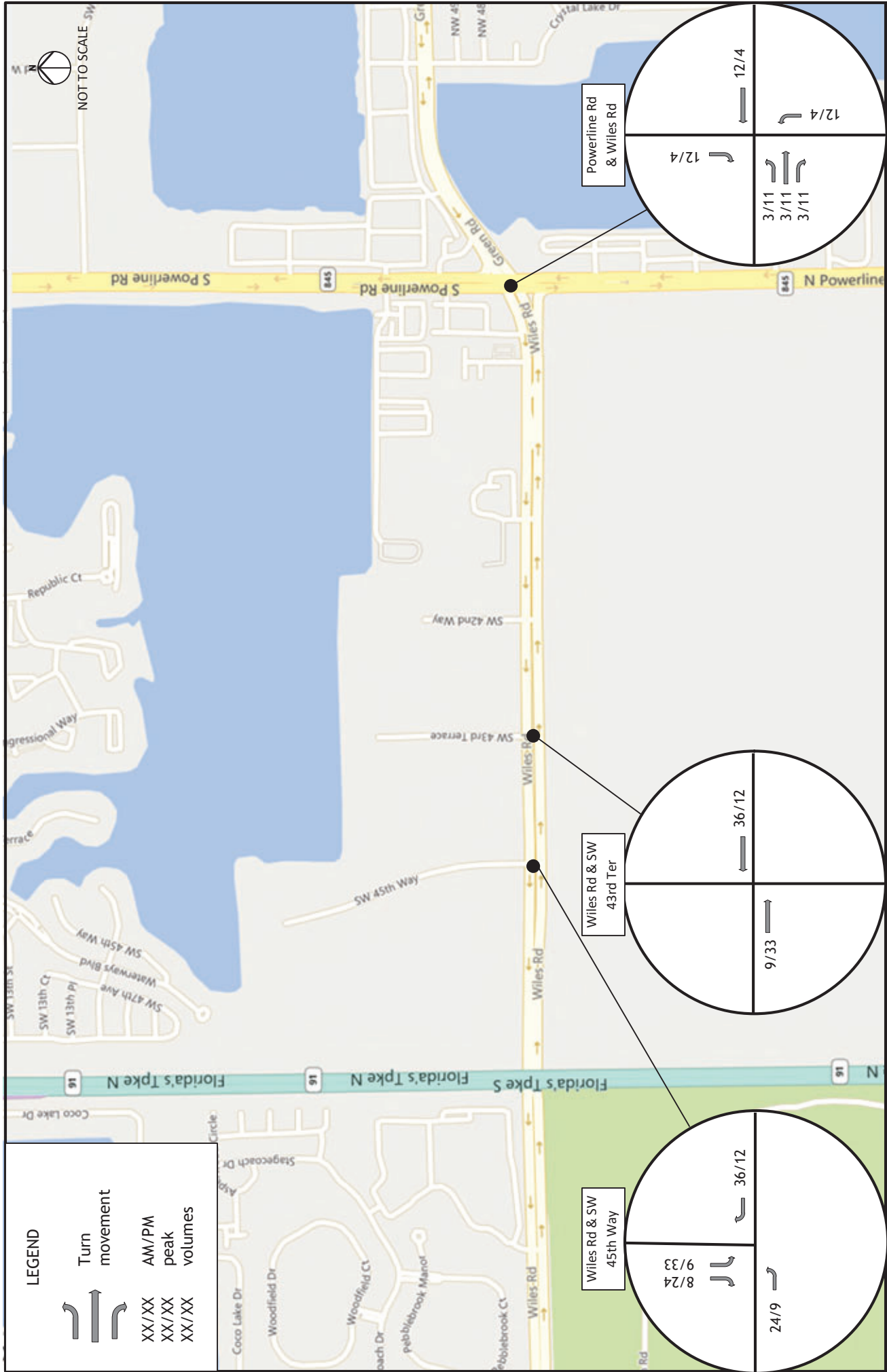


No Build 2026 Volumes

Figure 4

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 3 April 2025

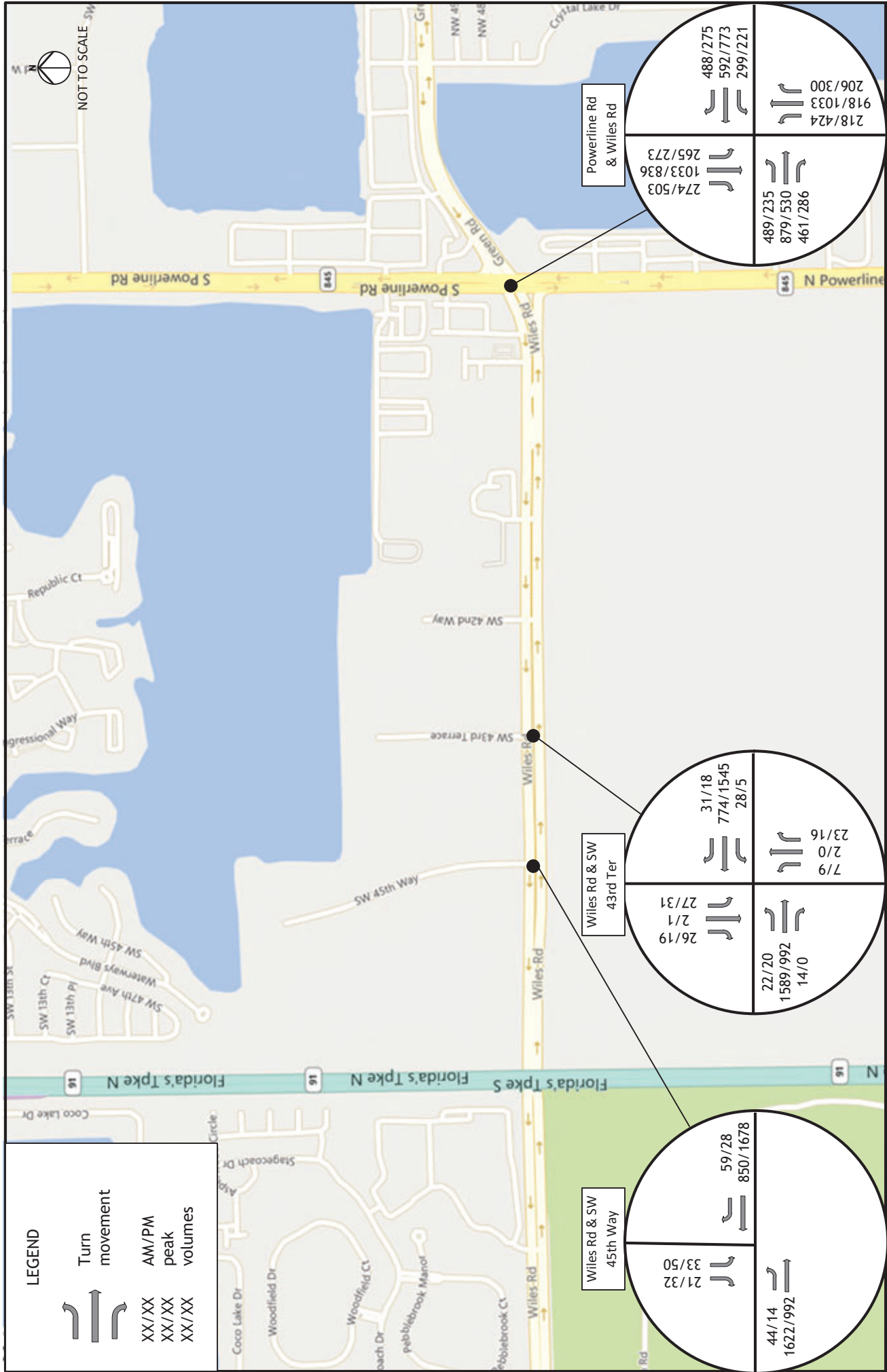


Site Trips

Figure 5

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 3 April 2025



Full Build 2026 Volumes

Figure 6

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 3 April 2025

IV. Capacity Analysis

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes the term "level of service" (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 4.1 shows the control delay per vehicle associated with LOS A through F for signalized and unsignalized intersections.

Table 4.1 - Highway Capacity Manual Levels of Service and Control Delay			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay per Vehicle (sec)	Level of Service	Control Delay per Vehicle (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

A. Wiles Road & SW 45th Way

Wiles Road & NW 45th Way is unsignalized. The eastbound approach has one left-turn lane, one through lane, and a shared through-right lane. The westbound approach consists of a left-turn lane, three through lanes, and a right-turn lane. The southbound approach consists of a single lane. The south leg of the intersection is an unused connection to the Monarch Hill landfill.

Table 4.2 shows the current LOS, control delay, and 95th percentile queue length for existing conditions.

Table 4.2 - LOS, Delay, and Queue - 2024 Ex						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		C	
LOS	9.0				23.4	
Q(ft)	3				15	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.1				15.6	
Q(ft)	0				5	

Table 4.3 shows the expected LOS, control delay, and 95th percentile queue length for No Build 2026 conditions.

Table 4.3 - LOS, Delay, and Queue - 2026 No Bld						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		D	
LOS	9.2				25.6	
Q(ft)	3				18	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.3				16.4	
Q(ft)	0				5	

Table 4.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2026 conditions.

Table 4.4 - LOS, Delay, and Queue - 2026 Full Bld						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		D	
LOS	9.6				29.8	
Q(ft)	5				28	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.4				18.8	
Q(ft)	0				23	

The queue for eastbound left turns in the Full Build scenario is five feet or less than one vehicle. The existing left turn lane is approximately 430 feet and is sufficient to accommodate the expected queue plus deceleration.

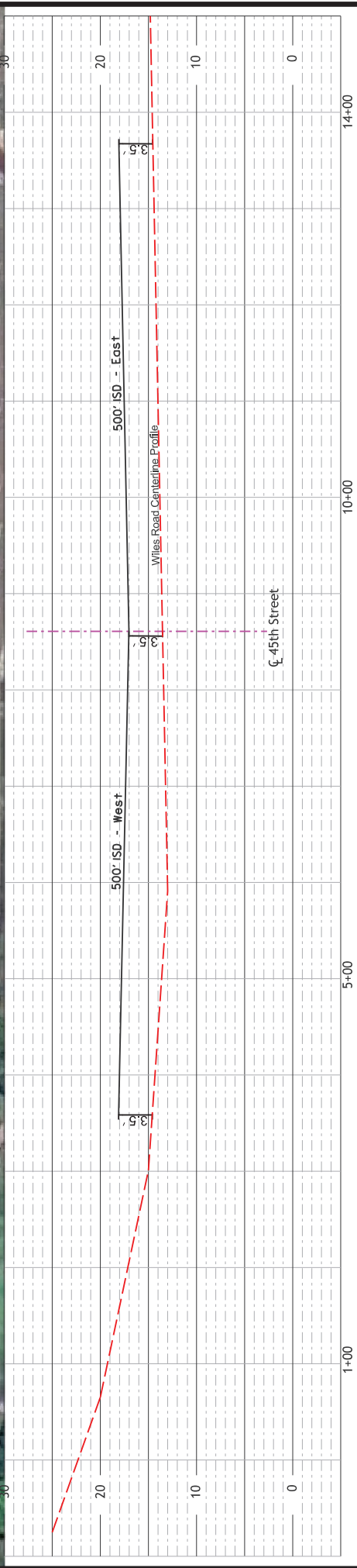
B. Intersection Sight Distance

The table below shows required ISD for posted speeds based on AASHTO Greenbook standards.

Speed (mph)	Stopping Sight Distance (ft.)	Design Intersection Sight Distance (ft.)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720

Source: *A Policy on Geometric Design of Highway and Streets*, 5th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2004.

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance. See **Figure 7**.



C. Wiles Road & SW 43rd Terrace

Wiles Road & NW 43rd Terrace is signalized with protected-permitted phasing for all left turns. The eastbound and westbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. The northbound approach has a left-turn lane, one through lane, and a channelized right-turn lane with added lane onto Wiles Road. The southbound approach consists of a shared left-through lane and a right-turn lane.

Table 4.5 shows the current LOS, control delay, for existing conditions.

Table 4.5 - Intersection LOS, Delay, and Queue by Movement - 2024 Existing												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	19.7	51.8	20.8	70.9	7.3	20.7	53.8	53	5.4	266.9		62
LOS	B	D	C	E	A	C	D	D	D	F		E
Overall	D (40.6)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	35.4	27	0	11.9	23.1	20.6	53.4	0	53.1	241.6		61.6
LOS	D	C	A	B	C	C	D	A	D	F		E
Overall	C (27.8)											

Analysis shows that the intersection operates at LOS D and C overall in the AM and PM peaks, but the southbound approach currently experiences LOS F in both peak hours.

Table 4.6 shows the expected LOS, control delay, for No Build 2026 conditions.

Table 4.6 - Intersection LOS, Delay, and Queue by Movement - 2026 No Build												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	19.9	63.0	20.8	78.4	7.5	20.8	53.8	53	53.4	274.7		62.1
LOS	B	E	C	E	A	C	D	D	D	F		E
Overall	D (49.9)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	38.6	27.7	0	12.8	26.4	20.7	53.4	0	53.1	262.5		61.6
LOS	D	C	A	B	C	C	D	A	D	F		E
Overall	C (30.3)											

Table 4.7 shows the expected LOS, control delay, for Full Build 2026 conditions.

Table 4.7 - Intersection LOS, Delay, and Queue by Movement - 2026 Full Build												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	20.2	64.4	20.8	77.5	7.8	20.8	53.8	53	53.4	274.7	62.1	
LOS	C	E	C	E	A	C	D	D	D	F	E	
Overall	D (48.4)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	39	28.2	0	12.7	26.8	20.7	53.4	0	53.1	262.5	61.6	
LOS	D	C	A	B	C	C	D	A	D	F	E	
Overall	C (30.6)											

Analysis shows that the intersection is slightly affected by development trips.

D. Powerline Road & Wiles Road/Green Road

Powerline Road & Wiles Road/Green Road is signalized with protected phasing for all left turns. The eastbound and westbound approaches both have dual left-turn lanes, two through lanes, and channelized right-turn lanes under yield control. The northbound and southbound approaches both consist of dual left-turn lanes, two through lanes, and a shared through-right lane.

Table 4.8 shows the current LOS, control delay, for existing conditions.

Table 4.8 - Intersection LOS, Delay, and Queue by Movement - 2024 Existing												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	118	96.4	0	81.6	65.5	0	90.2	41	39.1	90.2	41.1	40.6
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (67.3)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.6	68.1	0	78.5	75.2	0	179	37.1	38.3	88.6	36.8	55.4
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (66.0)											

Analysis shows that the intersection currently operates at LOS E in the peak hours, with some movements experiencing LOS F.

Table 4.9 shows the expected LOS, control delay, for No Build 2026 conditions.

Table 4.9 - Intersection LOS, Delay, and Queue by Movement - 2026 No Build												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	130	108	0	82.3	66.2	0	91.4	42.4	40.4	91.3	42.5	42
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (71.4)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.4	68	0	78.3	77.4	0	197	39	40.4	89.7	38.2	61.6
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (69.2)											

Table 4.10 shows the expected LOS, control delay, for Full Build 2026 conditions.

Table 4.10 - Intersection LOS, Delay, and Queue by Movement - 2026 Full Build												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	133.1	109	0	82.3	67.6	0	93	42.4	40.4	91.3	43.1	43.2
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (72.2)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.6	67.8	0	78.3	77.7	0	202	39.6	41	89.7	38.7	64.2
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (70.3)											

Analysis shows that the intersection is slightly affected by the development.

VI. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the industrial development on SW 45th Way in Deerfield Beach, Florida.

The City of Deerfield Beach required this analysis as part of development review.

Trip Generation

The proposed new development is expected to generate 815 daily trips, with 65 entering trips and 19 exiting trips in the AM peak hour, and 25 entering and 63 exiting trips in the PM peak hour.

Sight Distance

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance.

Traffic Impacts

Wiles Road & SW 45th Way

Analysis shows that the southbound approach currently sees LOS C in the PM peak hour. These delays are slightly increased by the addition of development traffic. Mitigation for this deficiency would consist of constructing a southbound right-turn lane.

Wiles Road & SW 43rd Terrace

Analysis shows that the southbound approach currently experiences LOS F in both peak hours. The intersection is slightly impacted by development trips.

Powerline Road & Wiles Road/Green Road

Analysis shows that some individual movements currently see LOS F in both peak hours. The intersection is slightly impacted by development trips.

Wiles Road & SW 45th Way (Full Build 2026)

- Construct a southbound right-turn lane with 150 feet for queue storage.
- This is conditional to approval.

Appendix

Background Information

Traffic Volumes

Trip Generation

Signal Timing

Capacity Analysis

BACKGROUND INFORMATION

Scott Israelson

From: Bryan Kelley <bryan@simmonsandwhite.com>
Sent: Monday, February 26, 2024 09:44
To: Scott Israelson; Christopher Suneson; Rafaela Thermidor; Daniel Mantell
Cc: Marcello Mancini; David Wright
Subject: RE: 21076 - IIP 1 & 2 - Meeting Follow Up

Scott,
Looks good. I have a few comments/notes in red below.

Trip Generation using 11th Edition, I will double check what was used during the trip gen statement.

AM and PM peak hour turning counts occurring Tuesday-Thursday. Powerline & Wiles data already provided from previous study, we will increase those volumes using two years of background growth to estimate current 2024 counts.

Signal timing is provided in the previous study, but it would be great to have a current contact at the County for future projects.

Jiamin Li (Carmen), P.E.
Broward County Public Works/Traffic Engineering Division
2300 W. Commercial Blvd, Fort Lauderdale, FL 33309
Office: 954-847-2600
jili@broward.org

Intersections -

Wiles & 45th
Wiles & 43rd
Powerline & Wiles

Trip Distribution at access:

60% to/from the east
40% to/from the west
I am good with this as it was initial thought but open to change if warranted.

At Powerline (please let me know your thoughts):
10% to/from the east
25% to/from the north
25% to/from the south

Let's go 20% for each direction.

Background traffic using historic AADT in area

Analysis using Synchro 11 - existing conditions and Full Build 2026.
Also include a 2026 background conditions without the project traffic. Use the HCM 6th edition results from synchro.

Sight distance analysis to the west using ASHTTO ISD/SSD and identify if any deficiencies.

Bryan G. Kelley, P.E.
Senior Traffic Engineer



O: 561.478.7848 x112 | C: 561.371.2285
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

simmonsandwhite.com

From: Scott Israelson <scott@traffic-impact.com>
Sent: Friday, February 23, 2024 4:01 PM
To: Bryan Kelley <bryan@simmonsandwhite.com>; Christopher Suneson <csuneson@deerfield-beach.com>; Rafaela Thermidor <rthermidor@deerfield-beach.com>; Daniel Mantell <dmantell@deerfield-beach.com>
Cc: Marcello Mancini <mmancini@mancinigroup.com>; David Wright <dave@traffic-impact.com>
Subject: RE: 21076 - IIP 1 & 2 - Meeting Follow Up

You don't often get email from scott@traffic-impact.com. [Learn why this is important](#)

Thank you Bryan, it was great meeting you and the team at the City. Here is our proposed methodology:

Trip Generation using 11th Edition, I will double check what was used during the trip gen statement.

AM and PM peak hour turning counts occurring Tuesday-Thursday. Powerline & Wiles data already provided from previous study, we will increase those volumes using two years of background growth to estimate current 2024 counts.

Signal timing is provided in the previous study, but it would be great to have a current contact at the County for future projects.

Intersections -

Wiles & 45th
Wiles & 43rd
Powerline & Wiles

Trip Distribution at access:

60% to/from the east
40% to/from the west

At Powerline (please let me know your thoughts):

10% to/from the east
25% to/from the north
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Background traffic using historic AADT in area

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0167 - SR 845 / POWERLINE RD - S OF SW 10 ST/DEERFIELD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	36500 F	N 20000	S 16500	9.00	57.90	9.00
2022	35500 C	N 19500	S 16000	9.00	57.00	9.00
2021	31000 C	N 16500	S 14500	9.00	53.80	9.00
2020	36000 F	N 19000	S 17000	9.00	53.90	7.50
2019	38000 C	N 20000	S 18000	9.00	54.60	7.50
2018	39500 C	N 20000	S 19500	9.00	54.50	7.50
2017	38500 C	N 20000	S 18500	9.00	51.90	6.50
2016	38000 C	N 19500	S 18500	9.00	54.10	6.50
2015	34500 C	N 18000	S 16500	9.00	54.00	6.50
2014	37000 C	N 19000	S 18000	9.00	54.20	6.30
2013	35500 C	N 18000	S 17500	9.00	53.60	6.30
2012	36500 C	N 18500	S 18000	9.00	52.20	5.80
2011	35000 C	N 18000	S 17000	9.00	52.50	5.80
2010	33000 C	N 17000	S 16000	8.35	52.69	5.80
2009	30500 C	N 15500	S 15000	8.53	53.89	6.30
2008	41000 C	N 20500	S 20500	8.81	54.16	6.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9225 - GREEN ROAD, E OF POWERLINE ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	19400 S	E 9600	W 9800	9.00	57.00	5.40
2021	19600 F	E 9700	W 9900	9.00	53.80	14.30
2020	19800 C	E 9800	W 10000	9.00	53.90	8.80
2019	27000 T	E 14000	W 13000	9.00	54.60	5.50
2018	27000 S	E 14000	W 13000	9.00	54.50	6.00
2017	27000 F	E 14000	W 13000	9.00	51.90	6.20
2016	27000 C	E 14000	W 13000	9.00	54.10	2.90
2015	19000 V	0	0	9.00	54.00	3.40
2014	18500 R	0	0	9.00	54.20	7.40
2013	18500 T	0	0	9.00	53.60	7.60
2012	18500 S	0	0	9.00	52.20	5.90
2011	18500 F	0	0	9.00	52.50	6.30
2010	18500 C	E 8800	W 9700	8.35	52.69	9.30
2009	12900 F	E 6200	W 6700	8.53	53.89	5.30
2008	13300 C	E 6400	W 6900	8.81	54.16	6.50
2007	15900 C	E 7700	W 8200	8.63	55.75	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9694 - WILES ROAD, E OF LYONS

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2023	27500 C	E 14000	W 13500	9.00	57.90	3.00
2022	21500 S	E 10500	W 11000	9.00	57.00	5.40
2021	21500 F	E 10500	W 11000	9.00	53.80	14.30
2020	21500 C	E 10500	W 11000	9.00	53.90	8.80
2019	30000 R	E 14500	W 15500	9.00	54.60	5.50
2018	30000 T	E 14500	W 15500	9.00	54.50	6.00
2017	30000 S	E 14500	W 15500	9.00	51.90	6.20
2016	30000 F	E 14500	W 15500	9.00	54.10	2.90
2015	30000 C	E 14500	W 15500	9.00	54.00	3.40
2014	23500 T	E 11500	W 12000	9.00	54.20	7.40
2013	23500 S	E 11500	W 12000	9.00	53.60	7.60
2012	23500 F	E 11500	W 12000	9.00	52.20	5.90
2011	23500 C	E 11500	W 12000	9.00	52.50	6.30
2010	7500 F	E 3600	W 3900	8.35	52.69	9.30
2009	7500 C	E 3600	W 3900	8.53	53.89	5.30
2008	7800 C	E 4100	W 3700	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC VOLUMES

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

WILES ROAD/GREEN ROAD & POWERLINE ROAD
POMPANO BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED, INCLUDES FREE FLOW RIGHTS

File Name : wiles & powerline
Site Code : 220065
Start Date : 4/6/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	POWERLINE ROAD From North				GREEN ROAD From East				POWERLINE ROAD From South				WILES ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	1	25	162	65	3	45	117	100	0	50	199	42	0	80	126	87	1102
07:15 AM	3	44	204	76	2	46	155	129	1	58	188	30	0	93	187	93	1309
07:30 AM	4	52	243	70	1	64	154	151	5	46	237	38	0	112	178	77	1432
07:45 AM	1	65	265	67	2	94	135	112	1	46	227	54	0	152	205	115	1541
Total	9	186	874	278	8	249	561	492	7	200	851	164	0	437	696	372	5384
08:00 AM	9	66	270	50	1	57	136	104	2	48	211	46	0	96	222	139	1457
08:15 AM	2	56	215	65	5	63	132	102	2	48	207	60	0	107	237	109	1410
08:30 AM	4	55	269	45	1	53	102	82	0	44	259	51	0	87	199	107	1358
08:45 AM	5	52	233	51	1	54	106	87	2	40	206	41	0	81	206	106	1271
Total	20	229	987	211	8	227	476	375	6	180	883	198	0	371	864	461	5496
04:00 PM	0	45	222	80	0	51	150	51	3	83	219	52	0	48	134	67	1205
04:15 PM	3	55	194	75	1	43	167	51	5	79	204	59	0	39	122	69	1166
04:30 PM	6	59	212	95	1	65	132	64	3	92	276	61	0	50	113	77	1306
04:45 PM	6	73	193	89	0	65	166	62	1	98	240	54	0	46	113	76	1282
Total	15	232	821	339	2	224	615	228	12	352	939	226	0	183	482	289	4959
05:00 PM	3	44	200	151	0	44	149	68	2	82	253	76	1	48	112	74	1307
05:15 PM	6	62	230	112	1	48	200	66	0	93	256	87	0	39	147	64	1411
05:30 PM	8	75	160	124	1	61	224	68	3	111	210	70	0	66	139	65	1385
05:45 PM	4	60	213	93	4	53	166	62	1	112	274	55	0	61	101	61	1320
Total	21	241	803	480	6	206	739	264	6	398	993	288	1	214	499	264	5423
Grand Total	65	888	3485	1308	24	906	2391	1359	31	1130	3666	876	1	1205	2541	1386	21262
Apprch %	1.1	15.5	60.7	22.8	0.5	19.4	51.1	29	0.5	19.8	64.3	15.4	0	23.5	49.5	27	
Total %	0.3	4.2	16.4	6.2	0.1	4.3	11.2	6.4	0.1	5.3	17.2	4.1	0	5.7	12	6.5	
LIGHT VEHICLES	63	872	3341	1253	24	863	2320	1340	28	996	3497	845	1	1126	2493	1177	20239
% LIGHT VEHICLES	96.9	98.2	95.9	95.8	100	95.3	97	98.6	90.3	88.1	95.4	96.5	100	93.4	98.1	84.9	95.2
HEAVY VEHICLES	2	16	144	55	0	43	71	19	3	134	169	31	0	79	48	209	1023
% HEAVY VEHICLES	3.1	1.8	4.1	4.2	0	4.7	3	1.4	9.7	11.9	4.6	3.5	0	6.6	1.9	15.1	4.8

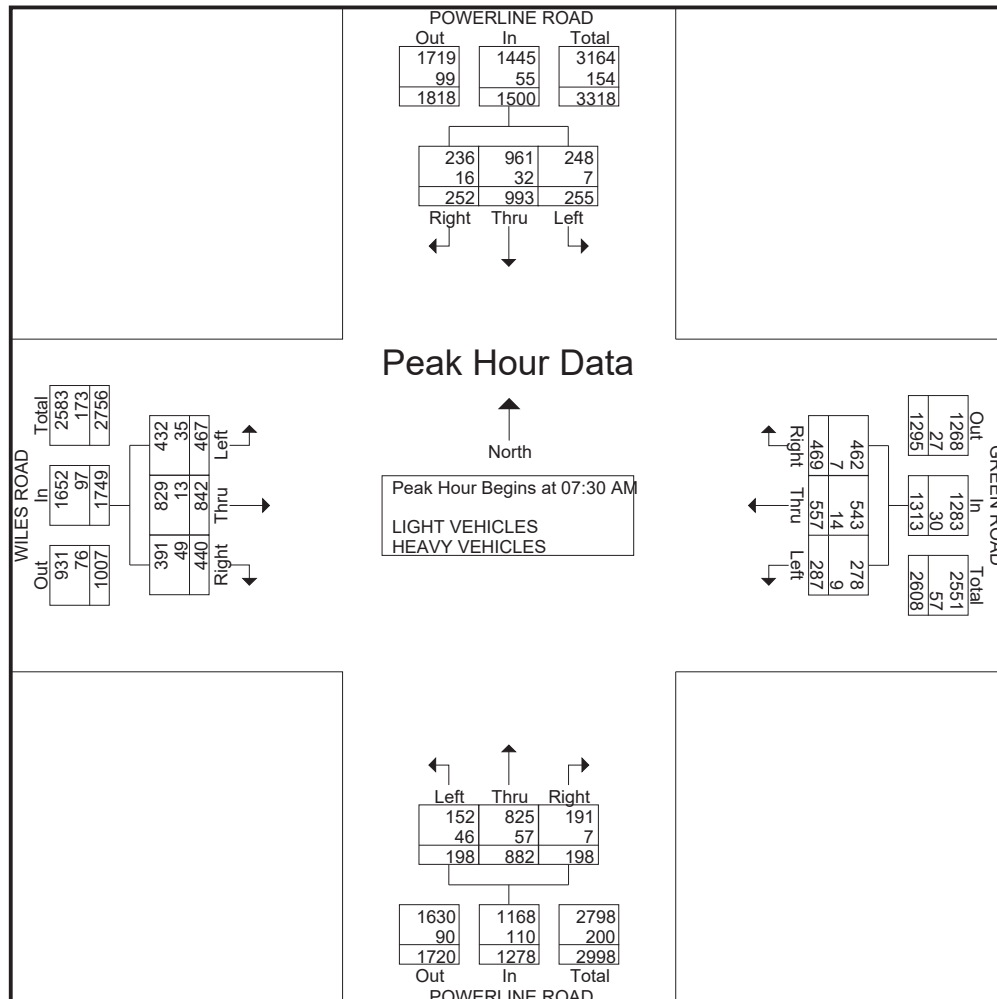
Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

WILES ROAD/GREEN ROAD & POWERLINE ROAD
POMPANO BEACH, FLORIDA
VIDEO COUNT
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File Name : wiles & powerline
Site Code : 220065
Start Date : 4/6/2022
Page No : 2

	POWERLINE ROAD From North					GREEN ROAD From East					POWERLINE ROAD From South					WILES ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	4	52	243	70	369	1	64	154	151	370	5	46	237	38	326	0	112	178	77	367	1432
07:45 AM	1	65	265	67	398	2	94	135	112	343	1	46	227	54	328	0	152	205	115	472	1541
08:00 AM	9	66	270	50	395	1	57	136	104	298	2	48	211	46	307	0	96	222	139	457	1457
08:15 AM	2	56	215	65	338	5	63	132	102	302	2	48	207	60	317	0	107	237	109	453	1410
Total Volume	16	239	993	252	1500	9	278	557	469	1313	10	188	882	198	1278	0	467	842	440	1749	5840
% App. Total	1.1	15.9	66.2	16.8		0.7	21.2	42.4	35.7		0.8	14.7	69	15.5		0	26.7	48.1	25.2		
PHF	.444	.905	.919	.900	.942	.450	.739	.904	.776	.887	.500	.979	.930	.825	.974	.000	.768	.888	.791	.926	.947
LIGHT VEHICLES																					
% LIGHT VEHICLES	93.8	97.5	96.8	93.7	96.3	100	96.8	97.5	98.5	97.7	90.0	76.1	93.5	96.5	91.4	0	92.5	98.5	88.9	94.5	95.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	6.3	2.5	3.2	6.3	3.7	0	3.2	2.5	1.5	2.3	10.0	23.9	6.5	3.5	8.6	0	7.5	1.5	11.1	5.5	5.0



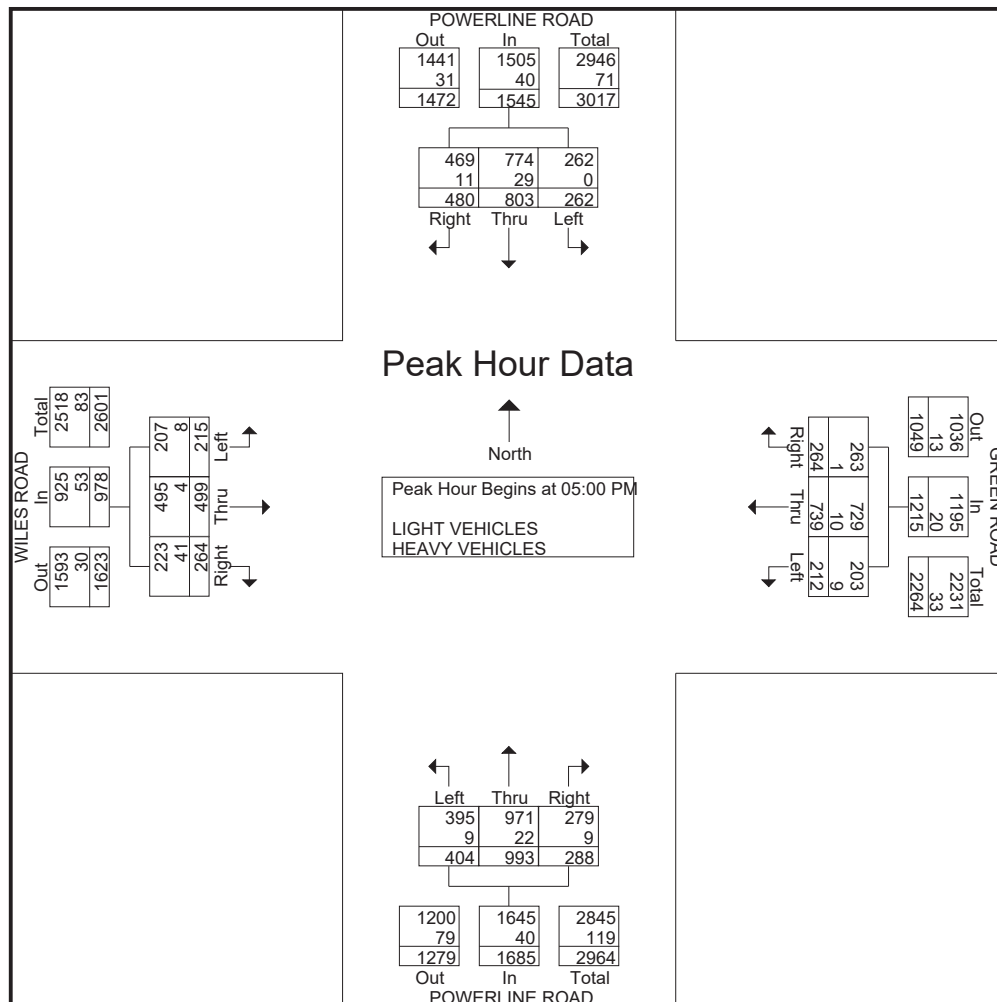
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WILES ROAD/GREEN ROAD & POWERLINE ROAD
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	POWERLINE ROAD From North					GREEN ROAD From East					POWERLINE ROAD From South					WILES ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	3	44	200	151	398	0	44	149	68	261	2	82	253	76	413	1	48	112	74	235	1307
05:15 PM	6	62	230	112	410	1	48	200	66	315	0	93	256	87	436	0	39	147	64	250	1411
05:30 PM	8	75	160	124	367	1	61	224	68	354	3	111	210	70	394	0	66	139	65	270	1385
05:45 PM	4	60	213	93	370	4	53	166	62	285	1	112	274	55	442	0	61	101	61	223	1320
Total Volume	21	241	803	480	1545	6	206	739	264	1215	6	398	993	288	1685	1	214	499	264	978	5423
% App. Total	1.4	15.6	52	31.1		0.5	17	60.8	21.7		0.4	23.6	58.9	17.1		0.1	21.9	51	27		
PHF	.656	.803	.873	.795	.942	.375	.844	.825	.971	.858	.500	.888	.906	.828	.953	.250	.811	.849	.892	.906	.961
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	96.4	97.7	97.4	100	95.6	98.6	99.6	98.4	100	97.7	97.8	96.9	97.6	100	96.3	99.2	84.5	94.6	97.2
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	3.6	2.3	2.6	0	4.4	1.4	0.4	1.6	0	2.3	2.2	3.1	2.4	0	3.7	0.8	15.5	5.4	2.8



Turn Count Summary

Location: Wiles Rd & SW 43rd Ter

GPS N = 26.288579, W = 80.161796

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 70

Peak AM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	4	0	4	5	187	13	0	0	6	8	269	6	502
07:15	8	0	4	7	180	6	4	0	6	6	342	4	567
07:30	6	0	6	6	199	5	1	1	5	8	421	2	660
07:45	5	1	5	9	173	10	0	1	3	6	423	4	640
08:00	7	1	10	5	171	9	2	0	9	2	363	4	583
08:15	2	0	2	8	172	7	0	1	9	6	357	2	566
08:30	6	0	4	5	167	6	0	1	7	3	319	2	520
08:45	8	0	5	8	173	9	0	1	8	5	255	6	478

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	1	0	1	1	175	5	0	0	0	5	258	3	449
07:15	1	0	0	2	170	2	0	0	0	2	330	1	508
07:30	1	0	1	1	189	5	0	0	1	2	388	0	588
07:45	4	0	0	2	161	5	0	0	1	1	405	0	579
08:00	4	0	2	3	160	6	0	0	1	1	352	0	529
08:15	1	0	0	3	163	4	0	0	1	1	336	1	510
08:30	1	0	0	1	159	2	0	0	0	0	315	0	478
08:45	4	0	0	3	161	1	0	1	2	2	249	0	423

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	3	0	3	4	12	8	0	0	6	3	11	3	53
07:15	7	0	4	5	10	4	4	0	6	4	12	3	59
07:30	5	0	5	5	10	0	1	1	4	6	33	2	72
07:45	1	1	5	7	12	5	0	1	2	5	18	4	61
08:00	3	1	8	2	11	3	2	0	8	1	11	4	54
08:15	1	0	2	5	9	3	0	1	8	5	21	1	56
08:30	5	0	4	4	8	4	0	1	7	3	4	2	42
08:45	4	0	5	5	12	8	0	0	6	3	6	6	55

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	26	2	25	27	723	30	7	2	23	22	1549	14	2450
Pk 15 min	6	0	6	6	199	5	1	1	5	8	421	2	660
PHF													0.93

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	10	0	3	8	680	18	0	0	3	6	1475	1	2204
Truck	16	2	22	19	43	12	7	2	20	16	74	13	246
HV %age	62%	100%	88%	70%	6%	40%	100%	100%	87%	73%	5%	93%	

Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
07:00													0
07:15													0
07:30													0
07:45													0
08:00													0
08:15													0
08:30													0
08:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 81

Peak PM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	11	0	7	0	272	4	3	0	7	5	219	0	528
16:15	3	0	7	0	258	2	1	0	10	1	215	0	497
16:30	5	0	7	1	239	3	2	0	1	2	231	0	491
16:45	7	0	6	3	350	2	0	0	3	2	197	0	570
17:00	7	0	8	1	393	6	2	0	1	7	261	0	686
17:15	11	0	7	3	371	3	1	0	0	8	239	0	643
17:30	5	1	2	0	364	3	5	0	6	2	239	0	627
17:45	7	0	2	1	375	6	1	0	9	3	201	0	605

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	7	0	5	0	261	2	2	0	3	2	209	0	491
16:15	2	0	3	0	252	1	1	0	6	1	207	0	473
16:30	4	0	7	0	234	0	2	0	1	0	220	0	468
16:45	3	0	4	3	338	1	0	0	2	0	190	0	541
17:00	4	0	7	0	389	1	2	0	1	2	253	0	659
17:15	9	0	3	1	361	1	1	0	0	0	232	0	608
17:30	1	1	1	0	353	1	3	0	5	0	232	0	597
17:45	1	0	1	0	372	3	1	0	1	1	200	0	580

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	0	2	0	11	2	1	0	4	3	10	0	37
16:15	1	0	4	0	6	1	0	0	4	0	8	0	24
16:30	1	0	0	1	5	3	0	0	0	2	11	0	23
16:45	4	0	2	0	12	1	0	0	1	2	7	0	29
17:00	3	0	1	1	4	5	0	0	0	5	8	0	27
17:15	2	0	4	2	10	2	0	0	0	8	7	0	35
17:30	4	0	1	0	11	2	2	0	1	2	7	0	30
17:45	6	0	1	1	3	3	0	0	8	2	1	0	25

Intersection Peak Hour

17:00 to 18:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	30	1	19	5	1503	18	9	0	16	20	940	0	2561
Pk 15 min	7	0	8	1	393	6	2	0	1	7	261	0	686
PHF													0.93

Peak Hour Vehicle Summary

17:00 to 18:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	15	1	12	1	1475	6	7	0	7	3	917	0	2444
Truck	15	0	7	4	28	12	2	0	9	17	23	0	117
HV %age	50%	0%	37%	80%	2%	67%	22%	#DIV/0!	56%	85%	2%	#DIV/0!	

Peak Hour Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
16:00													0
16:15													0
16:30													0
16:45													0
17:00													0
17:15													0
17:30													0
17:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 70

Peak AM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	7	0	11	0	164	7	0	0	0	9	273	0	471
07:15	5	0	5	0	226	10	0	0	0	7	372	0	625
07:30	5	0	7	0	233	6	0	0	0	4	414	0	669
07:45	9	0	0	0	172	2	0	0	0	3	415	0	601
08:00	5	0	1	0	202	5	0	0	0	6	389	0	608
08:15	7	0	7	0	186	3	0	0	0	1	345	0	549
08:30	7	0	1	0	169	1	0	0	0	5	328	0	511
08:45	0	0	0	0	193	1	0	0	0	1	281	0	476

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	1	0	4	0	150	7	0	0	0	9	261	0	432
07:15	2	0	1	0	213	9	0	0	0	7	356	0	588
07:30	2	0	0	0	212	6	0	0	0	4	375	0	599
07:45	3	0	0	0	155	2	0	0	0	3	394	0	557
08:00	2	0	0	0	182	5	0	0	0	5	376	0	570
08:15	2	0	2	0	173	2	0	0	0	1	324	0	504
08:30	5	0	0	0	154	1	0	0	0	4	320	0	484
08:45	0	0	0	0	177	0	0	0	0	1	267	0	445

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	6	0	7	0	14	0	0	0	0	0	12	0	39
07:15	3	0	4	0	13	1	0	0	0	0	16	0	37
07:30	3	0	7	0	21	0	0	0	0	0	39	0	70
07:45	6	0	0	0	17	0	0	0	0	0	21	0	44
08:00	3	0	1	0	20	0	0	0	0	1	13	0	38
08:15	5	0	5	0	13	1	0	0	0	0	21	0	45
08:30	2	0	1	0	15	0	0	0	0	1	8	0	27
08:45	0	0	0	0	16	1	0	0	0	0	14	0	31

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	24	0	13	0	833	23	0	0	0	20	1590	0	2503
Pk 15 min	5	0	7	0	233	6	0	0	0	4	414	0	669
PHF													0.94

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	9	0	1	0	762	22	0	0	0	19	1501	0	2314
Truck	15	0	12	0	71	1	0	0	0	1	89	0	189
HV %age	63%	#DIV/0!	92%	#DIV/0!	9%	4%	#DIV/0!	#DIV/0!	#DIV/0!	5%	6%	#DIV/0!	

Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
07:00													0
07:15													0
07:30													0
07:45													0
08:00													0
08:15													0
08:30													0
08:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 81

Peak PM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	8	0	5	0	292	5	0	0	0	6	224	0	540
16:15	7	0	6	0	284	2	0	0	0	3	209	0	511
16:30	4	0	5	0	238	4	0	0	0	1	212	0	464
16:45	3	0	4	0	402	4	0	0	0	3	213	0	629
17:00	7	0	1	0	414	4	0	0	0	0	253	0	679
17:15	3	0	0	0	413	4	0	0	0	1	252	0	673
17:30	4	0	3	0	416	4	0	0	0	1	254	0	682
17:45	2	0	3	0	359	0	0	0	0	4	212	0	580

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	7	0	5	0	282	3	0	0	0	2	211	0	510
16:15	6	0	5	0	275	0	0	0	0	1	203	0	490
16:30	3	0	3	0	234	3	0	0	0	1	203	0	447
16:45	2	0	3	0	393	1	0	0	0	1	202	0	602
17:00	5	0	1	0	408	3	0	0	0	0	242	0	659
17:15	3	0	0	0	401	3	0	0	0	1	236	0	644
17:30	1	0	2	0	406	0	0	0	0	0	247	0	656
17:45	2	0	3	0	355	0	0	0	0	2	202	0	564

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	1	0	0	0	10	2	0	0	0	4	13	0	30
16:15	1	0	1	0	9	2	0	0	0	2	6	0	21
16:30	1	0	2	0	4	1	0	0	0	0	9	0	17
16:45	1	0	1	0	9	3	0	0	0	2	11	0	27
17:00	2	0	0	0	6	1	0	0	0	0	11	0	20
17:15	0	0	0	0	12	1	0	0	0	0	16	0	29
17:30	3	0	1	0	10	4	0	0	0	1	7	0	26
17:45	0	0	0	0	4	0	0	0	0	2	10	0	16

Intersection Peak Hour

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	17	0	8	0	1645	16	0	0	0	5	972	0	2663
Pk 15 min	4	0	3	0	416	4	0	0	0	1	254	0	682
PHF													0.98

Peak Hour Vehicle Summary

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	11	0	6	0	1608	7	0	0	0	2	927	0	2561
Truck	6	0	2	0	37	9	0	0	0	3	45	0	102
HV %age	35%	#DIV/0!	25%	#DIV/0!	2%	56%	#DIV/0!	#DIV/0!	#DIV/0!	60%	5%	#DIV/0!	

Peak Hour Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
16:00													0
16:15													0
16:30													0
16:45													0
17:00													0
17:15													0
17:30													0
17:45													0

Industrial on 45th - Deerfield Beach

Vistro File: C:\...\deerfield vistro.vistro

Scenario 1 full build am

Report File: C:\...\vistro am.pdf

04/02/2025

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	Wiles Rd & 45th Way	Final Base	0	0	0	24	0	13	20	1590	0	0	833	23	2503
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	9	0	8	24	0	0	0	0	36	77
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	0	0	0	33	0	21	44	1622	0	0	850	59	2629

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Wiles Rd & 43rd Ter	Final Base	7	2	23	26	2	25	22	1549	14	27	723	30	2450
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	0	0	9	0	0	36	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	7	2	23	27	2	26	22	1589	14	28	774	31	2545

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4	Powerline Rd & Wiles Rd	Final Base	198	882	198	255	993	252	467	842	440	287	557	469	5840
		Growth Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	12	0	0	0	0	12	3	3	3	0	12	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	218	918	206	265	1033	274	489	879	461	299	592	488	6122

Industrial on 45th - Deerfield Beach

Vistro File: C:\...\deerfield vistro.vistro

Scenario 2 full build pm

Report File: C:\...\vistro pm.pdf

04/02/2025

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	Wiles Rd & 45th Way	Final Base	0	0	0	17	0	8	5	972	0	0	1645	16	2663
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	33	0	24	9	0	0	0	0	12	78
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	0	0	0	50	0	32	14	992	0	0	1678	28	2794

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Wiles Rd & 43rd Ter	Final Base	9	0	16	30	1	19	20	940	0	5	1503	18	2561
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	0	0	33	0	0	12	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	9	0	16	31	1	19	20	992	0	5	1545	18	2656

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4	Powerline Rd & Wiles Rd	Final Base	404	993	288	262	803	480	215	499	264	212	739	264	5423
		Growth Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	4	0	0	0	0	4	11	11	11	0	4	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	424	1033	300	273	836	503	235	530	286	221	773	275	5689

TRIP GENERATION

Project Information	
Project Name:	Deerfield Beach Industrial
No:	
Date:	07/08/2024
City:	Deerfield Beach
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	Mancini Holdings
Analyst's Name:	SPI
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	daily		am		pm	
		Entry	Exit	Entry	Exit	Entry	Exit
150 - Warehousing (General Urban/Suburban)	433.7 1000 Sq. Ft. GFA	362	362	59	17	22	57
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		362	362	59	17	22	57
Total		362	362	59	17	22	57
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		362	362	59	17	22	57

SIGNAL TIMING

Station : 1597 - Wiles Rd & 43 Ter (Standard File)

Phase	1 (EL)	2 (WT)	3 (ST)	4 (NT)	5 (WL)	6 (ET)	7	8	9	10	11	12	13	14	15	16
Walk		7		7		7										
Ped Clearance		23		33		23										
Min Green	4	25	6	6	4	25										
Gap Ext	2.5	3.5	2.5	3	2.5	3.5										
Max1	8	50	20	25	20	50										
Max2																
Yellow Clr	5	5	4	4	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2	2			1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON										
Auto Flash Entry				ON												
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON	ON	ON	ON	ON	ON
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Broward County

Timing Sheet

3/6/2024 11:27:02 AM

Station : 1597 - Wiles Rd & 43 Ter (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

[illegible]

Station : 1289 - Powerline Rd & Wiles Rd/Green Rd (Standard File)

Phase	1 (SL)	2 (NT)	3 (WL)	4 (ET)	5 (NL)	6 (ST)	7 (EL)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		35		31		35		31								
Min Green	5	12	5	6	5	12	5	6								
Gap Ext	1.5	3	1.5	2	1.5	3	1.5	2								
Max1	20	50	20	40	20	50	20	40								
Max2																
Yellow Clr	5	5	5	5	5	5	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.5	2.5	3.5	3	2.5	2.5	3.5	3	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call	ON		ON		ON		ON		ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt						
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk	5	5	5	5	5	5
Ped Clear						
Track Green						
Min Dwell	6	6	6	6	6	6
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	2	4	1	3	2	4
Dwell Cyc Veh 2	6	8	6	8	5	7
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	3	1	2	4	2	4
Exit 2	7	5	6	8	6	8
Exit 3						
Exit 4						

Prepared By

Date Implemented

Reviewed By

Traffic Engineer

Coordination

[illegible]

CAPACITY ANALYSIS

Existing Conditions

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Existing AM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	21	1503	14	26	701	29	7	2	22	25	2	24
Future Volume (vph)	21	1503	14	26	701	29	7	2	22	25	2	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1103	859
Flt Permitted	0.29	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	322	3438	837	56	3406	1154	902	950	864		223	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	23	1616	15	28	754	31	8	2	24	27	2	26
RTOR Reduction (vph)	0	0	8	0	0	16	0	0	20	0	0	23
Lane Group Flow (vph)	23	1616	7	28	754	15	8	2	5	0	29	3
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.8	79.0	79.0	84.2	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.8	79.0	79.0	84.2	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	190	1697	413	60	1685	571	169	178	162		27	107
v/s Ratio Prot	0.00	c0.47		c0.01	0.22		c0.01	0.00				
v/s Ratio Perm	0.06		0.01	0.23		0.01			0.01		c0.13	0.00
v/c Ratio	0.12	0.95	0.02	0.47	0.45	0.03	0.05	0.01	0.03		1.07	0.03
Uniform Delay, d1	19.4	38.7	20.7	33.2	26.2	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.00	0.25	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.3	13.1	0.1	4.5	0.7	0.1	0.5	0.1	0.3		196.9	0.5
Delay (s)	19.7	51.8	20.8	70.9	7.3	20.7	53.8	53.0	53.4		266.9	62.0
Level of Service	B	D	C	E	A	C	D	D	D		F	E
Approach Delay (s)		51.1			10.0			53.5			170.1	
Approach LOS		D			A			D			F	
Intersection Summary												
HCM 2000 Control Delay			40.6			HCM 2000 Level of Service				D		
HCM 2000 Volume to Capacity ratio			0.74									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			67.4%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Existing PM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	912	0	5	1458	17	9	0	16	29	1	18
Future Volume (vph)	19	912	0	5	1458	17	9	0	16	29	1	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1221	1179
Flt Permitted	0.05	1.00		0.22	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		227	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	20	981	0	5	1568	18	10	0	17	31	1	19
RTOR Reduction (vph)	0	0	0	0	0	9	0	0	14	0	0	17
Lane Group Flow (vph)	20	981	0	5	1568	9	10	0	3	0	32	2
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.3	82.6		80.7	79.3	79.3	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.3	82.6		80.7	79.3	79.3	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.50	0.50	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	54	1827		121	1754	479	277		194		31	147
v/s Ratio Prot	c0.01	c0.28		0.00	c0.44		c0.01					
v/s Ratio Perm	0.19			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.37	0.54		0.04	0.89	0.02	0.04		0.02		1.03	0.02
Uniform Delay, d1	31.2	25.9		21.1	36.5	20.5	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.56	0.51	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.2	1.1		0.1	4.4	0.0	0.2		0.2		171.6	0.2
Delay (s)	35.4	27.0		11.9	23.1	20.6	53.4		53.1		241.6	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		27.2			23.0			53.2			174.6	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			27.8			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.70									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			66.1%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	1542	0	0	808	22	0	0	0	23	0	13
Future Vol, veh/h	19	1542	0	0	808	22	0	0	0	23	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	20	1640	0	0	860	23	0	0	0	24	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	883	0	0	1640	0	0	2024	2563	820	1720	2540	430
Stage 1	-	-	-	-	-	-	1680	1680	-	860	860	-
Stage 2	-	-	-	-	-	-	344	883	-	860	1680	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	*916	-	-	400	-	-	*97	*43	322	*111	*45	*598
Stage 1	-	-	-	-	-	-	*99	*153	-	*674	*721	-
Stage 2	-	-	-	-	-	-	*790	*721	-	*210	*153	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*916	-	-	400	-	-	*93	*42	322	*109	*44	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*93	*42	-	*174	*124	-
Stage 1	-	-	-	-	-	-	*97	*150	-	*659	*721	-
Stage 2	-	-	-	-	-	-	*772	*721	-	*205	*150	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	23.4
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 916	-	-	400	-	-	234
HCM Lane V/C Ratio	-	0.022	-	-	-	-	-	0.164
HCM Control Delay (s)	0	9	-	-	0	-	-	23.4
HCM Lane LOS	A	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.6

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

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	943	0	0	1596	16	0	0	0	16	0	8
Future Vol, veh/h	5	943	0	0	1596	16	0	0	0	16	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	5	962	0	0	1629	16	0	0	0	16	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1645	0	0	962	0	0	1624	2617	481	2120	2601	815
Stage 1	-	-	-	-	-	-	972	972	-	1629	1629	-
Stage 2	-	-	-	-	-	-	652	1645	-	491	972	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*591	-	-	724	-	-	*598	*86	537	*215	*89	*526
Stage 1	-	-	-	-	-	-	*268	*333	-	*546	*546	-
Stage 2	-	-	-	-	-	-	*598	*546	-	*437	*333	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*591	-	-	724	-	-	*585	*86	537	*214	*89	*526
Mov Cap-2 Maneuver	-	-	-	-	-	-	*585	*86	-	*315	*225	-
Stage 1	-	-	-	-	-	-	*266	*330	-	*542	*546	-
Stage 2	-	-	-	-	-	-	*589	*546	-	*433	*330	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0			0			15.6		
HCM LOS							A			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 591	-	-	724	-	-	364
HCM Lane V/C Ratio	-	0.009	-	-	-	-	-	0.067
HCM Control Delay (s)	0	11.1	-	-	0	-	-	15.6
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.2

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

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing AM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	467	842	440	287	557	469	198	882	198	255	993	252
Future Volume (veh/h)	467	842	440	287	557	469	198	882	198	255	993	252
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	492	886	0	302	586	0	208	928	208	268	1045	265
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		352	726		244	1786	568	310	1880	584
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.10	0.21	0.00	0.09	0.36	0.36	0.09	0.37	0.37
Unsig. Movement Delay												
Ln Grp Delay, s/veh	118.0	96.4	0.0	81.6	65.5	0.0	90.2	41.0	39.1	90.2	41.1	40.6
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1378			888			1344			1578		
Approach Delay, s/veh	104.1			70.9			48.3			49.3		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.3	65.8	24.9	47.0	21.2	66.9	31.0	40.9				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	14.6	25.7	15.9	41.0	13.5	28.2	24.5	27.3				
Green Ext Time (g_e), s	0.2	7.2	0.6	0.0	0.2	8.1	0.0	2.8				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.12	1.00	1.00	0.00	1.00	0.17				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3346	3428	2853	3291								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	4904	3554	5066	3526								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1560	1472	1572	1585								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing AM
07/08/2024

Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	268	0	302	0	208	0	492	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	12.6	0.0	13.9	0.0	11.5	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	12.6	0.0	13.9	0.0	11.5	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	310	0	352	0	244	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.85	0.00	1.06	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.30	0.00
Uniform Delay (d1), s/veh	71.6	0.0	70.6	0.0	72.2	0.0	76.3	0.0
Incr Delay (d2), s/veh	18.6	0.0	10.9	0.0	18.0	0.0	41.7	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	90.2	0.0	81.6	0.0	90.2	0.0	118.0	0.0
1st-Term Q (Q1), veh/ln	5.4	0.0	6.0	0.0	4.2	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.5	0.0	0.6	0.0	2.7	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.2	0.0	6.5	0.0	4.8	0.0	12.7	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.56	0.00	0.47	0.00	1.12	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	7.3	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	928	0	886	0	1045	0	586
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	23.7	0.0	39.0	0.0	26.2	0.0	25.3
Cycle Q Clear Time (g_c), s	0.0	23.7	0.0	39.0	0.0	26.2	0.0	25.3
Lane Grp Cap (c), veh/h	0	1786	0	866	0	1880	0	726
V/C Ratio (X)	0.00	0.52	0.00	1.02	0.00	0.56	0.00	0.81
Avail Cap (c_a), veh/h	0	1786	0	866	0	1880	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.30	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	39.9	0.0	73.6	0.0	39.9	0.0	60.5
Incr Delay (d2), s/veh	0.0	1.1	0.0	22.8	0.0	1.2	0.0	4.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	41.0	0.0	96.4	0.0	41.1	0.0	65.5
1st-Term Q (Q1), veh/ln	0.0	9.4	0.0	18.7	0.0	10.7	0.0	11.1
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	2.7	0.0	0.2	0.0	0.5

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing AM
07/08/2024

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.6	0.0	21.4	0.0	10.9	0.0	11.6
%ile Storage Ratio (RQ%)	0.00	0.46	0.00	0.18	0.00	0.75	0.00	0.64
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	4.9	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	208	0	0	0	265	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	15.7	0.0	0.0	0.0	20.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	15.7	0.0	0.0	0.0	20.4	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	568	0	359	0	584	0	326
V/C Ratio (X)	0.00	0.37	0.00	0.00	0.00	0.45	0.00	0.00
Avail Cap (c_a), veh/h	0	568	0	359	0	584	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.3	0.0	0.0	0.0	38.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	0.0	0.0	0.0	2.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.1	0.0	0.0	0.0	40.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	5.9	0.0	0.0	0.0	7.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.4	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.2	0.0	0.0	0.0	8.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.53	0.00	0.00	0.00	0.70	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	67.3
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing PM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	499	264	212	739	264	404	993	288	262	803	480
Future Volume (veh/h)	215	499	264	212	739	264	404	993	288	262	803	480
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	224	520	0	221	770	0	421	1034	300	273	836	500
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	276	837		270	832		356	2039	628	318	1943	613
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.23	0.00	0.10	0.40	0.40	0.09	0.39	0.39
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.6	68.1	0.0	78.5	75.2	0.0	178.5	37.1	38.3	88.6	36.8	55.4
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	744			991			1755			1609		
Approach Delay, s/veh	72.1			76.0			71.2			51.4		
Approach LOS	E			E			E			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.0	71.4	21.2	45.4	24.0	69.4	21.5	45.1				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.3	26.4	12.2	24.5	18.5	47.2	12.5	35.6				
Green Ext Time (g_e), s	0.2	8.4	0.5	2.7	0.0	2.1	0.5	1.5				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.00	0.06	1.00	0.00	0.00	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing PM
07/08/2024

Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	273	0	221	0	421	0	224	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.3	0.0	10.2	0.0	16.5	0.0	10.5	0.0
Cycle Q Clear Time (g_c), s	12.3	0.0	10.2	0.0	16.5	0.0	10.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	318	0	270	0	356	0	276	0
V/C Ratio (X)	0.86	0.00	0.82	0.00	1.18	0.00	0.81	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.86	0.00
Uniform Delay (d1), s/veh	71.8	0.0	72.5	0.0	71.8	0.0	76.6	0.0
Incr Delay (d2), s/veh	16.8	0.0	6.0	0.0	106.8	0.0	5.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	88.6	0.0	78.5	0.0	178.5	0.0	81.6	0.0
1st-Term Q (Q1), veh/ln	5.5	0.0	4.4	0.0	7.2	0.0	4.8	0.0
2nd-Term Q (Q2), veh/ln	0.7	0.0	0.2	0.0	5.3	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.2	0.0	4.6	0.0	12.5	0.0	4.9	0.0
%ile Storage Ratio (RQ%)	0.52	0.00	0.40	0.00	1.06	0.00	0.43	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	16.2	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1034	0	520	0	836	0	770
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	24.4	0.0	22.5	0.0	19.6	0.0	33.6
Cycle Q Clear Time (g_c), s	0.0	24.4	0.0	22.5	0.0	19.6	0.0	33.6
Lane Grp Cap (c), veh/h	0	2039	0	837	0	1943	0	832
V/C Ratio (X)	0.00	0.51	0.00	0.62	0.00	0.43	0.00	0.93
Avail Cap (c_a), veh/h	0	2039	0	873	0	1943	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.86	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	36.2	0.0	67.0	0.0	36.1	0.0	60.1
Incr Delay (d2), s/veh	0.0	0.9	0.0	1.1	0.0	0.7	0.0	15.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	37.1	0.0	68.1	0.0	36.8	0.0	75.2
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	10.9	0.0	7.9	0.0	15.0
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	1.8

Industrial on 45th - Deerfield Beach
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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	11.0	0.0	8.1	0.0	16.7
%ile Storage Ratio (RQ%)	0.00	0.46	0.00	0.09	0.00	0.56	0.00	0.90
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	300	0	0	0	500	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	22.7	0.0	0.0	0.0	45.2	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.7	0.0	0.0	0.0	45.2	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	628	0	329	0	613	0	374
V/C Ratio (X)	0.00	0.48	0.00	0.00	0.00	0.82	0.00	0.00
Avail Cap (c_a), veh/h	0	628	0	343	0	613	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	35.7	0.0	0.0	0.0	44.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.6	0.0	0.0	0.0	11.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	38.3	0.0	0.0	0.0	55.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.6	0.0	0.0	0.0	17.3	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	1.9	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.0	0.0	0.0	0.0	19.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.77	0.00	0.00	0.00	1.63	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	66.0
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

No Build 2025 Conditions

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

No Build AM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	1580	14	28	739	31	7	2	23	27	2	26
Future Volume (vph)	22	1580	14	28	739	31	7	2	23	27	2	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1104	859
Flt Permitted	0.27	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	302	3438	837	56	3406	1154	902	950	864		224	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	24	1699	15	30	795	33	8	2	25	29	2	28
RTOR Reduction (vph)	0	0	8	0	0	17	0	0	20	0	0	25
Lane Group Flow (vph)	24	1699	7	30	795	16	8	2	5	0	31	4
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	180	1695	412	61	1685	571	169	178	162		28	107
v/s Ratio Prot	0.00	c0.49		c0.02	0.23		c0.01	0.00				
v/s Ratio Perm	0.07		0.01	0.24		0.01			0.01		c0.14	0.00
v/c Ratio	0.13	1.00	0.02	0.49	0.47	0.03	0.05	0.01	0.03		1.11	0.03
Uniform Delay, d1	19.6	40.5	20.7	35.9	26.6	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.05	0.26	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.3	22.4	0.1	4.7	0.7	0.1	0.5	0.1	0.3		204.7	0.6
Delay (s)	19.9	63.0	20.8	78.4	7.5	20.8	53.8	53.0	53.4		274.7	62.1
Level of Service	B	E	C	E	A	C	D	D	D		F	E
Approach Delay (s)		62.0			10.5			53.5			173.8	
Approach LOS		E			B			D			F	
Intersection Summary												
HCM 2000 Control Delay			47.9			HCM 2000 Level of Service			D			
HCM 2000 Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			69.5%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

No Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	959	0	5	1533	18	9	0	16	31	1	19
Future Volume (vph)	20	959	0	5	1533	18	9	0	16	31	1	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1220	1179
Flt Permitted	0.05	1.00		0.20	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		208	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	22	1031	0	5	1648	19	10	0	17	33	1	20
RTOR Reduction (vph)	0	0	0	0	0	10	0	0	14	0	0	18
Lane Group Flow (vph)	22	1031	0	5	1648	9	10	0	3	0	34	3
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.49	0.49	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	55	1827		111	1749	478	277		194		31	147
v/s Ratio Prot	c0.01	c0.29		0.00	c0.47		c0.01					
v/s Ratio Perm	0.20			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.40	0.56		0.05	0.94	0.02	0.04		0.02		1.10	0.02
Uniform Delay, d1	33.9	26.4		21.5	38.3	20.7	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.59	0.52	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.7	1.3		0.1	6.6	0.0	0.2		0.2		192.5	0.2
Delay (s)	38.6	27.7		12.8	26.4	20.7	53.4		53.1		262.5	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		27.9			26.3			53.2			188.1	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			30.3			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.74									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			68.2%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	1622	0	0	850	23	0	0	0	24	0	13
Future Vol, veh/h	20	1622	0	0	850	23	0	0	0	24	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	21	1726	0	0	904	24	0	0	0	26	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	928	0	0	1726	0	0	2130	2696	863	1809	2672	452
Stage 1	-	-	-	-	-	-	1768	1768	-	904	904	-
Stage 2	-	-	-	-	-	-	362	928	-	905	1768	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	873	-	-	371	-	-	*79	34	302	91	35	*598
Stage 1	-	-	-	-	-	-	*87	138	-	655	711	-
Stage 2	-	-	-	-	-	-	*790	690	-	195	138	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	873	-	-	371	-	-	*76	33	302	89	34	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*76	33	-	159	111	-
Stage 1	-	-	-	-	-	-	*85	135	-	640	711	-
Stage 2	-	-	-	-	-	-	*772	690	-	190	135	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	25.6
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	873	-	-	371	-	-	214
HCM Lane V/C Ratio	-	0.024	-	-	-	-	-	0.184
HCM Control Delay (s)	0	9.2	-	-	0	-	-	25.6
HCM Lane LOS	A	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.7

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

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	992	0	0	1678	16	0	0	0	17	0	8
Future Vol, veh/h	5	992	0	0	1678	16	0	0	0	17	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	5	1012	0	0	1712	16	0	0	0	17	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1728	0	0	1012	0	0	1707	2750	506	2228	2734	856
Stage 1	-	-	-	-	-	-	1022	1022	-	1712	1712	-
Stage 2	-	-	-	-	-	-	685	1728	-	516	1022	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*573	-	-	693	-	-	*581	*70	517	*188	*72	*511
Stage 1	-	-	-	-	-	-	*250	*316	-	*530	*530	-
Stage 2	-	-	-	-	-	-	*581	*530	-	*421	*316	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*573	-	-	693	-	-	*568	*69	517	*186	*71	*511
Mov Cap-2 Maneuver	-	-	-	-	-	-	*568	*69	-	*295	*209	-
Stage 1	-	-	-	-	-	-	*248	*313	-	*526	*530	-
Stage 2	-	-	-	-	-	-	*572	*530	-	*417	*313	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	16.4
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 573	-	-	693	-	-	341
HCM Lane V/C Ratio	-	0.009	-	-	-	-	-	0.075
HCM Control Delay (s)	0	11.3	-	-	0	-	-	16.4
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.2

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

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build AM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	486	876	458	299	579	488	206	918	206	265	1033	262
Future Volume (veh/h)	486	876	458	299	579	488	206	918	206	265	1033	262
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	512	922	0	315	609	0	217	966	217	279	1087	276
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		365	739		253	1753	558	320	1846	573
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.11	0.21	0.00	0.09	0.36	0.36	0.10	0.36	0.36
Unsig. Movement Delay												
Ln Grp Delay, s/veh	130.8	108.0	0.0	82.3	66.2	0.0	91.4	42.4	40.4	91.3	42.5	42.1
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1434			924			1400			1642		
Approach Delay, s/veh	116.2			71.7			49.7			50.7		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.8	64.7	25.5	47.0	21.7	65.8	31.0	41.5				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	15.2	27.2	16.5	41.0	14.0	29.8	24.5	28.4				
Green Ext Time (g_e), s	0.1	7.4	0.6	0.0	0.2	8.3	0.0	2.7				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.20	1.00	1.00	0.00	1.00	0.24				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3346	3428	2853	3291								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	4904	3554	5066	3526								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1560	1472	1572	1585								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build AM
04/02/2025

Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	279	0	315	0	217	0	512	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	13.2	0.0	14.5	0.0	12.0	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	13.2	0.0	14.5	0.0	12.0	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	320	0	365	0	253	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.86	0.00	1.11	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.19	0.00
Uniform Delay (d1), s/veh	71.4	0.0	70.3	0.0	71.9	0.0	76.3	0.0
Incr Delay (d2), s/veh	19.9	0.0	12.0	0.0	19.5	0.0	54.5	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	91.3	0.0	82.3	0.0	91.4	0.0	130.8	0.0
1st-Term Q (Q1), veh/ln	5.6	0.0	6.3	0.0	4.3	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.9	0.0	0.6	0.0	0.7	0.0	3.5	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	6.9	0.0	5.0	0.0	13.5	0.0
%ile Storage Ratio (RQ%)	0.56	0.00	0.59	0.00	0.50	0.00	1.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	12.3	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	966	0	922	0	1087	0	609
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	25.2	0.0	39.0	0.0	27.8	0.0	26.4
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	39.0	0.0	27.8	0.0	26.4
Lane Grp Cap (c), veh/h	0	1753	0	866	0	1846	0	739
V/C Ratio (X)	0.00	0.55	0.00	1.06	0.00	0.59	0.00	0.82
Avail Cap (c_a), veh/h	0	1753	0	866	0	1846	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.19	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	41.1	0.0	73.6	0.0	41.1	0.0	60.4
Incr Delay (d2), s/veh	0.0	1.3	0.0	34.5	0.0	1.4	0.0	5.8
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	42.4	0.0	108.0	0.0	42.5	0.0	66.2
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	18.7	0.0	11.4	0.0	11.6
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	4.1	0.0	0.2	0.0	0.6

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build AM
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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	22.8	0.0	11.6	0.0	12.2
%ile Storage Ratio (RQ%)	0.00	0.49	0.00	0.19	0.00	0.80	0.00	0.67
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	13.9	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	217	0	0	0	276	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	16.6	0.0	0.0	0.0	21.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	16.6	0.0	0.0	0.0	21.6	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	558	0	359	0	573	0	332
V/C Ratio (X)	0.00	0.39	0.00	0.00	0.00	0.48	0.00	0.00
Avail Cap (c_a), veh/h	0	558	0	359	0	573	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	38.4	0.0	0.0	0.0	39.2	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.0	0.0	0.0	0.0	2.9	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	42.1	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.3	0.0	0.0	0.0	8.3	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.5	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.6	0.0	0.0	0.0	8.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.57	0.00	0.00	0.00	0.74	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	71.4
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build PM
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	519	275	221	769	275	420	1033	300	273	836	499
Future Volume (veh/h)	224	519	275	221	769	275	420	1033	300	273	836	499
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	233	541	0	230	801	0	438	1076	312	284	871	520
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	285	858		280	852		356	1982	610	328	1901	600
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.24	0.00	0.10	0.39	0.39	0.09	0.38	0.38
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.4	68.0	0.0	78.3	77.4	0.0	197.1	39.0	40.4	89.7	38.2	61.6
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	774			1031			1826			1675		
Approach Delay, s/veh	72.0			77.6			77.2			54.2		
Approach LOS	E			E			E			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.4	69.6	21.7	46.3	24.0	68.0	21.9	46.1				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.8	28.1	12.7	25.4	18.5	50.6	12.9	37.1				
Green Ext Time (g_e), s	0.2	8.6	0.5	2.7	0.0	0.0	0.5	0.9				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.01	0.08	1.00	0.00	0.01	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build PM
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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	284	0	230	0	438	0	233	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.8	0.0	10.7	0.0	16.5	0.0	10.9	0.0
Cycle Q Clear Time (g_c), s	12.8	0.0	10.7	0.0	16.5	0.0	10.9	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	328	0	280	0	356	0	285	0
V/C Ratio (X)	0.87	0.00	0.82	0.00	1.23	0.00	0.82	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.83	0.00
Uniform Delay (d1), s/veh	71.5	0.0	72.3	0.0	71.8	0.0	76.6	0.0
Incr Delay (d2), s/veh	18.1	0.0	6.0	0.0	125.4	0.0	4.8	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	89.7	0.0	78.3	0.0	197.1	0.0	81.4	0.0
1st-Term Q (Q1), veh/ln	5.7	0.0	4.6	0.0	7.2	0.0	5.0	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.2	0.0	6.2	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	4.8	0.0	13.4	0.0	5.1	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.41	0.00	1.14	0.00	0.44	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	20.4	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1076	0	541	0	871	0	801
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	26.1	0.0	23.4	0.0	20.9	0.0	35.1
Cycle Q Clear Time (g_c), s	0.0	26.1	0.0	23.4	0.0	20.9	0.0	35.1
Lane Grp Cap (c), veh/h	0	1982	0	858	0	1901	0	852
V/C Ratio (X)	0.00	0.54	0.00	0.63	0.00	0.46	0.00	0.94
Avail Cap (c_a), veh/h	0	1982	0	873	0	1901	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.83	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	38.0	0.0	66.8	0.0	37.4	0.0	59.9
Incr Delay (d2), s/veh	0.0	1.1	0.0	1.2	0.0	0.8	0.0	17.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.0	0.0	68.0	0.0	38.2	0.0	77.4
1st-Term Q (Q1), veh/ln	0.0	10.7	0.0	11.3	0.0	8.5	0.0	15.6
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	2.1

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.9	0.0	11.5	0.0	8.6	0.0	17.7
%ile Storage Ratio (RQ%)	0.00	0.50	0.00	0.10	0.00	0.60	0.00	0.95
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	312	0	0	0	520	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	24.2	0.0	0.0	0.0	48.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	24.2	0.0	0.0	0.0	48.6	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	610	0	337	0	600	0	383
V/C Ratio (X)	0.00	0.51	0.00	0.00	0.00	0.87	0.00	0.00
Avail Cap (c_a), veh/h	0	610	0	343	0	600	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.4	0.0	0.0	0.0	46.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.0	0.0	0.0	0.0	15.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	61.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.2	0.0	0.0	0.0	18.6	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	2.6	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.7	0.0	0.0	0.0	21.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.83	0.00	0.00	0.00	1.80	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	69.2
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Full Build 2025 Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	1589	14	28	774	31	7	2	23	27	2	26
Future Volume (vph)	22	1589	14	28	774	31	7	2	23	27	2	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1104	859
Flt Permitted	0.26	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	284	3438	837	56	3406	1154	902	950	864		224	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	24	1709	15	30	832	33	8	2	25	29	2	28
RTOR Reduction (vph)	0	0	8	0	0	17	0	0	20	0	0	25
Lane Group Flow (vph)	24	1709	7	30	832	16	8	2	5	0	31	4
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	171	1695	412	61	1685	571	169	178	162		28	107
v/s Ratio Prot	0.00	c0.50		c0.02	0.24		c0.01	0.00				
v/s Ratio Perm	0.07		0.01	0.24		0.01			0.01		c0.14	0.00
v/c Ratio	0.14	1.01	0.02	0.49	0.49	0.03	0.05	0.01	0.03		1.11	0.03
Uniform Delay, d1	19.8	40.5	20.7	36.3	27.0	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.01	0.26	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.4	23.9	0.1	4.6	0.8	0.1	0.5	0.1	0.3		204.7	0.6
Delay (s)	20.2	64.4	20.8	77.5	7.8	20.8	53.8	53.0	53.4		274.7	62.1
Level of Service	C	E	C	E	A	C	D	D	D		F	E
Approach Delay (s)		63.5			10.6			53.5			173.8	
Approach LOS		E			B			D			F	
Intersection Summary												
HCM 2000 Control Delay			48.4			HCM 2000 Level of Service			D			
HCM 2000 Volume to Capacity ratio			0.79									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			69.8%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Full Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	992	0	5	1545	18	9	0	16	31	1	19
Future Volume (vph)	20	992	0	5	1545	18	9	0	16	31	1	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1220	1179
Flt Permitted	0.05	1.00		0.18	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		195	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	22	1067	0	5	1661	19	10	0	17	33	1	20
RTOR Reduction (vph)	0	0	0	0	0	10	0	0	14	0	0	18
Lane Group Flow (vph)	22	1067	0	5	1661	9	10	0	3	0	34	3
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.49	0.49	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	55	1827		105	1749	478	277		194		31	147
v/s Ratio Prot	c0.01	c0.30		0.00	c0.47		c0.01					
v/s Ratio Perm	0.20			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.40	0.58		0.05	0.95	0.02	0.04		0.02		1.10	0.02
Uniform Delay, d1	34.3	26.8		21.8	38.6	20.7	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.58	0.51	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.7	1.4		0.1	7.0	0.0	0.2		0.2		192.5	0.2
Delay (s)	39.0	28.2		12.7	26.8	20.7	53.4		53.1		262.5	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		28.4			26.7			53.2			188.1	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			30.6			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.75									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			68.5%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	1622	0	0	850	59	0	0	0	33	0	21
Future Vol, veh/h	44	1622	0	0	850	59	0	0	0	33	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	47	1726	0	0	904	63	0	0	0	35	0	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	967	0	0	1726	0	0	2182	2787	863	1861	2724	452
Stage 1	-	-	-	-	-	-	1820	1820	-	904	904	-
Stage 2	-	-	-	-	-	-	362	967	-	957	1820	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	829	-	-	371	-	-	*71	29	302	81	32	*598
Stage 1	-	-	-	-	-	-	*81	130	-	655	711	-
Stage 2	-	-	-	-	-	-	*790	658	-	179	130	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	829	-	-	371	-	-	*66	27	302	78	30	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*66	27	-	142	102	-
Stage 1	-	-	-	-	-	-	*76	123	-	618	711	-
Stage 2	-	-	-	-	-	-	*760	658	-	169	123	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	0	29.8
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	829	-	-	371	-	-	202
HCM Lane V/C Ratio	-	0.056	-	-	-	-	-	0.284
HCM Control Delay (s)	0	9.6	-	-	0	-	-	29.8
HCM Lane LOS	A	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	-	0.2	-	-	0	-	-	1.1

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

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	992	0	0	1678	28	0	0	0	50	0	32
Future Vol, veh/h	14	992	0	0	1678	28	0	0	0	50	0	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	14	1012	0	0	1712	29	0	0	0	51	0	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1741	0	0	1012	0	0	1725	2781	506	2246	2752	856
Stage 1	-	-	-	-	-	-	1040	1040	-	1712	1712	-
Stage 2	-	-	-	-	-	-	685	1741	-	534	1040	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*573	-	-	693	-	-	*581	*64	517	*179	*69	*511
Stage 1	-	-	-	-	-	-	*244	*310	-	*530	*530	-
Stage 2	-	-	-	-	-	-	*581	*530	-	*410	*310	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*573	-	-	693	-	-	*534	*63	517	*175	*67	*511
Mov Cap-2 Maneuver	-	-	-	-	-	-	*534	*63	-	*284	*204	-
Stage 1	-	-	-	-	-	-	*238	*303	-	*518	*530	-
Stage 2	-	-	-	-	-	-	*544	*530	-	*400	*303	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	0	18.8
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 573	-	-	693	-	-	344
HCM Lane V/C Ratio	-	0.025	-	-	-	-	-	0.243
HCM Control Delay (s)	0	11.4	-	-	0	-	-	18.8
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.9

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

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Full Build AM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	489	879	461	298	592	488	218	918	206	265	1033	274
Future Volume (veh/h)	489	879	461	298	592	488	218	918	206	265	1033	274
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	515	925	0	314	623	0	229	966	217	279	1087	288
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		364	738		264	1754	558	320	1827	567
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.11	0.21	0.00	0.09	0.36	0.36	0.10	0.36	0.36
Unsig. Movement Delay												
Ln Grp Delay, s/veh	133.1	109.2	0.0	82.3	67.6	0.0	93.0	42.4	40.4	91.3	43.1	43.2
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1440			937			1412			1654		
Approach Delay, s/veh	117.7			72.5			50.3			51.2		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.8	64.7	25.5	47.0	22.3	65.2	31.0	41.5				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	15.2	27.2	16.4	41.0	14.7	29.9	24.5	29.2				
Green Ext Time (g_e), s	0.1	7.4	0.6	0.0	0.1	8.3	0.0	2.7				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.19	1.00	1.00	0.00	1.00	0.29				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3346	3428	2853	3291								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	4904	3554	5066	3526								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1560	1472	1572	1585								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	279	0	314	0	229	0	515	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	13.2	0.0	14.4	0.0	12.7	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	13.2	0.0	14.4	0.0	12.7	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	320	0	364	0	264	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.87	0.00	1.11	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.18	0.00
Uniform Delay (d1), s/veh	71.4	0.0	70.4	0.0	71.6	0.0	76.3	0.0
Incr Delay (d2), s/veh	19.9	0.0	11.9	0.0	21.4	0.0	56.9	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	91.3	0.0	82.3	0.0	93.0	0.0	133.1	0.0
1st-Term Q (Q1), veh/ln	5.6	0.0	6.3	0.0	4.6	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.9	0.0	0.6	0.0	0.8	0.0	3.7	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	6.9	0.0	5.4	0.0	13.6	0.0
%ile Storage Ratio (RQ%)	0.56	0.00	0.58	0.00	0.53	0.00	1.21	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	13.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	966	0	925	0	1087	0	623
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	25.2	0.0	39.0	0.0	27.9	0.0	27.2
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	39.0	0.0	27.9	0.0	27.2
Lane Grp Cap (c), veh/h	0	1754	0	866	0	1827	0	738
V/C Ratio (X)	0.00	0.55	0.00	1.07	0.00	0.59	0.00	0.84
Avail Cap (c_a), veh/h	0	1754	0	866	0	1827	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.18	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	41.1	0.0	73.6	0.0	41.6	0.0	60.8
Incr Delay (d2), s/veh	0.0	1.3	0.0	35.6	0.0	1.4	0.0	6.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	42.4	0.0	109.2	0.0	43.1	0.0	67.6
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	18.7	0.0	11.5	0.0	11.9
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	4.3	0.0	0.2	0.0	0.7

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	23.0	0.0	11.7	0.0	12.7
%ile Storage Ratio (RQ%)	0.00	0.49	0.00	0.19	0.00	0.81	0.00	0.69
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	14.7	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	217	0	0	0	288	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	16.6	0.0	0.0	0.0	22.9	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	16.6	0.0	0.0	0.0	22.9	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	558	0	359	0	567	0	332
V/C Ratio (X)	0.00	0.39	0.00	0.00	0.00	0.51	0.00	0.00
Avail Cap (c_a), veh/h	0	558	0	359	0	567	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	38.3	0.0	0.0	0.0	40.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.0	0.0	0.0	0.0	3.2	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	43.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.3	0.0	0.0	0.0	8.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.5	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.6	0.0	0.0	0.0	9.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.57	0.00	0.00	0.00	0.79	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	72.2
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	235	530	286	221	773	275	424	1033	300	273	836	503
Future Volume (veh/h)	235	530	286	221	773	275	424	1033	300	273	836	503
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	245	552	0	230	805	0	442	1076	312	284	871	524
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	297	873		280	854		356	1960	604	328	1880	593
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.24	0.00	0.10	0.38	0.38	0.09	0.37	0.37
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.6	67.8	0.0	78.3	77.7	0.0	201.6	39.6	41.0	89.7	38.7	64.2
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	797			1035			1830			1679		
Approach Delay, s/veh	72.1			77.8			79.0			55.3		
Approach LOS	E			E			E			E		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.4	68.9	21.7	47.0	24.0	67.3	22.5	46.2				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.8	28.3	12.7	25.9	18.5	51.5	13.5	37.3				
Green Ext Time (g_e), s	0.2	8.6	0.5	2.7	0.0	0.0	0.5	0.8				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.01	0.10	1.00	0.00	0.01	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	284	0	230	0	442	0	245	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.8	0.0	10.7	0.0	16.5	0.0	11.5	0.0
Cycle Q Clear Time (g_c), s	12.8	0.0	10.7	0.0	16.5	0.0	11.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	328	0	280	0	356	0	297	0
V/C Ratio (X)	0.87	0.00	0.82	0.00	1.24	0.00	0.82	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.82	0.00
Uniform Delay (d1), s/veh	71.5	0.0	72.3	0.0	71.8	0.0	76.5	0.0
Incr Delay (d2), s/veh	18.1	0.0	6.0	0.0	129.8	0.0	5.1	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	89.7	0.0	78.3	0.0	201.6	0.0	81.6	0.0
1st-Term Q (Q1), veh/ln	5.7	0.0	4.6	0.0	7.2	0.0	5.2	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.2	0.0	6.4	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	4.8	0.0	13.6	0.0	5.4	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.41	0.00	1.15	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	21.4	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1076	0	552	0	871	0	805
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	26.3	0.0	23.9	0.0	21.0	0.0	35.3
Cycle Q Clear Time (g_c), s	0.0	26.3	0.0	23.9	0.0	21.0	0.0	35.3
Lane Grp Cap (c), veh/h	0	1960	0	873	0	1880	0	854
V/C Ratio (X)	0.00	0.55	0.00	0.63	0.00	0.46	0.00	0.94
Avail Cap (c_a), veh/h	0	1960	0	873	0	1880	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.82	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	38.5	0.0	66.6	0.0	37.9	0.0	59.8
Incr Delay (d2), s/veh	0.0	1.1	0.0	1.2	0.0	0.8	0.0	17.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.6	0.0	67.8	0.0	38.7	0.0	77.7
1st-Term Q (Q1), veh/ln	0.0	10.8	0.0	11.6	0.0	8.5	0.0	15.7
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	2.1

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	11.0	0.0	11.7	0.0	8.7	0.0	17.9
%ile Storage Ratio (RQ%)	0.00	0.50	0.00	0.10	0.00	0.60	0.00	0.96
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	312	0	0	0	524	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	24.4	0.0	0.0	0.0	49.5	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	24.4	0.0	0.0	0.0	49.5	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	604	0	343	0	593	0	384
V/C Ratio (X)	0.00	0.52	0.00	0.00	0.00	0.88	0.00	0.00
Avail Cap (c_a), veh/h	0	604	0	343	0	593	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.9	0.0	0.0	0.0	46.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.1	0.0	0.0	0.0	17.3	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	41.0	0.0	0.0	0.0	64.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.3	0.0	0.0	0.0	19.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	2.9	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.8	0.0	0.0	0.0	21.8	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.84	0.00	0.00	0.00	1.85	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	70.3
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-342

Agenda Date: 8/5/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2025-104: Application 23-I2-10

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The applicant, RMT-SDE LLC, is seeking Major Site Plan approval to construct a new one-story 220,200-square-foot industrial warehouse building with associated site improvements on an 11.5-acre site. Site improvements include associated parking, drainage, and landscaping improvements as well as off-site street improvements.

The building is proposed to be 49 feet high, and the maximum height allowed in the I-2 district is 75 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The applicant has filed a separate, but companion, Major Site Plan Application (#23-I2-09) to construct a similar warehouse on the abutting parcel to the north.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per day, the Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consist of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two southbound lanes, a dedicated westbound right-turn lane and an eastbound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant, who concurred with both the analysis and improvements. A portion of the lane improvements is located on City-owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

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

On July 2, 2025, the item was heard and approved by the Community Appearance Board.

On July 10, 2025, the item was heard by the Planning and Zoning Board, who recommended approval of the item to the City Commission.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM RMT-SDE, LLC, TO CONSTRUCT A ONE-STORY, 220,200 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 11.5 ACRE PROPERTY GENERALLY LOCATED AT 1801 SW 45TH WAY (APPLICATION NO. 23-I2-10); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-I2-10 (the “Site Plan Application”) has been submitted to the City by RMT-SDE, LLC (the “Applicant”) seeking site plan approval to construct a one-story, 220,200 square-foot industrial building and associated site improvements on the approximately 11.5 acre property generally located at 1801 SW 45th Way, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the site for the Development is approximately 11.5 acres legally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42, as more particularly described in the file and generally located at 1801 SW 45th Way, Deerfield Beach, Florida, in the I-2 Limited Heavy Industrial Zoning District (the “Property”); and

WHEREAS, the proposed Development includes a new one-story 220,200 square-foot industrial building, with associated parking, drainage, and landscaping improvements on the Property, as well as off-site street improvements; and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on July 2, 2025, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, on July 10, 2025, the Planning and Zoning Board voted to recommend approval of the Site Plan Application; and

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

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

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

Section 2. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the DRC report, as amended and dated June 13, 2025, 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 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 RMT-SDE, LLC, TO CONSTRUCT A ONE-STORY, 220,200 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE APPROXIMATELY 11.5 ACRE PROPERTY GENERALLY LOCATED AT 1801 SW 45TH WAY (APPLICATION NO. 23-I2-10); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-I2-10 (the “Site Plan Application”) has been submitted to the City by RMT-SDE, LLC (the “Applicant”) seeking site plan approval to construct a one-story, 220,200 square-foot industrial building and associated site improvements on the approximately 11.5 acre property generally located at 1801 SW 45th Way, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the site for the Development is approximately 11.5 acres legally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42, as more particularly described in the file and generally located at 1801 SW 45th Way, Deerfield Beach, Florida, in the I-2 Limited Heavy Industrial Zoning District (the “Property”); and

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

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

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

Section 2. The City Commission hereby denies the Site Plan Application based upon the failure to meet the requirements of Section _____ 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



PUBLIC HEARING NOTICE

July 18, 2025

Dear Property Owner:

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

P.H. 2025-104: APPLICATION: 23-I2-10

Applicant: RMT-SDE LLC REPRESENTED BY THOMPSON & ASSOCIATES, INC

Proposal: Seeking Major Site Plan approval to construct a new one-story 220,200 square foot industrial building with associated site improvements on an 11.5-acre site.

Location: The property is described as LEDDS ADDITION 176-33 B 9- 48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42 and located at 1801 SW 45th Way.

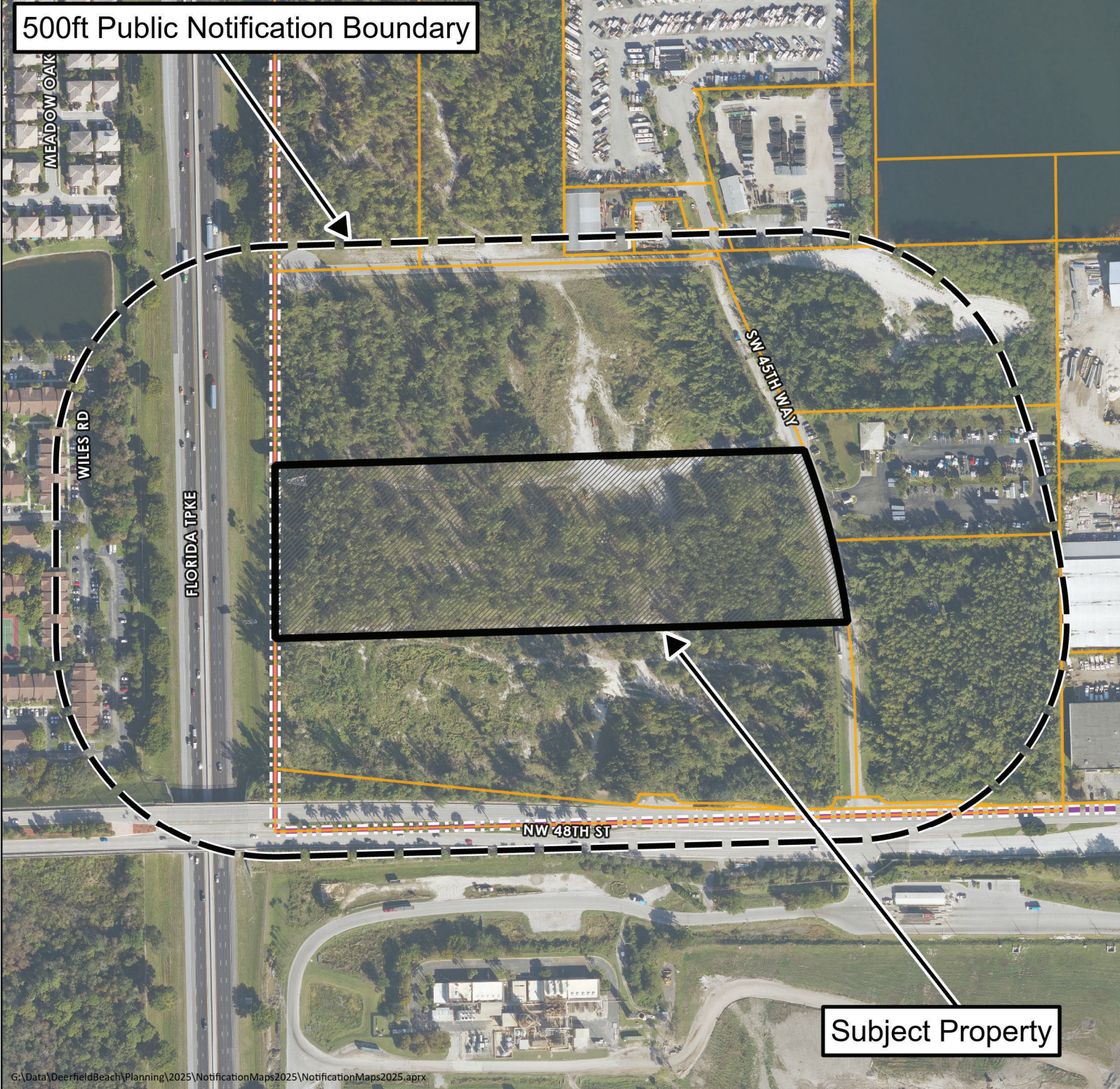
A public hearing will be held on **TUESDAY, AUGUST 5, 2025 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 27, 2025 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

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

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

Heather Montemayor, CMC, City Clerk

500ft Public Notification Boundary



G:\Data\DeerfieldBeach\Planning\2025\NotificationMaps2025\NotificationMaps2025.aprx



0 200 400 Feet

Public Hearing Notice Map

Site Plan Application 23-I2-10

1801 SW 45 Way

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





PUBLIC NOTICE

APPLICATIONS 23-12-10

Dear Property Owner:

June 16, 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:

INDEPENDENCE INDUSTRIAL PARK 2 Represented by Thompson & Associates.

Seeking Major Site Plan approval to construct a new one-story 220,200 square-foot industrial warehouse building with associated site improvements on an 11.5-acre site. The property is described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42 and located at **1801 SW 45th Way**.

A public hearing will be held on **THURSDAY, July 10, 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) 250-4206.

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.	23-I2-10																
Project Name:	Independence Industrial Park 2																
Applicant:	RMT-SDE LLC																
Agent:	Thompson & Associates																
Requested Action/Description:	Seeking Major Site Plan approval to construct a new one-story 220,200 square-foot industrial warehouse building with associated site improvements on an 11.5-acre site.																
Location:	1801 SW 45 th Way.																
Legal Description:	Generally described as LEDDS ADDITION 176-33 B 9-48-42 POR PAR A DESC AS: COMM SW COR OF PAR A, N 297.72 TO POB, N186.77, E 60.02, N 150.06, W 60.02, N 58.81, E 1207.99 TO P/C, SLY ALG ARC DIST 406.07, W 1307.44 TO POB, TOG WITH W 60 OF S 150 OF NW1/4 OF SW1/4 OF SW1/4 SEC 9-48-42																
Size:	11.5 acres (gross) / 11 acres (net)																
Existing Zoning:	I-2 Industrial, Limited Heavy																
Existing Land Use:	Vacant																
Future Land Use Plan Designation:	Industrial																
Surrounding Land Use and Zoning:																	
North:	<table><tr><td><u>Existing Land Use</u></td><td><u>Zoning</u></td></tr><tr><td>Residential Irregular</td><td>PUD Planned Unit Development</td></tr><tr><td>East:</td><td>I-2 Industrial, Limited Heavy</td></tr><tr><td>Industrial</td><td>N/A</td></tr><tr><td>South:</td><td>N/A</td></tr><tr><td>N/A</td><td>N/A</td></tr><tr><td>West:</td><td></td></tr><tr><td>N/A</td><td></td></tr></table>	<u>Existing Land Use</u>	<u>Zoning</u>	Residential Irregular	PUD Planned Unit Development	East:	I-2 Industrial, Limited Heavy	Industrial	N/A	South:	N/A	N/A	N/A	West:		N/A	
<u>Existing Land Use</u>	<u>Zoning</u>																
Residential Irregular	PUD Planned Unit Development																
East:	I-2 Industrial, Limited Heavy																
Industrial	N/A																
South:	N/A																
N/A	N/A																
West:																	
N/A																	
Applicable Regulations:	Deerfield Beach Land Development Code																
Plat Restrictions:	None																

Department Comments & Requirements

REQUEST:

The Applicant is seeking approval of a Major Site Plan Application to construct a new one-story 220,200 square-foot industrial building with associated site improvements on an 11.5-acre site located at **1801 SW 45th Way**.

BACKGROUND:

The Applicant, RMT-SDE LLC, is seeking Major Site Plan approval to construct a new one-story 220,200 square-foot industrial warehouse building. Site improvements include associated parking, drainage, and landscaping improvements as well as off-site street improvements.

The building is proposed to be 49 feet high, and the maximum height allowed in the I-2 district is 75 feet. The architecture meets the minimum building design standards outlined in the City's Land Development Code Section 78-7(b).

The Applicant has filed a separate but companion, Major Site Plan Application (#23-I2-09) to construct a similar warehouse on the abutting parcel to the North.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per daily, the Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consists of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two south-bound lanes, a dedicated west-bound right-turn lane and an east-bound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant who concurred with both the Analysis and improvements. A portion of the lane improvements is located on City owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

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

On July 2, 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 warehouse building and on-site improvements to serve the

purpose of storage/warehouse and accessory office space are classified as industrial uses.

2. Land Development Requirements: Pursuant to the City of Deerfield Beach official zoning map, the property is currently located within the I-2 Limited Heavy Industrial zoning district. The proposed development complies with all the zoning requirements for the I-2 Limited Heavy Industrial zoning district, and the proposed use of industrial warehouse 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 I-2 Limited Heavy, Industrial zoning district, and the structure is designed to meet all required setbacks and bulk Limited Heavy, Industrial requirements in that zoning district.

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

The building is proposed to be located 92 feet from the front property line, 100 & 75 from the North and South side property lines respectively, and 126 feet from the rear property lines. The proposed building and improvements of the site exceed all setback requirements. The proposed building is 49 feet high and has a lot coverage of 43.2% and a floor area ratio of 0.4. All bulk requirements for this zoning district are met.

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

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

The site plan proposes new access drives along Northwest 45th Way with paved parking spaces along the South and West sides of the building 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 11 parking spaces. The application was reviewed by the City's traffic engineering consultant and was found to be sufficient.

The applicant proposes three (3) dumpster enclosures located along the northern portion of the site at the both east and west corners of the site. As the enclosures are located along the rear drive aisle, sufficient maneuvering for garbage trucks has been provided.

(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.

A trip generation report was provided with an estimated 815 daily trips for the two warehouse structures. Since the sites generated more than 500 trips per daily, the

Land Development Code requires a Traffic Impact Analysis for the project on the surrounding roadway system. Based on this analysis, improvements to the intersection of SW 45th Way and NW 48th Street are required and consists of a slight change to the north-bound right-turn lane from NW 48th Street onto SW 45th Way and construction of a new north-bound lane on SW 45th Way. The lane addition on SW 45th Way will allow for two south-bound lanes, a dedicated west-bound right-turn lane and an east-bound left-turn and through lane. The Traffic Impact Analysis and lane improvements required a review from the City's traffic engineering consultant who concurred with both the Analysis and improvements. A portion of the lane improvements is located on City owned right-of-way and requires Commission approval prior to construction through an affirmative vote on both Major Site Plan applications.

(e) Alteration of light and air;

The one-story building measures approximately 49 feet in height to the flat roof. The properties to the North and East are Commercial/Industrial uses. 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 45th Way with a 40-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.

(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 8 potential 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 23-I2-10 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

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

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 2	Application No.:	23-I2-10
Reviewer Name:	Rafaela Thermidor	Project Address:	1801 SW 45th Street
Department/Division:	Planning & Development		
Position:	Planner		
Date of Review:	05/08/25		
Submittal No.:	4		

A. APPLICATION / GENERAL COMMENTS:

1.	The project coordinator shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with separate division or department of the City.
1.a	Acknowledged.
2.	Prior to resubmittal, contact Rafaela Thermidor, rthermidor@deerfield-beach.com and Ruthie Jusino at rjusino@deerfield-beach.com to schedule a Development Review Committee meeting.
2.a	Acknowledged.
3.	All resubmittals shall be provided with a written narrative responding to all comments.
3.a	Acknowledged.
4.	Contact the Broward County Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-519-1454) to determine if there are any jurisdictional wetlands that need to be mitigated or provide proof of prior mitigation.
4.a	Comment addressed. Broward County Environmental Protection and Growth Management Department provided a response that although no inspection was conducted, LiDAR data indicates no wetlands on the site.
5.	You are required to contact the Broward County's Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-357-6666) concerning their transit-oriented concurrency process. Provide documentation that this has been completed and that any payments have been made as appropriate.
5.a	Comment not addressed. As part of your resubmittal, please attach the response from the County.
5.b	Comment addressed 2/27/25.
6.	Applicants are required to compensate the city for any costs associated for reviews

Development Plan Application Comments

	made by a City consultant for items such as traffic and noise. The Certificate of Concurrency Letter shall not be issued until all associate fees are paid.
6.a	Acknowledged.
7.	Prior to issuance of building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
7.a	Acknowledged.
8.	Per Section 98-14(f), an application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
8.a	Acknowledged.
9.	The property is owned by an LLC. Provide proof of ownership of said company.
9.a	Acknowledged.
10.	Provide the signature and contact information of the property owner on the first page of the application packet.
10.a	Acknowledged.
11.	Per Section 98-13(b)(4), A filling fee is required as provided in the fee schedule.
11.a	Acknowledged.
12.	Per Section 98-13(b)(8)(a) the development plan should be in the following order: - Cover Page - Survey - Site Plan - Elevations - Floor Plan - Landscape Plan - Irrigation Plan - Photometric Plan
12.a	Comment not addressed. The photometric sheets are placed after the Site Plan, followed by the floorplan sheets; then the elevations, the landscape sheets, and finally, the irrigation sheets. Provide updated sets in the appropriate order.
12.b	Comment partially addressed 2/27/25. Update the cover page sheet index.
12.c	Comment addressed 5/8/2025.
13.	Off-street improvements are mandatory; a swale is required along SW 45 th Way as there is an existing pitched swale now. These improvements will require engineering permits.
13.a	Comment addressed; the applicant is proposing 15-foot swales along 45 th Way.
14.	Per Section 102-6 (c)(2), prior to signage building permits, a Master Signage Plan will be required. No permit shall be issued for an individual sign requiring a permit in a commercial or industrial multiple occupancy complex or multi-tenant center unless and until a master signage plan has been submitted by the property owner and approved as being in conformance with this section.

Development Plan Application Comments

14.a	Acknowledged.
15.	Cost recovery fees – pursuant to Chapter 98, Article VII of the Land Development Code, cost recovery fees will be payable by the Applicant for review of the application. A cost recovery account will need to be established with the City, with payment required prior to being scheduled for the first public hearing. This fee is payable to the City of Deerfield Beach. Should the City's consultant fees exceed the deposit amount, additional fees may be payable by the Applicant.
15.a	Acknowledged.
16.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
16.a	Acknowledged.

B.

COVERPAGE:	
1.	Per Section 98-13(8)(a) the cover is required to contain the contact information of the applicant, property owner, and architect/engineer of record.
1.a	Comment addressed 5/8/2024.

C.

SURVEY:	
1.	Provide more detailed explanation regarding the required access easement to the Billboard on the Western portion of the property.
1.a	The applicant is proposing to relocate the easement through the proposed corridor between the two properties on order to vacate the existing easement along the West. No formal agreement has been submitted. City approval dependent on final approval. Note that Attachment D.2 shows the new road/roundabout in the wrong location. The road was constructed at the North, not the South.
1.b	Comment addressed 2/27/25.
2.	Per Section 98-13(8)(b)(5), Provide a title policy, title commitment, title search/exam, opinion of title or property information report current to within one year, identifying any encroachment, encumbrance, violation, or variance, as well as the date, policy number, issuers name, address and the disposition of all schedule B-II encumbrances.
2.a	Comment addressed 5/8/24.
3.	Per Section 98-13(8)(b)(6), Provide a full legal description of the property or properties included within the scope of the project.
3.a	Comment addressed 5/8/24.

D.

SITE PLAN:	
1.	Sheet SP seems to have a lot of details. In the resubmittal, consider bolder lines in order for staff to review all the information accurately.
1.a	Comment addressed 5/8/24.
2.	Sheet 2 of 6 shows a required 25-foot Broward County easement for the maintenance of the Billboard on the parcel South of this one, however sheet A-0.1 shows parking stalls along the location of the billboard as well as within the

Development Plan Application Comments

	easement.						
2.a	Comment not addressed. See staff response above (C-1.a).						
2.b	Comment addressed 2/27/25.						
3.	Applicant did not receive final approval from the planning department for the new private road North the parcel. Please provide detailed plans and evidence showing that the parcels to the North of NW 45 th Way will have full access.						
3.a	Comment partially addressed. The proposed new road/roundabout is shown along the southernmost property along 48 th Street which is incorrect.						
4.	Per Section 98-13(8)(c)(5), Provide existing and proposed fences and walls, including location, construction material, dimensions, setbacks and heights.						
4.a	Comment not addressed. The site plan sheets have no legend. The plans denote acronyms, but there is no table provided for staff to understand what the acronyms are referring to.						
4.b	Comment addressed 2/27/25.						
5.	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. Provide a parking breakdown showing the percentage of standard vs compact. Also call out the standard vs compact spaces on the site plan.						
5.a	Comment addressed 5/8/24. As this site is currently undeveloped, do not cloud anything on the plans.						
6.	Per Section 98-13(8)(c)(8) Provide traffic flow markings and signage, including fire lane striping and the location of all curb cuts.						
6.a	Comment not addressed. A circulation plan has not been provided.						
6.b	Comment addressed 2/27/25.						
7.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening.						
7.a	Comment addressed 5/8/2024.						
8.	Per Section 98-13(8)(c)(10) Provide proposed location and elevations of wall sign areas and ground sign locations.						
8.a	Comment addressed 5/8/2024. Current location of proposed signage has not been reviewed by staff. When the applicant applies for a Master Signage plan, then signage will be reviewed.						
9.	Per Section 98-13(8)(c)(12) Provide adequate accessibility of proposed roadways for emergency vehicles, fire engines, garbage service, and any necessary delivery service.						
9.a	Comment not addressed. Provide the plans that show adequate accessibility of proposed roadways for emergency vehicles.						
9.b	Comment addressed 2/27/25.						
10.	Are there freestanding signs being proposed? Per Section 98-13(8)(c)(14) Provide the location of freestanding signs with setback measurements.						
10.a	Comment addressed 5/8/2024.						
11.	Per Section 98-13(8)(c)(16) the site data table is preferred in a single table format with the following information: <table border="0" style="width: 100%;"> <tr> <td>☐ Maximum height of all buildings</td><td>☐ Floor area ratio (FAR)</td></tr> <tr> <td>☐ Lot coverage</td><td>☐ Gross and net acreage of total site</td></tr> <tr> <td>☐ Total landscape (pervious) and impervious area</td><td>☐ Total percentage of landscaped open space</td></tr> </table>	☐ Maximum height of all buildings	☐ Floor area ratio (FAR)	☐ Lot coverage	☐ Gross and net acreage of total site	☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space
☐ Maximum height of all buildings	☐ Floor area ratio (FAR)						
☐ Lot coverage	☐ Gross and net acreage of total site						
☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space						

Development Plan Application Comments

	☐ Existing and proposed land uses and zoning designations ☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Square footage of all existing and proposed uses ☐ Minimum building setback to all property lines (existing, required and proposed)
11.a	Comment addressed 5/8/2024.	
12.	Due to the width of the lot, the "Front" of the property is the eastern property line. Please label proposed setbacks using directions.	
12.a	Comment addressed 5/8/2024.	
13.	Lot coverage is defined as the area of the lot expressed as a percentage of the total lot area covered by the ground floor of all principal and accessory uses and structures including all areas covered by the roof of such uses and structures measured along the exterior faces of the walls or along the foundation wall line or between the exterior faces of supporting columns or from the centerline of walls separating two buildings or as a combination of the foregoing whichever produces the greatest total ground coverage for such uses and structures. Please revise the lot coverage calculation to reflect only what is included in the lot coverage calculation.	
13.a	Comment addressed 5/8/2024.	
14.	Per Section 98-13(8)(c)(11) Provide pedestrian circulation and ADA compliant access to the rights-of-way along Wiles Road.	
14.a	Comment addressed 5/8/2024.	
15.	Provide more information on the reasoning for not placing the retention area along the Western side of the property.	
15.a	Comment addressed 5/8/2024.	

E. ELEVATIONS:

1.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
1.a	Comment addressed 5/8/2024.
2.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, and canopies.
2.a	Comment addressed 5/8/2024.
3.	Per Sheet A-4.1 the south elevation shows 24 overhead doors with dock bumpers. As there is not a walkway along the southern façade, and only 1 proposed loading ramp per sheet SP. How will the transfer of materials from the building to the vehicles occur?
3.a	Comment addressed 5/8/2024.
4.	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. The South elevations require more articulation.
4.a	Comment addressed 5/8/2024.

F. FLOOR PLANS:

1.	Per Section 98-13(8)(e)(1) Show the complete dimension of each room on all
----	--

Development Plan Application Comments

	floors, including rooftop activation (if proposed), labeling any permanent feature.										
1.a	Comment not addressed. The applicant is required to provide complete dimensions during site plan submittal. Revise the sheets to include floorplans with all dimensions listed.										
1.b	Comment addressed 5/8/2025.										
2.	Per Section 98-13(8)(e)(2) Provide the proposed uses, with different parking ratios must be clearly defined and consistent with site data table.										
2.a	Comment not addressed. The site data table has been provided on the civil										
2.b	Comment not addressed 2/27/25. The provided table is a parking tabulation. Provide a complete site data table including: <table border="0"> <tr> <td>☐ Maximum height of all buildings</td> <td>☐ Floor area ratio (FAR)</td> </tr> <tr> <td>☐ Lot coverage</td> <td>☐ Gross and net acreage of total site</td> </tr> <tr> <td>☐ Total landscape (pervious) and impervious area</td> <td>☐ Total percentage of landscaped open space</td> </tr> <tr> <td>☐ Existing and proposed land uses and zoning designations</td> <td>☐ Square footage of all existing and proposed uses</td> </tr> <tr> <td>☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces</td> <td>☐ Minimum building setback to all property lines (existing, required and proposed)</td> </tr> </table>	☐ Maximum height of all buildings	☐ Floor area ratio (FAR)	☐ Lot coverage	☐ Gross and net acreage of total site	☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space	☐ Existing and proposed land uses and zoning designations	☐ Square footage of all existing and proposed uses	☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Minimum building setback to all property lines (existing, required and proposed)
☐ Maximum height of all buildings	☐ Floor area ratio (FAR)										
☐ Lot coverage	☐ Gross and net acreage of total site										
☐ Total landscape (pervious) and impervious area	☐ Total percentage of landscaped open space										
☐ Existing and proposed land uses and zoning designations	☐ Square footage of all existing and proposed uses										
☐ Total number of parking spaces (existing, required, and proposed), including compact, and ADA accessible spaces	☐ Minimum building setback to all property lines (existing, required and proposed)										
2.c	Comment addressed 5/8/25.										
3.	Provide a detailed floorplan for the proposed building. Per Section 98-13(8)(e)(1) Show the complete dimension of each room on all floors, including rooftop activation (if proposed), labeling any permanent feature.										
3.a	Comment not addressed. Please provide a floor plan with all dimensions.										
3.b	Comment not addressed 2/27/25. See comment F1. b										
3.c	Comment addressed 5/8/25.										

G.

LANDSCAPING PLAN:	
1.	Per Section 98-13(8)(f)(1) Provide a landscape plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting.
1.a	Comment addressed 5/8/24.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2.a	Comment addressed 5/8/24.
3.	Per Section 98-13(8)(f)(5) Provide a proposed plant list by symbol, quantity, required specifications, native or nonnative, drought tolerance, Florida Friendly, salt tolerant and botanical and common names. The plant list shall be indicated on all planting sheets.
3.a	Comment addressed 5/8/24.

Development Plan Application Comments

H.

IRRIGATION PLAN:	
1.	Per Section 98-13(8)(g)(1) Provide an irrigation plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking.
1.a	Comment addressed 5/8/2024.
2.	Per Section 98-13(8)(g)(4) Provide an indication of methods used to achieve compliance with the University of Florida's "Florida Friendly Landscaping Guide to Plant Selection and Landscape Design" as required by F.S. § 373.185, unless provided for herein.
2.a	Comment addressed 5/8/24.

I.

PHOTOMETRIC PLAN:	
1.	Per Section 98-13(8)(h)(5) Provide the location of all existing off-site lighting, including rights-of-way lighting.
1.a	Comment addressed 5/8/2024.
2.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
2.a	Comment addressed 5/8/2024.
3.	Per the submitted photometric plan, there are large value gaps in certain areas. Provide values for all areas of the site.
3.a	Comment addressed 5/8/2024.

J.

ADDITIONAL COMMENTS:	
1.	Provide evidence of the creation of an association for the maintenance of SW 45 th Way.
1.a	Comment addressed 5/8/2024.
2.	Provide evidence of a cross-access agreement for the alley/driveway between the two proposed buildings and the lots to the North.
2.a	Comment addressed 5/8/2024.
3.	Is it intended for vehicles from the north site to access south of the south building? Or for vehicles to go through the north site to access the south site? Provide a cross access agreement between the sides along the north-south driveway on the west side of both sites.
3.a	Comment addressed 5/8/2024.
4.	Per Section 98-17(2), provide a site-specific traffic study showing the impact upon the local transportation shall be automatically required for any development generating in excess of 500 trips per day.
4.a	The traffic study has been submitted to the City's traffic consultant and comments have been provided to the applicant during this review 6/6/24.
4.b	An updated traffic study has been submitted to the City's traffic consultant, and comments have been provided to the applicant during this review 2/27/25.
4.c	Comment addressed 5/8/25.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	INDEPENDENCE INDUSTRIAL PARK	Application No.:	23-12-10
Reviewer Name:	CAPT MIKE HEFFERON		
Department / Division:	BSO FIRE PREVENTION		
Position:	CAPTAIN		
Date of Review:	04/24/25		
Submittal No.:	4		

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 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.
	<u>ADDRESSED</u>
2.	
3.	

B. COVERPAGE:

1.	
2.	
3.	
4.	
5.	

C. SURVEY:

1.	
2.	

Development Plan Application Comments

3.	
4.	
5.	

D. SITE PLAN:

1.	PROVIDE KNOX BOX
	ADDRESSED
2.	DEMONSTRATE TURNING RADIUS OF 38FT INSIDE AND 50 FEET OUTSIDE WITH A CLEAR SWEEP OF 12 FT OF DRIVE AISLE FOR ALL FIRE DEPT ACCESS ROADS/LANES
2A	NOT ADDRESSED (SHOW 50 FEET OUTSIDE RADIUS THROUGH OUT)
	ADDRESSED
3.	HYDRANT SPACING SHALL NOT EXCEED 350FT LINEAR SEPERATION (AS THE FIRE APPARATUS DRIVES
3A	NOT ADDRESSED (WEST SIDE OF BUILDING EXCEEDS 350FT DISTANCE BETWEEN HYDRANTS)
	ADDRESSED
4.	SHOW LOCATION AND SIZE OF WATER MAIN TIED INTO LOOPED SYSTEM PROVIDED
	ADDRESSED
5.	SHOW LOCATIONS FOR ALL FIRE LANES,AREAS IN FRONT OF ALL FIRE DEPT CONNECTIONS (YELLOW PAINTING,STRIPING AND OR PAINTED CURBS AND ROADWAY
	ADDRESSED
6.	SP.1 AND SP.2 DO NOT MATCH THE WATER AND SEWER PLAN FOR THE LOCATION FOR ALL HYDRANTS, FDC,BACKFLOW AND POINT OF SERVICE
	ADDRESSED

E. ELEVATIONS:

1.	
2.	
3.	
4.	
5.	

F. FLOOR PLANS:

1.	
2.	
3.	
4.	
5.	

G. LANDSCAPING PLAN:

1.	
2.	

Development Plan Application Comments

3.	
4.	
5.	

H.

IRRIGATION PLAN:

1.	
2.	
3.	
4.	
5.	

I.

PHOTOMETRIC PLAN:

1.	
2.	
3.	
4.	
5.	

J.

ADDITIONAL COMMENTS:

2.	
3.	
4.	
5.	



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 2	Application No.:	23-12-10
Reviewer Name:	Harold Hoyte	Project Address:	1801 SW 45th Way
Department / Division:	Landscape		
Position:	Urban Forester		
Date of Review:	5/8/25		
Submittal No.:	4		

A. LANDSCAPING PLAN:

LANDSCAPING PLAN:	
1.	Submit landscape plans, notes, and details (including a tree disposition plan) Additional comments may follow after this submission.
1.a	Comment addressed 5.29.24.
	New Comments 5.29.24
2.	Per Section 98-80 (e)(2), 17 small trees are required in the buffer; only 2 are provided. Add 15 or change large trees that are too small to satisfy the required mix.
2.a	Comment addressed 3.12.25.
3.	Per Section 98-80 (e)(14), 32 trees or 96 palms are required; 6 trees or 17 more palms are to be added along the facades.
3.a	Comment addressed 3.12.25.
4.	Per Section 98-80 (e)(8), only 4 terminal island trees are provided; add 4 to meet this requirement.
4.a	Comment addressed 3.12.25.
5.	Per Section 98-80 (e)(11) 200 terminal island shrubs or groundcover, only 86 are provided, add 114 to meet the intent of the code.
5.a	Comment addressed 3.12.25.
6.	Per Section 98-80 (k), a maximum of 25 palms are required; 78 are provided. Reduce palms by 53 to meet this requirement.
6.a	Comment addressed 3.12.25.
7.	Per Section 98-80 (k), 25 medium trees are required. Ten are provided; add 15 more to meet the diversification requirement.
7.a	Comment addressed 3.12.25.
8.	Move sight triangles to the stop bars at the points of egress.
8.a	Comment not addressed. The short side of the sight triangles are to sit along the curb; see instructions in Section 98-80 (i)(5).
8.b	Comment addressed 5.8.25.

Development Plan Application Comments

9.	Use St Augustine for site sod and Bahia grass in the bottom of retention areas.
9.a	Comment addressed 3.12.25.
10.	Add an appraisal for tree #889. Revise mitigation accordingly.
10.a	Comment addressed 3.12.25.
11.	Add a column for tree conditions as percentages; those below 60% must be removed.
11.a	Comment addressed 3.12.25.
12.	Per Section 98-80 (e)(12), show the light and it's offset on the landscape plans.
12.a	Comment addressed 3.12.25.
13.	Add a minimum of 20 shrubs or groundcover in the terminal islands
13.a	Comment addressed 3.12.25.
14.	Add spread and spacing for all ground cover and shrubs in the specifications.
14.a	Comment addressed 3.12.25.
15.	Indicate property lines clearly on sheets LA-4 and LA-5.
15.a	Comment not addressed.
15.b	Comment addressed 5.8.25.
16.	Identifying all trees as "unknown" is not an acceptable designation.
16.a	Comment addressed 3.12.25.
17.	Show on-center spacing, spread, and height in the specifications of shrub and groundcover.
17.a	Comment addressed 3.12.25.
18.	Add additional labels to identify all outdoor features, such as the building, retention area, parking, and dumpster.
18.a	Comment addressed 3.12.25.
19.	Reduce the required palms by 53. The maximum amount per Section 98-80 (k) is 25.
19.a	Comment addressed 3.12.25.
20.	Show and label the matchlines for each sheet.
20.a	Comment addressed 3.12.25.

B.

IRRIGATION PLAN:	
1.	Submit irrigation plans, notes, and details (including a rain sensor) to match landscape plans. Additional comments may follow after this submission.
1. a	Comment addressed 5.22.24.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 1 Development	Application No.:	23-12-09
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	05-19-25		
Submittal No.:	4		

A.

SITE PLAN:	
1.	Advisory Comment: SW 45 Way is private; however, it is recommended the roadway be constructed with heavy duty pavement for truck loading and that a cross access agreement be prepared if multiple owners will have shared use and maintenance of this facility.
1.a	Comment Acknowledged
2.	Per Sec. 98-13. (b)(8)(j)(ii)(j) Provide Preliminary flood routing and water quality calculations supporting the surface water management elements.
2.a	Comment Addressed
3.	Provide written evidence from Broward County EPGMD that approach to stormwater design is permissible.
3.a	Comment Addressed
4.	Please provide availability from Broward County Water and Wastewater services for water and wastewater services. Deerfield Beach does not have facilities in this area.
4.a	Comment Addressed
New Comment 2-26-25	
5.	The proposed intersection improvements will include works in the City of Deerfield Beach Right-Of-Way (Folio # 4842 09 23 0030) at the intersection of SW 45th Way and Wiles Road. A City Letter of No Objection to the proposed improvements and an Engineering Permit issuance will not occur until Site Plan approval process is complete.
5.a	Comment acknowledged by applicant.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park	Application No.:	23-12-09
Reviewer Name:	Bryan Kelley	Project Address:	1701 NW 45th Way
Department/Division:	Traffic Engineering		
Position:			
Date of Review:	06-06-2025		
Submittal No.:	4		

A. Traffic Study

1.	The text in the report is still inconsistent with the buildout year. The Table of Contents show 2025, the Figures show 2024, and the Tables show 2026.
	Resolved 6/6/25.
2.	The delay and LOS are not correct in Table 4.6 for the AM Peak Hour
	Resolved 6/6/25.
3.	The text prior to Tables 4.5-4.10 states the queue length is being shown in the Table. Since queue length is not reported in these tables, remove the reference in the text.
	Resolved 6/6/25.
4.	The overall delay for the AM peak hour in Table 4.10 is incorrect.
5.	It is unclear how the background intersection volumes were derived. The background growth stated in the report of 3.95% does not equal the 2026 background volumes. Additionally, the Powerline Rd at Wiles Rd should consist of 4 years of growth from 2022 to 2026. It is recommended to reach out to our office to discuss further.
	Resolved 6/6/25.
6.	A condition of approval will be included to construct the southbound right turn lane on Wiles Road at SW 45 th Way.
	Resolved 6/6/25.

B. 45th Way Right Turn Lane Plans

1.	Dimension the length of the turn lane and the transition/taper distance
	Resolved 6/6/25.
2.	The transition/roadway deflection of the northbound through lane on 45 th Way appears excessive. Ensure the FDOT roadway transition criteria is met from the FDOT Design Manual.
	Resolved 6/6/25.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Independence Industrial Park 2 Development	Application No:	23-12-10
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	05/13/2024		
Submittal No:	Submittal 2		

A. RECYCLING & SOLID WASTE DIVISION:

1.	The interior dimensions of the Double Width Dumpster's Enclosure is acceptable, but in accordance with the Design and Construction Standards of Dumpsters Pads and Enclosures of the City of Deerfield Beach, consider two gates instead of the four showed in the site plan, no columns and no poles should be in the center of this enclosure. All the gates must have 135° wide open and shall have lock pins to secure them when open/close.
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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: Independence Industrial Park #2 Development

Property Owner: RMT-SDE-2 LLC

Applicant (if different from Owner): Thompson & Associates, Inc.

Agent (if different from Owner/Applicant): Noel Rodriguez, PE

Address of Property: 1801 SW 45 WAY, DEERFIELD BEACH FL 33442

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

Parcel ID - 4842 09 23 0016, 484209000322

Description of Project: The construction of a new industrial building with truck bays, including internal paved road and parking, sidewalks, potable water service connection, sanitary sewer laterals, surface water management system connection to drainage system on SW 45th Way.

New Development (Y/N):	<u>Yes</u>	Modification to Existing Development (Y/N):	<u>No</u>
Zoning District:	<u>I-2</u>	Future Land Use Category:	<u>Industrial</u>
Existing Use:	<u>Undeveloped</u>	Proposed Use:	<u>Industrial</u>
Lot Area (acres):	<u>11.49</u>	Number of Dwelling Units (proposed):	<u>N/A</u>
Sq. Ft. of Structure (existing):	<u>N/A</u>	Sq. Ft. of Structure (proposed):	<u>220,201</u>

Agent Signature: 

Name Printed: Noel Rodriguez, PE

Address: 412 SE 18th St. Fort Lauderdale FL 33316

Telephone: 954-761-1076

Email: noel@thompson-inc.com

Owner Signature: 

Name Printed: Daniel Mancini

Address: 3100 SW 15th St., Deerfield Bch., FL 33442

Telephone: 954-426-1221

Email: dmancini@ric-manfl.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential		\$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.

TO: The City of Deerfield Beach City Commissioners and Staff

AGENT AUTHORIZATION

RMT-SDE-2 LLC, is owner of the following parcel which is a portion of the LEDDS ADDITION:

Folio Numbers: 4842 09 23 0016, 4842 09 00 0322

The undersigned hereby authorizes Julian Lucco of Thompson & Associates, Inc. to submit and process an application with the City of Deerfield Beach for a Development Plan Application, primarily for the purpose of developing an overall Site Plan, including all other Site Plan matters as become necessary. This authorization is effective immediately and shall remain in effect until revoked in writing.

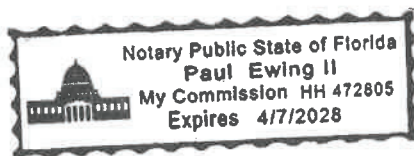
Dated this 16TH day of JUNE, 2025.

RMT-SDE-2 LLC
Florida limited liability company

By: [Signature]
Print Name: DANIEL MANCINI
Its: MANAGER

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 16 day of JUNE, 2025, by DANIEL MANCINI of RMT-SDE-2 LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced as identification.



[Signature]
Notary Public
State of FLORIDA

My Commission:



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, Daniel C Mancini, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

[Signature]
Signature

06/28/2023

Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

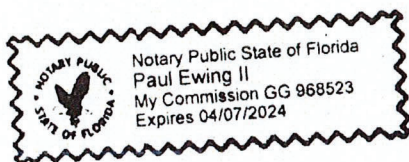
notarization, this 28th day of June, 202³ by

Daniel C Mancini (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: _____

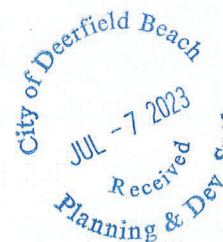
Commission No.: _____



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

Paul Ewing II

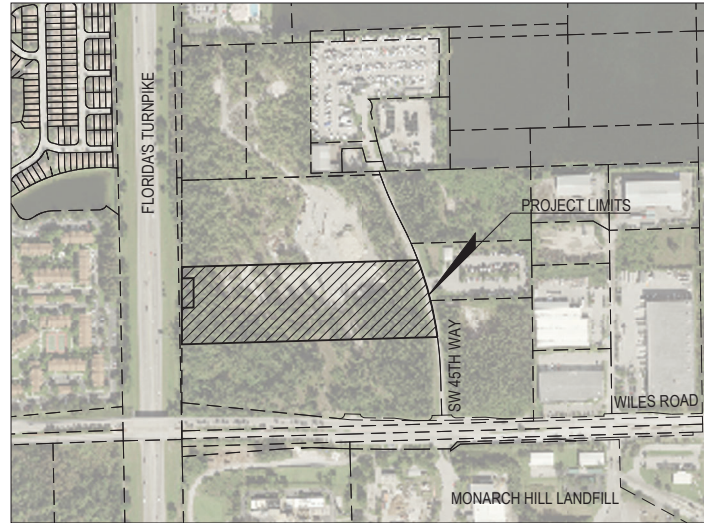
(Print, Type, or Stamp Commissioned Name of Notary Public)



INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT DEERFIELD BEACH, FL

SHEET INDEX		
SHEET No.	DESC.	SHEET TITLE
01	CV	COVER SHEET
02-07	S1-S6	SURVEY
08-11	SP-2.0 THRU SP-2.3	SITE PLAN
12	A-0.1	ARCHITECTURAL SITE PLAN
13	A-0.3	ARCHITECTURAL SITE DETAILS
14-18	A-4.0 THRU A-4.4	ARCHITECTURAL ELEVATIONS
19	A-4.5	ARCHITECTURAL COLOR ELEVATIONS
20	A-5.0	ARCHITECTURAL SECTION AND ROOFTOP
21-24	A-1.0 THRU A-1.3	ARCHITECTURAL FLOOR PLANS
25-30	LA-1 THRU LA-6	LANDSCAPE PLANS
31-35	IR-101 THRU IR-105	IRRIGATION PLANS
36	PH-1.0	SITE PLAN PHOTOMETRIC PLAN

CONSULTANTS		
THOMPSON & ASSOCIATES, INC.	(954) 761-1073	CIVIL ENGINEERING
HNM ARCHITECTURE	(561) 733-2225	ARCHITECTURAL
SUB-CONSULTANTS		
STONER AND ASSOCIATES, INC.	--	SURVEYING AND MAPPING
PANGE CONSULTANTS	--	LANDSCAPING
CHEN-MOORE AND ASSOCIATES	--	IRRIGATION



PROJECT MAP

SCALE: 1" = 300'
SECTION, TOWNSHIP, RANGE:
S09, T48S, R42E
SITE ADDRESS:
1801 SW 45TH STREET
DEERFIELD BEACH, FL 33442
FOLIO NUMBER:
484209230016

PROJECT OWNER

RMT-SDE-2 LLC
(954) 426-1221
3100 SW 15TH STREET
DEERFIELD BEACH, FL 33442

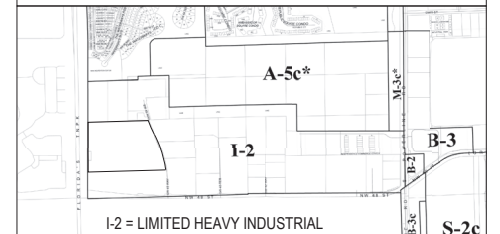
LEGAL DESCRIPTION

PARCEL 2 (RECORDED IN INST. No. 117539886)
A PORTION OF PARCEL "A", "LEEDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 33-35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°34'25" EAST ALONG THE WEST LINE OF SAID "A"; A DISTANCE OF 297.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°34'25" EAST, A DISTANCE OF 196.77 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 50.02 FEET; THENCE NORTH 01°34'25" EAST, A DISTANCE OF 150.06 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 60.02 FEET; THENCE NORTH 01°34'25" EAST, A DISTANCE OF 58.81 FEET; THE LAST FIVE (5) CALLS BEING ALONG THE WEST LINE OF THE ACROSSAID PARCEL "A"; THENCE NORTH 89°57'52" EAST, A DISTANCE OF 1,207.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 70°54'34" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 12°55'33" AND AN ARC LENGTH OF 406.07 FEET; THENCE SOUTH 89°57'35" WEST, A DISTANCE OF 1,307.44 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 491,486 SQUARE FEET (11.28 ACRES) MORE OR LESS.
TOGETHER WITH:
TURNPIKE ROW PARCEL (RECORDED IN INST. No. 117639885)
THE WEST 60.0 FEET OF THE SOUTH 150.0 FEET OF THE NW 1/4, OF THE SW 1/4, OF SECTION 9, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROJECT DESCRIPTION

THE PROPOSED SITE IMPROVEMENTS INCLUDE AN INDUSTRIAL BUILDING WITH TRUCK BAYS. THE IMPROVEMENTS WILL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPMENT OF: INTERNAL ROADWAYS AND WALKWAYS; ADDING WATER AND SEWER CONNECTIONS TO SERVICE THE ENTIRE BUILDING, PROVIDING ON SITE STORMWATER MANAGEMENT WITH DISCHARGE INTO THE NEWLY INSTALLED DRAINAGE SYSTEM ALONG SW 45TH WAY; ARCHITECTURAL PLANS WITH ELEVATIONS AND FLOOR PLANS; LANDSCAPE AND IRRIGATION PLANS; AND PHOTOMETRIC PLANS ALL CONFORMING TO THE GUIDELINES OF THE CITY OF DEERFIELD BEACH AND THE UTILITY OWNERS.

ZONING MAP (N.T.S.)



PERMIT STATUS		
AGENCY	PERMIT No.	STATUS
CITY OF DEERFIELD BEACH - SITE PLAN	23-12-10	RAI #2 - RESUBMITTED
CITY OF DEERFIELD BEACH - ENGINEERING	--	NOT SUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - SWM	L2024-090/ L2024-307	RAI #3 - RESUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - ERP	--	RAI #3 - RESUBMITTED
BROWARD COUNTY WATER AND WASTEWATER SERVICES	PROJECT No. 108606	RAI #2 - RESUBMITTED
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT - WW	--	NOT SUBMITTED
FLORIDA DEPARTMENT OF HEALTH - WATER MAIN EXTENSION FOR PWS	--	NOT SUBMITTED

No.	DATE	REVISION	BY



THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD COUNTY (954) 761-1073
MIAMI (305) 714-2510
PALM BEACH (561) 932-1668

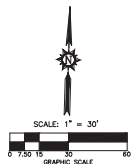
NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 86390
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL RODRIGUEZ, PE, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 4/18/2025

SHEET:
CV
03 OF 36

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Page 241 of 623

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY



ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
FND	FOUND
ID	IDENTIFICATION
FIRC 1/2"	FOUND 1/2" IRON ROD AND CAP
FIRC 5/8"	FOUND 5/8" IRON ROD AND CAP
SIRC	SET 5/8" IRON ROD & CAP
SND	SET NAIL & DISC
LR	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PLAT	PLAT BOOK
P.O.	POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.E.	R/W ELEVATION
R/W	RIGHT-OF-WAY
(C)	DATA BASED ON CALCULATIONS
(G.B.)	DATA BASED ON GRID BEARING
(D)	DATA BASED ON DEED
PER PLAT OF RECORDS	
CA	CATCH BASIN
R	RADIUS
A	ARC DISTANCE
ESMT	EASEMENT
TRAV. PT.	TRAVERSE POINT
---	LIMITED ACCESS HIGH-OF-WAY LINE
---	BREAK IN LINE SCALE
---	SPOT ELEVATION (HARD SURFACE)
---	SPOT ELEVATION (SOFT SURFACE)
---	OVERHEAD WIRES
---	TOP OF BANK
---	TOE OF SLOPE
---	18 INCHES REINFORCED CONCRETE PIPE
---	24 INCHES REINFORCED CONCRETE PIPE
---	36 INCHES REINFORCED CONCRETE PIPE
---	42 INCHES REINFORCED CONCRETE PIPE
---	48 INCHES REINFORCED CONCRETE PIPE
---	54 INCHES REINFORCED CONCRETE PIPE
---	60 INCHES REINFORCED CONCRETE PIPE
---	UNKNOWN SANITARY SEWER PIPE
(S-32)	CATCH BASIN STRUCTURE (REFER TO STORM DRAINAGE TABLE)
(S-12)	STORM MANHOLE STRUCTURE (REFER TO STORM DRAINAGE TABLE)
(S-15-25)	SANITARY SEWER MANHOLE STRUCTURE (REFER TO SANITARY SEWER TABLE)

LEGEND

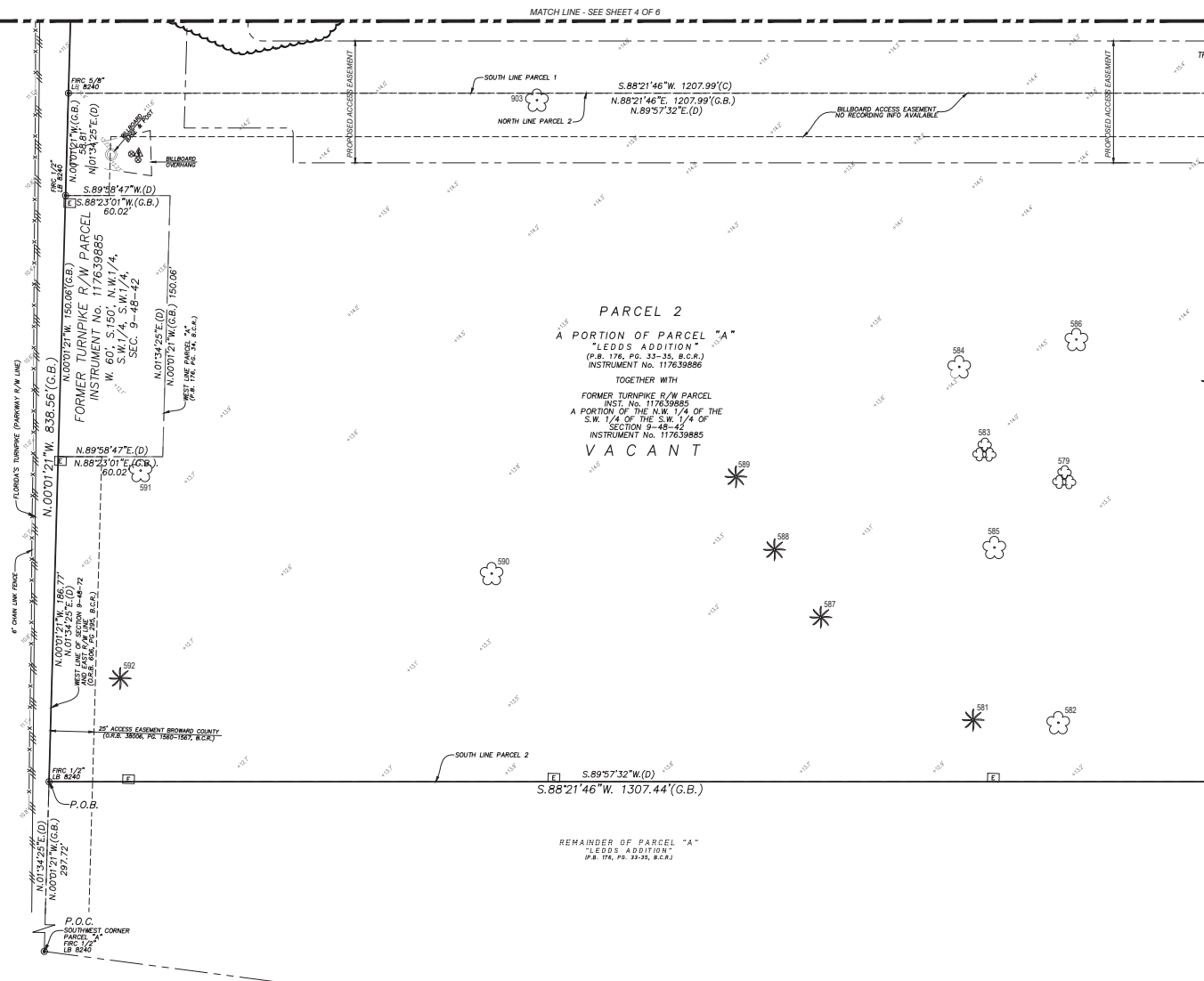
+	ANCHOR
•	BOLLARD
○	CATCH BASIN
⊕	ELECTRIC PANEL
⊞	ELECTRIC VAULT
⊞	FIRE HYDRANT
⊞	ELECTRIC METER
⊞	STORM DRAINAGE MANHOLE
⊞	SANITARY SEWER MANHOLE
⊞	METAL POST
⊞	SINGLE SUPPORT SIGN
⊞	SEWER VALVE
⊞	WATER VALVE
⊞	WOOD POWER POLE
⊞	PALM (REFER TO TREE LIST)
⊞	PALM CLUSTER (REFER TO TREE LIST)
⊞	TREE (REFER TO TREE LIST)
⊞	TREE CLUSTER (REFER TO TREE LIST)

TREE #	COMMON NAME	DIAMETER IN INCHES
579	UNKNOWN TREE CLUSTER	6"
581	CABBAGE PALM	12"
582	OAK TREE	3"
583	UNKNOWN TREE CLUSTER	6"
584	ALMOND TREE	4"
585	SEA GRAPE TREE	12"
586	SEA GRAPE TREE	10"
587	CABBAGE PALM	12"
588	CABBAGE PALM	6"
589	CABBAGE PALM	12"
590	TAMARIND TREE	4"
591	OAK TREE	3"
592	CABBAGE PALM	8"
903	ACACIA TREE	4"

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

FLORIDA'S TURNPIKE

SUNSHINE STATE PARKWAY
(300' RIGHT-OF-WAY)



PARCEL 2
A PORTION OF PARCEL "A"
"LEDD'S ADDITION"
(P.B. 176, PG. 33-35, B.C.R.)
INSTRUMENT No. 117639886
TOGETHER WITH
FORMER TURNPIKE R/W PARCEL
INST. No. 117639885
A PORTION OF THE N.W. 1/4 OF THE
S.W. 1/4 OF THE S.W. 1/4 OF THE
SECTION 9-48-42
INSTRUMENT No. 117639885
VACANT

REMAINDER OF PARCEL "A"
"LEDD'S ADDITION"
(P.B. 176, PG. 33-35, B.C.R.)

MATCH LINE - SEE SHEET 6 OF 6

NO.	REVISION	DATE	BY
1	FIELD UPDATE SURVEY	10/17/24	WJR
2	REVISION	10/17/24	WJR
3	REVISION	10/17/24	WJR
4	REVISION	10/17/24	WJR
5	REVISION	10/17/24	WJR
6	REVISION	10/17/24	WJR
7	REVISION	10/17/24	WJR
8	REVISION	10/17/24	WJR
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96	REVISION	10/17/24	WJR
97	REVISION	10/17/24	WJR
98	REVISION	10/17/24	WJR
99	REVISION	10/17/24	WJR
100	REVISION	10/17/24	WJR

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY
A PORTION OF PARCEL "A",
"LEDD'S ADDITION"
PLAT BOOK 176, PAGES 33-35, B.C.R.
1701 & 1801 S.W. 45th. WAY, DEERFIELD BEACH, FL 33442

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 10319
STATE OF FLORIDA

PROJECT
23-9531

DESC. S3 SHEET NO. 04-36

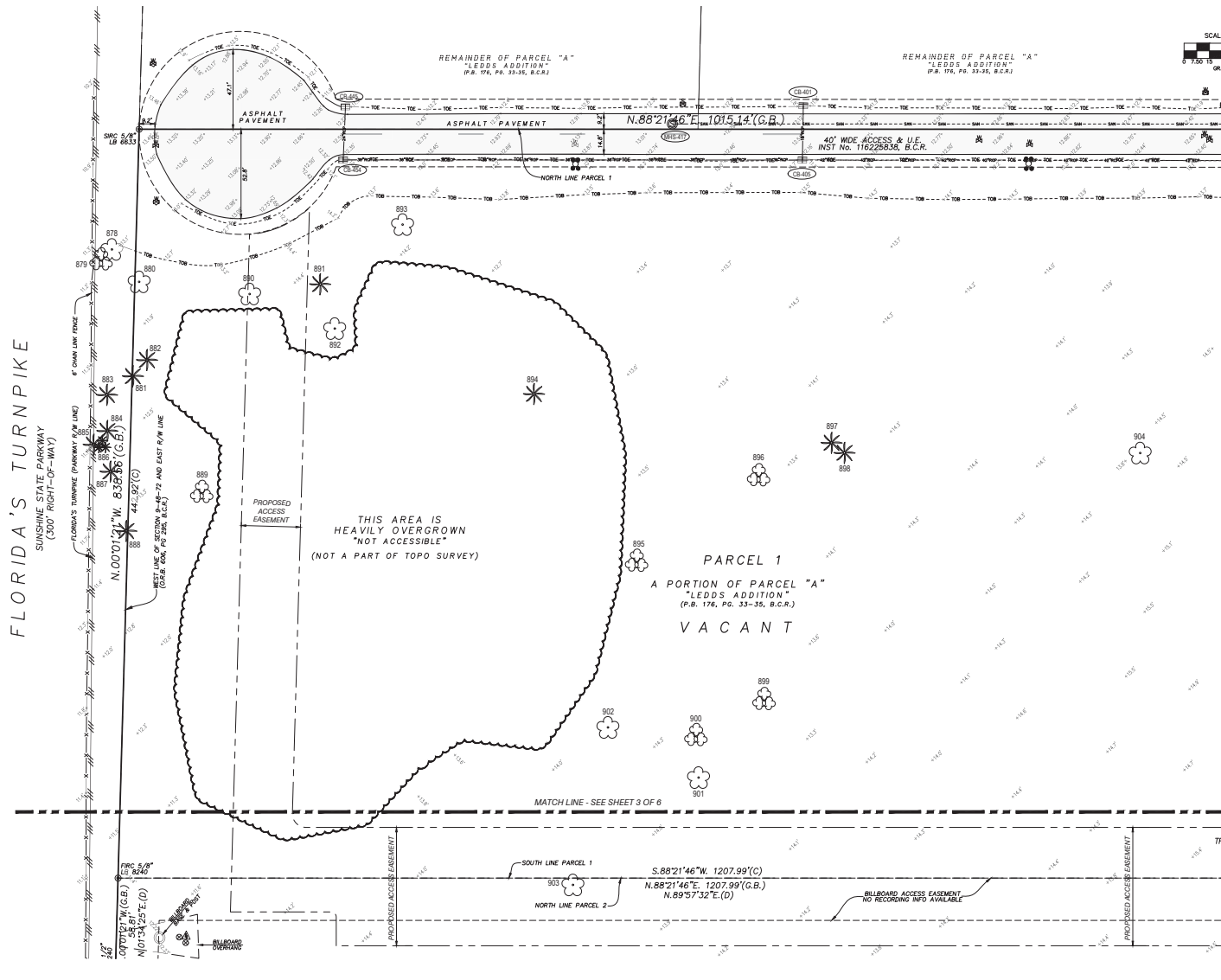


FILE: P:\Survey\Thompson Associates\23-9531 Deerfield Beach\01-Survey\01-PLC\COMT.dwg

LEGEND

→	ANCHOR
●	BOLLARD
■	CATCH BASIN
■	ELECTRIC PANEL
□	ELECTRIC VAULT
■	FIRE HYDRANT
■	ELECTRIC METER
■	STORM DRAINAGE MANHOLE
■	SANITARY SEWER MANHOLE
■	MAIL POST
■	SINGLE SUPPORT SIGN
■	SEWER VALVE
■	WATER VALVE
■	WOOD POWER POLE
✱	PALM (REFER TO TREE LIST)
✱	PALM CLUSTER (REFER TO TREE LIST)
✱	TREE (REFER TO TREE LIST)
✱	TREE CLUSTER (REFER TO TREE LIST)

ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)



JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER, INC. #0339 STATE OF FLORIDA		 STONER SURVEYORS & MAPPERS Licensed Business No. 0633 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314 TEL: (954) 385-0397 www.stonersurveyors.com		1701 & 1801 S.W. 45th, DADESBEE BEACH, FL 33442 PLAT # 800K 176, PAGES 33-35, B.C.R. "LEDSDS ADDITION" A PORTION OF PARCEL "A", TOPOGRAPHIC AND SKETCH OF BOUNDARY,		LOT DATE OF 1/3/23 SOCIAL FIELD SURVEY		SHEET NO. 05-36					
PROJECT 23-9531		SEALS JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER, INC. #0339 STATE OF FLORIDA		SHEET NO. 05-36		LOT DATE OF 1/3/23 SOCIAL FIELD SURVEY		SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY A PORTION OF PARCEL "A", "LEDSDS ADDITION" PLAT # 800K 176, PAGES 33-35, B.C.R. 1701 & 1801 S.W. 45th, DADESBEE BEACH, FL 33442		 STONER SURVEYORS & MAPPERS Licensed Business No. 0633 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314 TEL: (954) 385-0397 www.stonersurveyors.com		SHEET NO. 05-36	
PROJECT 23-9531		SEALS JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER, INC. #0339 STATE OF FLORIDA		SHEET NO. 05-36		LOT DATE OF 1/3/23 SOCIAL FIELD SURVEY		SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY A PORTION OF PARCEL "A", "LEDSDS ADDITION" PLAT # 800K 176, PAGES 33-35, B.C.R. 1701 & 1801 S.W. 45th, DADESBEE BEACH, FL 33442		 STONER SURVEYORS & MAPPERS Licensed Business No. 0633 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314 TEL: (954) 385-0397 www.stonersurveyors.com		SHEET NO. 05-36	

SCALE: 1" = 30'

0 7.50 15 30 60

GRAPHIC SCALE

[illegible]

→	ANCHOR
⬮	BOLLARD
⬮	CATCH BASIN
⬮	ELECTRIC PANEL
⬮	ELECTRIC VAULT
⬮	FIRE HYDRANT
⬮	ELECTRIC METER
⬮	STORM DRAINAGE MANHOLE
⬮	SANITARY SEWER MANHOLE
⬮	METAL POST
⬮	SINGLE SUPPORT SIGN
⬮	SEWER VALVE
⬮	WATER VALVE
⬮	WOOD POWER POLE
✱	PALM (REFER TO TREE LIST)
✱	PALM CLUSTER (REFER TO TREE LIST)
✱	TREE (REFER TO TREE LIST)
✱	TREE CLUSTER (REFER TO TREE LIST)

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
905	SEA GRAPE TREE CLUSTER	6"
906	CABBAGE PALM	6"
907	CABBAGE PALM	6"
908	CABBAGE PALM	18"
909	CABBAGE PALM	8"
910	CABBAGE PALM	6"
911	CABBAGE PALM	6"
912	CABBAGE PALM	12"
913	CABBAGE PALM	16"
914	CABBAGE PALM	10"
915	CABBAGE PALM	6"

NO.	REVISION	DATE	BY :
3.	FIELD UPDATE SURVEY 10/11/24 ADD PROPOSED ACCESS ESMT. REVISE PARCEL 2 LEGAL DESC.	10/14/24	WOLR
2.	ADD BILLBOARD ACCESS ESMT.	4/04/24	JDS
1.	ADD ACCESS & U/E ESMT. INST. No. 11672249.58	2/2/23	JDS

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Licensed Business No. 6633
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TEL (954) 585-0987
www.stonersurveyors.com

**SKETCH OF BOUNDARY, TOPOGRAPHIC AND
SPECIFIC PURPOSE (TREE) SURVEY
A PORTION OF PARCEL "A",
"LEDDS ADDITION",
PLAT BOOK 176, PAGES 33-35, B.C.R.
1701 & 1801 S.W. 45th. WAY, DEERFIELD BEACH, FL 33442**

LAST DATE OF: 5/1/23	
ORIGINAL FIELD SURVEY	
DRAWN: DRL	
CHECKED: JDS	
BOOK/PAGE(S): 1182/1-5	
& DATA COLLECTOR	

SEAL

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
23-9531

SHEET NO.	06-36
-----------	-------

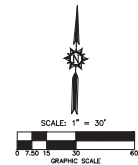
ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

IT'S FAST. IT'S FREE. IT'S THE LAW.

www.call811.com

FILE: F:\Draw\Thompson Associates\23-9531 Deerfield Parcel\01-Drawing\JP2 PLOT COUNT.dwg



B.C.R.	BROWN COUNTY RECORDS
IND.	IDENTIFICATION
FREQ 1/2"	FIND 1/2" IRON ROD AND CAP
SRC 5/8"	SOURCE 5/8" IRON ROD & CAP
L.P.	LOCATED IN DRILL HOLE
P.B.	LICENSED BUSINESS
M.B.	MANHOLE BOOK TABLE
L.P.	FLAT ROOM
R.E.	RECEIPT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.W.	RIM ELEVATION
(C)	CORNER
(D)	DATA BASED ON CALCULATIONS
(R)	BEARING (N OR S)
(O)	DATA BASED ON DISTANCE
N	NORTH
C.A.	CENTRAL ANGLE
R	RADIUS
A.D.	ARC DISTANCE
EAS.	EASEMENT
TRAV. PT.	TRAVERSE POINT
H	HIGHWAY RIGHT-OF-WAY LINE
BREAK IN LINE	BREAK IN LINE SCALE
SPT	SPIGOT ELEVATION (HARD SURFACE)
SPEL	SPIGOT ELEVATION (SOFT SURFACE)
- one -	OVERHEAD WIRES TO
- two -	TWO LINES
- three -	THREE LINES
- four -	FOUR LINES
- five -	FIVE LINES
- six -	SIX LINES
- seven -	SEVEN LINES
- eight -	EIGHT LINES
- nine -	NINE LINES
- ten -	TEN LINES
- eleven -	ELEVEN LINES
- twelve -	TWELVE LINES
- thirteen -	THIRTEEN LINES
- fourteen -	FOURTEEN LINES
- fifteen -	FIFTEEN LINES
- sixteen -	SIXTEEN LINES
- seventeen -	SEVENTEEN LINES
- eighteen -	EIGHTEEN LINES
- nineteen -	NINETEEN LINES
- twenty -	TWENTY LINES
- twenty-one -	ONE LINE
- twenty-two -	TWO LINES
- twenty-three -	THREE LINES
- twenty-four -	FOUR LINES
- twenty-five -	FIVE LINES
- twenty-six -	SIX LINES
- twenty-seven -	SEVEN LINES
- twenty-eight -	EIGHT LINES
- twenty-nine -	NINE LINES
- thirty -	TEN LINES
- thirty-one -	ONE LINE
- thirty-two -	TWO LINES
- thirty-three -	THREE LINES
- thirty-four -	FOUR LINES
- thirty-five -	FIVE LINES
- thirty-six -	SIX LINES
- thirty-seven -	SEVEN LINES
- thirty-eight -	EIGHT LINES
- thirty-nine -	NINE LINES
- forty -	TEN LINES
- forty-one -	ONE LINE
- forty-two -	TWO LINES
- forty-three -	THREE LINES
- forty-four -	FOUR LINES
- forty-five -	FIVE LINES
- forty-six -	SIX LINES
- forty-seven -	SEVEN LINES
- forty-eight -	EIGHT LINES
- forty-nine -	NINE LINES
- fifty -	TEN LINES
- fifty-one -	ONE LINE
- fifty-two -	TWO LINES
- fifty-three -	THREE LINES
- fifty-four -	FOUR LINES
- fifty-five -	FIVE LINES
- fifty-six -	SIX LINES
- fifty-seven -	SEVEN LINES
- fifty-eight -	EIGHT LINES
- fifty-nine -	NINE LINES
- sixty -	TEN LINES
- sixty-one -	ONE LINE
- sixty-two -	TWO LINES
- sixty-three -	THREE LINES
- sixty-four -	FOUR LINES
- sixty-five -	FIVE LINES
- sixty-six -	SIX LINES
- sixty-seven -	SEVEN LINES
- sixty-eight -	EIGHT LINES
- sixty-nine -	NINE LINES
- seventy -	TEN LINES
- seventy-one -	ONE LINE
- seventy-two -	TWO LINES
- seventy-three -	THREE LINES
- seventy-four -	FOUR LINES
- seventy-five -	FIVE LINES
- seventy-six -	SIX LINES
- seventy-seven -	SEVEN LINES
- seventy-eight -	EIGHT LINES
- seventy-nine -	NINE LINES
- eighty -	TEN LINES
- eighty-one -	ONE LINE
- eighty-two -	TWO LINES
- eighty-three -	THREE LINES
- eighty-four -	FOUR LINES
- eighty-five -	FIVE LINES
- eighty-six -	SIX LINES
- eighty-seven -	SEVEN LINES
- eighty-eight -	EIGHT LINES
- eighty-nine -	NINE LINES
- ninety -	TEN LINES
- ninety-one -	ONE LINE
- ninety-two -	TWO LINES
- ninety-three -	THREE LINES
- ninety-four -	FOUR LINES
- ninety-five -	FIVE LINES
- ninety-six -	SIX LINES
- ninety-seven -	SEVEN LINES
- ninety-eight -	EIGHT LINES
- ninety-nine -	NINE LINES
- hundred -	TEN LINES
- hundred-one -	ONE LINE
- hundred-two -	TWO LINES
- hundred-three -	THREE LINES
- hundred-four -	FOUR LINES
- hundred-five -	FIVE LINES
- hundred-six -	SIX LINES
- hundred-seven -	SEVEN LINES
- hundred-eight -	EIGHT LINES
- hundred-nine -	NINE LINES
- hundred-ten -	TEN LINES
- hundred-eleven -	ONE LINE
- hundred-twelve -	TWO LINES
- hundred-thirteen -	THREE LINES
- hundred-fourteen -	FOUR LINES
- hundred-fifteen -	FIVE LINES
- hundred-sixteen -	SIX LINES
- hundred-seventeen -	SEVEN LINES
- hundred-eighteen -	EIGHT LINES
- hundred-nineteen -	NINE LINES
- hundred-twenty -	TEN LINES
- hundred-twenty-one -	ONE LINE
- hundred-twenty-two -	TWO LINES
- hundred-twenty-three -	THREE LINES
- hundred-twenty-four -	FOUR LINES
- hundred-twenty-five -	FIVE LINES
- hundred-twenty-six -	SIX LINES
- hundred-twenty-seven -	SEVEN LINES
- hundred-twenty-eight -	EIGHT LINES
- hundred-twenty-nine -	NINE LINES
- hundred-thirty -	TEN LINES
- hundred-thirty-one -	ONE LINE
- hundred-thirty-two -	TWO LINES
- hundred-thirty-three -	THREE LINES
- hundred-thirty-four -	FOUR LINES
- hundred-thirty-five -	FIVE LINES
- hundred-thirty-six -	SIX LINES
- hundred-thirty-seven -	SEVEN LINES
- hundred-thirty-eight -	EIGHT LINES
- hundred-thirty-nine -	NINE LINES
- hundred-forty -	TEN LINES
- hundred-forty-one -	ONE LINE
- hundred-forty-two -	TWO LINES
- hundred-forty-three -	THREE LINES
- hundred-forty-four -	FOUR LINES
- hundred-forty-five -	FIVE LINES
- hundred-forty-six -	SIX LINES
- hundred-forty-seven -	SEVEN LINES
- hundred-forty-eight -	EIGHT LINES
- hundred-forty-nine -	NINE LINES
- hundred-fifty -	TEN LINES
- hundred-fifty-one -	ONE LINE
- hundred-fifty-two -	TWO LINES
- hundred-fifty-three -	THREE LINES
- hundred-fifty-four -	FOUR LINES
- hundred-fifty-five -	FIVE LINES
- hundred-fifty-six -	SIX LINES
- hundred-fifty-seven -	SEVEN LINES
- hundred-fifty-eight -	EIGHT LINES
- hundred-fifty-nine -	NINE LINES
- hundred-sixty -	TEN LINES
- hundred-sixty-one -	ONE LINE
- hundred-sixty-two -	TWO LINES

→	ANCHOR
○	BOLLARD
⊗	CATCH BASIN
⊠	ELECTRIC PANEL
□	ELECTRIC VAULT
⊕	FIRE HYDRANT
⊖	ELECTRIC METER
⊙	STORM DRAINAGE MANHOLE
⊗	SANITARY SEWER MANHOLE
⊘	METAL POST
⊙	SINGLE SUPPORT SIGN
⊗	SEWER VALVE
⊠	WATER VALVE
⊕	WOOD POLE POLE
✱	PALM (REFER TO TREE LIST)
✱	PALM CLUSTER (REFER TO TREE LIST)
✱	TREE (REFER TO TREE LIST)
✱	TREE CLUSTER (REFER TO TREE LIST)

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
572	UNKNOWN TREE	4"
573	BLACK OLIVE TREE	4"
574	BLACK OLIVE TREE	4"
575	BLACK OLIVE TREE	7"
576	CABBAGE PALM	6"
577	CABBAGE PALM	14"
578	CABBAGE PALM	6"
630	CABBAGE PALM	14"
631	CABBAGE PALM	14"
632	CABBAGE PALM	12"
633	OAK TREE	6"
614	SEA GRAPE TREE CLUSTER	12"
615	UNKNOWN TREE	6"

NO.	REVISION	DATE	BY :
3.	FIELD SURVEY SURVEY 10/11/24 ADD PROPOSED ACCESS ESMT. REVISE PARCEL 2 LEGAL DESC. AND BILLBOARD ACCESS ESMT.	10/14/24	WJLR
2.	ADD ACCESS & U.E. ESMT. INST. No. 1162254836	04/04/24	JDS
1.	ADD ACCESS & U.E. ESMT. INST. No. 1162254836	10/27/23	JDS

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**SKETCH OF BOUNDARY, TOPOGRAPHIC AND
SPECIFIC PURPOSE (TREE) SURVEY
A PORTION OF PARCEL "A",
"LEDDS ADDITION",
PLAT BOOK 176, PAGES 33-35, B.C.R.
1701 & 1801 S.W. 45th, WAY, DEERFIELD BEACH, FL 33442**

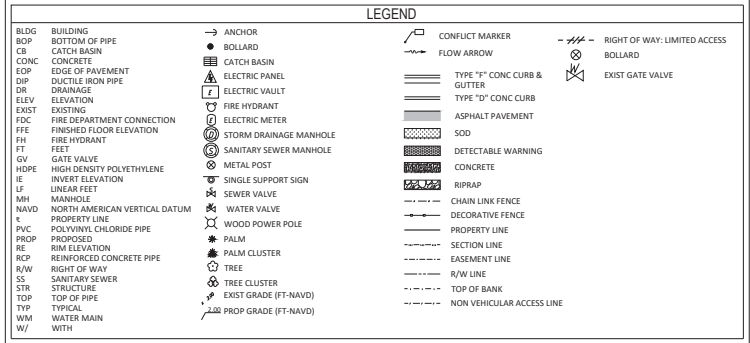
EAST DATE OF: 5/1/23 ORIGINAL FIELD SURVEY	DRAWING: DRL	CHECKED: JDS	BOOK/PAGE(S): 1182/1-5 & DATA COLLECTOR
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SEAL

JAMES D. STONER
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4039
 STATE OF FLORIDA

PROJECT
23-9531

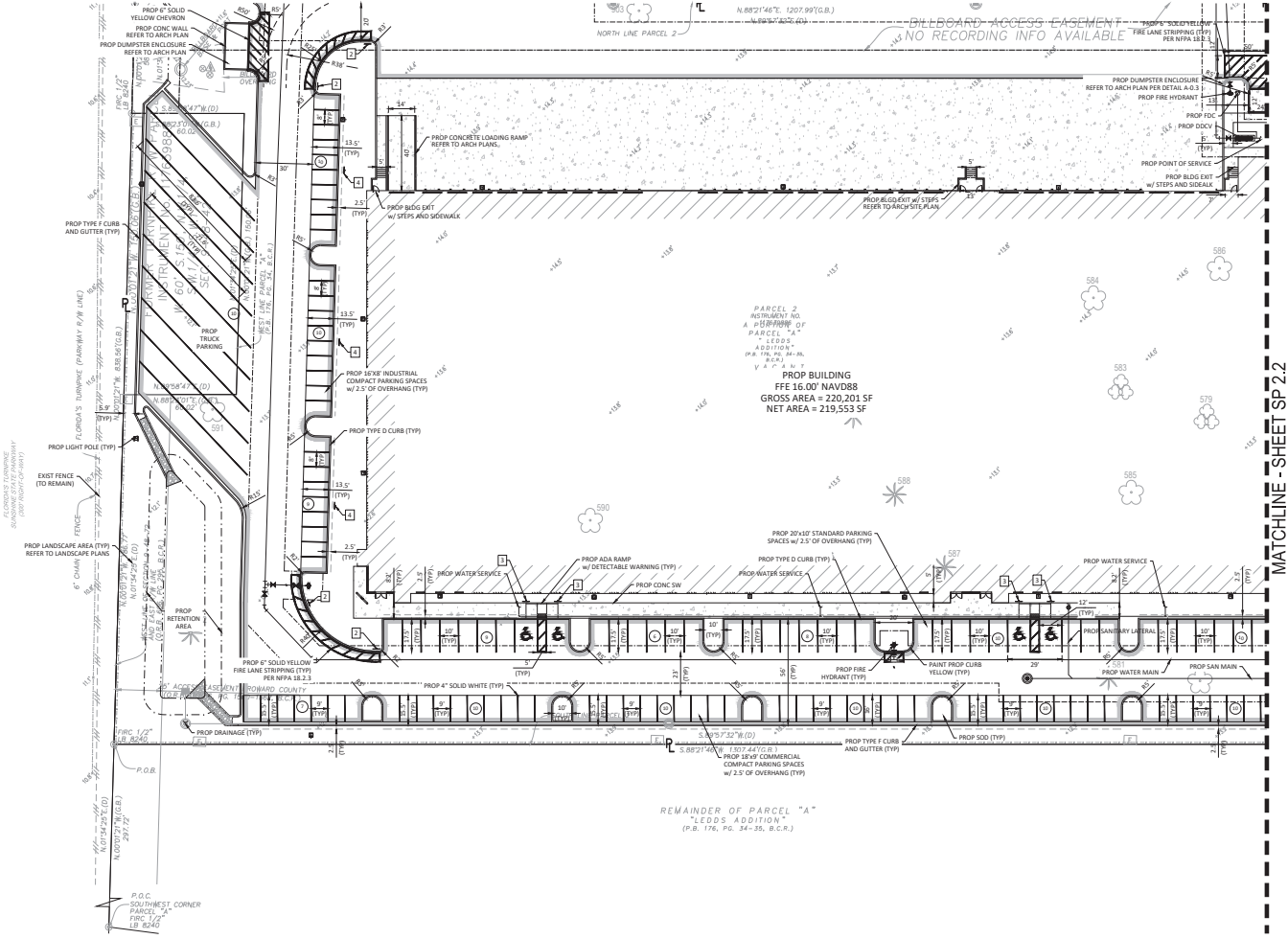
SHEET NO.
07-36



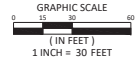
REVISION			BY			REVISION			BY			DESIGNED: JL DATE: 4/18/2025				THOMPSON & ASSOCIATES 412 SE 18TH STREET, FORT LAUDERDALE, FL 33305 (954) 944-1111 MIAMI BEACH (954) 714-2510 PALM BEACH (561) 942-2448	INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT DEERFIELD BEACH, FL 33442	OVERALL SITE PLAN	NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98390 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL RODRIGUEZ, P.E. ON THE DATE INDICATED HEREIN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. DATE: 4/18/2025  Digitally signed by Noel Rodriguez Date: 2025.04.18 10:44:52 -04' EDT			SCALE: 1" = 50'		SHEET:	
												PROJECT NO.: 21076		SP.20											
												CAD FILE: 2309 SITE PLAN.dwg										USE CDR 36			



ID	TYPE	DESCRIPTION
1	R1-1	STOP SIGN
2	R8-31	NO PARKING FIRE LANE
3	FOOT FTP 23.06 AND FTP 22.06	ADA SIGN
4	N/A	INDUSTRIAL COMPACT CAR PARKING ONLY



LEGEND	
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CB	CATCH BASIN
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
DIP	DUCTILE IRON PIPE
DR	DRAINAGE
ELEV	ELEVATION
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
STR	STRUCTURE
TOP	TOP OF PIPE
TYP	TYPICAL
WM	WATER MAIN
W/	WITH
EXIST GRADE (FT-NAVD)	EXIST GRADE (FT-NAVD)
PROP GRADE (FT-NAVD)	PROP GRADE (FT-NAVD)
CONFLICT MARKER	CONFLICT MARKER
FLOW ARROW	FLOW ARROW
TYPE "F" CONC CURB & GUTTER	TYPE "F" CONC CURB & GUTTER
TYPE "D" CONC CURB	TYPE "D" CONC CURB
ASPHALT PAVEMENT	ASPHALT PAVEMENT
SOD	SOD
TRUNCATED DOMES	TRUNCATED DOMES
SIDEWALK	SIDEWALK
#57 STONE	#57 STONE
CHAIN LINK FENCE	CHAIN LINK FENCE
DECORATIVE FENCE	DECORATIVE FENCE
PROPERTY LINE	PROPERTY LINE
SECTION LINE	SECTION LINE
EASEMENT LINE	EASEMENT LINE
R/W LINE	R/W LINE
TOP OF BANK	TOP OF BANK
NON VEHICULAR ACCESS LINE	NON VEHICULAR ACCESS LINE
RIGHT OF WAY- LIMITED ACCESS	RIGHT OF WAY- LIMITED ACCESS
BOLLARD	BOLLARD
EXIST GATE VALVE	EXIST GATE VALVE
ANCHOR	ANCHOR
BOLLARD	BOLLARD
CATCH BASIN	CATCH BASIN
ELECTRIC PANEL	ELECTRIC PANEL
ELECTRIC VAULT	ELECTRIC VAULT
FIRE HYDRANT	FIRE HYDRANT
ELECTRIC METER	ELECTRIC METER
STORM DRAINAGE MANHOLE	STORM DRAINAGE MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
METAL POST	METAL POST
SINGLE SUPPORT SIGN	SINGLE SUPPORT SIGN
SEWER VALVE	SEWER VALVE
WATER VALVE	WATER VALVE
WOOD POWER POLE	WOOD POWER POLE
PALM	PALM
PALM CLUSTER	PALM CLUSTER
TREE	TREE
TREE CLUSTER	TREE CLUSTER



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

No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/18/2025
DRAWN: JL
DATE: 4/18/2025
CHECKED: NR
DATE: 4/18/2025

THOMPSON & ASSOCIATES
422 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (954) 761-1071
MIAMI-GADE (305) 774-2150
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT

DEERFIELD BEACH, FL

SITE PLAN

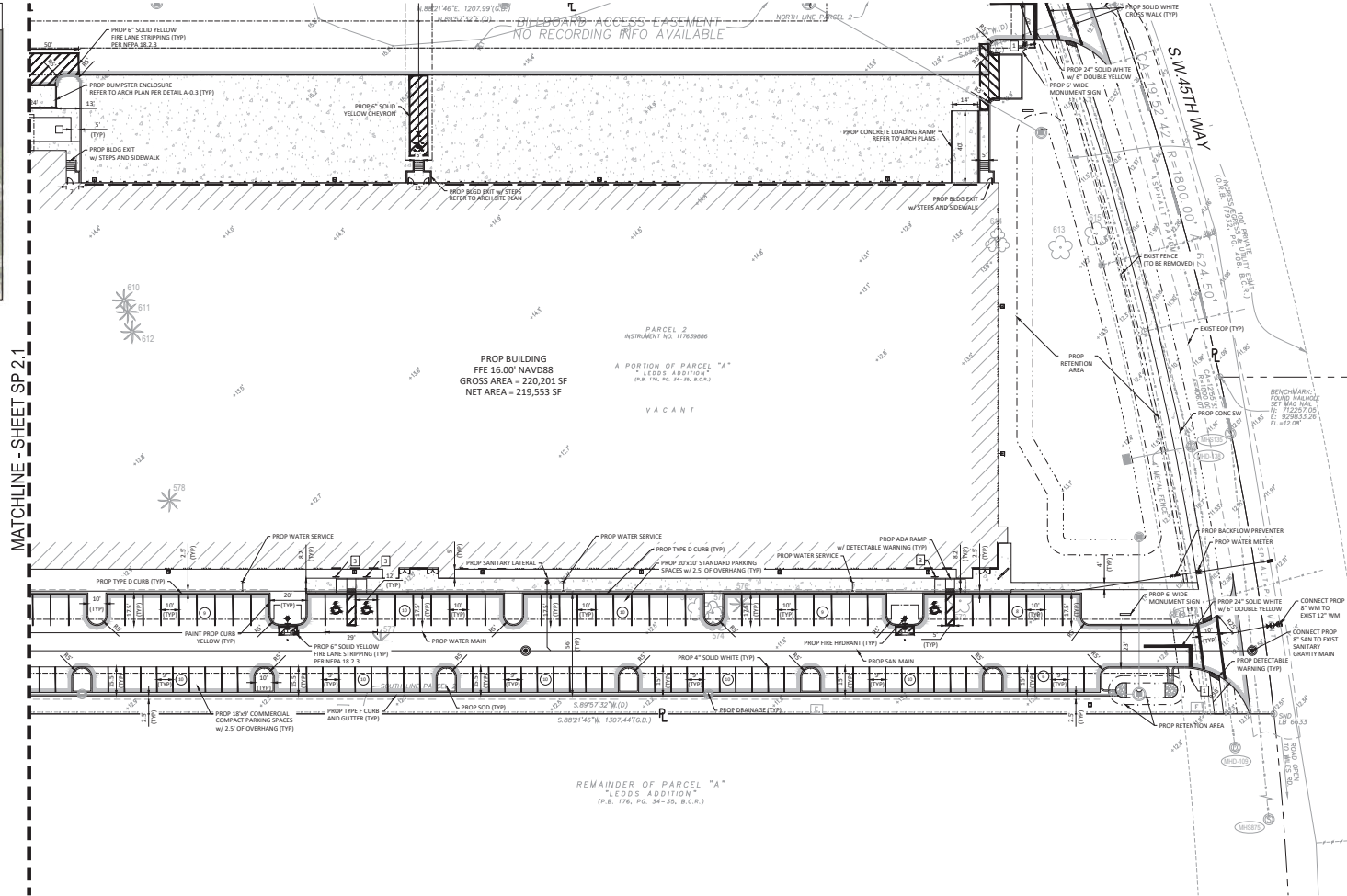
NOTE: RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 82810
THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY NOL RODRIGUEZ, P.E. ON THE DATE INDICATED HERE.
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DATE: 4/18/2025

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

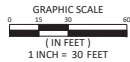
SCALE: 1" = 30'
PROJECT NO.: 21076
CAD FILE: 21076 SITE PLAN.dwg
SHEET: SP.2.1
09 OF 36



ID	TYPE	DESCRIPTION
1	RL-1	STOP SIGN
2	RB-31	NO PARKING FIRE LANE
3	FOOT FTP-23.06 AND FTP-22.06	ADA SIGN
4	N/A	INDUSTRIAL COMPACT CAR PARKING ONLY



LEGEND	
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CB	CATCH BASIN
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
DIP	DUCTILE IRON PIPE
DR	DRAINAGE
ELEV	ELEVATION
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	REINFORCED CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
STR	STRUCTURE
TOP	TOP OF PIPE
TYP	TYPICAL
WM	WATER MAIN
W/	WITH
EXIST GRADE (FT-NAVD)	EXIST GRADE (FT-NAVD)
PROP GRADE (FT-NAVD)	PROP GRADE (FT-NAVD)
CONFLICT MARKER	CONFLICT MARKER
FLOW ARROW	FLOW ARROW
TYPE "F" CONC CURB & GUTTER	TYPE "F" CONC CURB & GUTTER
TYPE "D" CONC CURB	TYPE "D" CONC CURB
ASPHALT PAVEMENT	ASPHALT PAVEMENT
SOD	SOD
TRUNCATED DOMES	TRUNCATED DOMES
SIDEWALK	SIDEWALK
#57 STONE	#57 STONE
CHAIN LINK FENCE	CHAIN LINK FENCE
DECORATIVE FENCE	DECORATIVE FENCE
PROPERTY LINE	PROPERTY LINE
SECTION LINE	SECTION LINE
EASEMENT LINE	EASEMENT LINE
R/W LINE	R/W LINE
TOP OF BANK	TOP OF BANK
NON VEHICULAR ACCESS LINE	NON VEHICULAR ACCESS LINE
RIGHT OF WAY- LIMITED ACCESS	RIGHT OF WAY- LIMITED ACCESS
BOLLARD	BOLLARD
EXIST GATE VALVE	EXIST GATE VALVE
ANCHOR	ANCHOR
BOLLARD	BOLLARD
CATCH BASIN	CATCH BASIN
ELECTRIC PANEL	ELECTRIC PANEL
ELECTRIC VAULT	ELECTRIC VAULT
FIRE HYDRANT	FIRE HYDRANT
ELECTRIC METER	ELECTRIC METER
STORM DRAINAGE MANHOLE	STORM DRAINAGE MANHOLE
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SEWER VALVE	SEWER VALVE
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WOOD POWER POLE	WOOD POWER POLE
PALM	PALM
PALM CLUSTER	PALM CLUSTER
TREE	TREE
TREE CLUSTER	TREE CLUSTER



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Check positive response codes before you dig!

No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/18/2025
DRAWN: JL
DATE: 4/18/2025
CHECKED: NR
DATE: 4/18/2025

THOMPSON & ASSOCIATES
423 SE 38TH STREET, FORT LAUDERDALE, FL 33309
BROWARD (954) 761-1071
MIAMI-GADE (305) 734-2120
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT
DEERFIELD BEACH, FL

SITE PLAN

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

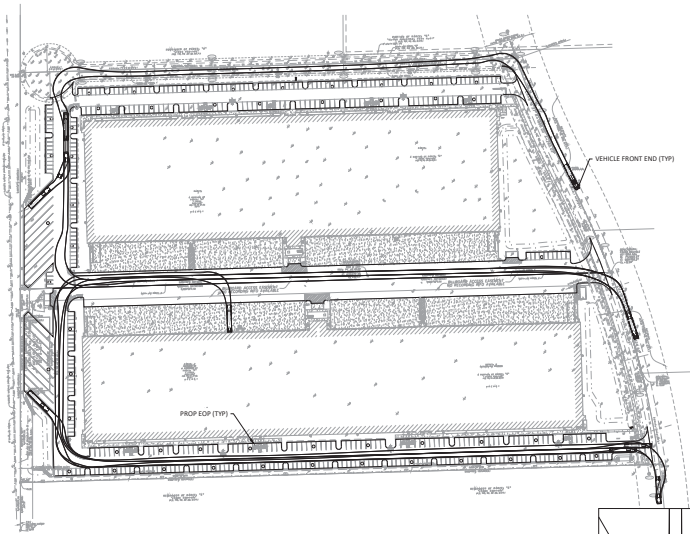
NOTES:
1. MODEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 82819
2. THESE PLANS HAVE BEEN DIGITALLY SIGNED AND SEALED BY NOTEL RODRIGUEZ, P.E. ON THE DATE INDICATED HERE.
3. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 4/18/2025

SCALE: 1" = 30'
PROJECT NO: 21076
CAD FILE: 21076 SITE PLAN.dwg
SHEET: 30 OF 36

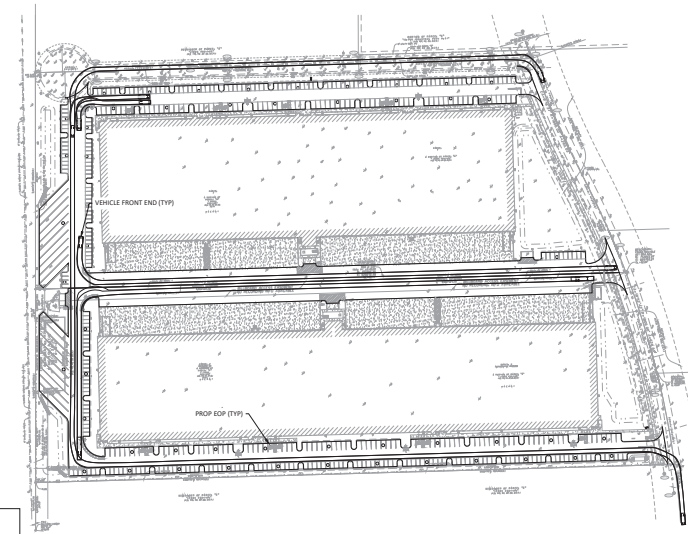
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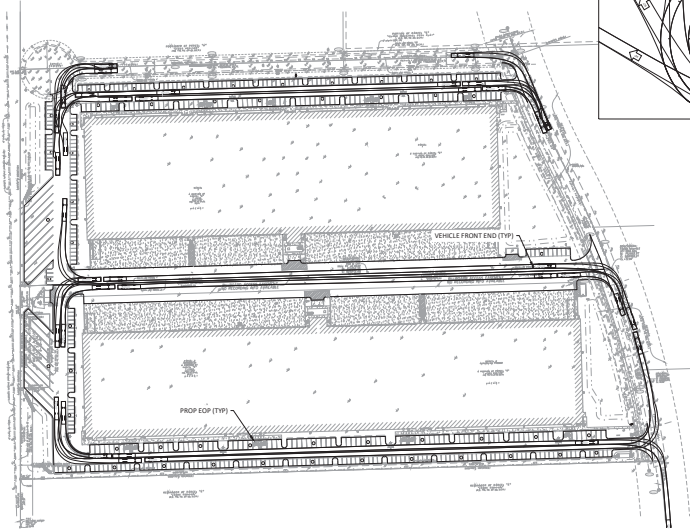
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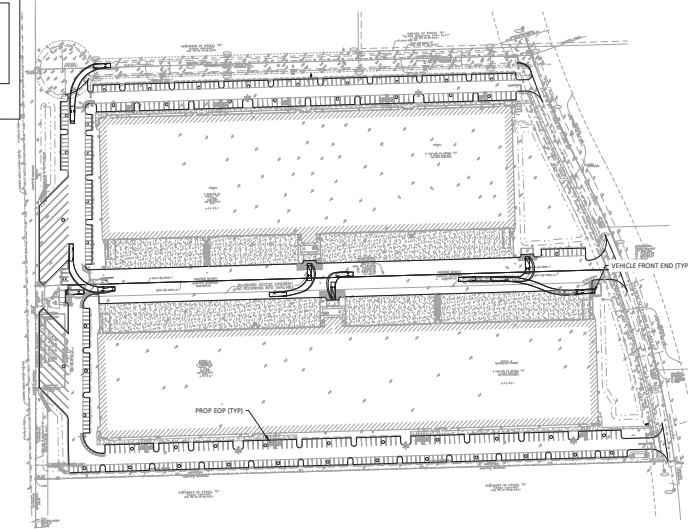
SEMI-TRAILER VEHICLE TRACKING PATH



AMBULANCE VEHICLE TRACKING PATH

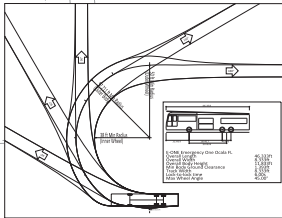


FIRE TRUCK VEHICLE TRACKING PATH



GARBAGE TRUCK VEHICLE TRACKING PATH

VEHICLE SPECIFICATIONS	
SEMI-TRAILER	
OVERALL LENGTH	55.00 FT
OVERALL WIDTH	8.50 FT
OVERALL BODY HEIGHT	12.05 FT
MIN BODY GROUND CLEARANCE	1.33 FT
TRACK WIDTH	8.50 FT
CURB TO CURB TURNING RADIUS	45.00'
AMBULANCE	
OVERALL LENGTH	23.29 FT
OVERALL WIDTH	8.02 FT
OVERALL BODY HEIGHT	9.00 FT
MIN BODY GROUND CLEARANCE	1.06 FT
TRACK WIDTH	8.02 FT
CURB TO CURB TURNING RADIUS	27.40'
FIRE TRUCK	
OVERALL LENGTH	46.33 FT
OVERALL WIDTH	8.33 FT
OVERALL BODY HEIGHT	11.83 FT
MIN BODY GROUND CLEARANCE	1.39 FT
TRACK WIDTH	8.33 FT
MAX WHEEL ANGLE	45.00°
OUTSIDE TURNING RADIUS	50 FT
INSIDE TURNING RADIUS	38 FT
GARBAGE TRUCK	
OVERALL LENGTH	35.00 FT
OVERALL WIDTH	8.38 FT
OVERALL BODY HEIGHT	10.55 FT
MIN BODY GROUND CLEARANCE	1.00 FT
TRACK WIDTH	8.38 FT
CURB TO CURB TURNING RADIUS	29.30'



GRAPHIC SCALE
(IN FEET)
1 INCH = 120 FEET



Sunshine811

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

SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY

DESIGNED: JL
DATE: 4/18/2025
DRAWN: JL
DATE: 4/18/2025
CHECKED: NR
DATE: 4/18/2025



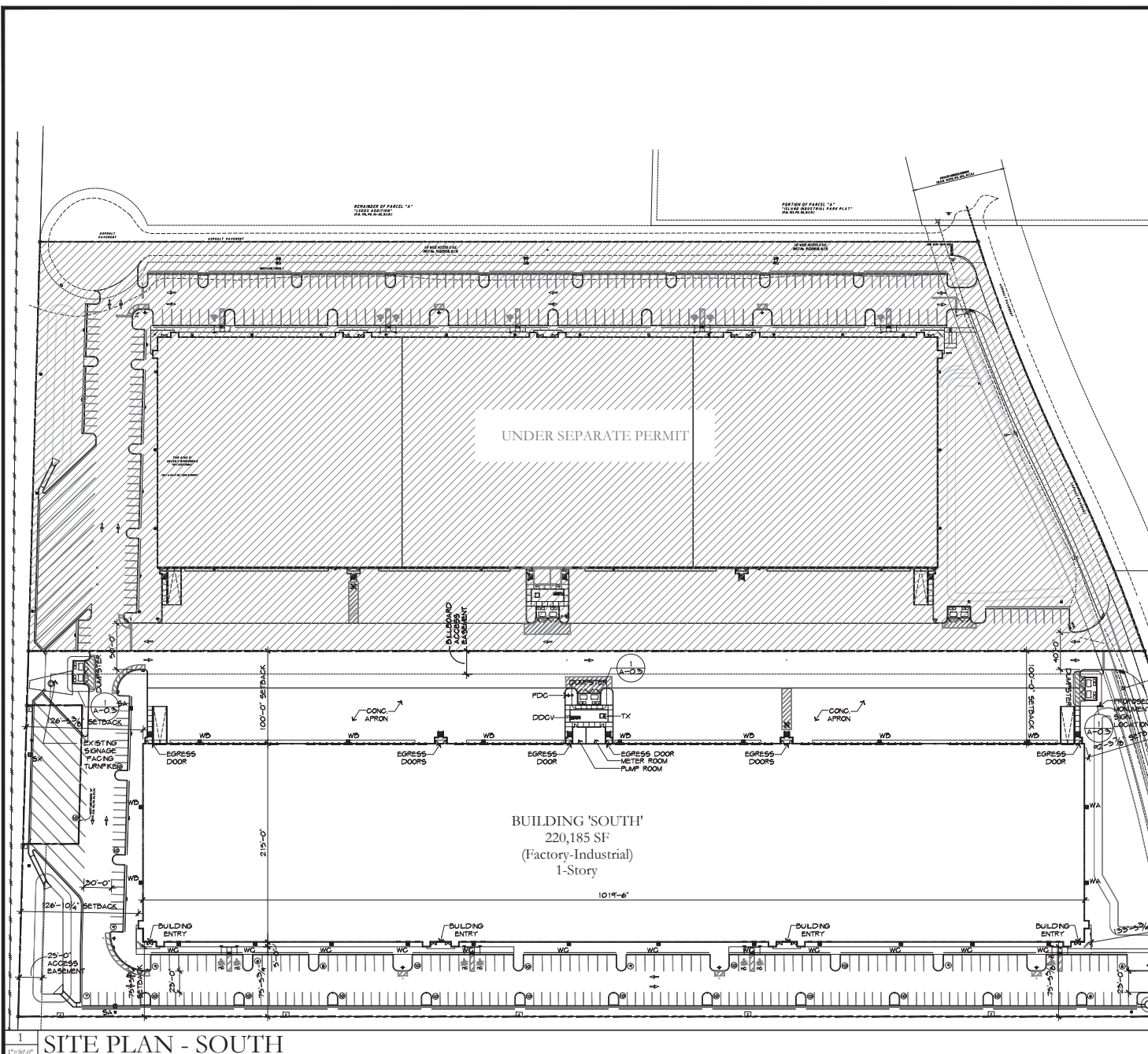
THOMPSON & ASSOCIATES
422 SE 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (954) 783-1071
MIAMI (305) 734-2100
PALM BEACH (561) 932-1668

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT
DEERFIELD BEACH, FL

SITE PLAN - VEHICLE TRACKING ANALYSIS

NOEL RODRIGUEZ, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 82599
THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY NOEL RODRIGUEZ, P.E. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 4/18/2025

SCALE: 1" = 120'
PROJECT NO.: 21076
CAD FILE: 21076 SITE PLAN.dwg
SHEET: SP.23
11 OF 36



IIP 2 SITE DATA			
ZONING DESIGNATION	I-2 - LIMITED HIGHWAY INDUSTRIAL		
EXISTING USE	VACANT LOT		
PROPOSED USE	INDUSTRIAL		
MAXIMUM BUILDING HEIGHT	75'-0"		
LOT COVERAGE			
TOTAL AREA	500,497.6	100.0%	
EXISTING			
EXISTING ROADWAY	5,225.3	1.0%	
LANDSCAPE	495,272.3	99.0%	
PROPOSED			
AREA	TOTAL	PERCENTAGE	
TOTAL PAVEMENT	75,074.6	15.0%	
BUILDING	230,300.5	44.0%	
TOTAL IMPERVIOUS	205,222.5	41.0%	
TOTAL PAVEMENT SPACE			
AREA	TOTAL (SF)	PERCENTAGE	
REQUIRED	75,074.6	15.0%	
TOTAL PROVIDED	75,074.6	15.0%	
GROSS VS NET AREA			
AREA	TOTAL (AC)	PERCENTAGE	
GROSS	11.5	100.0%	
NET	11.0	95.9%	
LOT COVERAGE AND FLOOR AREA RATIO (FAR)			
AREA	TOTAL (SF)	PERCENTAGE	
TOTAL LOT AREA	500,497.6	100.0%	
MAX LOT COVERAGE	245,741.8	50.0%	
TOTAL LOT COVERAGE	212,240.0	43.2%	
FAR	1.0 MAX	0.4 PROVIDED	
MINIMUM BUILDING SET BACK			
TOTAL (FT)			
	REQUIRED	PROVIDED	
FRONT (EAST)	25	92	
BACK (WEST)	10	126	
LEFT (NORTH)	5	130	
RIGHT (SOUTH)	5	75	
PARKING TABULATION**			
TYPE (SIZE)	REQUIRED**	PROVIDED	PERCENTAGE
TOTAL	230	241	
STANDARD (10'x20')	--	82	34.0%
COMMERCIAL COMPACT (8'x18')	113	113	46.9%
INDUSTRIAL COMPACT (8'x15')	95	29	12.0%
ADA	7	7	2.9%
TRUCK STALLS	--	10	4.10%

INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442



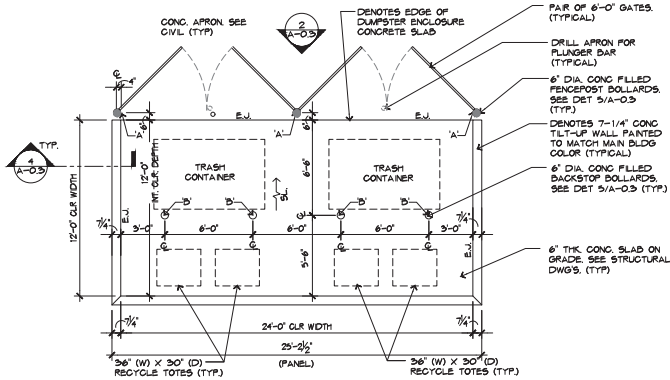
MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: A8007279
ELECTRONIC SIGNATURE SERIAL NUMBER:

INSM PROJECT NUMBER:	22-065
ISSUED DATE:	2025-04-16
SCALE:	1"=50'-0"



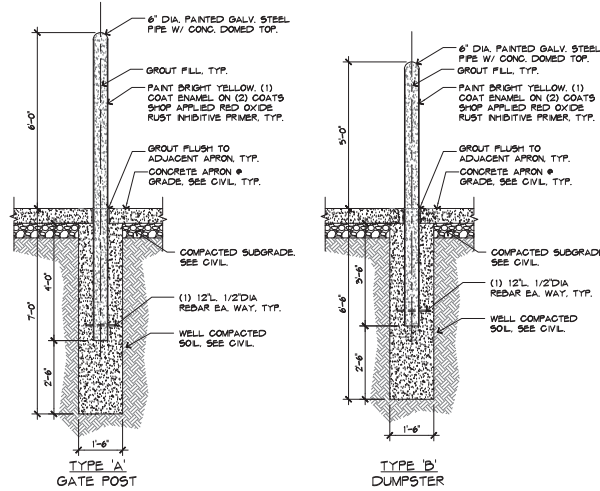
SITE PLAN SOUTH BUILDING

DRAWING NUMBER:
A-0.1



- HARDWARE NOTES:**
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DUMPSTER GATES AND HARDWARE.
 - LATCHING LOCKABLE FOR LATCH & BOTTOM PLUNGER BAR.
 - GATE POST: 3-1/2" DIA. GALV. STEEL TUBE
 - GATE FRAMES: 1-1/2"x1-1/2" GALV. STEEL TUBE
 - HINGES: NON-LIFT-OFF TYPICAL 55. PIN OFFSET FOR 180 DEGREE GATE SWING - 3 PER LEAF

- HARDWARE NOTES:**
- PEDESTRIAN OPENINGS ARE SHOWN FOR DUMPSTER IN TRUCK COURTS ONLY.
 - FOR DUMPSTER WITHIN LANDSCAPE AREA REFER TO SITE PLAN FOR PEDESTRIAN OPENING.
 - "OCUR ONLY ON ONE SIDE"
 - PROTECTIVE BOLLARDS ARE SHOWN FOR DUMPSTERS ENCLOSURES AND DUMPSTER COURT AREAS.



Utilities Structures, Inc.
PO Box 9303
2700 Evans Ave.
Fort Myers, FL 33901

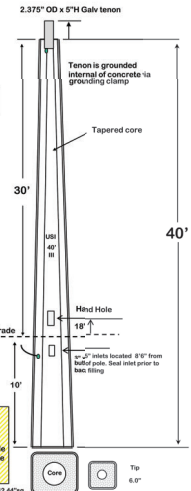
"Your concrete pole producer since 1988"

usa140tmi-11686

- Prestressed Concrete Pole**
- Pole Weight: 5,280lbs
 - Wind speed: 175 mph Vult
 - Exposure: "C"
 - Wind Category II
 - Wind Gust: 3 seconds
 - YP Edition 2020 FBC 1620 HVHZ, 1609, 1806
 - ASCE 7-16
 - Concrete: 7,500psi @ 28 days
 - Steel: W60 C60
 - Strands: (4) 500" @ 70% Ultimate + (4) 500"
 - Tension: 2,375' x 5' Galv Tension
- Select Structural LLC.**
Esra Persellin, P.E.

PROJECT:

This pole embedded 10' in soil with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Miami-Dade Co with the 4-5 mph/sec.



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050 Series

500' LED Illuminated Luminaire featuring Patented NanoCombi™ Technology - Version C

Product Description

The 050 Series Luminaire is a high-performance, high-efficiency lighting fixture designed for outdoor use. It features a patented NanoCombi™ technology that combines the benefits of LED and HID lighting, providing a long life span and high efficiency. The luminaire is available in two versions: Version A and Version C. Version C is the preferred version for most applications.

Performance Summary

Parameter	Value
Light Output (lm)	10,000
Power (W)	100
Life Span (hrs)	50,000
Efficiency (lm/W)	100
Beam Angle (deg)	120
Mounting Height (ft)	10-15
Weight (lbs)	10

Technical Specifications

Item	Description	Quantity	Unit
1	050 Series Luminaire	1	Each
2	050 Series Mounting Bracket	1	Each
3	050 Series Pole	1	Each
4	050 Series Foundation	1	Each

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442



MELODY W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER: 00077074
ELECTRONIC SIGNATURE SERIAL NUMBER:

PROJECT NUMBER: 22-065

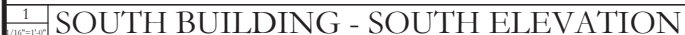
DATE: 2025-04-16

STATUS: AS NOTED

TITLE: SITE PLAN SOUTH BUILDING

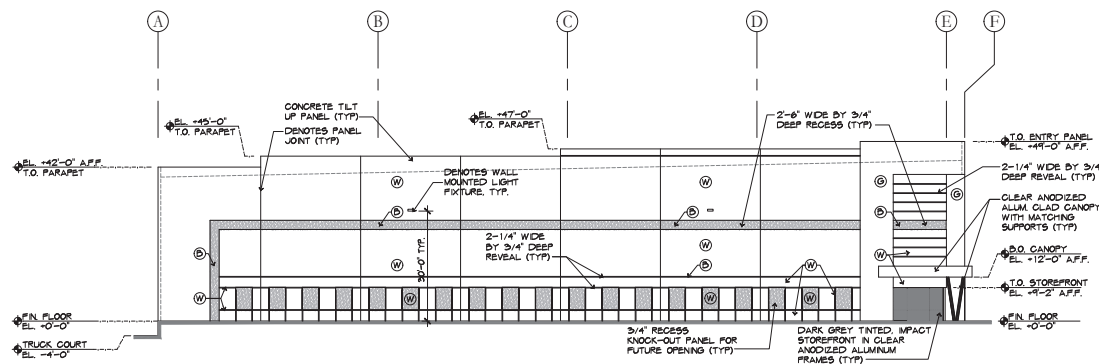
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1801 SW 45th Way, Deerfield Beach, FL 33442

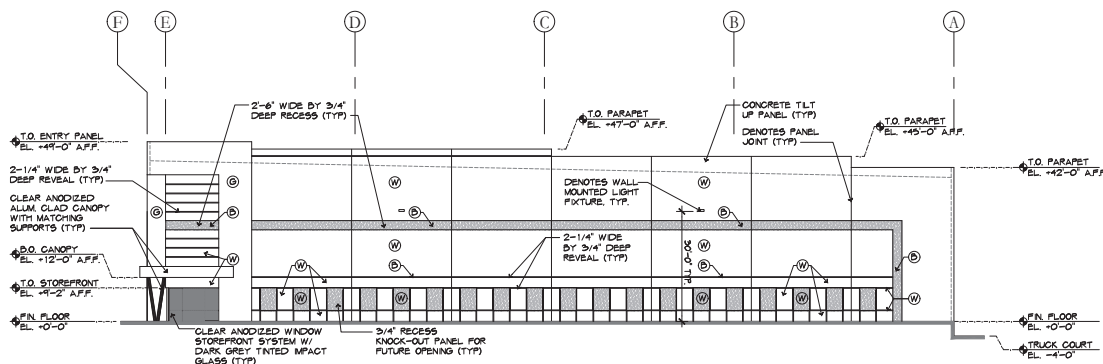


14 OF 36

INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT



1 SOUTH BUILDING - WEST ELEVATION



2 SOUTH BUILDING - EAST ELEVATION

PAINT COLOR LEGEND	
② GREY:	PPG 1025-3 "WHISKERS"
③ BLUE:	SW 6777 "JAY BLUE"
④ WHITE:	PPG 1001-1 "DELICATE WHITE"

- ALL WINDOWS TO BE CLEAR ANODIZED ALUMINUM FRAMES WITH DARK GREY TINTED IMPACT GLASS UNO.
- EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-TOW PRIMER THEN APPLIED TEXTURE AS NOTED BELOW:
 - ENTRY PANELS - COARSE TEXTURE
 - MAN PANELS - FINE TEXTURE
 - 2-6' WIDE REVEALS - SMOOTH TEXTURE
- ALL COLORS TO BE "SIO PRODUCTS" EXTERIOR ACRYLIC LATEX OR APPROVED EQUAL.
- ALL METAL RAILINGS TO BE WHITE ENAMEL PAINTED
- PANTER TO MEET WITH ARCHITECT TO DISCUSS PAINTING PRIOR TO COMMENCING WORK.
- PROVIDE ALTERNATE PRICING FOR PAINTING THE INTERIOR SIDE OF CONCRETE TILT PANELS.

NOTE:

ALL EQUIPMENT ATTACHED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER 0000701

ELECTRONIC SUBMITTAL SERIAL NUMBER:

PROJECT NUMBER:
22-065

ISSUANCE:
2025-04-16

SCALE:
1/16" = 1'-0"

TITLE:
SOUTH BUILDING -
WEST AND EAST
ELEVATIONS

DRAWING NUMBER:

A-4.1

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT



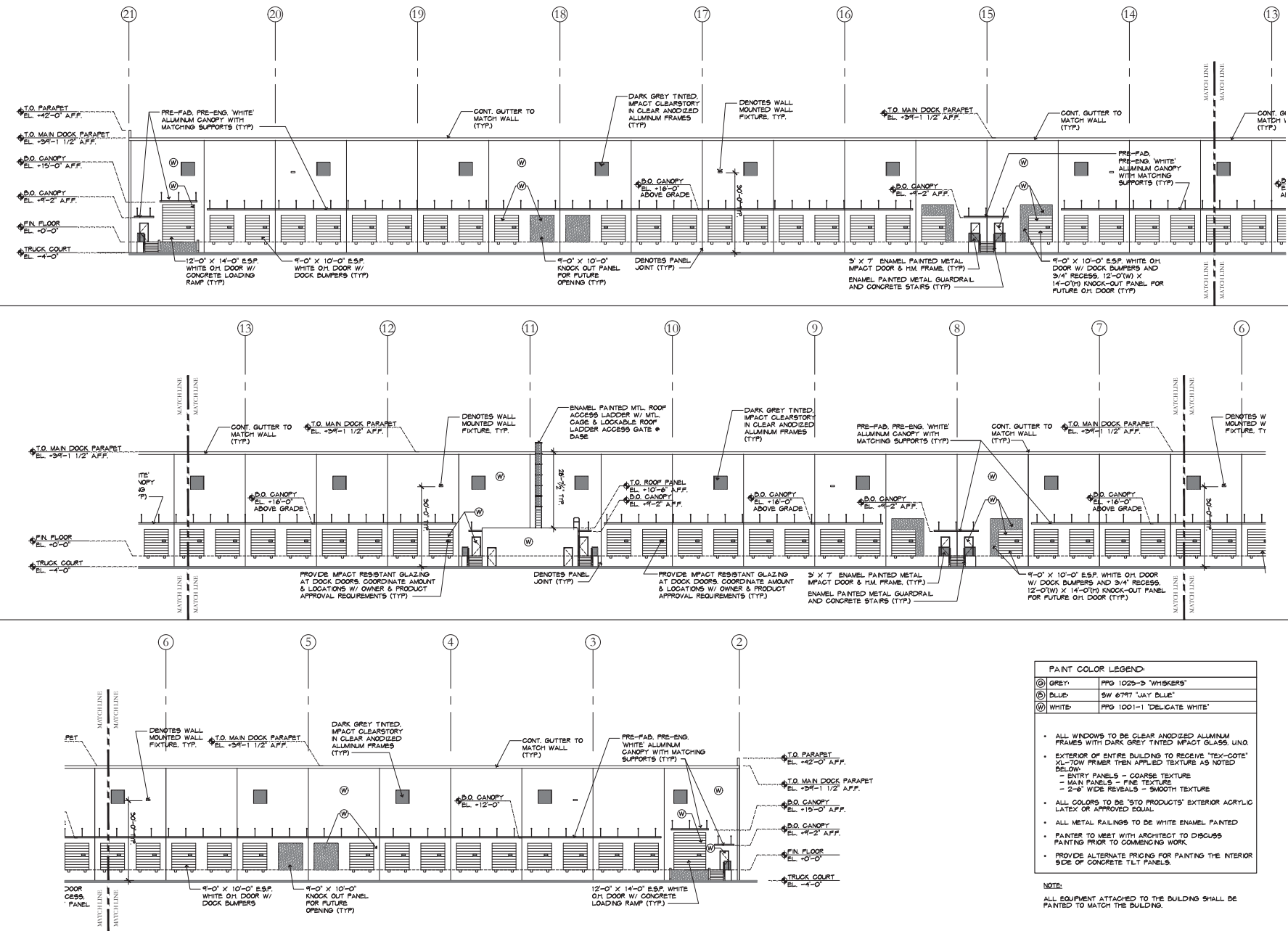
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FLORIDA REGISTERED ARCHITECT REG. NUMBER 000770
ELECTRONIC SIGNATURE SERIAL NUMBER

PROJECT NUMBER
22-065
DATE
2025-04-16
SCALE
1/16" = 1'-0"
TITLE
SOUTH BUILDING -
NORTH ELEVATION

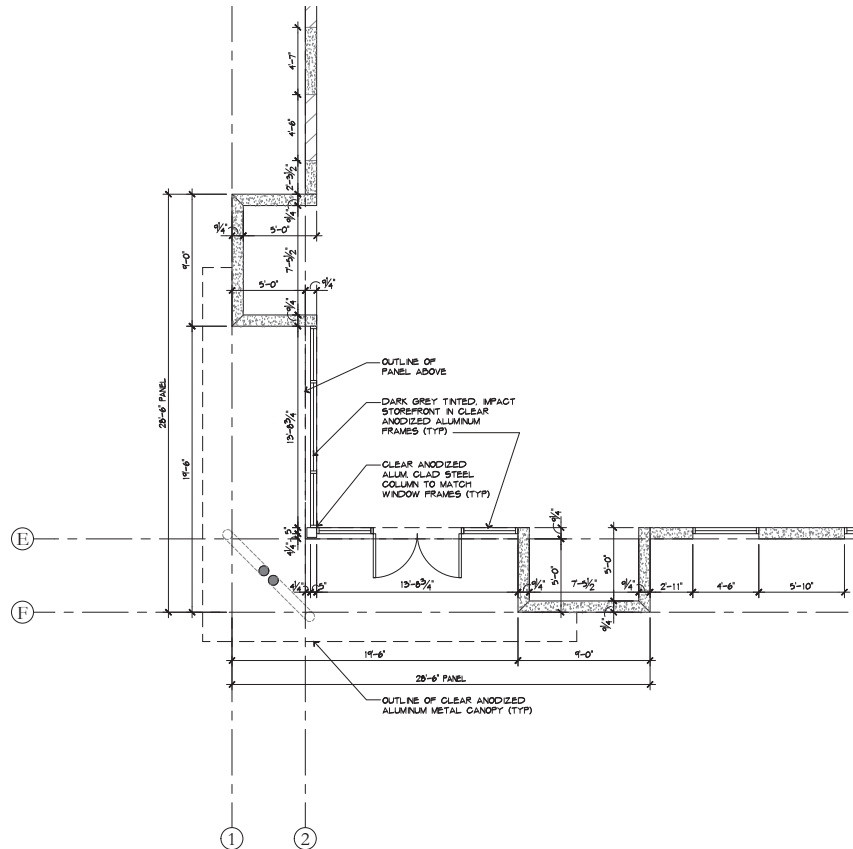
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A-4.2

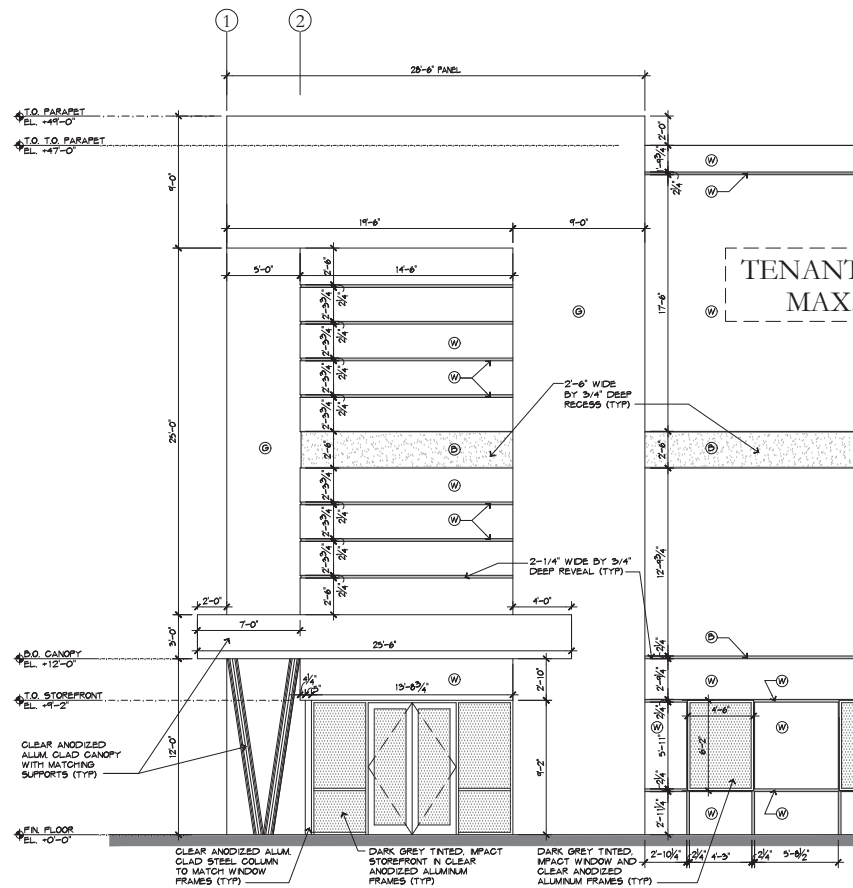
16 OF 36



1 SOUTH BUILDING - NORTH ELEVATION



1 CORNER ENTRY - PARTIAL PLAN DETAIL



2 CORNER ENTRY - PARTIAL ELEVATION DETAIL

INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT

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HANLON MAYO
ARCHITECTURE
1801 SW 45th Way, Deerfield Beach, FL 33442
TEL: 561-251-1111 FAX: 561-251-1112
WWW.HANLONMAYO.COM

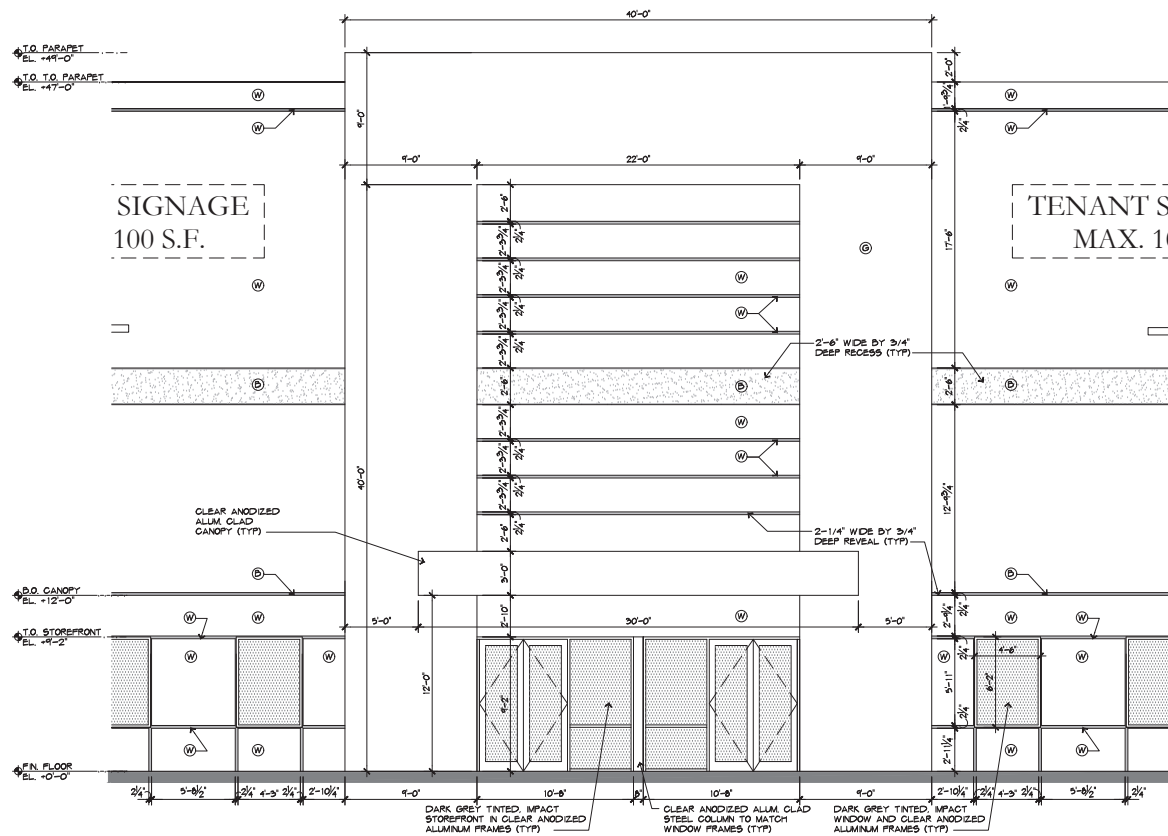
MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER 0001770
ELECTRONIC SIGNATURE SERIAL NUMBER

THIS PROJECT NUMBER:
22-065
ISSUED DATE:
2025-04-16
SCALE:
1/4" = 1'-0"

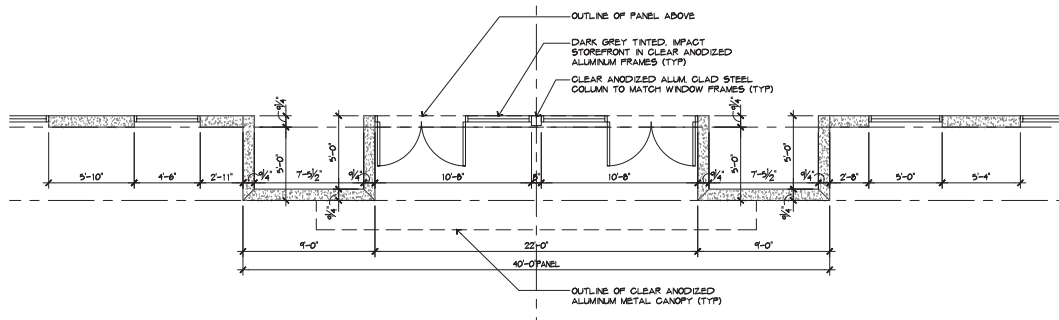


TITLE:
SOUTH BUILDING -
CORNER ENTRY
PARTIAL PL. & ELEV.

DRAWING NUMBER:
A-4.3



1
1/4"=1'-0" SECONDARY ENTRY - PARTIAL ELEVATION DETAIL



2
1/4"=1'-0" SECONDARY ENTRY - PARTIAL PLAN DETAIL

INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442



MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER: 00077014

ELECTRONIC SIGNATURE SERIAL NUMBER:

PROJECT NUMBER:

22-065

DATE:

2025-04-16

SCALE:

1/4" = 1'-0"

TITLE:
SOUTH BUILDING -
SECONDARY ENTRY
PARTIAL PL. & ELEV.

DRAWING NUMBER:

A-4.4

18 OF 36



$\frac{1}{16" = 40'-0"$ SOUTH BUILDING - SOUTH ELEVATION



$\frac{1}{16" = 40'-0"$ SOUTH BUILDING - EAST ELEVATION



$\frac{1}{16" = 40'-0"$ SOUTH BUILDING - WEST ELEVATION



$\frac{1}{16" = 40'-0"$ SOUTH BUILDING - NORTH ELEVATION

INDEPENDENCE INDUSTRIAL
PARK 1 DEVELOPMENT
1701 SW 45th Way, Deerfield Beach, FL 33442

NO. DATE
REVISIONS
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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NO. 10888 - 00007275
ELECTRONIC SIGNATURE VERIFICATION NUMBER

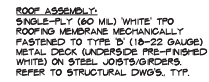
PROJECT NUMBER:
22-065
ISSUED DATE:
2025-04-16
SCALE:
1/16" = 1'-0"

SOUTH BUILDING -
COLOR ELEVATIONS

WORKING SCALE:
A-4.5

19 OF 36

1801 SW 45th Way, Deerfield Beach, FL 33442



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ARCHITECTURE
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WESTINGHOUSE ARCHITECTURE 1000 PCH • ANN ARBOR, MI 48106-1500 • T. 734.763.0000

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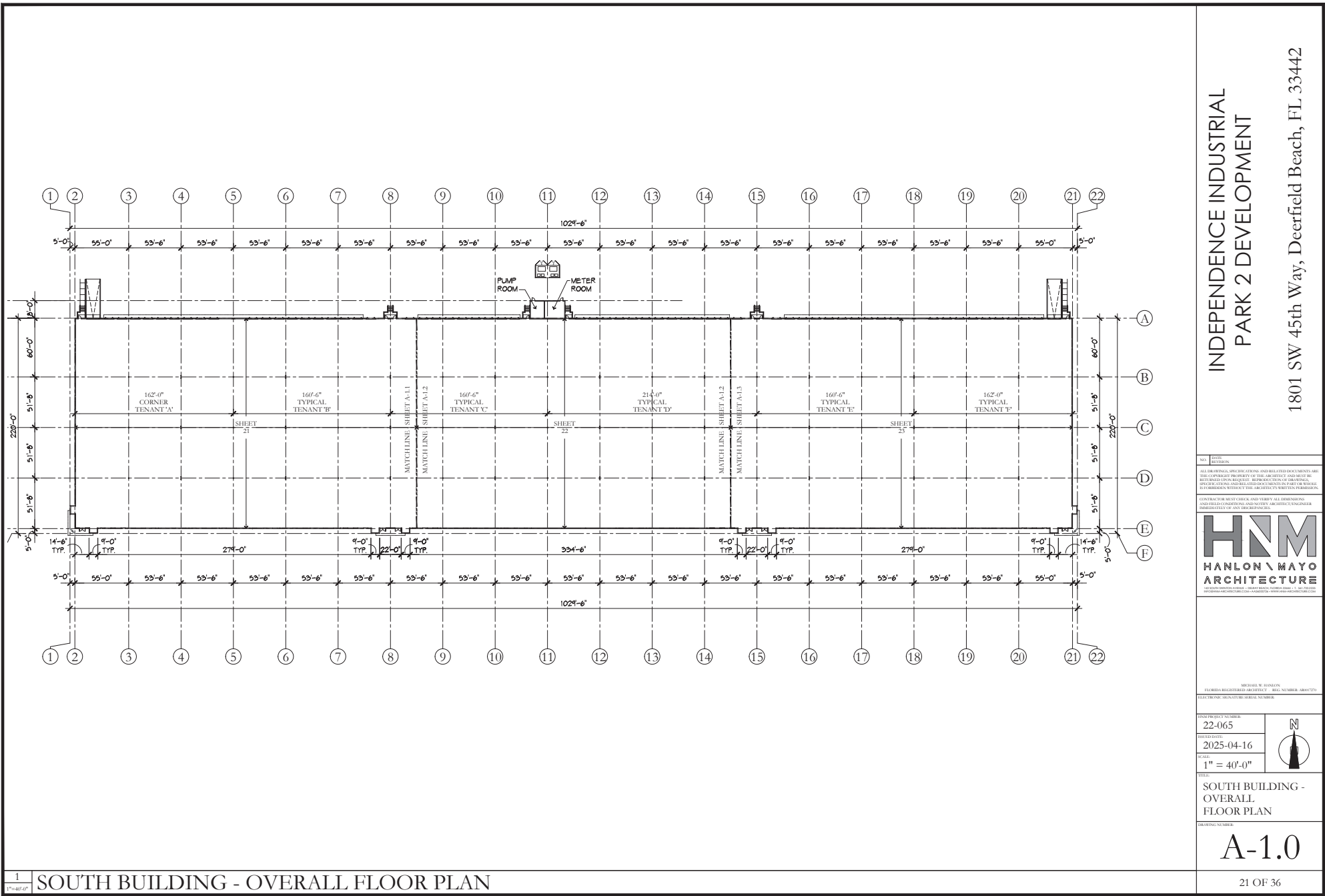
ISSUED DATE:	2025-04-16
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SOUTH BUILDING -
SECTION 1 & ROOF TOP

DRAWING NUMBER:
A 50

A-5.0

20 OF 36



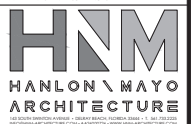
1 SOUTH BUILDING - OVERALL FLOOR PLAN

INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442

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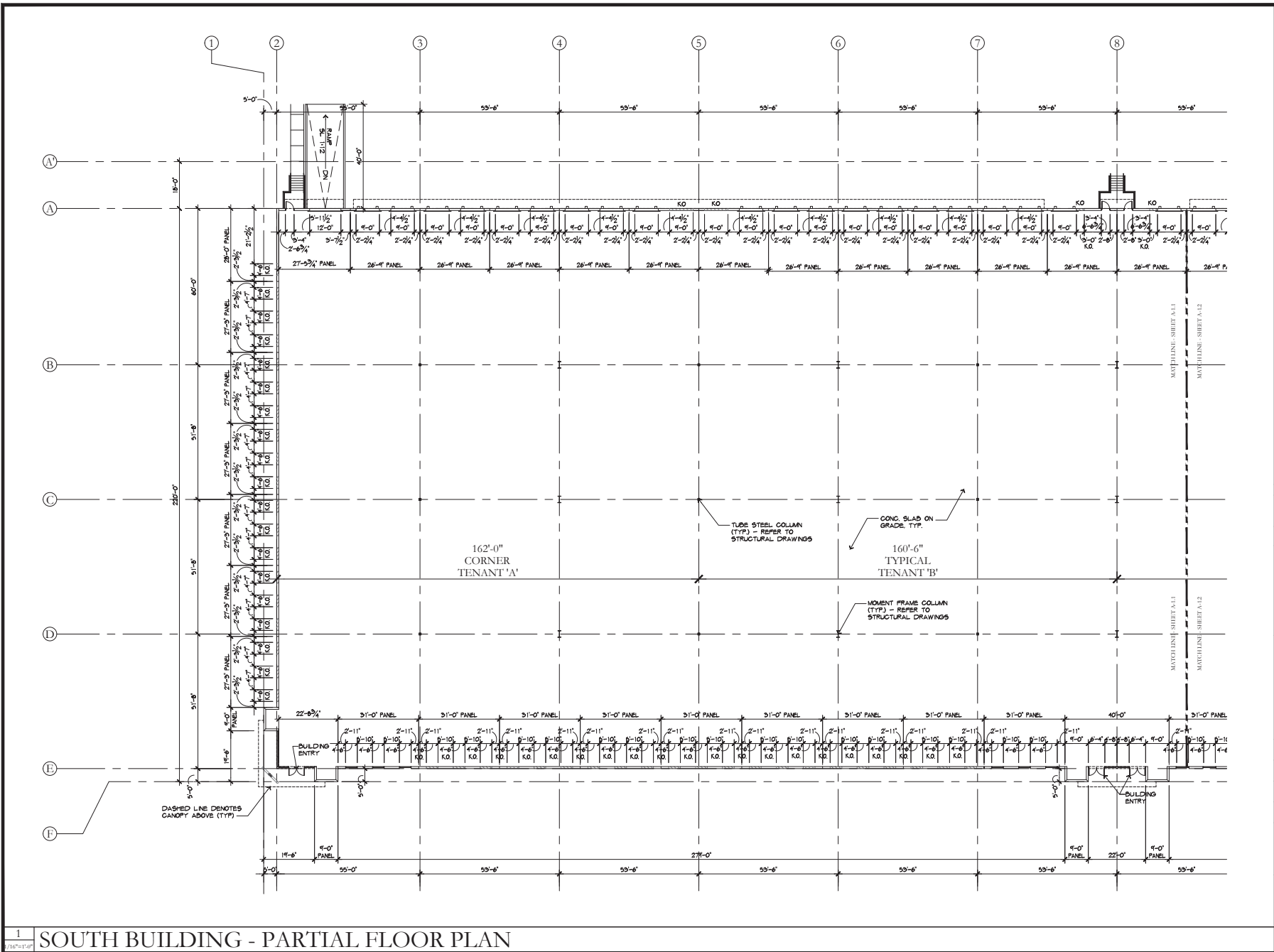
MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT REG. NUMBER 00017714
ELECTRONIC SIGNATURE SERIAL NUMBER

PROJECT NUMBER:
22-065
PROJECTIONS:
2025-04-16
SCALE:
1" = 40'-0"



TITLE:
SOUTH BUILDING -
OVERALL
FLOOR PLAN

DRAWING NUMBER:
A-1.0



INDEPENDENCE INDUSTRIAL
PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442

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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: 0000770

ELECTRONIC SUBMITTAL SERIAL NUMBER:

PROJECT NUMBER:
22-065
ISSUANCE:
2025-04-16
SCALE:
1/16" = 1'-0"



TITLE:
SOUTH BUILDING -
PARTIAL
FLOOR PLAN

DRAWING NUMBER:
A-1.1

22 OF 36

1 SOUTH BUILDING - PARTIAL FLOOR PLAN

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442

NO. 22-065
DATE: 2025-04-16
SCALE: 1/16" = 1'-0"
SOUTH BUILDING - PARTIAL FLOOR PLAN



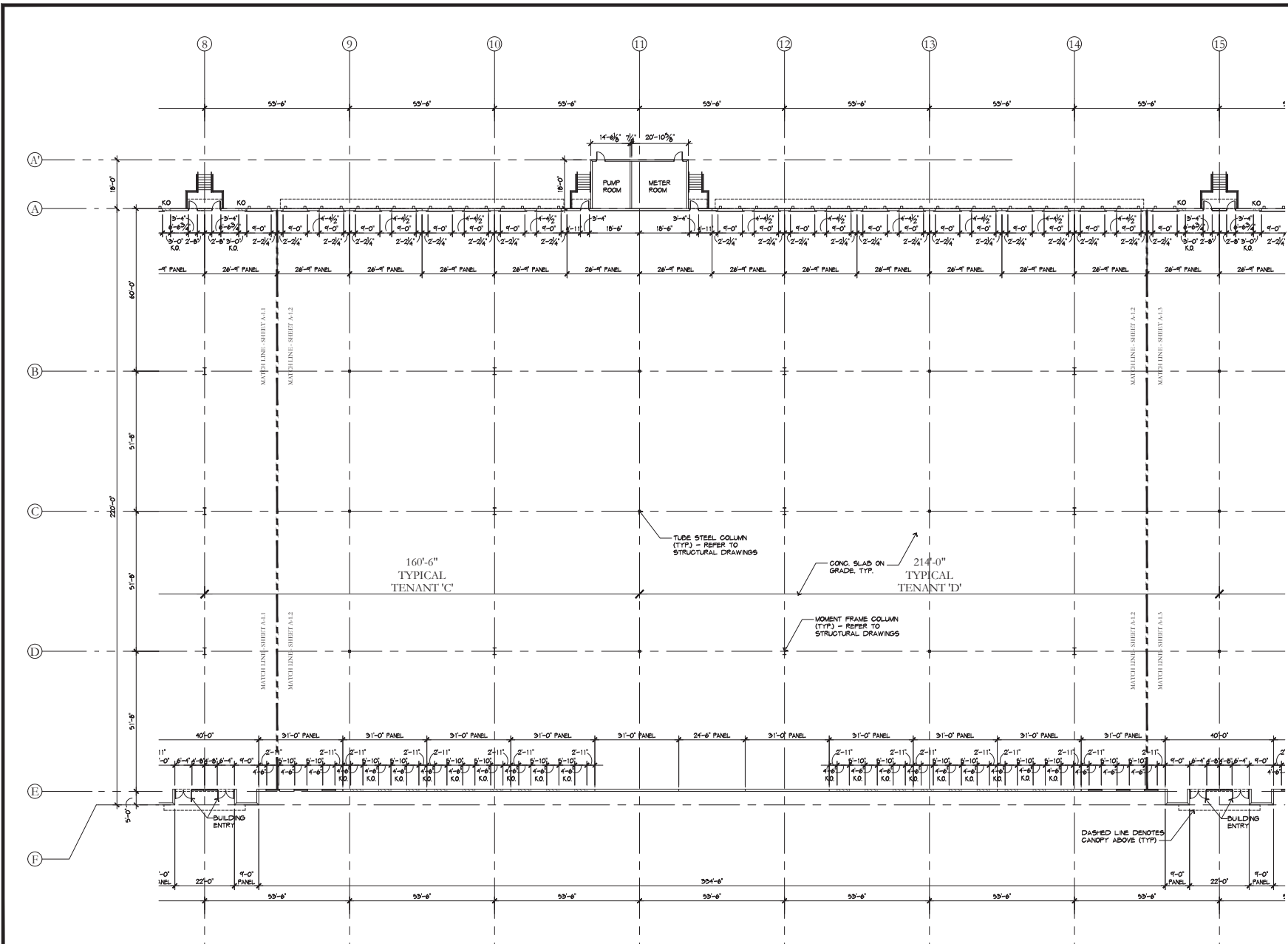
MICHAEL W. HANLON
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PROPOSED: 2025-04-16
SCALE: 1/16" = 1'-0"

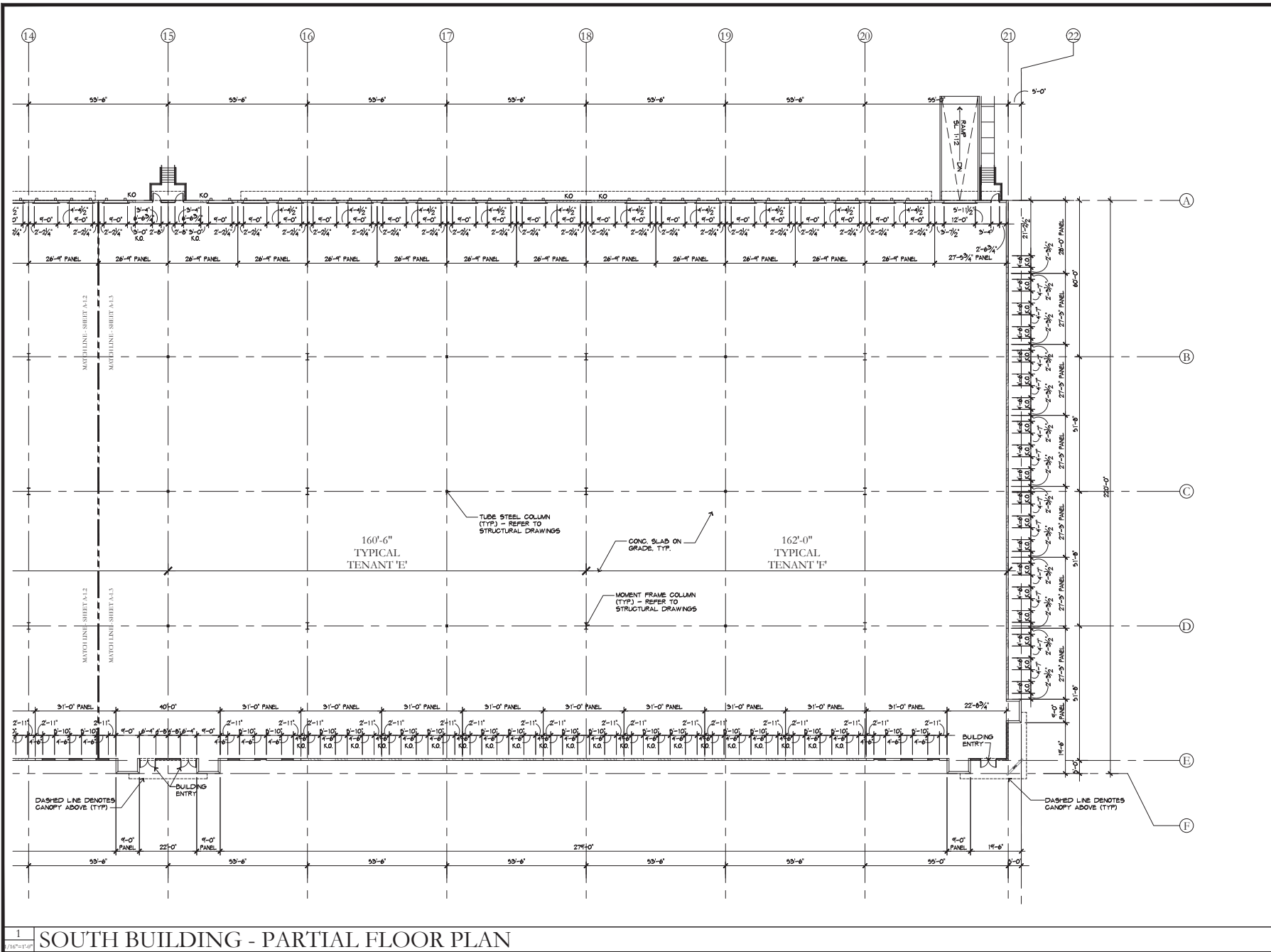
TITLE: SOUTH BUILDING - PARTIAL FLOOR PLAN

DRAWING NUMBER: A-1.2

23 OF 36



1 SOUTH BUILDING - PARTIAL FLOOR PLAN



1 SOUTH BUILDING - PARTIAL FLOOR PLAN

INDEPENDENCE INDUSTRIAL PARK 2 DEVELOPMENT

1801 SW 45th Way, Deerfield Beach, FL 33442

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REGISTERED ARCHITECT
FLORIDA LICENSED ARCHITECT - REG. NUMBER: 00000000
ELECTRONIC SIGNATURE SERIAL NUMBER:

PROJECT NUMBER:
22-065

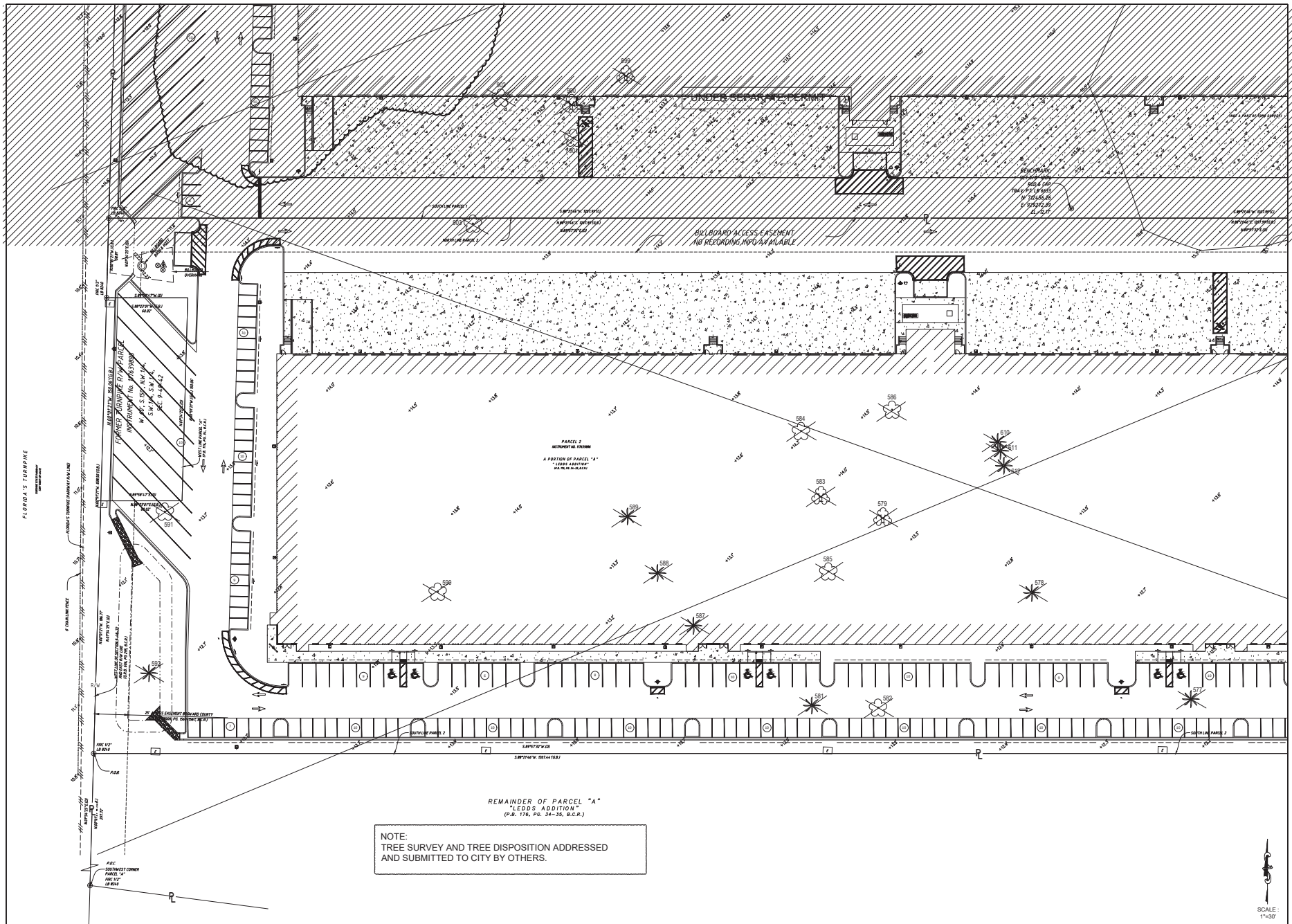
PROJECTIONS:
2025-04-16

SCALE:
1/16" = 1'-0"

TITLE:
SOUTH BUILDING -
PARTIAL
FLOOR PLAN

DRAWING NUMBER:
A-1.3



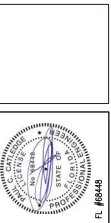


Revisions	
No.	Date
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2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

TA111	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

IIP2 TREE DISPOSITION	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

INDEPENDENCE INDUSTRIAL PARK 1 & 2 DEERFIELD BEACH, FL 33442	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

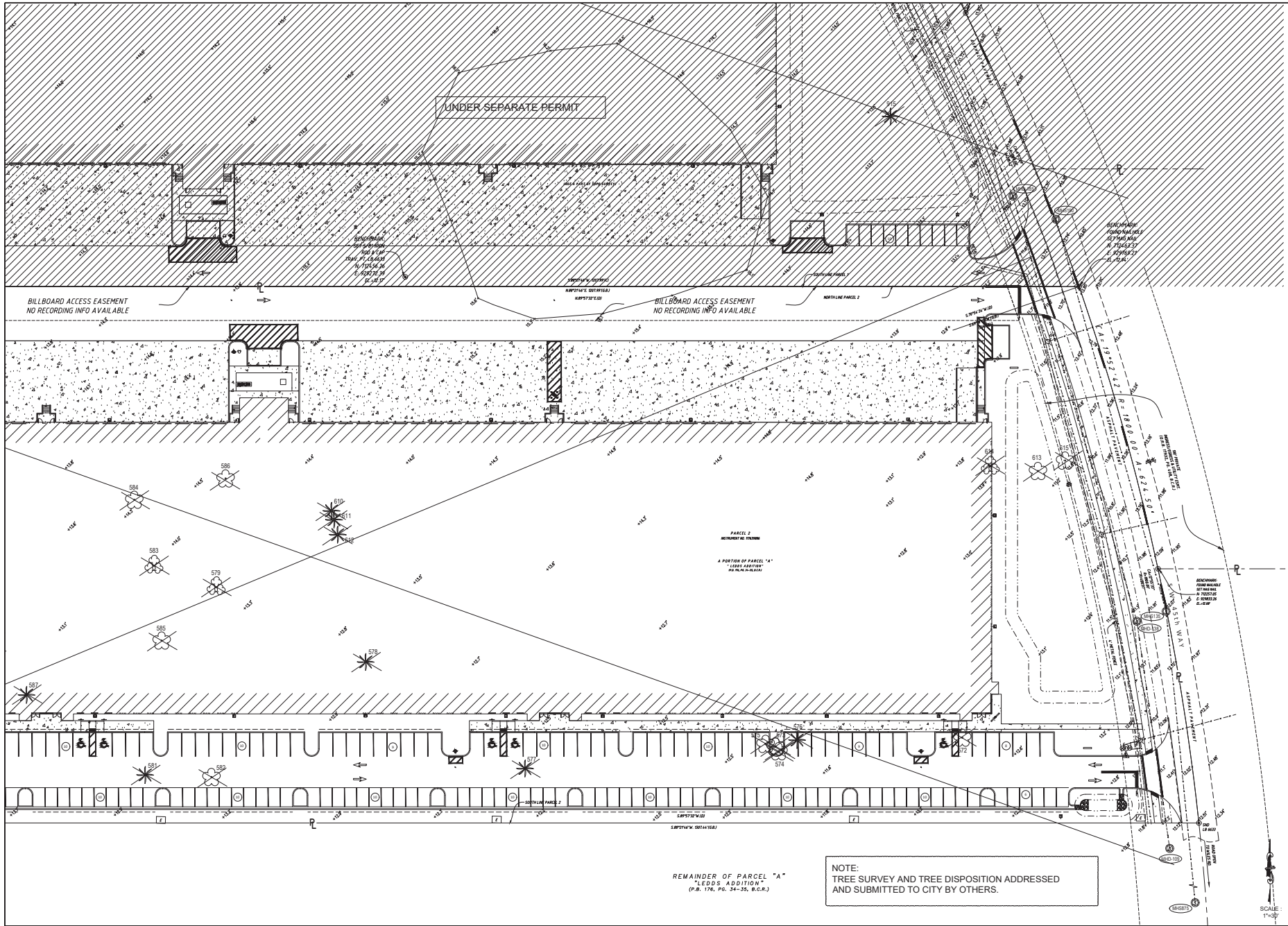


PANGEO
CONSULTANTS

8208 W. US 84
DADE, FL 33324

PHONE: (850) 200-4019
EMAIL: INFO@PANGEOCONSULT.COM

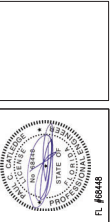
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No.	Date
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2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25



Revisions	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

TA111	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

IIP2 TREE DISPOSITION	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25



PANGEO
CONSULTANTS

8208 W. US HWY 84
DADE, FL 33324

PHONE: (850) 200-4019
EMAIL: INFO@PANGEOCONSULTANTS.COM

LA-2	
No.	Date
1	04-14-25
2	04-14-25
3	04-14-25
4	04-14-25
5	04-14-25

IIP 2 - TREE DISPOSITION TABLE									
COMMENT	STATUS	TREE#	COMMON NAME	CATEGORY	CATEGORY VALUE	DIAMETER (IN)	CANOPY RADIUS (FT)	CANOPY DIAMETER (FT)	CANOPY AREA (SF)
	OUTSIDE OF PROPERTY	573	Unknown Tree Cluster			6	10	20	314
	OUTSIDE OF PROPERTY	581	Cabbage Palm	CAT 3	100	12	8.5	17	226.87
	REMOVE	582	Oak Tree	CAT 1	300	7	7	14	153.86
	REMOVE	583	Unknown Tree Cluster			6	11	22	379.94
EXEMPT - INVASIVE	REMOVE	584	Almond Tree			4			
	OUTSIDE OF PROPERTY	585	Sea Grape Tree	CAT 1	300	12	10	20	314
	OUTSIDE OF PROPERTY	586	Sea Grape Tree	CAT 1	300	10			
	OUTSIDE OF PROPERTY	587	Cabbage Palm	CAT 3	100	10	8	16	200.96
	OUTSIDE OF PROPERTY	588	Cabbage Palm	CAT 3	100	6	5.5	11	94.99
		589	Cabbage Palm	CAT 3	100	12	8	16	200.96
	OUTSIDE OF PROPERTY	589	Tamiami Tree (Palmer Tree, Site verified)			4	7.50	15	176.63
	REMOVE	591	Oak Tree	CAT 1	300	3	6	12	113.04
	REMOVE	592	Cabbage Palm	CAT 3	100	8	8	16	200.96
EXEMPT - INVASIVE	REMOVE	593	Acacia Tree			4	6	12	113.04
FIELD VERIFY	REMOVE	572	Unknown Tree			4			
	REMOVE	573	Black Olive Tree	CAT 1	300	4	8	16	200.96
	REMOVE	574	Black Olive Tree	CAT 1	300	4	8	16	200.96
	REMOVE	575	Black Olive Tree	CAT 1	300	7	10	20	314.00
EXEMPT - LOWER THAN 12'	REMOVE	576	Cabbage Palm	CAT 3	100	6	5	10	78.50
	REMOVE	577	Cabbage Palm	CAT 3	100	14	9	10	78.50
	REMOVE	578	Cabbage Palm	CAT 3	100	6	7	14	153.86
	REMOVE	610	Cabbage Palm	CAT 3	100	14	9.5	19	283.39
	REMOVE	611	Cabbage Palm	CAT 3	100	14	8.5	17	226.87
	REMOVE	612	Cabbage Palm	CAT 3	100	12	10	20	314.00
	REMOVE	613	Oak Tree (Leaning, Site verified)	CAT 1	300	6	11.5	23	415.27
	REMOVE	614	Sea Grape Cluster	CAT 1	300	12	14 AND 16.5	***	300
	REMOVE	615	Unknown Tree (Coconuts, Site verified)	INVA?	?	6	8.75	17	240.41

TREE REMOVAL MITIGATION
CATEGORY SQUARE FEET REMOVED
CATEGORY 1 1310.165
CATEGORY 3 2059.84

TOTAL SQUARE FEET REMOVED: 4085.925
REPLACEMENT TREES REQUIRED: 1485.925/300(X)1.5: 20.429625 - 20 CATEGORY 1 REPLACEMENT TREES
EXISTING TREES CANNOT BE MITIGATED ON SITE, THEREFORE MITIGATION BY TREE FUND CONTRIBUTION.
TREE FUND CONTRIBUTION - 20 TREES X \$200 (PER TREE): \$4,085.925

NOTE:
TREE SURVEY AND TREE DISPOSITION ADDRESSED
AND SUBMITTED TO CITY BY OTHERS.

Revisions
No. Date Description
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TA111
IIP2 TREE DISPOSITION TABLE
INDEPENDENCE INDUSTRIAL PARK 1 & 2
DEERFIELD BEACH, FL 33442

PROJECT
TA111
DATE
10/1/2024
DRAWN
10/1/2024
CHECKED
10/1/2024
APPROVED
10/1/2024

FL #68448

PANGEO
CONSULTANTS
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EMAIL: INFO@PANGEOCONSULT.COM
8258 W. US 84
DADE, FL 33324

Sheet 27
LA-3

040-00

SYMBOL	CODE	QUANTITY	SP. NAME	COMMON NAME	NATIVE	PROG. OF ORIGIN	HEIGHT	SPREAD	SPACING
	CLU	1279	Chlorophytum sp. var. variegatum	Chlor. plant	Y	High	2' Tall	18" Spread	18" OC
	CLU	60	Chlor. sp.	Chlor. plant	Y	High	2' Tall	18" Spread	18" OC
	HAM	418	Hamelia indica	Devil's Paintbrush	Y	High	2' Tall	18" Spread	18" OC
	COA	454	Common anemone var. variegatum	Silver Ballerina	Y	High	2' Tall	18" Spread	18" OC
	COH	750	Chlorophytum sp. var. variegatum	Hamamelis	Y	High	3' Galien	6" 1/2 Spread	18" OC
	MNH	200	Multibergeria capillaris	Multib. Grass	Y	High	1' Galien	6" 1/2 Spread	18" OC
	LN	1280	San sebastiana variegata	Devil's Paintbrush	Y	High	1' Galien	6" 1/2 Spread	18" OC
	DA	237	Diastylis laevis variegata	Diastylis	N	High	1' Galien	6" 1/2 Spread	18" OC

IP 2 - SITE DATA	
TOTAL SITE AREA (FT ²)	505497.60
IMPERVIOUS AREA (FT ²)	425,423
PERVIOUS AREA (FT ²)	75,074.60
STREET FRONTAGE (LINEAR FT)	800.00
MAX BUILDING HEIGHT (FT)	75

Utilities and site lighting by Others. Shown for reference only.
Please refer to communication plans by Others.



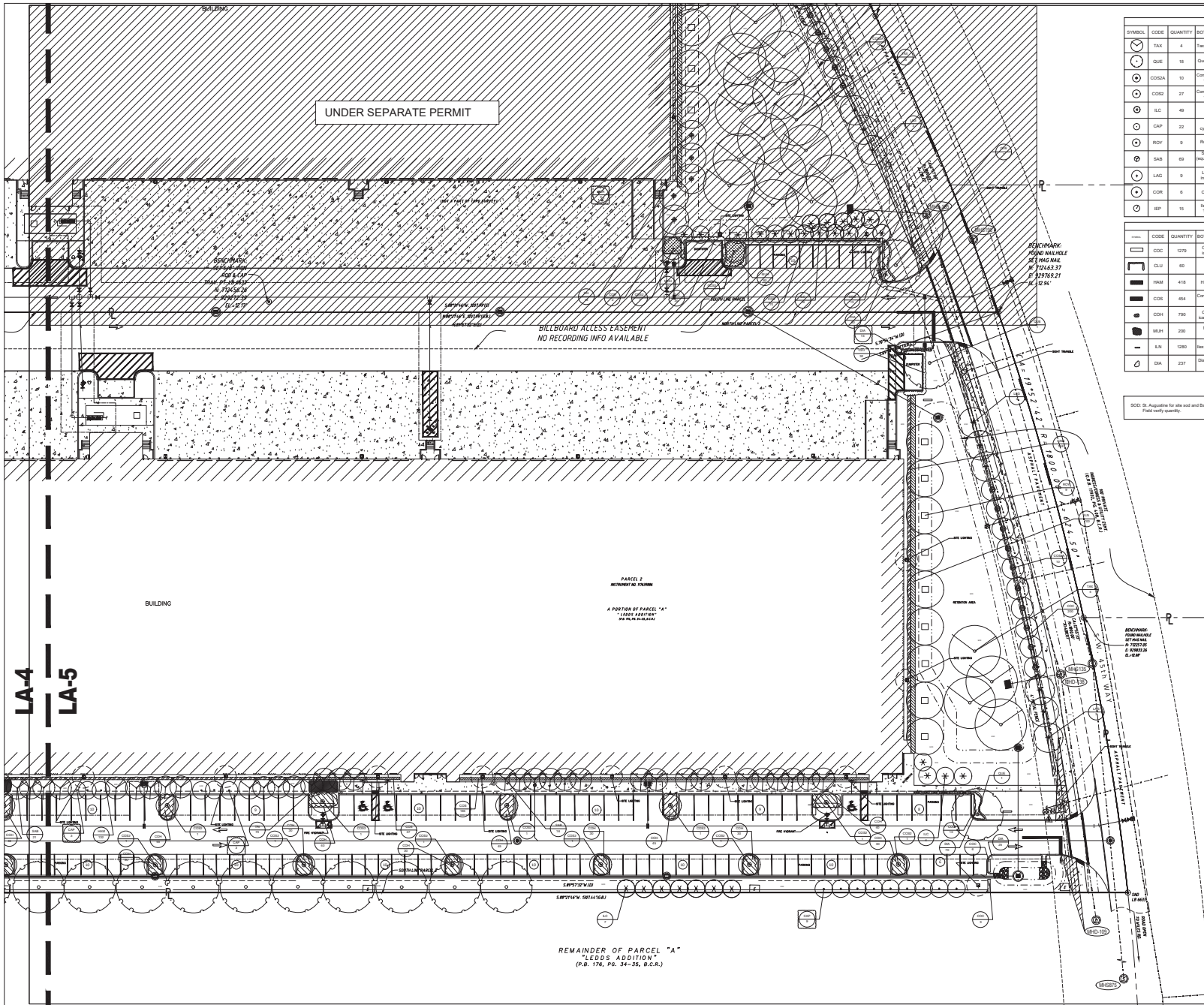
Job Number TA111	Date	04-14-25
	Drawn by	ALC
	Checked by	PCC
	Scale	

FL #68448

Sheet 26

LA-4

CAD ID:



IP 2 - PROPOSED TREES AND PALMS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	HEIGHT	SPREAD	DBH	REMARKS
TAX	4	4	Taxodium distichum	Bald Cypress	Y	High	12'-13' Tall	5' Spread, 4.5' CT	2' DBH
QUE	18	18	Quercus virginiana	Live Oak	Y	High	14'-16' Tall	6' Spread, 5' CT	2.5' DBH
COSSA	10	10	Conocarpus erectus var. verticillatus	Shrub	Y	High	4'-10' Tall	4.5' Spread, 4' CT	1.5' DBH
COSSA	27	27	Conocarpus erectus var. verticillatus	Shrub	Y	High	14'-16' Tall	6' Spread, 5' CT	2.5' DBH
ILC	48	48	Iron Ox Tree	Delonix Regia	Y	Medium	14'-16' Tall	6' Spread, 5' CT	2.5' DBH
GAP	22	22	Clusia rosea	Clusia rosea	Y	High	4'-10' Tall	4.5' Spread, 4' CT	1.5' DBH
ROY	5	5	Platanus sp.	Royal palm	Y	High	18' Tall	10' Spread	1' DBH
SAB	68	68	Salvia	Salvia	Y	High	10' Tall	10' Spread	1' DBH
LAG	9	9	Lagerströmia speciosa	Indian Hawthorn	Y	High	8'-10' Tall	4.5' Spread, 4' CT	1.5' DBH
CON	6	6	Conocarpus erectus	White Gumbo	Y	High	12'-13' Tall	5' Spread, 4.5' CT	2' DBH
EP	15	15	Eleocharis acicularis	Eleocharis	Y	High	12'-13' Tall	5' Spread, 4.5' CT	2' DBH

IP 2 - PROPOSED SHRUBS AND GROUNDCOVERS									
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	HEIGHT	SPREAD	DBH	REMARKS
CLU	85	85	Clusia rosea	Clusia rosea	Y	High	2' Tall	18" Spread	18" DBH
HAM	418	418	Hamelia patens	Scarlet Firethorn	Y	High	2' Tall	18" Spread	18" DBH
COB	464	464	Conocarpus erectus var. verticillatus	Shrub	Y	High	2' Tall	18" Spread	18" DBH
COH	750	750	Chorizanthe linearis	Horizontal Cordgrass	Y	High	2' Tall	6"-12" Spread	18" DBH
MAH	280	280	Muhlenbergia capillaris	Muhlenbergia	Y	High	1' Tall	6"-12" Spread	18" DBH
LN	1280	1280	Neesia compta	Neesia	Y	High	1' Tall	6"-12" Spread	1' DBH
DA	237	237	Dianella caerulea	Dianella	N	High	1' Tall	6"-12" Spread	18" DBH

NOT: 1) Augment for site and native grass in the bottom of retention areas.
2) Plant quantity.

IP 2 - SITE DATA	
TOTAL SITE AREA (FT ²)	50467.85
IMPERVIOUS AREA (FT ²)	425.423
PERVIOUS AREA (FT ²)	75,574.85
STREET FRONTAGE (LINEAR FT)	800.80
MAX BUILDING HEIGHT (FT)	75

IP 2 - LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
TREES	171	162
SHRUBS	2768	3301
GROUNDCOVERS	1384	1017

MINIMUM AND MAXIMUM REQUIREMENTS OF TREES AND PALMS			
	REQUIRED	PROVIDED	
LARGE TREES - 2.5 INCH DBH	MINIMUM = 45	34	
14-16 FEET TALL, 6' SPREAD, 5' CT	MINIMUM = 34	25	
MEDIUM TREES - 2 INCH DBH	MINIMUM = 34	25	
10-12 FEET TALL, 6' SPREAD, 4.5' CT	MINIMUM = 34	41	
SMALL TREES - 1.5 INCH DBH	MINIMUM = 34	41	
8-10 FEET TALL, 4.5' SPREAD, 4' CT	MINIMUM = 34	35	
FLowering TREES	MINIMUM = 34	35	
PALMS - MAXIMUM 20%	MINIMUM = 34	35	
(SPECIMEN PALMS EQUAL ONE TREE, OTHER PALMS EQUAL 3:1)	MINIMUM = 34	35	
NATIVE SPECIES REQUIREMENT - MINIMUM 50% OF ALL PLANT MATERIAL	MINIMUM = 34	35	
TREES	MINIMUM = 162	162	
SHRUBS	MINIMUM = 1384	3301	
GROUNDCOVERS	MINIMUM = 725	1017	
SPECIES DIVERSITY			
TREE SPECIES DIVERSITY	6	10	
SHRUB SPECIES DIVERSITY	6	6	

Shrubs and site lighting by Others. Shown for reference only.
Please refer to corresponding plans by Others.

Revisions

No.	Date	Revised By	Checked By
1	04-14-25	TA111	

TA111

IP2 LANDSCAPE PLAN

INDEPENDENCE INDUSTRIAL PARK 1 & 2

DEERFIELD BEACH, FL 33442

FL #28448

SEAL

PANGEO CONSULTANTS

8208 W. US 84, DADE, FL 33324

PHONE: (850) 200-4019

EMAIL: INFO@PANGEOCONSULTANTS.COM

LA-5

Sheet 29

LANDSCAPE NOTES:

REFER TO CITY CODE SECTION 98.80

Plant materials used in accordance with this code shall conform to the standards for Florida Grade No. 1 or Florida Fancy as provided for in the most recent edition of the Florida Grades and Standards for Nursery Plants, State of Florida Department of Agricultural and Consumer Services.

All sod shall be a solid Florida-friendly types (Zone Ten) laid on a smooth planting base with tight joints, no overlaps at 100 percent coverage at the time of planting and cut to fit all landscape planters and curbed areas. Sod shall be green, adequate soil backing, healthy, clean and visibly free of weeds, pests and diseases.

All trees, palms, shrubs and ground cover shall require the planting of soil around the rootball (not underneath) at a minimum of two times the size of the rootball. Also, the plant material is encouraged (when possible) to be planted at a point higher than the crown of the road for natural drainage when possible.

Mulch:

Three inches of shredded, organic, arsenic free mulch shall be installed around each tree planting for a minimum of 18 inches beyond its trunk in all directions, including palms, and throughout all hedge, shrub and ground cover planting; mulch shall be pulled a minimum of six inches away from trees and palms. Mulch cannot be "volcanoed" around trees. NOTE: Cypress mulch is prohibited to help reduce the destruction of the native Cypress trees for mulch. Mulch may not be placed in locations where it can be washed away to a local catch basin or drain.

All trees/palms shall be properly guyed and staked at the time of planting, including restaking in the event of blow overs or other failures of the staking and guying for one year from landscape final approval or establishment.

All guying and staking shall be removed within one year of approval or establishment and if the tree cannot stand on its own, it shall be replaced. The use of nails, wire, rope, or any other method which damages the trees or palms is prohibited. The use of plastic or non-biodegradable staking material is prohibited except in certain site conditions.

All plants shall be installed so the top of the rootball is ten percent above the surrounding soil grade. All synthetic string, synthetic burlap, cords or wire baskets shall be removed prior to planting.

All areas along buildings shall be excavated to a depth of 12 inches and backfilled with specified planting mix.

A root barrier system, structural soil or silva cells shall be installed in situations where a tree or palm is planted within five feet of a hard scape surface such as roadways and sidewalks.

Fertilizer applications:

Any person who commercially applies fertilizer or exterior pest controls to any property within the City of Deerfield Beach must be certified to do so by the Florida Department of Agriculture and Consumer Services FDACS.

All plantings shall be fertilized at the time of installation with an appropriate fertilizer consistent with site conditions or at such higher standard as may be determined by the urban forester.

Fertilizer shall not be applied within two and one-half feet of any impervious area such as roadways and sidewalks. Fertilizer shall not be applied with ten feet of any sea wall, pond, stream, watercourse, lake, canal, storm drain or wetland.

All properties are discouraged from using any fertilizer from the months of May to September of any year.

All properties are discouraged from using any fertilizer at any time in which the soil is saturated.

All plant rootball sizes shall conform or exceed the minimum standards in the current edition of Florida Grades and Standards.

All landscape, including trees, palms, shrubs, vines and ground covers shall be guaranteed for one year after final landscape approval.

A written warranty shall be submitted to the city prior to final landscape approval.

All invasive and exotic pest plants shall be removed prior to final inspection.

All landscape substitutions shall require urban forester approval prior to installation.

Clear visibility requirements:

No structure or planting (at mature growth) that exceeds two and one-half feet in height above the street grade shall be permitted within the required sight triangles. Exceptions are permitted if the lower canopies of trees allow a clear line of sight between two and one-half feet and eight feet above the adjacent street grade and the trunks of such trees are sufficiently spaced or located so as to be unlikely to interrupt the line of sight.

All landscape to be maintained in accordance to the Code.

Landscape inspections:

A pre-inspection of the site with the landscape contractor and urban forester shall be required to discuss all the city's requirements for plant installation, answer any questions, determine site conditions for appropriate use and selection of landscape material prior to installation.

A final landscape inspection shall be required upon completion prior to a certificate of occupancy or completion. All trees planted shall be free of ant mounds at time of inspection.

Irrigation standards:

All properties except single family homes shall be irrigated to maintain required plant materials. Irrigation systems shall be installed underground and comply with the following: Whenever practical, high water and low water use areas shall be circled as noted below.

All required planting areas shall be served by a permanent irrigation system maintained in good working order and designed to minimize water on impervious areas.

Drip irrigation systems, where practical, shall be encouraged.

Irrigation systems shall be designed to apply water onto shrub and tree areas less frequently than those onto sodded areas.

Irrigation systems shall be designed to have 100 percent coverage with 50 percent overlap.

Rain sensors shall be installed on systems with automatic controllers.

All irrigation systems utilizing non-potable water shall be from a rust-free water source.

Irrigation controllers shall be switched to manual operation during periods of increased rainfall unless rain sensors are incorporated into the system.

The following standards shall be considered the minimum requirements for landscape irrigation design within the jurisdiction of the South Florida Water Management District:

Sprinkler zoning. Sprinkler heads irrigating sodded or other high-water demand landscape areas shall be circled so that they are on a separate zone or zones from those irrigating trees, shrubbery or other reduced water requirement areas.

Control systems. Automatically controlled irrigation systems shall be operated by an irrigation controller that is capable of watering high water requirement areas on a different schedule from low water requirement areas.

Use of non-potable water for use in the irrigation of sod and plant material is required when determined to be available.

Detailed irrigation plans must be submitted to the planning and development services department for review and approval prior to application to the building department for permitting. In addition to all other necessary inspections, the urban forester shall test the final system to assure that it satisfies the intent of this section.

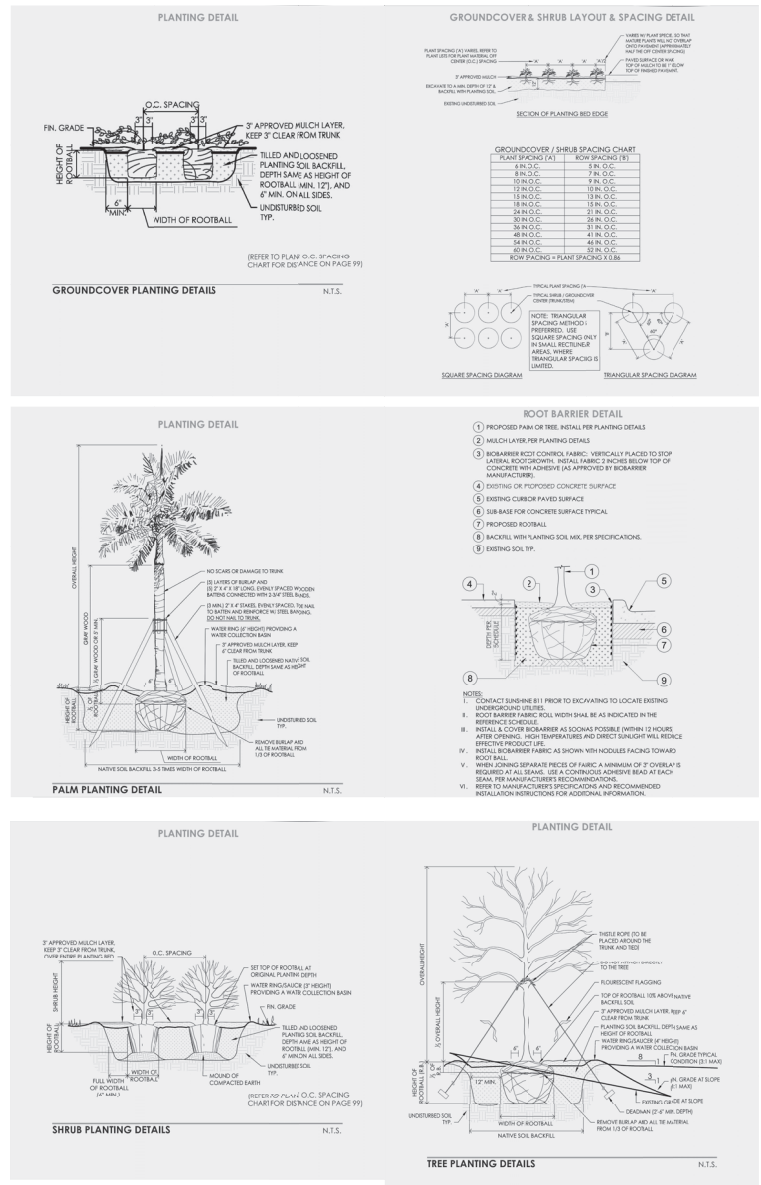
*As built drawings, showing water source, manifold, pipe size, number, make, pattern of heads to be used and gallons per zone, must be submitted to the planning and development services department prior to a certificate of occupancy or completion.

Contractor shall notify S.U.N.S.H.I.N.E. for locations of existing utility 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work.

All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. All landscape and irrigation shall be installed in compliance with all local Codes. Contractor to refer to the Code.

A Tree Removal / Tree Relocation Permit is required prior to removing or relocating a tree or palm.

NOTE ON SITE LIGHTING AND TREES:
NO LIGHT POLES/LIGHTING SHALL BE LOCATED WITHIN 15 FEET OF A CANOPY TREE OR WITHIN 7.5 FEET OF A PALM SPECIES OR SMALL TREE. CLEARANCE MEASURED FROM THE LAMP LIGHT SOURCE TO THE FACE OF THE TRUNK AT BREAST HEIGHT. DO NOT MEASURE FROM THE LIGHT POLE. PLEASE REFER TO THE PHOTOMETRIC PLANS BY OTHERS FOR LOCATIONS AND FIELD VERIFY THE LOCATIONS PRIOR TO INSTALLATION.



Revisions

No.	Date	Revised By
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TA111

DATE: 04-14-25

BY: [Signature]

FOR: [Signature]

PROJECT: INDEPENDENCE INDUSTRIAL PARK 1 & 2

LOCATION: DEERFIELD BEACH, FL 33442

IP2 NOTES AND DETAILS

PROJECT: INDEPENDENCE INDUSTRIAL PARK 1 & 2

LOCATION: DEERFIELD BEACH, FL 33442

PANGEO CONSULTANTS

8208 W. US HWY 1

DADE, FL 33224

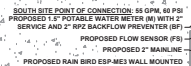
PHONE: (850) 200-4019

EMAIL: INFO@PANGEOCONSULTANTS.COM

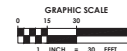
Sheet 30

LA-6

DATE: 04-14-25

[illegible]

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>
	Rain Bird PESB-PRS-D
	Leemco LMV-2288
	Zurn 375 1-1/2"
	Rain Bird ESP4ME3 with (3) ESP-5M6
	Rain Bird LNK2WIFI
	Rain Bird WR2-RC
	Rain Bird FS-100-P
	Water Meter 2"



100% CONSTR

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 6667129
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC HARRISON, RI
ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED A
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPI
DATE: 4/16/2025

SHEET:
IR-102

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKSHIPMAN WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH PPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
4. CONTRACTOR SHALL VERIFY POWER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
5. MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
6. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
7. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK.
8. NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.

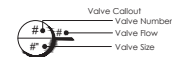
NUMBER	MODE	SIZE	TYPE	GPM	PSI	PRECIP
81	Rain Brod PES3-PES5 D	1	Turt Rotary	24.44	51	0.52 m/h
82	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	36.38	37	1.4 m/h
83	Rain Brod PES3-PES5 D	1-1/2	Bubbler	23	39.4	1.7 m/h
84	Rain Brod PES3-PES5 D	1-1/2	Shurt Rotary	42.98	34	1.73 m/h
85	Rain Brod PES3-PES5 D	1-1/2	Turt Rotary	51.91	50.6	0.53 m/h
86	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	57.93	47.6	0.74 m/h
87	Rain Brod PES3-PES5 D	1-1/2	Shurt Rotary	58.97	37.4	1.65 m/h
88	Rain Brod PES3-PES5 D	1-1/2	Bubbler	63.93	39.4	1.7 m/h
89	Rain Brod PES3-PES5 D	1-1/2	Bubbler	46	38.9	2.45 m/h
90	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	49.93	36.3	1.69 m/h
91	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	47.98	37.8	1.69 m/h
913	Rain Brod PES3-PES5 D	1-1/2	Turt Rotary	28.62	54.8	0.47 m/h
914	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	32.38	37.4	1.7 m/h
915	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	32.38	37.4	1.75 m/h
916	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	32.38	37.4	1.69 m/h
917	Rain Brod PES3-PES5 D	1-1/2	Shurt Spray	32.38	37.4	1.69 m/h
918	Rain Brod PES3-PES5 D	1-1/2	Turt Rotary	41.85	55.7	0.42 m/h
919	Rain Brod PES3-PES5 D	1-1/2	Bubbler	50.91	56.0	0.52 m/h
920	Rain Brod PES3-PES5 D	1-1/2	Turt Rotary	50.91	56.0	0.6 m/h

SYMBOL	MANUFACTURER	MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird	1812-SAM-PRS-U 15 LSCs	17	LCS	30	0.49	4x15'
	Rain Bird	1812-SAM-PRS-U 15 RCS	15	RCS	30	0.49	4x15'
	Rain Bird	1812-SAM-PRS-U 15 SST	199	SST	30	1.21	4x30'
	Rain Bird	1812-SAM-PRS-U 08 HE-V	10	AfJ	30	≤ 1.19	8'
	Rain Bird	1812-SAM-PRS-U 10 HE-V	89	AfJ	30	≤ 1.8	10'
	Rain Bird	1812-SAM-PRS-U 12 HE-V	4	AfJ	30	≤ 2.38	12'
	Rain Bird	1812-SAM-PRS-U 15 HE-V	8	AfJ	30	≤ 3.71	15'
	Rain Bird	R-VAN-STRIP 1806-SAM-P45 LCS	9	LCS	45	0.24	5x15'
	Rain Bird	R-VAN-STRIP 1806-SAM-P45 RCS	11	RCS	45	0.24	5x15'
	Rain Bird	R-VAN-STRIP 1806-SAM-P45 SST	132	SST	45	0.48	5x30'
	Rain Bird	R-VAN14 1806-SAM-P45 RV-14	26	AfJ	45	1.4'	
	Rain Bird	R-VAN18 1806-SAM-P45 RV-18	48	AfJ	45	17'	
	Rain Bird	R-VAN24 1806-SAM-P45 RV-24	43	AfJ	45	23'	
	Rain Bird	R-VAN24 1806-SAM-P45 RV-24F	12	360	45	3.48	23'
	Rain Bird	1806-SAM-PRS-1400 Flood 1402	110	360	30	0.5	3'
	Rain Bird	1806-SAM-PRS-1400 Flood 1404	38	360	30	1	3'

7	Roll Bed 500L-PL-PC-SAM-R-LA 1.0 Roll Bed, 4in. Pop-Up, Plastic Riser, Adjustable to Full Circle, 9 With Low Angle Nozzle, in-Stern Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	45	1.05	29"
	Roll Bed 500L-PL-PC-SAM-R-LA 3.0 Turf Rotor, 6in. Pop-Up, Plastic Riser, Adjustable to Full Circle, 18 With Low Angle Nozzle, in-Stern Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	45	2.02	32"
8	Roll Bed 500L-PL-PC-SAM-R-LA 3.0 Roll Bed, 6in. Pop-Up, Plastic Riser, Adjustable to Full Circle, 6 With Low Angle Nozzle, in-Stern Pressure Regulator, Flow Shut-Off Device, and Seal-A-Matic Check Valve.	45	3.07	35"

	Rain Bird PESP-PES-D 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Pressure Regulating Module, and Scabbler Technology for Reliable Performance in Dirty Water Irrigation Applications.	20
	Leemco LMV-Z288 2.5in. x 2.5in. LMV-88 Series Mainline Gate Valve. The Bell x x bell version features in-line isolation where the location is not near a mainline ductile iron fitting.	1
	Zurn 375-1/1Z/ Reduced Pressure Principle Assembly, Sizes 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in.	1
	Rain Bird ESPAME3 with (3) ESP-SM4 22 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LINK WiFi Module and Flow Sensor Ready.	1
	Rain Bird LINCOLN® Upgrades controller to have Weather Data for E-Base Adjustments (WeatherSense Approved) & WiFi Capabilities.	1
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
	Rain Bird PVS-100-P 1in. Flow Sensor, Plastic PVC Model, Suggested Operating Range 5.4 GPM to 54 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controller: ESP-LINKWIFI 1 LXD LXMW2PI ME3, or Controllers Accepting Custom K-Factor and Critical. Install in Rain Bird Valve Box.	1
	Water Meter ZW	1

	Pipe Sleeve: PVC Schedule 40	429.5 l.f.
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AREAS AND QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO PROVIDE TOTAL QUANTITIES REQUIRED FOR COMPLETE IRRIGATION SYSTEM AND SITE RESTORATION. CITY OF DEERFIELD BEACH MAY MODIFY QUANTITIES AS NECESSARY.

ERIC DOUGLAS HARRISON, RLA
REGISTRATION NO. 6667129
DATE: 4/14/2025



This seal is only valid on printed copies that are dated with an original of the licensee's signature. Scanned or electronic copies are not considered signed and sealed.



500 West Cypress Creek Road
Suite 600
Ft. Lauderdale, FL 33309
954.730.0707
www.chenmoore.com

100% CONSTRUCTION DOCUMENTS

[illegible]

DESIGNED:	JKC
DATE:	01/28/25
DRAWN:	JKC
DATE:	01/28/25
CHECKED:	JKC
DATE:	01/28/25



THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33314
BROWARD (954) 761.1073
MIAMI-DADE (305) 714.2510
PALM BEACH (561) 932.1668

INDEPENDENCE INDUSTRIAL PARK 1&2 DEVELOPMENT

DEERFIELD BEACH, FL 33442

SOUTH SITE IRRIGATION SCHEDULES

ERIC HARRISON, STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT,
LICENSE NO. 6667129
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC HARRISON, RLA,
ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 4/14/2025

SCALE:

AS SHOWN
PROJECT No.: 21076 (23-0475.00002)

CAD FILE:

ET:

4 OF 36



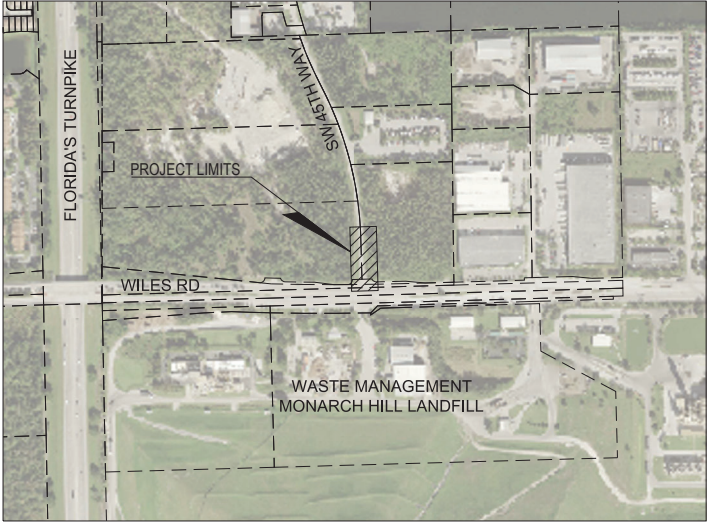
1801 SW 45th Way, Deerfield Beach, FL 33442

36 OF 36

SW 45TH WAY RIGHT-TURN LANE

DEERFIELD BEACH, FLORIDA

SHEET INDEX		
SHEET No.	DESC.	SHEET TITLE
01	CV	COVER SHEET
02	GN	GENERAL NOTES
03	DM-1	DEMOLITION PLANS
04	PD-1	PAVING, GRADING AND DRAINAGE PLANS
05	PD-2	PAVING, GRADING AND DRAINAGE DETAILS
06	PM-1	PAVEMENT MARKING AND SIGNAGE PLANS
07	PM-2	PAVEMENT MARKING AND SIGNAGE DETAILS
08	ST-1	SITE TRIANGLE PLAN
09 - 11	SW-1 THRU SW-3	STORMWATER POLLUTION PREVENTION PLANS AND DETAILS



PROJECT MAP

SCALE: 1" = 300'
SECTION, TOWNSHIP, RANGE:
S09,T48S,R42E
SITE ADDRESS:
SW 45TH WAY
DEERFIELD BEACH, FL 33442

PROJECT OWNER

MANCINI DEVELOPMENT, LLC
3100 SW 15TH STREET
DEERFIELD BEACH, FL 33442

PERMIT STATUS		
AGENCY	PERMIT No.	STATUS
BC RESILIENT ENVIRONMENT DEPARTMENT (SWM)		RAI #1 SUBMITTED
BC TRAFFIC ENGINEERING DIVISION		RAI #1 SUBMITTED
BC HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION		SUBMITTED
DEERFIELD BEACH ENGINEERING		NOT SUBMITTED
DEERFIELD BEACH PLANNING AND DEVELOPMENT		SUBMITTED

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
34 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC ROW CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-677-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

SHES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS

BC HCD NOTES:
1. THE PUBLIC ROADWAY(S) INDICATED IN THE PUBLIC ROADWAYS) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS - STATE OF FLORIDA."

PERMITTING SUBMITTAL

THOMPSON & ASSOCIATES
412 S.E. 18TH STREET, FORT LAUDERDALE, FL 33316
BROWARD (954) 761-1075
MIAMI (305) 724-5310
PALM BEACH (561) 923-1668

JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98236
THIS FORM HAS BEEN DIGITALLY SIGNED AND SEALED BY JULIAN LUCCO, PE, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: April 17, 2025
SIGNATURE: _____
TITLE: PE

SHEET:
CV
03 OF 11

NOTED BY: 16410003
B.O.P. DATE: 4/17/2023

SECTION 1: GENERAL NOTES

1. APPLICABLE CODES

- A. ALL CONSTRUCTION WITHIN LIMITS OF PUBLIC RIGHTS-OF-WAY UNDER CITY OF DEERFIELD BEACH JURISDICTION SHALL CONFORM TO CITY OF DEERFIELD BEACH ENGINEERING DEPARTMENT MINIMUM STANDARDS, LATEST EDITION.
- B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SHALL BE STRICTLY OBSERVED.
- C. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. PRE-CONSTRUCTION RESPONSIBILITY

- A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE CITY OF DEERFIELD BEACH, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
- B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- C. ALL APPLICABLE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- D. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH THE CONTRACTOR FAILS TO REQUEST LOCATIONS FROM SUNSHINE ONE CALL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BROWARD COUNTY WATER AND WASTEWATER SERVICES OR THE AFFECTED UTILITY OWNER.

3. INSPECTIONS

- THE CONTRACTOR SHALL NOTIFY CITY OF DEERFIELD BEACH AND THE ENGINEER OF RECORD AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE.
- A. STORM DRAINAGE
- B. SUBGRADE: SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK AND SCHEDULE A STRING LINE TEST
- C. LIMEROCK BASE: SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT
- D. ASPHALTIC CONCRETE: ENGINEER OF RECORD MUST BE PRESENT FOR PLACEMENT OF PAVEMENT
- E. CLEARING AND FILLING
- F. FINAL CLOSEOUT
- G. SHOP DRAWINGS
- H. PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, CONTRACTOR REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF DEERFIELD BEACH FOR ASPHALT, LIMEROCK, CONCRETE, PAVEMENT MARKING AND SIGNAGE, AND OTHER ACCESSORIES.
- I. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVAL, IF REQUIRED.

4. CONTRACTOR RESPONSIBILITIES

- A. GENERAL
- A. THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED.
- B. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER, WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- C. APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY LOCAL DRAINAGE DISTRICT AND CITY OF DEERFIELD BEACH.
- D. TEMPORARY UTILITIES
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. CONTRACTOR SHALL OBTAIN CONSTRUCTION METER FOR ALL WATER USED ON JOB. ALL WATER USED FOR CLEANING, TESTING, ETC. WILL BE PAID FOR BY THE CONTRACTOR. IF WATER USAGE CANNOT BE METERED THEN THE QUANTITY OF WATER SHALL BE CALCULATED.
- C. TRAFFIC REGULATION
- A. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D., BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND THE CITY OF DEERFIELD BEACH.
- B. NO OPEN TRENCHES AND/OR EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE MARKED AND BARRICADED TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF CITY OF DEERFIELD BEACH.
- D. TRENCH SAFETY
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TRENCH SAFETY SYSTEMS, SUCH AS SHEETING AND BRACING, IN ACCORDANCE WITH STATE, LOCAL AND OSHA REGULATIONS.
- E. CONFINED SPACE SAFETY
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A CONFINED SPACE ENTRY SAFETY SYSTEM IN ACCORDANCE WITH STATE, LOCAL AND/OR OSHA REGULATIONS.

5. PROJECT CLOSEOUT

- A. CLEANING UP
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OF RECORD OR CITY OF DEERFIELD BEACH, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY CONTRACTOR'S WORK, EQUIPMENT, EMPLOYEES OR THOSE OF CONTRACTOR'S SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED: ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- B. PROJECT RECORD DOCUMENTS
- A. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF ALL WORK ITEMS COMPLETED.
- B. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER OF RECORD SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO "SATISFY THE ENGINEER OF RECORD THAT THE INFORMATION PROVIDED A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED".
- C. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
- D. PRIOR TO A FINAL INSPECTION BY ENGINEER OF RECORD AND THE CITY OF DEERFIELD BEACH, THE CONTRACTOR SHALL SUBMIT DIGITAL SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. CONTRACTOR MUST PROVIDE HARD COPIES IF REQUESTED BY THE CITY.
- E. UPON A FINAL INSPECTION BY CITY OF DEERFIELD BEACH, THE CONTRACTOR SHALL SUBMIT A DIGITAL SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS THAT HAVE BEEN DIGITALLY SIGNED AND SEALED BY A REGISTERED SURVEYOR AND MAPPER AND THE ENGINEER OF RECORD, AN ELECTRONIC DRAWING FILE IN AUTOCAD FORMAT SHALL BE SUBMITTED TO CITY OF DEERFIELD BEACH, UPON REQUEST. THE ELECTRONIC DRAWINGS WILL BE TO SCALE AND SET IN STATE PLANE COORDINATE SYSTEM, NAVD 88 (FEET). CONTRACTOR MUST PROVIDE HARD COPIES IF REQUESTED BY THE CITY.
- C. MONUMENTS
- ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE

CONTRACTOR'S EXPENSE.

- D. UNPAVED SURFACES
- ALL UNPAVED SURFACES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- E. WALK THROUGH INSPECTION
- THE CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION WALK THROUGH INSPECTION WITH THE ENGINEER OF RECORD, THE RIGHT-OF-WAY OWNERS AND JURISDICTIONS TO DEVELOP A PUNCH-LIST. THE CONTRACTOR SHALL SCHEDULE A FINAL COMPLETION WALK THROUGH INSPECTION WITH THE ENGINEER OF RECORD, THE RIGHT-OF-WAY OWNERS AND JURISDICTIONS ONCE ALL PUNCH-LIST ITEMS ARE RESOLVED.

SECTION 2: EARTHWORK AND COMPACTION NOTES

1. GENERAL:

- A. QUALITY CONTROL TESTING FOR STABILIZATION, BASE, PAVEMENT, COMPACTION, AND MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. REQUIREMENTS, AND SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AS THEY ARE RECEIVED. FOR ADDITIONAL INSTRUCTION AND REQUIREMENTS, REFER TO THE GEOTECHNICAL REPORT DEVELOPED FOR THE PROJECT.
- B. REFER TO THE GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PREPARATION REQUIREMENTS.
- C. EXISTING ON-SITE BASE MATERIAL SHALL NOT BE REUSED FOR BASE CONSTRUCTION, BUT MAY BE USED FOR SUBGRADE CONSTRUCTION AND FOR GENERAL FILL IF NECESSARY.
- D. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 40 AND SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C TO A DEPTH OF AT LEAST 12-INCHES BELOW THE COMPACTED SURFACE.
- E. ALL SUBGRADE UNDER SIDEWALK AREAS SHALL HAVE A MINIMUM OF 12" COMPACTED SUBGRADE TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
- F. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. RETENTION AREAS AND SWALES SHALL NOT BE COMPACTED.
- G. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
- H. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO ENSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
- I. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
- J. NO MUCK BLANKET IS TO BE PLACED ON THE BOTTOM OF RETENTION AREAS OR SWALES.

2. ON-SITE

- A. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE (3) FEET OF FINISHED GRADE AREAS TO BE PAVED SHALL BE REMOVED.
- B. SUITABLE BACKFILL SHALL BE MINIMUM L.B.R. 40 MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
- C. EROSION CONTROL SHALL BE PROVIDED BY THE CONTRACTOR PER DETAILS ON THE PLANS.

SECTION 3: PAVING NOTES

1. GENERAL

- A. ALL UNDERGROUND FACILITIES, INCLUDING WATER, SEWER, STORM DRAINAGE, SLEEVES FOR PUBLIC UTILITIES, AND IRRIGATION SHALL BE INSTALLED OR REPAIRED IF DAMAGED DURING CONSTRUCTION PRIOR TO COMPACTION OF ROAD SUBGRADE AND INSTALLATION OF BASE MATERIAL.
- B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE STRAIGHT EDGE SAW CUT.
- D. EXISTING ASPHALT PAVEMENT THAT IS TO BE REMOVED SHALL BE TRUCKED OFF SITE BY THE CONTRACTOR FOR DISPOSAL AT AN APPROVED LOCATION OR MILLED AND COMBINED WITH THE SUBGRADE TO IMPROVE THE LBR.
2. MATERIALS
- A. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.
- B. ALL LIMEROCK BASE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 100, AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- C. PRIME COAT AND TACK COAT SHALL MEET F.O.D.T. STANDARDS.
- D. SURFACE COURSE SHALL BE EQUAL TO F.O.D.T. TYPE SP-12.5 ASPHALT.
- E. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI AND SHALL BE REINFORCED WITH A #4" X 10' GAUGE WELDED WIRE MESH, OR AS SHOWN ON THE PLANS. REFER TO THE DETAILS FOR ADDITIONAL REQUIREMENTS.

3. INSTALLATION

- A. LIMEROCK BASE MATERIAL SHALL BE IN THE COMPACTION THICKNESS SHOWN ON THE PLANS AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- B. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH LIFTS. BASES GREATER THAN 6 INCH SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
- C. ASPHALTIC CONCRETE PAVEMENT SHALL BE IN THE THICKNESS SHOWN ON THE PLANS.
- D. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.O.D.T. STANDARDS.
- E. TACK COAT SHALL BE PLACED IN BETWEEN ASPHALT LAYERS AS REQUIRED AND IN ACCORDANCE WITH F.O.D.T. STANDARDS.

4. TESTING

- A. ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OF RECORD AND/OR THE PERMITTING AGENCY.
- B. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLAT. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- C. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER OF RECORD AND THE PERMITTING AGENCY.

SECTION 4: SIGNING AND MARKING NOTES

1. GENERAL

- A. ALL PAVEMENT MARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH M.U.T.C.D., BROWARD COUNTY HIGHWAY CONSTRUCTION TRAFFIC DIVISION AND THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND CITY OF DEERFIELD BEACH.
- B. ALL OFF-SITE MARKINGS TO BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ALL ON-SITE MARKINGS SHALL BE TRAFFIC PAINT PER BROWARD COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- C. DISTALL REFLECTIVE PAVEMENT MARKERS PER F.O.D.T. STD. 648.05, OR AS SHOWN ON THE PLANS.
- D. ALL SIGNS SHALL BE HIGH-INTENSITY GRADE REFLECTIVE SHEETING, MOUNTED ON A BREAK AWAY POST ASSEMBLY PER B.C.T.E.D. SPECIFICATIONS.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.
- H. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR APPROVAL AGENCIES' INSPECTOR.

LEGEND

A/C	AIR CONDITIONER
ALUM	ALUMINUM
B.C.R.	BROWARD COUNTY RECORDS
BMPs	BEST MANAGEMENT PRACTICES
BOF	BOTTOM OF PIPE
BRKN	BROKEN
CB	CATCH BASIN
C.B.A.	CONCRETE BLOCK & STUCCO
CONC	CONCRETE
CONST	CONSTRUCTION
CLF	CHAIN LINK FENCE
Δ	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
DR	DRAINAGE
EL	ELEVATION
EXFIL	EXFILTRATION
EXIST	EXISTING
FND	FINISHED FLOOR ELEVATION
FND	FOUND
GAR.	GARAGE
GV	GRADE VALVE
INV.	INVERT
IP	IRON PIPE
IR	IRON ROD
IR	IRON ROD & CAP
L	ARC LENGTH
L.B.R.	LIMEROCK BEARING RATIO
LF	LINEAR FEET
L.M.E.	LAKE MAINTENANCE EASEMENT
M/O	MILL AND OVERLAY
MON.	MONUMENT
NVD	NAIL AND DISC
NAVD	NORTH AMERICAN VERTICAL DATUM
P.B.	PLAT BOOK
PG.	PAGE
PROP.	PROPOSED
±	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
RE	RIM ELEVATION
R	RADIUS
RIM	RIM OF STRUCTURE
R/W	RIGHT OF WAY
SL	SLOPE
SQ.	SQUARE
STR.	STRUCTURE
STY.	STORY
SP	SUPERPAVE
TOP	TOP OF PIPE
TYP	TYPICAL
U.E.	UTILITY EASEMENT
w/	WITH
8.50	EXIST GRADE (FT-NAVD)
—	PROP GRADE (FT-NAVD)
—	PROPERTY LINE
- - - -	EASEMENT LINE
- - - -	R/W LINE
—	CENTER LINE
☒	WATER SERVICE
☒	ELECTRIC SERVICE
☒	TELEPHONE BOX
☒	CABLE TV BOX
⓪	DRAINAGE MANHOLE
⓪	SANITARY MANHOLE
⓪	WATER VALVE
⓪	SIGN
⓪	FIRE HYDRANT
☒	CATCH BASIN
☒	LIGHT POLE
☒	WOOD UTILITY POLE
☒	CONCRETE UTILITY POLE
⓪	CLEAN OUT
☒	CENTERLINE
x.000	EXISTING ELEVATION

PERMITTING SUBMITTAL

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY
2	04/05/2023	BC 16223 R41 # 2	HC				

DESIGNED: JL
DATE: 4/20/2023
DRAWN: JL
DATE: 4/20/2023
CHECKED: NR
DATE: 4/20/2023



SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

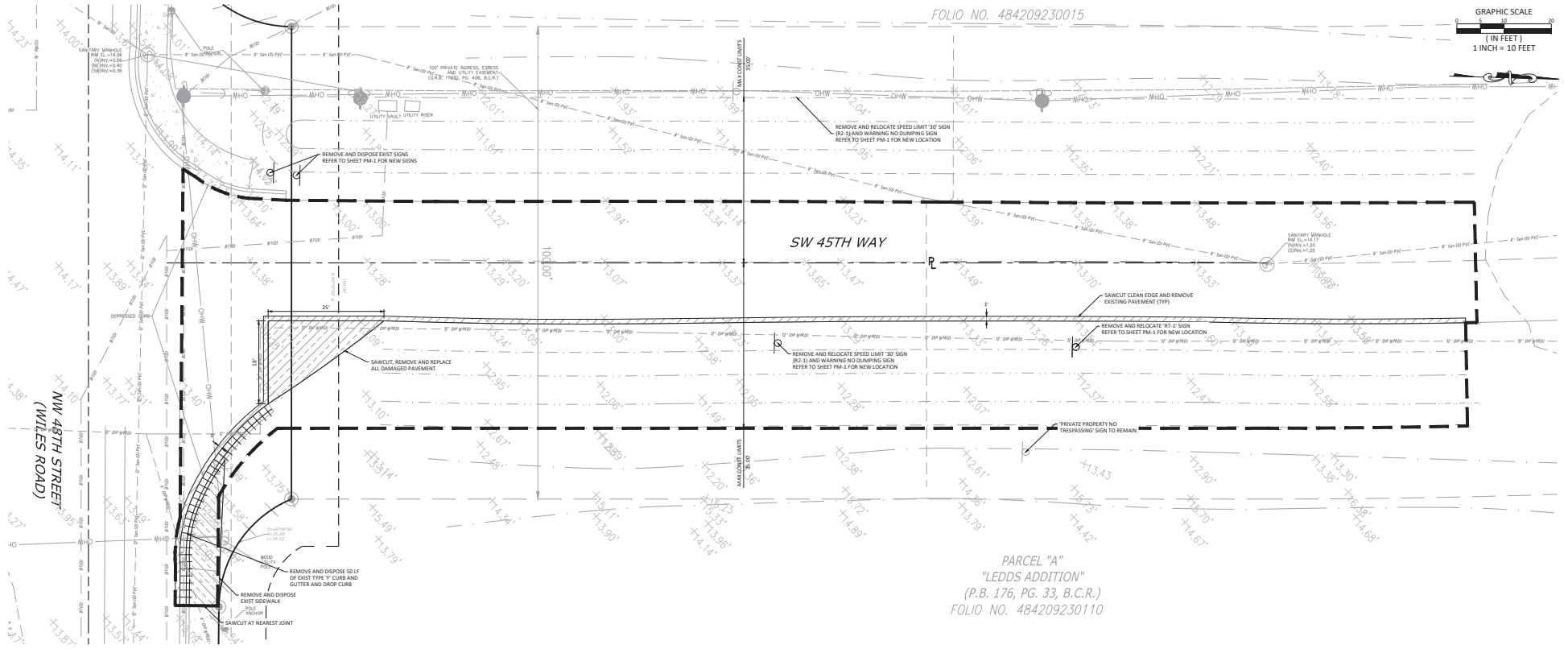
GENERAL NOTES

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NOTED BY: JAL/LUCO

DATE: 4/17/2023

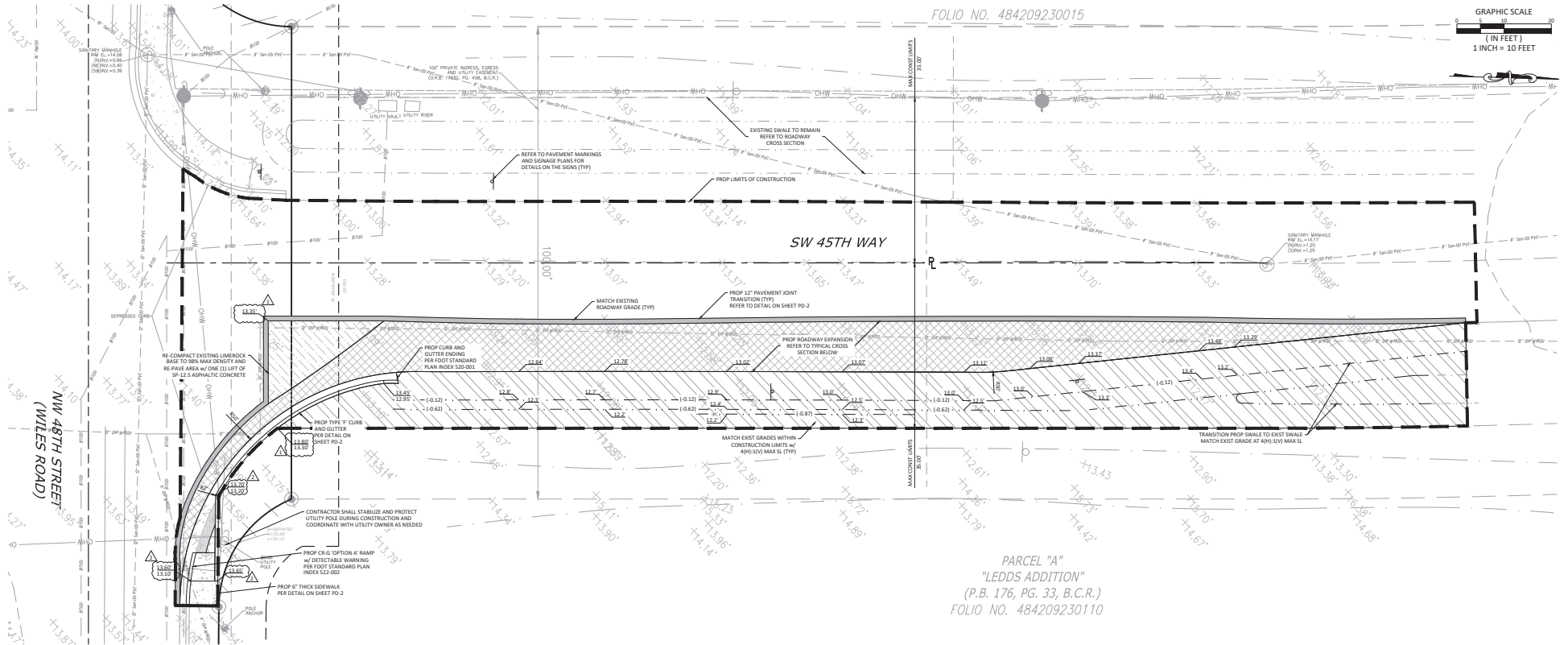
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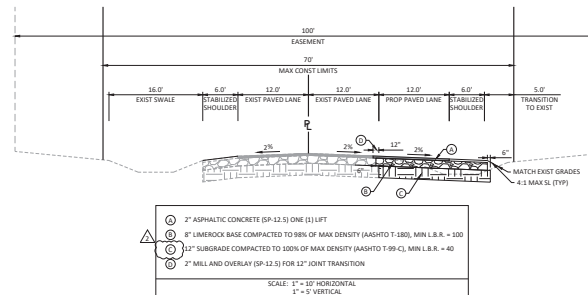
NOTED BY: JAL/LUCAS

BL OF DATE: 4/17/2023

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- NOTES:
1. ALL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAV88).
 2. CONTRACTOR SHALL PROTECT AND RESTORE GROUND AFFECTED BY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: ASPHALT, SIDEWALK, CURB, RAMPS, LANDSCAPE & IRRIGATION TO EQUAL OR BETTER CONDITIONS.
 3. THE CONTRACTOR SHALL PROTECT FROM DAMAGE BY CONSTRUCTION OPERATIONS, ALL PUBLIC STREETS, SIDEWALKS, LANDSCAPE, IRRIGATION, SIGNAGE, STRIPING, PAVEMENT, INCLUDING ALL BASE COURSES AND SURFACE COURSES THAT ADJUT THE WORK AREA. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO MATCH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION MINIMUM STANDARDS.
 4. CONTRACTOR TO PROTECT ALL UTILITY POLES AND ANCHORS DURING CONSTRUCTION.
 5. REFER TO THE DETAILS ON SHEET PD-2 FOR WORK IN THE PORTION OF THE PROJECT THAT IS LOCATED WITHIN CITY OF DEERFIELD BEACH RIGHT-OF-WAY. THE PROPOSED CURB WITHIN PRIVATE PROPERTY SHALL BE PER CITY OF DEERFIELD BEACH DETAIL.
 6. FOR ALL OTHER ITEMS ON PRIVATE PROPERTY, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT CONFORM TO THE PLAN REQUIREMENTS TO BE APPROVED BY THE ENGINEER OF RECORD AND THE OWNER.
 7. CONTRACTOR SHALL BRING ANY VALVES OR UTILITY BOXES WITHIN THE CONSTRUCTION RESTORATION.
 8. CONTRACTOR SHALL ADJUST ANY EXISTING VALVES TO MATCH THE PROPOSED GRADES.
 9. JOINT TRANSITION SHALL BE PAVED WITH THE PROPOSED ROADWAY EXPANSION AREA TO ENSURE SMOOTH RIDING SURFACE.
 10. DETECTABLE WARNING SHALL BE EMBEDDED INTO FRESHLY POURED CONCRETE.



RESTORATION LEGEND	
	PROP ROADWAY EXPANSION
	REPLACE DAMAGED PAVEMENT
	PROP 12" PAVEMENT JOINT TRANSITION
	PROP CONCRETE
	PROP SOD

No.	DATE	REVISION	BY
1	04/02/2023	SC RSD BAI # 1	SC
2	04/02/2023	SC HCD BAI # 2	SC

No.	DATE	REVISION	BY
1	04/02/2023	SC RSD BAI # 1	SC
2	04/02/2023	SC HCD BAI # 2	SC

DESIGNED: JL	DATE: 4/2/2023
DRAWN: JL	DATE: 4/2/2023
CHECKED: NR	DATE: 4/2/2023
DATE: 4/2/2023	



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SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT, GRADING, & DRAINAGE PLANS

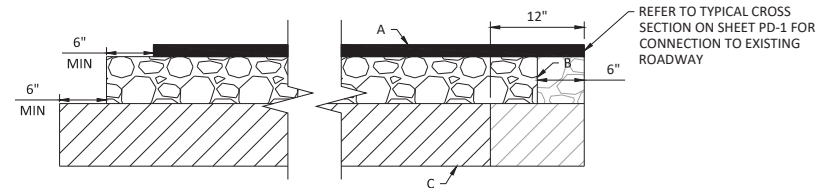
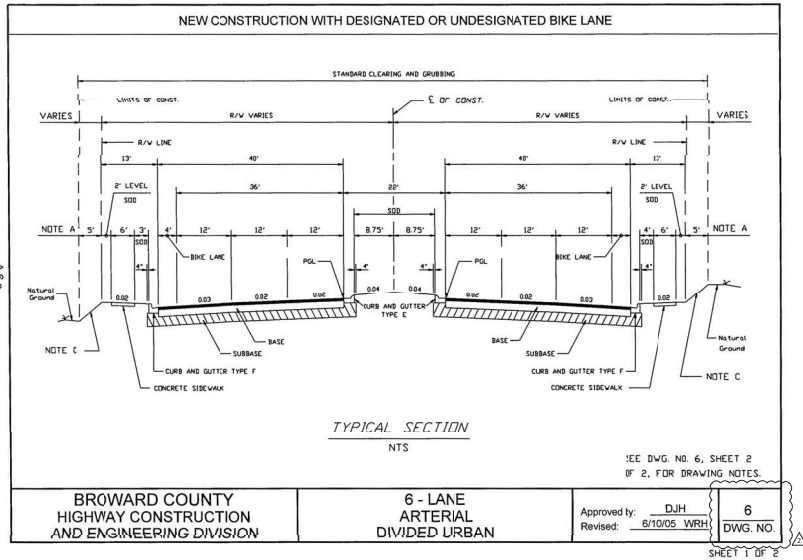
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PROJECT NO.: 24024	
CAD FILE: 24024.PDD.dwg	04 OF 11

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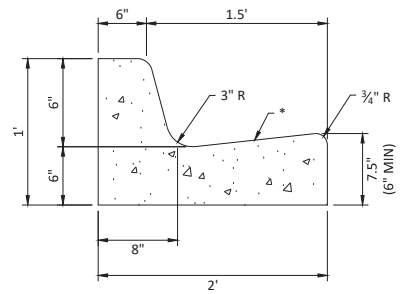
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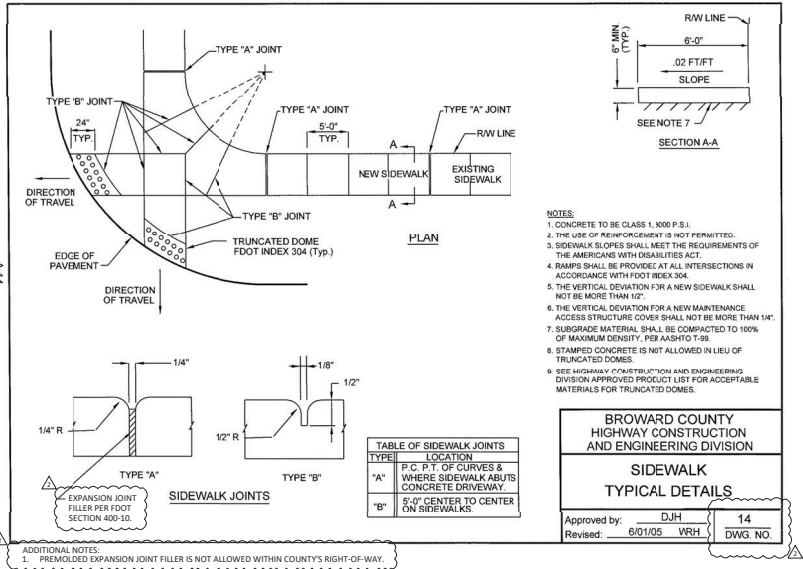
- A. 2" ASPHALTIC CONCRETE (SP 12.5), ONE LIFT
PRIME AND COAT FOR THE LIMEROCK BASE SHALL CONFORM TO THE MINIMUM REQUIREMENTS
OF FDOT STANDARD SPECIFICATIONS SECTION 300 APPLICATION RATES:
- PRIME COAT - 0.10 GALLONS PER SQ. YD.
- TACK COAT - 0.04 GALLONS PER SQ. YD. FOR NEW ROAD (0.07 FOR MILLED SURFACE)
- B. 8" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180).
BASE TO CONFORM TO FDOT STANDARD SPECIFICATION SECTION 200 AND 911.
MINIMUM LBR = 100.
- C. 12" SUBGRADE COMPACTED TO 100% OF MAXIMUM DENSITY (AASHTO T-99-C).
MINIMUM LBR = 40.

PAVEMENT SECTION



- *NOTES:
- WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 - CURB SHALL COMPLY WITH FDOT SECTION 520-001.

TYPE 'F' CURB AND GUTTER



SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT, GRADING, & DRAINAGE DETAILS

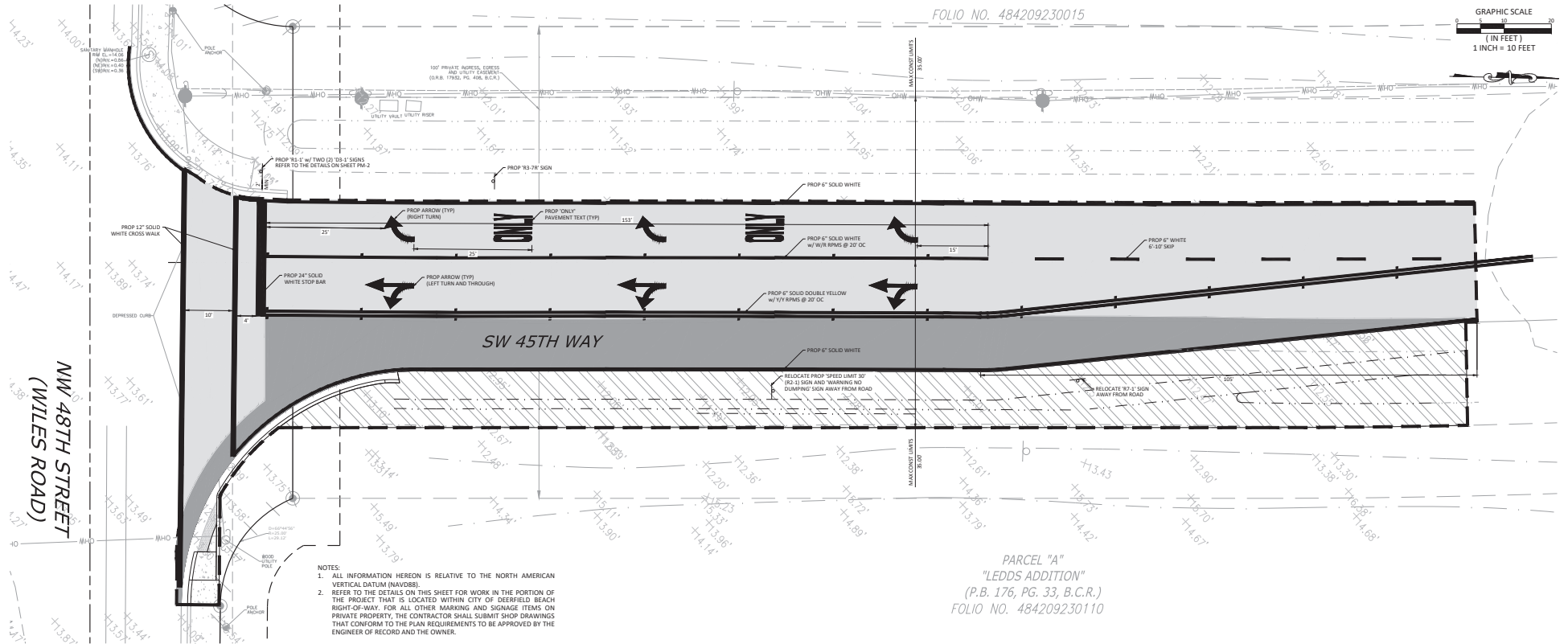
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PROJECT NO.: 240324
CAD FILE: 10024 DWG.dwg
SHEET: PD-2
05 OF 11

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2023/07/17 10:00 AM

FILE PATH: \\C:\Users\JAL\Documents\Projects\2023\SW 45th Way Right-Turn Lane\SW 45th Way Right-Turn Lane\SW 45th Way Right-Turn Lane.dwg



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DESIGNED: JL
DATE: 4/20/2025
DRAWN: JL
DATE: 4/20/2025
CHECKED: NR
DATE: 4/20/2025



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422 SE 38TH STREET, FORT LAUDERDALE, FL 33309
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MIAMI-GADE (305) 774-2150
PALM BEACH (561) 932-1668

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

PAVEMENT MARKING AND SIGNAGE PLAN

JULIAN LUCIO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98235
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06 OF 11

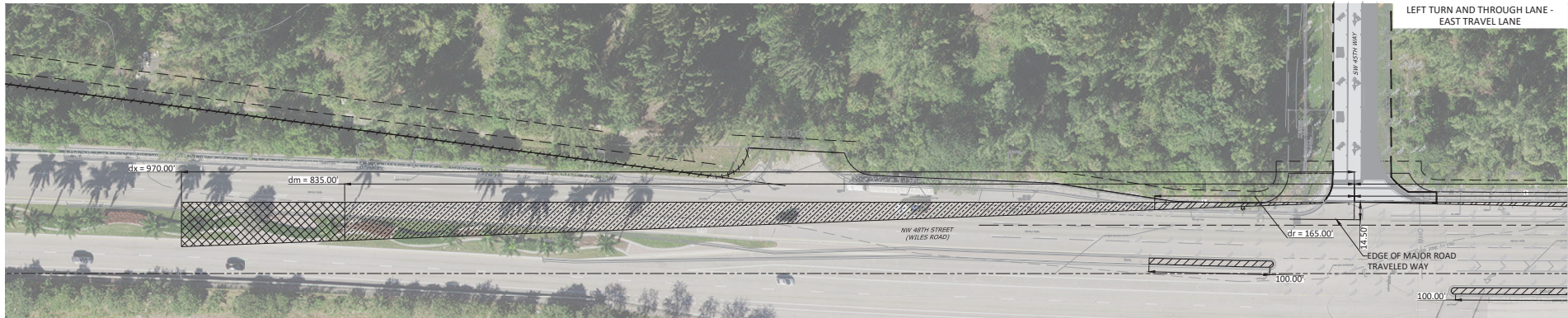
PERMITTING SUBMITTAL





RIGHT TURN LANE -
INTO WEST BOUND TRAFFIC

- NOTES:
1. SIGHT TRIANGLES DESIGNED TO CONFORM TO SECTION 212.11 'CLEAR SIGHT TRIANGLES' OF THE 2025 FOOT DESIGN MANUAL.
 2. SIGHT TRIANGLES DEVELOPED USING THE 6-LANE DIVIDED INTERSECTION DETAIL FOR A MEDIAN 30' OR LESS AND THE COMBINED VEHICLE CHART (EXHIBIT 212-7).
 3. DESIGN SPEED FOR WILES ROAD (NW 48TH STREET) IS 45 MPH.
 4. REFER TO SECTION 212.11.6 OF THE FOOT DESIGN MANUAL FOR APPLICABLE MINIMUM REQUIREMENTS FOR TREES AND VEGETATION IN MEDIANS.



LEFT TURN AND THROUGH LANE -
EAST TRAVEL LANE



LEFT TURN AND THROUGH LANE -
WEST TRAVEL LANE

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No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

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DATE: 4/2/2025



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PALM BEACH (561) 932-1668

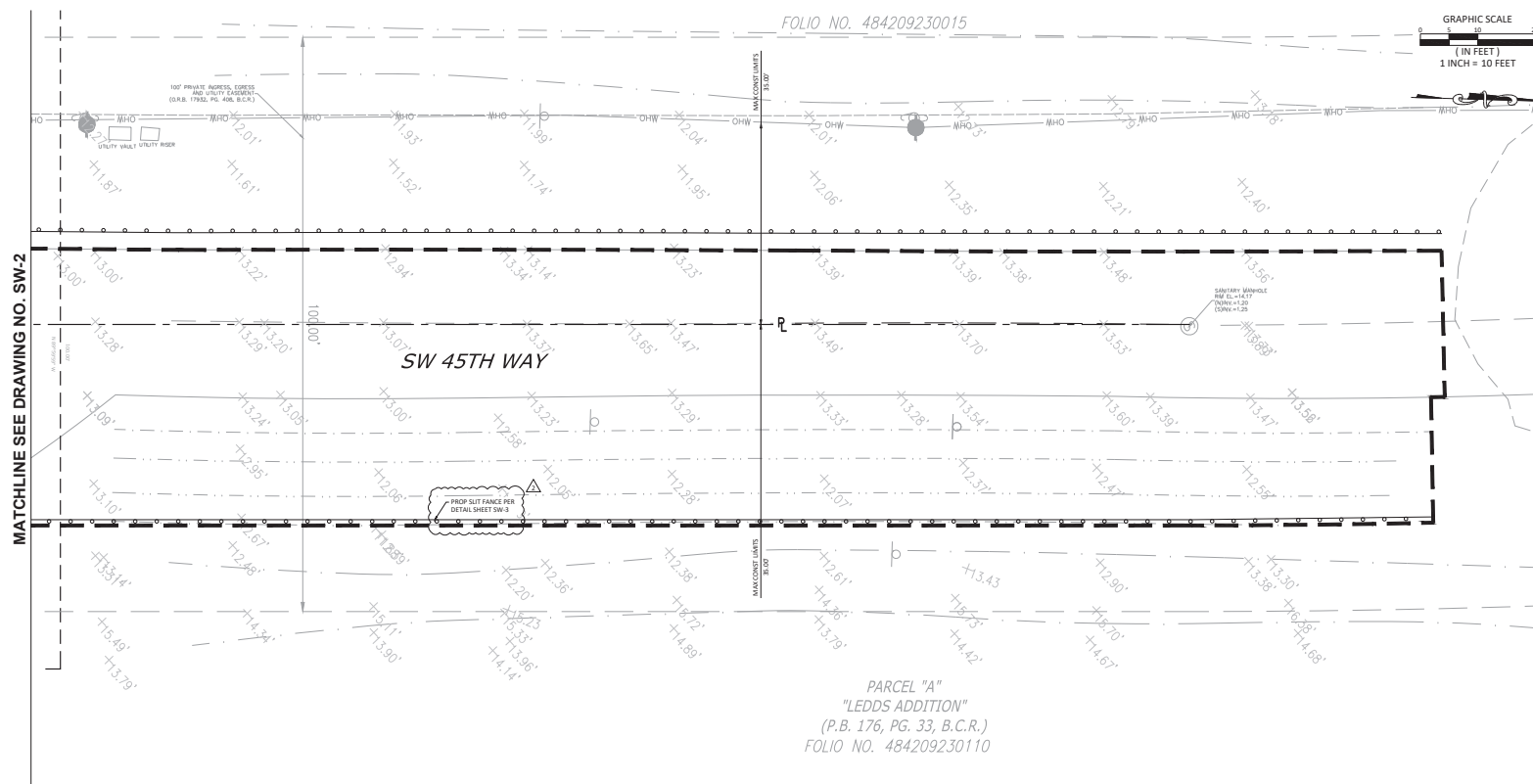
SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

SITE TRIANGLE PLAN

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SCALE: N.T.S.
PROJECT NO.: 24024
CAD FILE: 2025 PM.dwg

SHEET: ST-1
08 OF 11



NOTES:

1. VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. CONTRACTOR SHALL PROVIDE BMP'S ON ALL ALL NEARBY CATCH BASINS ALONG WILES ROAD IMPACTED BY CONSTRUCTION IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.
3. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE PIPES AND STRUCTURES ON THE EXISTING DRAINAGE SYSTEM ARE CLEAR OF SILT AND CONSTRUCTION DEBRIS AT THE END OF CONSTRUCTION.

[illegible]

DESIGNED: JL	 THOMPSON & ASSOCIATES 412 SE 18TH STREET, FORT LAUDERDALE, FL 33316 BROWARD (954) 761.1031 MIAMI-DADE (305) 714.2510 PALM BEACH (561) 932.1668
DATE: 4/2/2025	
DRAWN: JL	
DATE: 4/2/2025	
CHECKED: NHR	

SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

STORM WATER POLLUTION PREVENTION PLAN AND DETAILS

JULIAN LUCCO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 98236
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CAD FILE:	24024 SW00

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09 OF 11

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2	04/02/2025	BC HCD RAI # 2	RC				

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DATE:	4/2/2025
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DATE:	4/2/2025



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PALM BEACH (561) 932.1668

STORM WATER POLLUTION PREVENTION PLAN AND DETAILS

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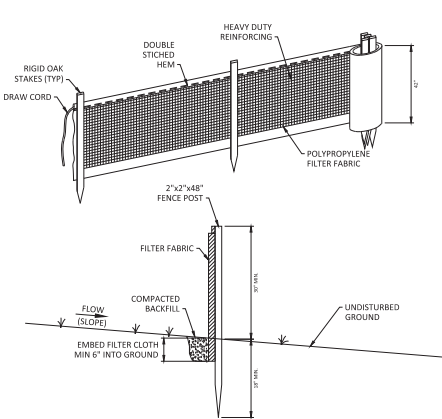
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PROJECT No.:	24024
CAD FILE:	24024 SWPP.d

SHEET:
SW-2
10 OF 11

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DATE: 4/17/2025
FILE PATH: \\G:\PROJECTS\24024 SW DETAIL.dwg User: jason.lucas@thompsonassociates.com

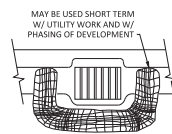
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON AND OFF-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
6. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
10. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
11. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
12. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA SPECIFICATIONS AND CRITERIA.
13. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
15. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
16. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
17. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
18. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILLS SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOD.
19. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
20. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

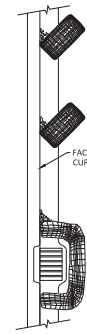


- NOTES:
1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
 5. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
 6. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 7. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
 8. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
 9. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

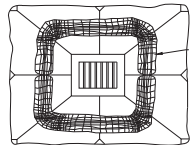
SILT FENCE INSTALLATION DETAIL



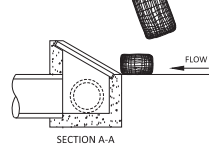
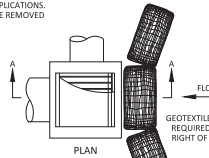
CATCH BASIN



CURBSIDE SEDIMENT ATTENUATOR



AREA DRAIN



DITCH INLET

FILTRATION BAGS, SOCKS & ROLLS FOR TEMPORARY INLET PROTECTION DETAIL

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No.	DATE	REVISION	BY

DESIGNED: JL	4/20/2025
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DATE: 4/20/2025	
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DATE: 4/20/2025	



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BROWARD (954) 761-1071
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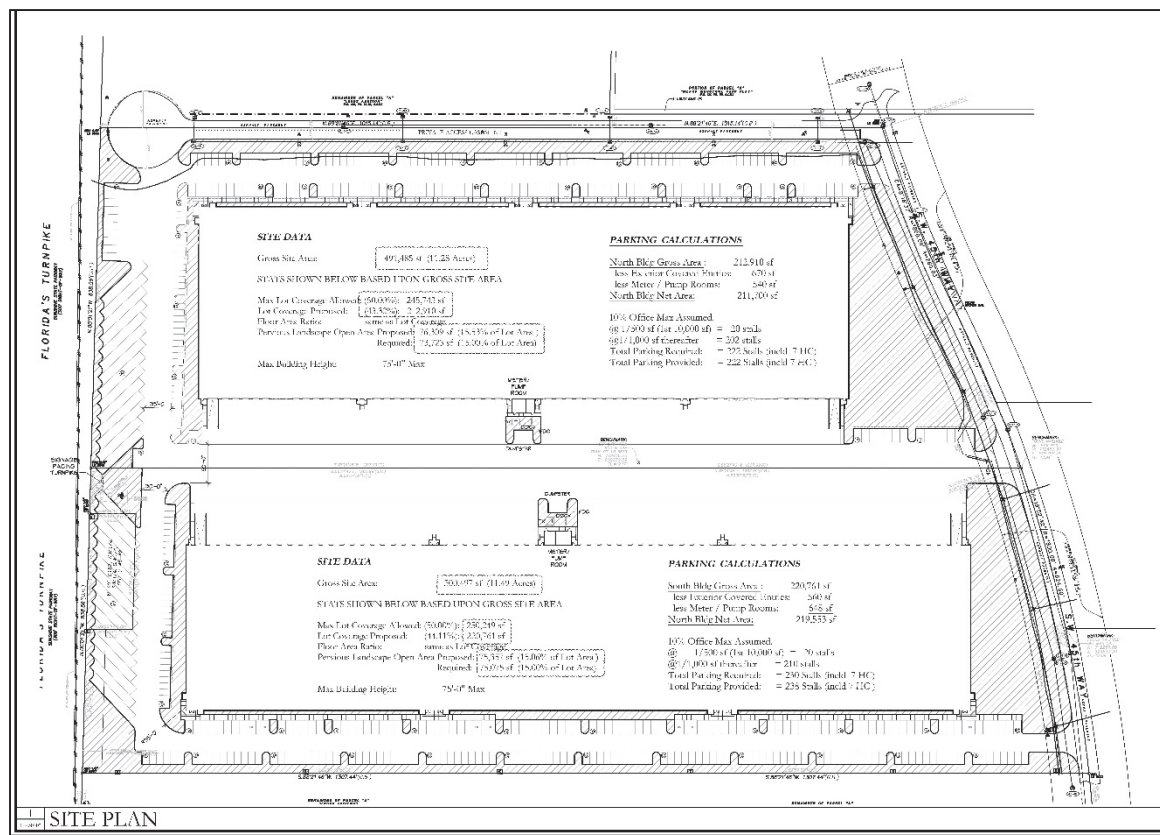
SW 45TH WAY RIGHT-TURN LANE
DEERFIELD BEACH, FLORIDA

STORM WATER POLLUTION PREVENTION PLAN AND
DETAILS

JULIAN LUCASO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 18825
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DATE: April 17, 2025

SCALE: 1" = 10'
PROJECT No.: 24024
CAD FILE: 24024 SWDET.dwg

SHEET: SW-3
11 OF 11



Traffic Impact Analysis - REVISED

Independence Industrial Park

Deerfield Beach, Florida

Mancini Holdings

3 April 2025



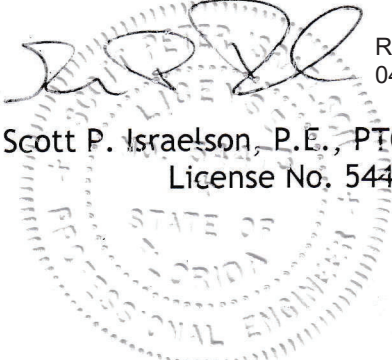
TRAFFIC IMPACT
GROUP, LLC

165 Sabal Palm Drive, Suite 141
Longwood, FL 32779
407.607.6985



Industrial on 45th - Deerfield Beach - Mancini Holdings

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Florida.


REV
04/03/205
Scott P. Israelson, P.E., PTOE
License No. 54473


Executive Summary

Project Description

Mancini Holdings proposes to develop Independence Industrial Park in Deerfield Beach, Florida. The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet. The site is located on the west side of SW 45th Way north of Wiles Road.

The City of Deerfield Beach required this analysis as part of development review. Project scope was defined during a scoping meeting with the City and its traffic consultant. This REVISED analysis incorporates review comments from the City's traffic consultant.

Trip Generation

The proposed new development is expected to generate 815 daily trips, with 65 entering trips and 19 exiting trips in the AM peak hour, and 25 entering and 63 exiting trips in the PM peak hour.

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance.

Wiles Road & SW 45th Way

Analysis shows that the southbound approach currently sees LOS C in the PM peak hour. These delays are slightly increased by the addition of development traffic. Mitigation for this deficiency would consist of constructing a southbound right-turn lane.

Wiles Road & SW 43rd Terrace

Analysis shows that the southbound approach currently experiences LOS F in both peak hours. The intersection is slightly impacted by development trips.

Powerline Road & Wiles Road/Green Road

Analysis shows that some individual movements currently see LOS F in both peak hours. The intersection is slightly impacted by development trips.

Wiles Road & SW 45th Way (Full Build 2026)

- Construct a southbound right-turn lane with 150 feet for queue storage.
- This is conditional to approval.

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I. Introduction

Mancini Holdings proposes to develop the Industrial Independence Park in Deerfield Beach, Florida. The site is located on the west side of SW 45th Way north of Wiles Road.

The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet. The property will have a two full-access driveways to SW 45th Way.

The City of Deerfield Beach required this analysis as part of development review. Project scope was defined during a scoping meeting with the City and its traffic consultant. This REVISED analysis incorporates comments from the City's traffic consultant.

The study area included the following intersections:

- Wiles Road & SW 45th Way
- Wiles Road & SW 43rd Street
- Powerline Road & Wiles Road/Green Road

The study analyzed the following scenarios:

- 2024 Existing Conditions
- No Build 2026 Conditions
- Full Build 2026 Conditions

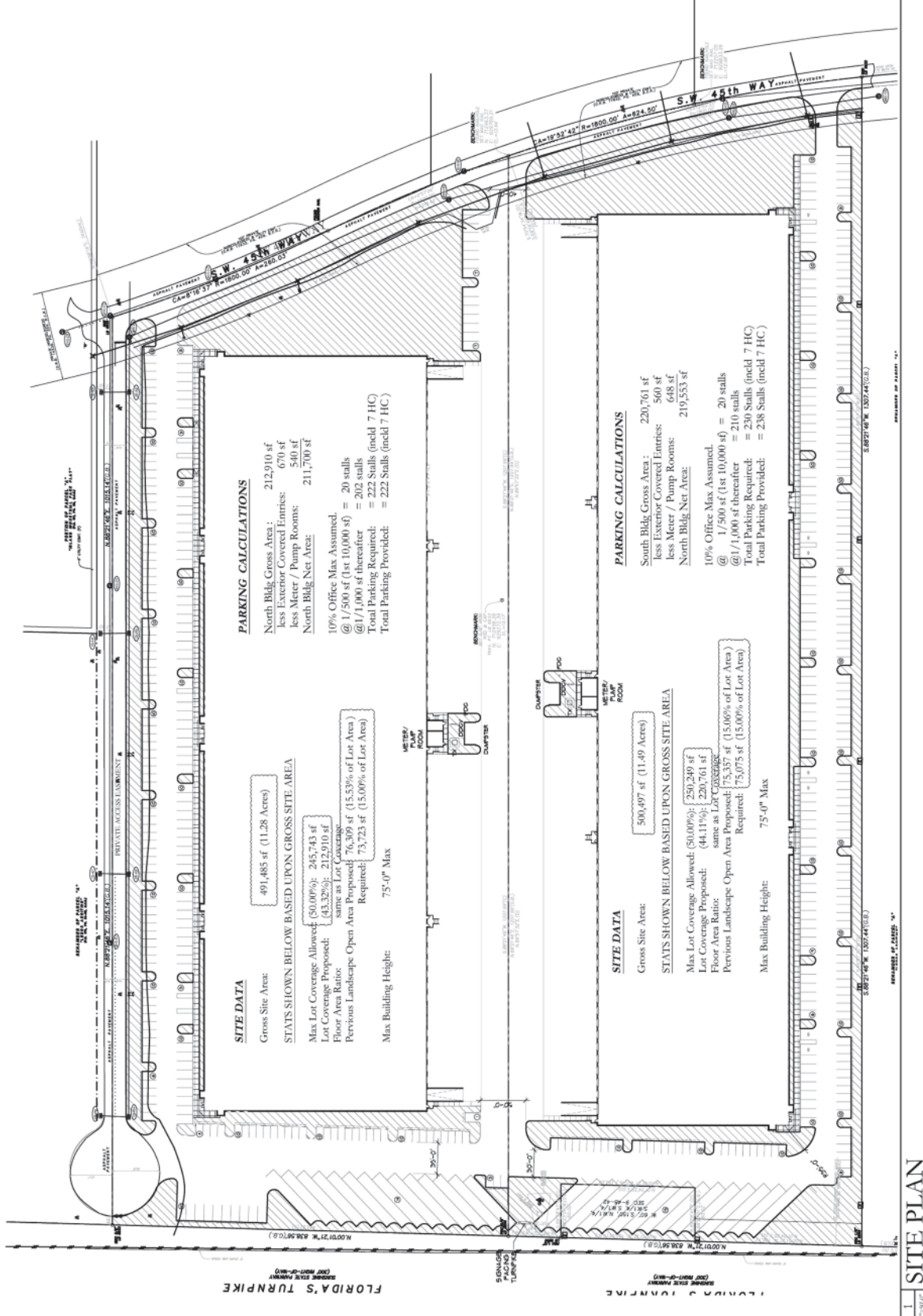
The AM peak hour and PM peak hour were analyzed.

Figure 1 shows the most recent site plan. **Figure 2** shows the project vicinity map.

INDUSTRIAL 45TH
Speculative Industrial Shell Buildings at
NW 45th Way in Deerfield Beach, FL



22-065
2023-05-16
1"=50'-0"
SITE PLAN
A-0.1



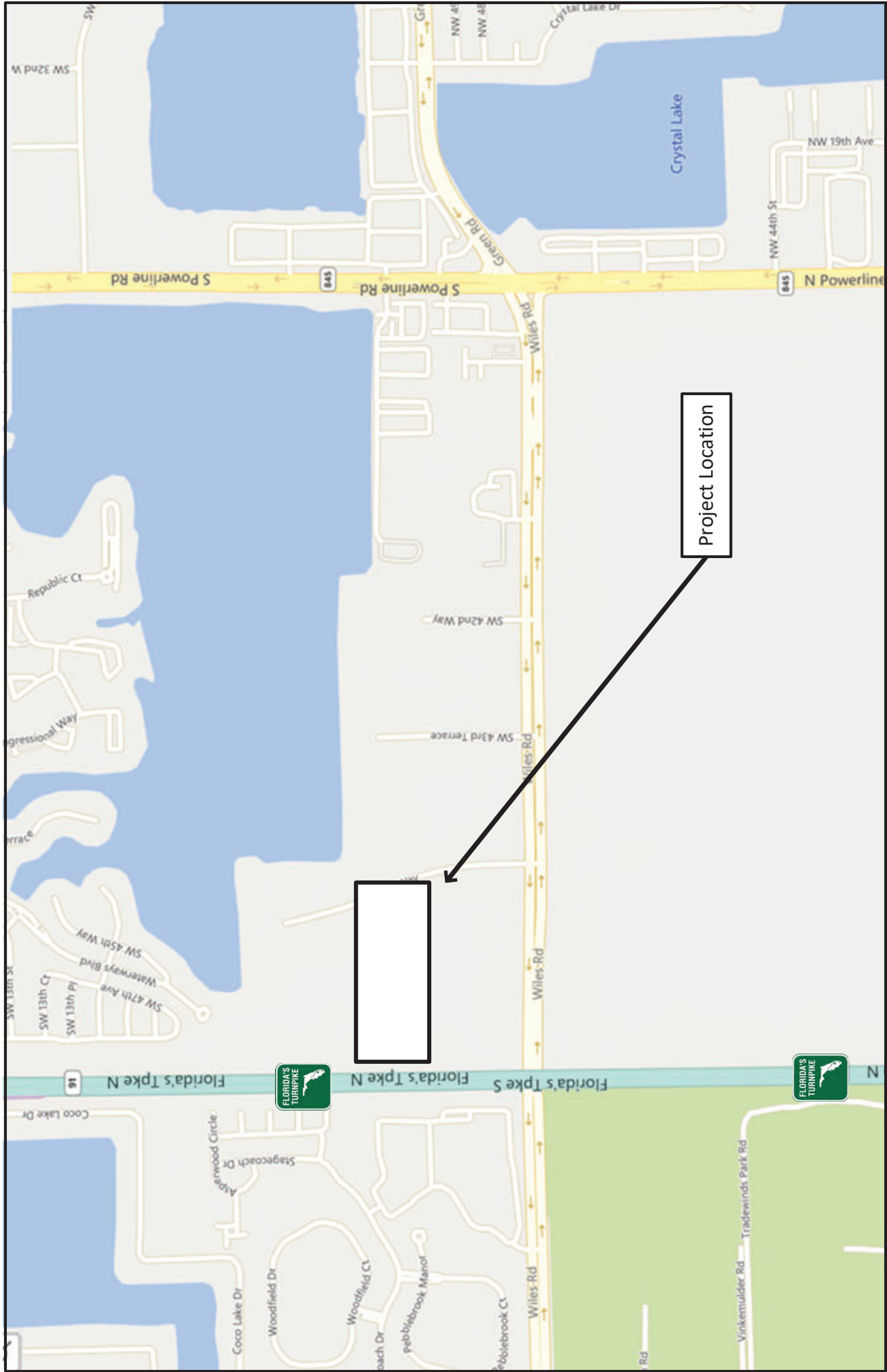
Site Plan

Figure 1

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 19 March 2024





Date: 19 March 2024

Vicinity Map

Figure 2

Industrial on 45th - Deerfield Beach - Mancini Holdings

II. Existing Conditions

A. Existing Roadway Conditions

Wiles Road is a four-lane divided roadway with a posted speed limit of 45 mph. Its AADT is 19,400 vehicles per day.

SW 45th Way is a two-lane undivided local road with a posted speed limit of 30 mph.

B. Existing Intersection Geometry

Wiles Road & SW 45th Way is unsignalized. The eastbound approach has one left-turn lane, one through lane, and a shared through-right lane. The westbound approach consists of a left-turn lane, three through lanes, and a right-turn lane. The southbound approach consists of a single lane.

Wiles Road & SW 43rd Terrace is signalized with protected-permitted phasing for all left turns. The eastbound and westbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. The northbound approach has a left-turn lane, one through lane, and a channelized right-turn lane with added lane onto Wiles Road. The southbound approach consists of a shared left-through lane and a right-turn lane.

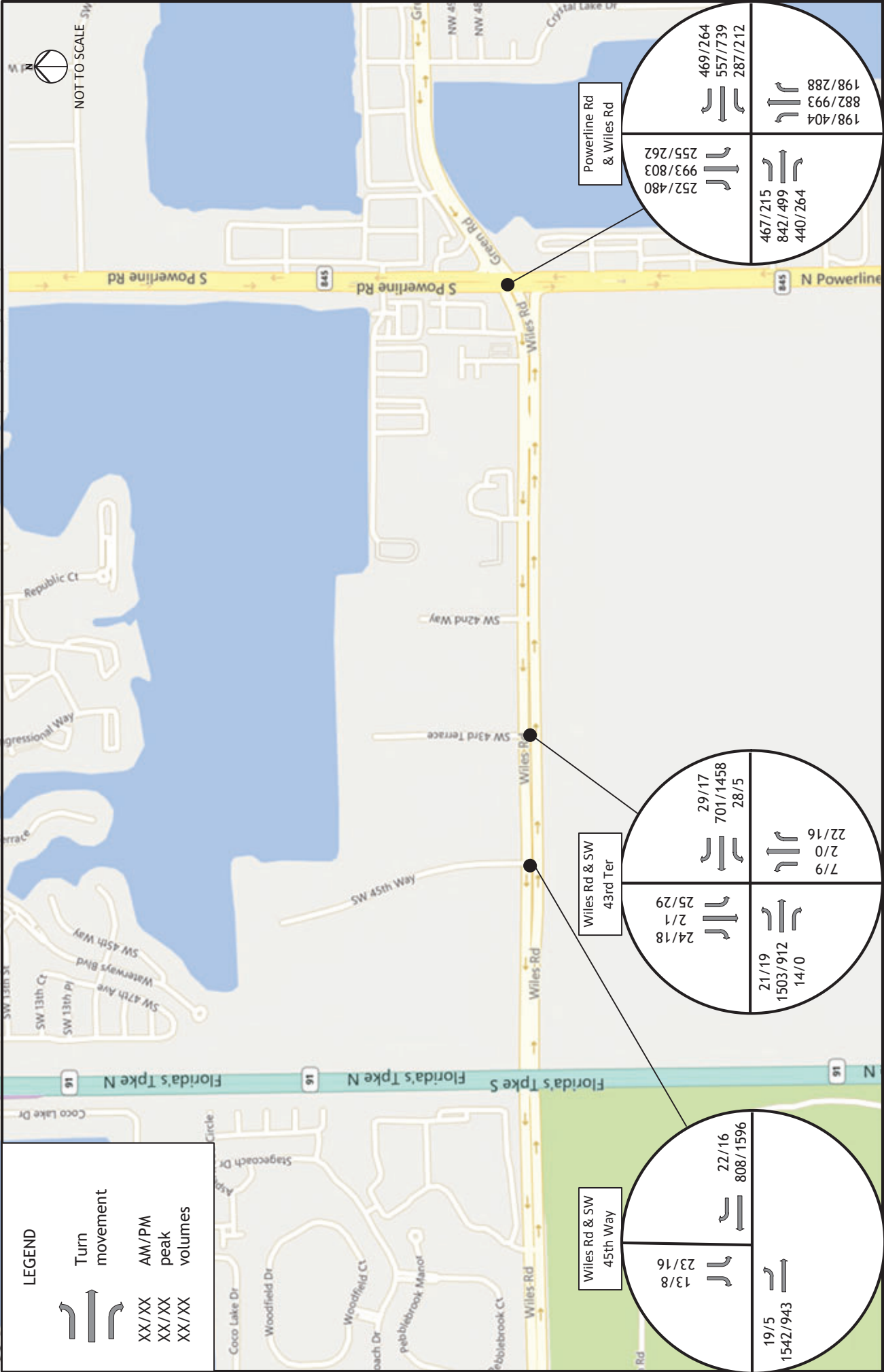
Powerline Road & Wiles Road/Green Road is signalized with protected phasing for all left turns. The eastbound and westbound approaches both have dual left-turn lanes, two through lanes, and channelized right-turn lanes under yield control. The northbound and southbound approaches both consist of dual left-turn lanes, two through lanes, and a shared through-right lane.

C. Traffic Volumes

Traffic data collection for study area intersections was performed on March 7, 2024, but traffic volumes for Powerline Road & Wiles Road were collected on April 6, 2022. **Figure 3** displays existing traffic volumes. These volumes can be found in the Appendix.

The most recent Average Annual Daily Traffic (AADT) volumes were retrieved from the FDOT Planning Office website.

FDOT produces Peak Season Correction Factors (PSCF) to account for seasonal variations in traffic volumes. The PSCF for the week of March 6th in the east side of Broward County is 0.97. The PSCF is not applied to this analysis.



Existing Traffic Volumes

Figure 3

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 19 March 2024

III. Methodology

A. Base Assumptions

Intersection capacity analysis was conducted using Synchro v11.0. Trip generation was calculated using the 11th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Right-turn and left-turn lanes were examined using the National Cooperative Highway Research Program (NCHRP) Report No. 279 *Intersection Channelization Design Guide*. Signal timing was received from Broward County.

B. Background Growth

The average annual background growth rate is calculated using historical AADT volumes. Table 3.1 shows historical AADTs in the area.

Table 3.1 - Study Area Background Growth				
Roadway	2018	2023	increase	annual growth
	AADT	AADT		
Green Road east of Powerline	27,000	25,000	-7.4%	-1.5%
Powerline Road north of Wiles	39,500	36,500	-7.6%	-1.5%
Wiles Road east of Lyons	30,000	27,500	-8.3%	-1.7%

Background growth is negative in the area. After discussion with the city's traffic consultant, this analysis uses 1% per year compounding to estimate background growth for future conditions. No Build 2026 volumes are shown in Figure 4.

C. Trip Generation

The development is proposed to consist of two speculative industrial shell buildings totaling 433,671 square feet.

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development.

Table 3.2 contains the summary of the land uses and sizes used for trip generation estimates.

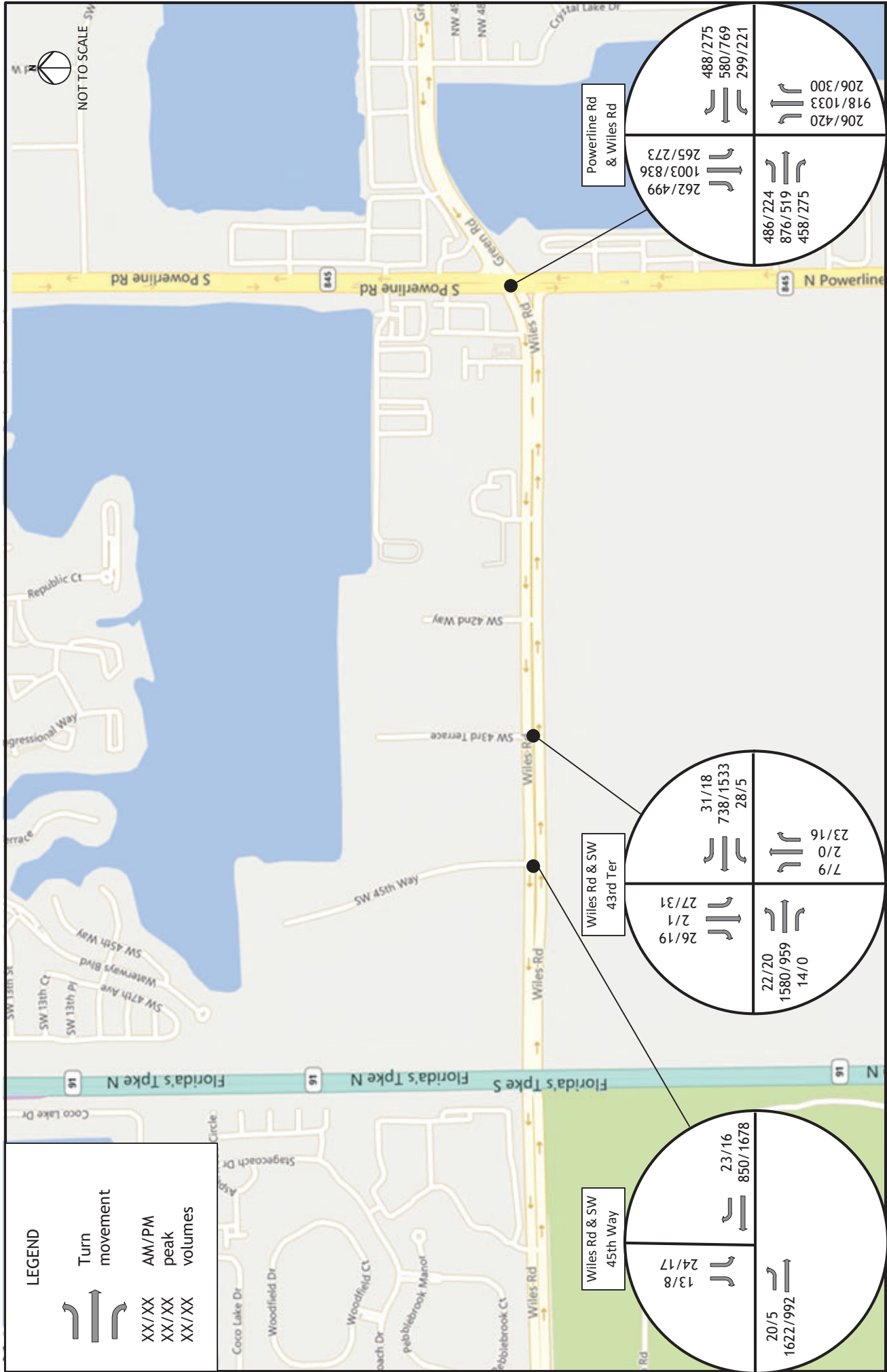
Table 3.2 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Warehousing	150	433	Th.Sq.Ft. GFA	724	59	17	22	57

D. Trip Distribution

Trips for this proposed development were assigned to the surrounding roadway network based on discussion with the City's transportation consultant. The proposed trip distribution for this project is:

- 20% to/from the east on Green Road
- 40% to/from the west on Wiles Road
- 20% to/from the north on Powerline Road
- 20% to/from the south on Powerline Road

Site trips are shown in **Figure 5**. Full Build 2026 volumes are shown in **Figure 6**.

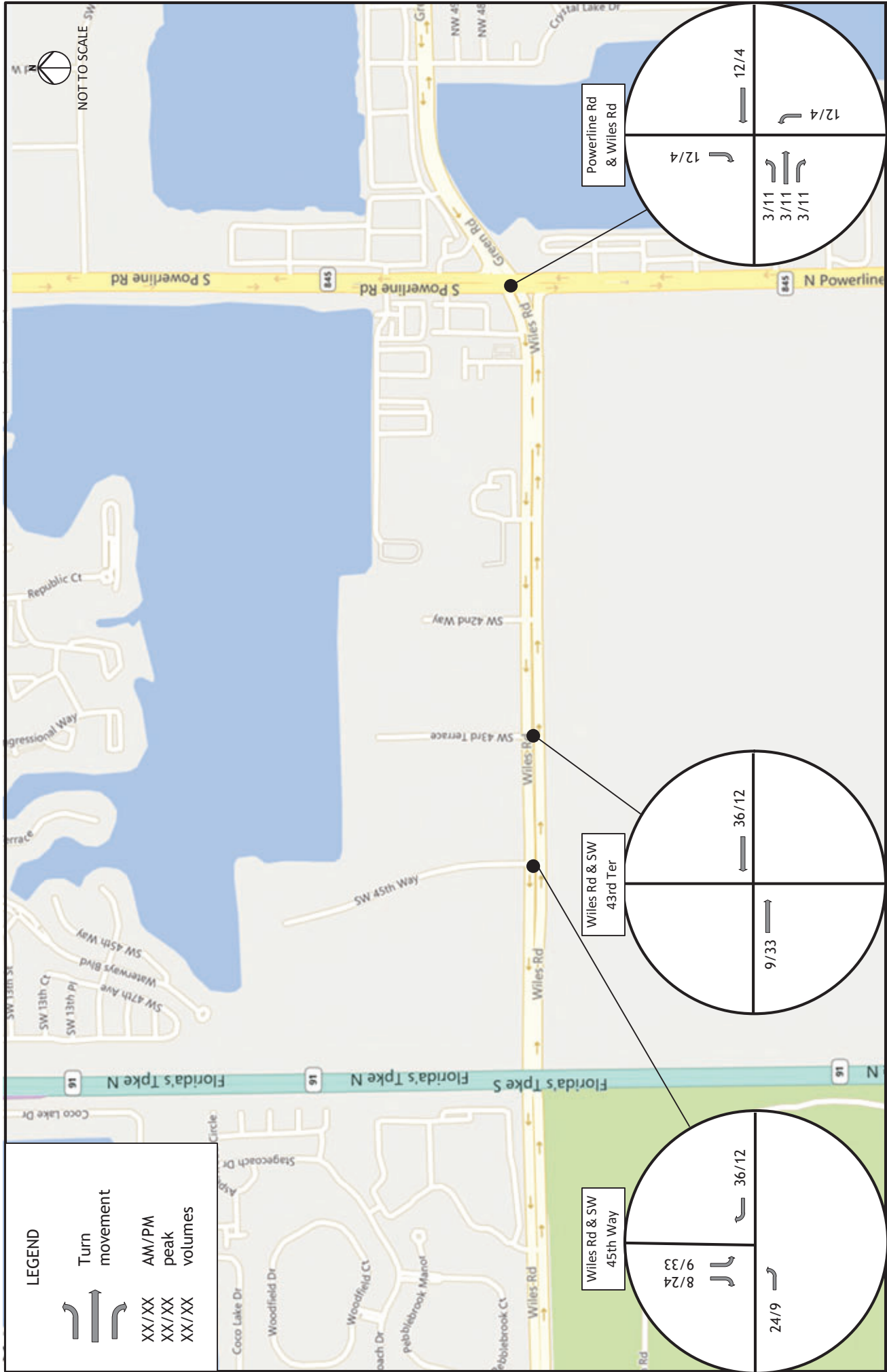


No Build 2026 Volumes

Figure 4

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 3 April 2025



Site Trips

Figure 5

Industrial on 45th - Deerfield Beach - Mancini Holdings

Date: 3 April 2025

IV. Capacity Analysis

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes the term "level of service" (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 4.1 shows the control delay per vehicle associated with LOS A through F for signalized and unsignalized intersections.

Table 4.1 - Highway Capacity Manual Levels of Service and Control Delay			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay per Vehicle (sec)	Level of Service	Control Delay per Vehicle (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

A. Wiles Road & SW 45th Way

Wiles Road & NW 45th Way is unsignalized. The eastbound approach has one left-turn lane, one through lane, and a shared through-right lane. The westbound approach consists of a left-turn lane, three through lanes, and a right-turn lane. The southbound approach consists of a single lane. The south leg of the intersection is an unused connection to the Monarch Hill landfill.

Table 4.2 shows the current LOS, control delay, and 95th percentile queue length for existing conditions.

Table 4.2 - LOS, Delay, and Queue - 2024 Ex						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		C	
LOS	9.0				23.4	
Q(ft)	3				15	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.1				15.6	
Q(ft)	0				5	

Table 4.3 shows the expected LOS, control delay, and 95th percentile queue length for No Build 2026 conditions.

Table 4.3 - LOS, Delay, and Queue - 2026 No Bld						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		D	
LOS	9.2				25.6	
Q(ft)	3				18	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.3				16.4	
Q(ft)	0				5	

Table 4.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2026 conditions.

Table 4.4 - LOS, Delay, and Queue - 2026 Full Bld						
Wiles Rd & SW 45th Way						
AM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	A	Free	Free		D	
LOS	9.6				29.8	
Q(ft)	5				28	
PM	Eastbound		Westbound		Southbound	
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Delay (s)	B	Free	Free		C	
LOS	11.4				18.8	
Q(ft)	0				23	

The queue for eastbound left turns in the Full Build scenario is five feet or less than one vehicle. The existing left turn lane is approximately 430 feet and is sufficient to accommodate the expected queue plus deceleration.

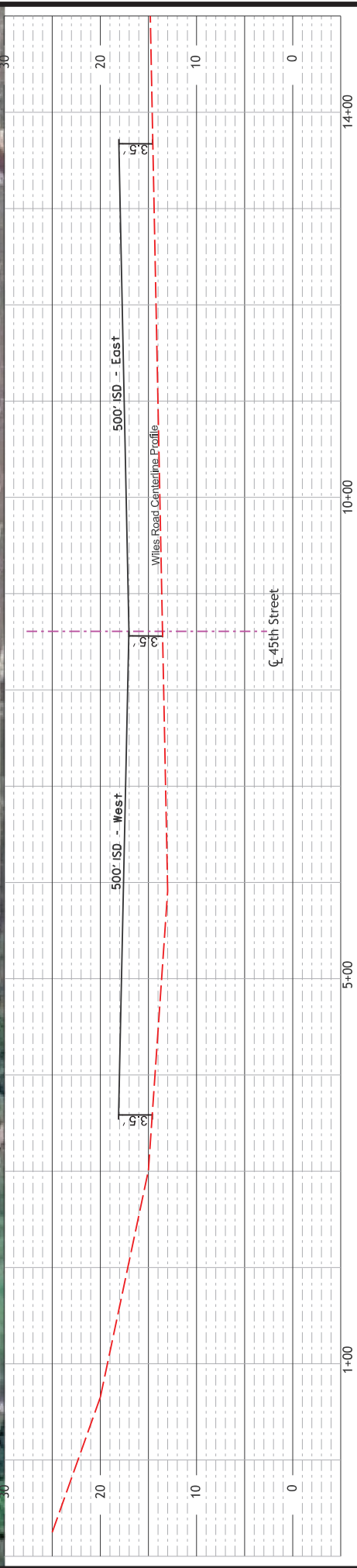
B. Intersection Sight Distance

The table below shows required ISD for posted speeds based on AASHTO Greenbook standards.

Speed (mph)	Stopping Sight Distance (ft.)	Design Intersection Sight Distance (ft.)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720

Source: *A Policy on Geometric Design of Highway and Streets*, 5th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2004.

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance. See **Figure 7**.



C. Wiles Road & SW 43rd Terrace

Wiles Road & NW 43rd Terrace is signalized with protected-permitted phasing for all left turns. The eastbound and westbound approaches consist of a left-turn lane, two through lanes, and a right-turn lane. The northbound approach has a left-turn lane, one through lane, and a channelized right-turn lane with added lane onto Wiles Road. The southbound approach consists of a shared left-through lane and a right-turn lane.

Table 4.5 shows the current LOS, control delay, for existing conditions.

Table 4.5 - Intersection LOS, Delay, and Queue by Movement - 2024 Existing												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	19.7	51.8	20.8	70.9	7.3	20.7	53.8	53	5.4	266.9		62
LOS	B	D	C	E	A	C	D	D	D	F		E
Overall	D (40.6)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	35.4	27	0	11.9	23.1	20.6	53.4	0	53.1	241.6		61.6
LOS	D	C	A	B	C	C	D	A	D	F		E
Overall	C (27.8)											

Analysis shows that the intersection operates at LOS D and C overall in the AM and PM peaks, but the southbound approach currently experiences LOS F in both peak hours.

Table 4.6 shows the expected LOS, control delay, for No Build 2026 conditions.

Table 4.6 - Intersection LOS, Delay, and Queue by Movement - 2026 No Build												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	19.9	63.0	20.8	78.4	7.5	20.8	53.8	53	53.4	274.7		62.1
LOS	B	E	C	E	A	C	D	D	D	F		E
Overall	D (49.9)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	38.6	27.7	0	12.8	26.4	20.7	53.4	0	53.1	262.5		61.6
LOS	D	C	A	B	C	C	D	A	D	F		E
Overall	C (30.3)											

Table 4.7 shows the expected LOS, control delay, for Full Build 2026 conditions.

Table 4.7 - Intersection LOS, Delay, and Queue by Movement - 2026 Full Build												
Wiles Rd & SW 43rd Ter												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	20.2	64.4	20.8	77.5	7.8	20.8	53.8	53	53.4	274.7	62.1	
LOS	C	E	C	E	A	C	D	D	D	F	E	
Overall	D (48.4)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	39	28.2	0	12.7	26.8	20.7	53.4	0	53.1	262.5	61.6	
LOS	D	C	A	B	C	C	D	A	D	F	E	
Overall	C (30.6)											

Analysis shows that the intersection is slightly affected by development trips.

D. Powerline Road & Wiles Road/Green Road

Powerline Road & Wiles Road/Green Road is signalized with protected phasing for all left turns. The eastbound and westbound approaches both have dual left-turn lanes, two through lanes, and channelized right-turn lanes under yield control. The northbound and southbound approaches both consist of dual left-turn lanes, two through lanes, and a shared through-right lane.

Table 4.8 shows the current LOS, control delay, for existing conditions.

Table 4.8 - Intersection LOS, Delay, and Queue by Movement - 2024 Existing												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	118	96.4	0	81.6	65.5	0	90.2	41	39.1	90.2	41.1	40.6
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (67.3)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.6	68.1	0	78.5	75.2	0	179	37.1	38.3	88.6	36.8	55.4
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (66.0)											

Analysis shows that the intersection currently operates at LOS E in the peak hours, with some movements experiencing LOS F.

Table 4.9 shows the expected LOS, control delay, for No Build 2026 conditions.

Table 4.9 - Intersection LOS, Delay, and Queue by Movement - 2026 No Build												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	130	108	0	82.3	66.2	0	91.4	42.4	40.4	91.3	42.5	42
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (71.4)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.4	68	0	78.3	77.4	0	197	39	40.4	89.7	38.2	61.6
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (69.2)											

Table 4.10 shows the expected LOS, control delay, for Full Build 2026 conditions.

Table 4.10 - Intersection LOS, Delay, and Queue by Movement - 2026 Full Build												
Powerline Rd & Wiles Rd												
AM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	133.1	109	0	82.3	67.6	0	93	42.4	40.4	91.3	43.1	43.2
LOS	F	F	A	F	E	A	F	D	D	F	D	D
Overall	E (72.2)											
PM	Eastbound			Westbound			Northbound			Southbound		
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay (s)	81.6	67.8	0	78.3	77.7	0	202	39.6	41	89.7	38.7	64.2
LOS	F	E	A	E	E	A	F	D	D	F	D	E
Overall	E (70.3)											

Analysis shows that the intersection is slightly affected by the development.

VI. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the industrial development on SW 45th Way in Deerfield Beach, Florida.

The City of Deerfield Beach required this analysis as part of development review.

Trip Generation

The proposed new development is expected to generate 815 daily trips, with 65 entering trips and 19 exiting trips in the AM peak hour, and 25 entering and 63 exiting trips in the PM peak hour.

Sight Distance

An ISD analysis shows that the intersection of Wiles Road & SW 45th Way does not have sight distance issues. Wiles Road has a posted speed limit of 45 mph, which requires an ISD of 500 feet. The crest vertical curve over the Turnpike is beyond the required sight distance.

Traffic Impacts

Wiles Road & SW 45th Way

Analysis shows that the southbound approach currently sees LOS C in the PM peak hour. These delays are slightly increased by the addition of development traffic. Mitigation for this deficiency would consist of constructing a southbound right-turn lane.

Wiles Road & SW 43rd Terrace

Analysis shows that the southbound approach currently experiences LOS F in both peak hours. The intersection is slightly impacted by development trips.

Powerline Road & Wiles Road/Green Road

Analysis shows that some individual movements currently see LOS F in both peak hours. The intersection is slightly impacted by development trips.

Wiles Road & SW 45th Way (Full Build 2026)

- Construct a southbound right-turn lane with 150 feet for queue storage.
- This is conditional to approval.

Appendix

Background Information

Traffic Volumes

Trip Generation

Signal Timing

Capacity Analysis

BACKGROUND INFORMATION

Scott Israelson

From: Bryan Kelley <bryan@simmonsandwhite.com>
Sent: Monday, February 26, 2024 09:44
To: Scott Israelson; Christopher Suneson; Rafaela Thermidor; Daniel Mantell
Cc: Marcello Mancini; David Wright
Subject: RE: 21076 - IIP 1 & 2 - Meeting Follow Up

Scott,
Looks good. I have a few comments/notes in red below.

Trip Generation using 11th Edition, I will double check what was used during the trip gen statement.

AM and PM peak hour turning counts occurring Tuesday-Thursday. Powerline & Wiles data already provided from previous study, we will increase those volumes using two years of background growth to estimate current 2024 counts.

Signal timing is provided in the previous study, but it would be great to have a current contact at the County for future projects.

Jiamin Li (Carmen), P.E.
Broward County Public Works/Traffic Engineering Division
2300 W. Commercial Blvd, Fort Lauderdale, FL 33309
Office: 954-847-2600
jili@broward.org

Intersections -

Wiles & 45th
Wiles & 43rd
Powerline & Wiles

Trip Distribution at access:

60% to/from the east
40% to/from the west
I am good with this as it was initial thought but open to change if warranted.

At Powerline (please let me know your thoughts):
10% to/from the east
25% to/from the north
25% to/from the south

Let's go 20% for each direction.

Background traffic using historic AADT in area

Analysis using Synchro 11 - existing conditions and Full Build 2026.
Also include a 2026 background conditions without the project traffic. Use the HCM 6th edition results from synchro.

Sight distance analysis to the west using ASHTTO ISD/SSD and identify if any deficiencies.

Bryan G. Kelley, P.E.
Senior Traffic Engineer



O: 561.478.7848 x112 | C: 561.371.2285
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

simmonsandwhite.com

From: Scott Israelson <scott@traffic-impact.com>

Sent: Friday, February 23, 2024 4:01 PM

To: Bryan Kelley <bryan@simmonsandwhite.com>; Christopher Suneson <csuneson@deerfield-beach.com>; Rafaela Thermidor <rthermidor@deerfield-beach.com>; Daniel Mantell <dmantell@deerfield-beach.com>

Cc: Marcello Mancini <mmancini@mancinigroup.com>; David Wright <dave@traffic-impact.com>

Subject: RE: 21076 - IIP 1 & 2 - Meeting Follow Up

You don't often get email from scott@traffic-impact.com. [Learn why this is important](#)

Thank you Bryan, it was great meeting you and the team at the City. Here is our proposed methodology:

Trip Generation using 11th Edition, I will double check what was used during the trip gen statement.

AM and PM peak hour turning counts occurring Tuesday-Thursday. Powerline & Wiles data already provided from previous study, we will increase those volumes using two years of background growth to estimate current 2024 counts.

Signal timing is provided in the previous study, but it would be great to have a current contact at the County for future projects.

Intersections -

Wiles & 45th
Wiles & 43rd
Powerline & Wiles

Trip Distribution at access:

60% to/from the east
40% to/from the west

At Powerline (please let me know your thoughts):

10% to/from the east
25% to/from the north
25% to/from the south

Background traffic using historic AADT in area

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0167 - SR 845 / POWERLINE RD - S OF SW 10 ST/DEERFIELD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2023	36500 F	N 20000	S 16500	9.00	57.90	9.00
2022	35500 C	N 19500	S 16000	9.00	57.00	9.00
2021	31000 C	N 16500	S 14500	9.00	53.80	9.00
2020	36000 F	N 19000	S 17000	9.00	53.90	7.50
2019	38000 C	N 20000	S 18000	9.00	54.60	7.50
2018	39500 C	N 20000	S 19500	9.00	54.50	7.50
2017	38500 C	N 20000	S 18500	9.00	51.90	6.50
2016	38000 C	N 19500	S 18500	9.00	54.10	6.50
2015	34500 C	N 18000	S 16500	9.00	54.00	6.50
2014	37000 C	N 19000	S 18000	9.00	54.20	6.30
2013	35500 C	N 18000	S 17500	9.00	53.60	6.30
2012	36500 C	N 18500	S 18000	9.00	52.20	5.80
2011	35000 C	N 18000	S 17000	9.00	52.50	5.80
2010	33000 C	N 17000	S 16000	8.35	52.69	5.80
2009	30500 C	N 15500	S 15000	8.53	53.89	6.30
2008	41000 C	N 20500	S 20500	8.81	54.16	6.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9225 - GREEN ROAD, E OF POWERLINE ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	19400 S	E 9600	W 9800	9.00	57.00	5.40
2021	19600 F	E 9700	W 9900	9.00	53.80	14.30
2020	19800 C	E 9800	W 10000	9.00	53.90	8.80
2019	27000 T	E 14000	W 13000	9.00	54.60	5.50
2018	27000 S	E 14000	W 13000	9.00	54.50	6.00
2017	27000 F	E 14000	W 13000	9.00	51.90	6.20
2016	27000 C	E 14000	W 13000	9.00	54.10	2.90
2015	19000 V	0	0	9.00	54.00	3.40
2014	18500 R	0	0	9.00	54.20	7.40
2013	18500 T	0	0	9.00	53.60	7.60
2012	18500 S	0	0	9.00	52.20	5.90
2011	18500 F	0	0	9.00	52.50	6.30
2010	18500 C	E 8800	W 9700	8.35	52.69	9.30
2009	12900 F	E 6200	W 6700	8.53	53.89	5.30
2008	13300 C	E 6400	W 6900	8.81	54.16	6.50
2007	15900 C	E 7700	W 8200	8.63	55.75	4.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9694 - WILES ROAD, E OF LYONS

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2023	27500 C	E 14000	W 13500	9.00	57.90	3.00
2022	21500 S	E 10500	W 11000	9.00	57.00	5.40
2021	21500 F	E 10500	W 11000	9.00	53.80	14.30
2020	21500 C	E 10500	W 11000	9.00	53.90	8.80
2019	30000 R	E 14500	W 15500	9.00	54.60	5.50
2018	30000 T	E 14500	W 15500	9.00	54.50	6.00
2017	30000 S	E 14500	W 15500	9.00	51.90	6.20
2016	30000 F	E 14500	W 15500	9.00	54.10	2.90
2015	30000 C	E 14500	W 15500	9.00	54.00	3.40
2014	23500 T	E 11500	W 12000	9.00	54.20	7.40
2013	23500 S	E 11500	W 12000	9.00	53.60	7.60
2012	23500 F	E 11500	W 12000	9.00	52.20	5.90
2011	23500 C	E 11500	W 12000	9.00	52.50	6.30
2010	7500 F	E 3600	W 3900	8.35	52.69	9.30
2009	7500 C	E 3600	W 3900	8.53	53.89	5.30
2008	7800 C	E 4100	W 3700	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC VOLUMES

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

WILES ROAD/GREEN ROAD & POWERLINE ROAD
POMPANO BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED, INCLUDES FREE FLOW RIGHTS

File Name : wiles & powerline
Site Code : 220065
Start Date : 4/6/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	POWERLINE ROAD From North				GREEN ROAD From East				POWERLINE ROAD From South				WILES ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	1	25	162	65	3	45	117	100	0	50	199	42	0	80	126	87	1102
07:15 AM	3	44	204	76	2	46	155	129	1	58	188	30	0	93	187	93	1309
07:30 AM	4	52	243	70	1	64	154	151	5	46	237	38	0	112	178	77	1432
07:45 AM	1	65	265	67	2	94	135	112	1	46	227	54	0	152	205	115	1541
Total	9	186	874	278	8	249	561	492	7	200	851	164	0	437	696	372	5384
08:00 AM	9	66	270	50	1	57	136	104	2	48	211	46	0	96	222	139	1457
08:15 AM	2	56	215	65	5	63	132	102	2	48	207	60	0	107	237	109	1410
08:30 AM	4	55	269	45	1	53	102	82	0	44	259	51	0	87	199	107	1358
08:45 AM	5	52	233	51	1	54	106	87	2	40	206	41	0	81	206	106	1271
Total	20	229	987	211	8	227	476	375	6	180	883	198	0	371	864	461	5496
04:00 PM	0	45	222	80	0	51	150	51	3	83	219	52	0	48	134	67	1205
04:15 PM	3	55	194	75	1	43	167	51	5	79	204	59	0	39	122	69	1166
04:30 PM	6	59	212	95	1	65	132	64	3	92	276	61	0	50	113	77	1306
04:45 PM	6	73	193	89	0	65	166	62	1	98	240	54	0	46	113	76	1282
Total	15	232	821	339	2	224	615	228	12	352	939	226	0	183	482	289	4959
05:00 PM	3	44	200	151	0	44	149	68	2	82	253	76	1	48	112	74	1307
05:15 PM	6	62	230	112	1	48	200	66	0	93	256	87	0	39	147	64	1411
05:30 PM	8	75	160	124	1	61	224	68	3	111	210	70	0	66	139	65	1385
05:45 PM	4	60	213	93	4	53	166	62	1	112	274	55	0	61	101	61	1320
Total	21	241	803	480	6	206	739	264	6	398	993	288	1	214	499	264	5423
Grand Total	65	888	3485	1308	24	906	2391	1359	31	1130	3666	876	1	1205	2541	1386	21262
Apprch %	1.1	15.5	60.7	22.8	0.5	19.4	51.1	29	0.5	19.8	64.3	15.4	0	23.5	49.5	27	
Total %	0.3	4.2	16.4	6.2	0.1	4.3	11.2	6.4	0.1	5.3	17.2	4.1	0	5.7	12	6.5	
LIGHT VEHICLES	63	872	3341	1253	24	863	2320	1340	28	996	3497	845	1	1126	2493	1177	20239
% LIGHT VEHICLES	96.9	98.2	95.9	95.8	100	95.3	97	98.6	90.3	88.1	95.4	96.5	100	93.4	98.1	84.9	95.2
HEAVY VEHICLES	2	16	144	55	0	43	71	19	3	134	169	31	0	79	48	209	1023
% HEAVY VEHICLES	3.1	1.8	4.1	4.2	0	4.7	3	1.4	9.7	11.9	4.6	3.5	0	6.6	1.9	15.1	4.8

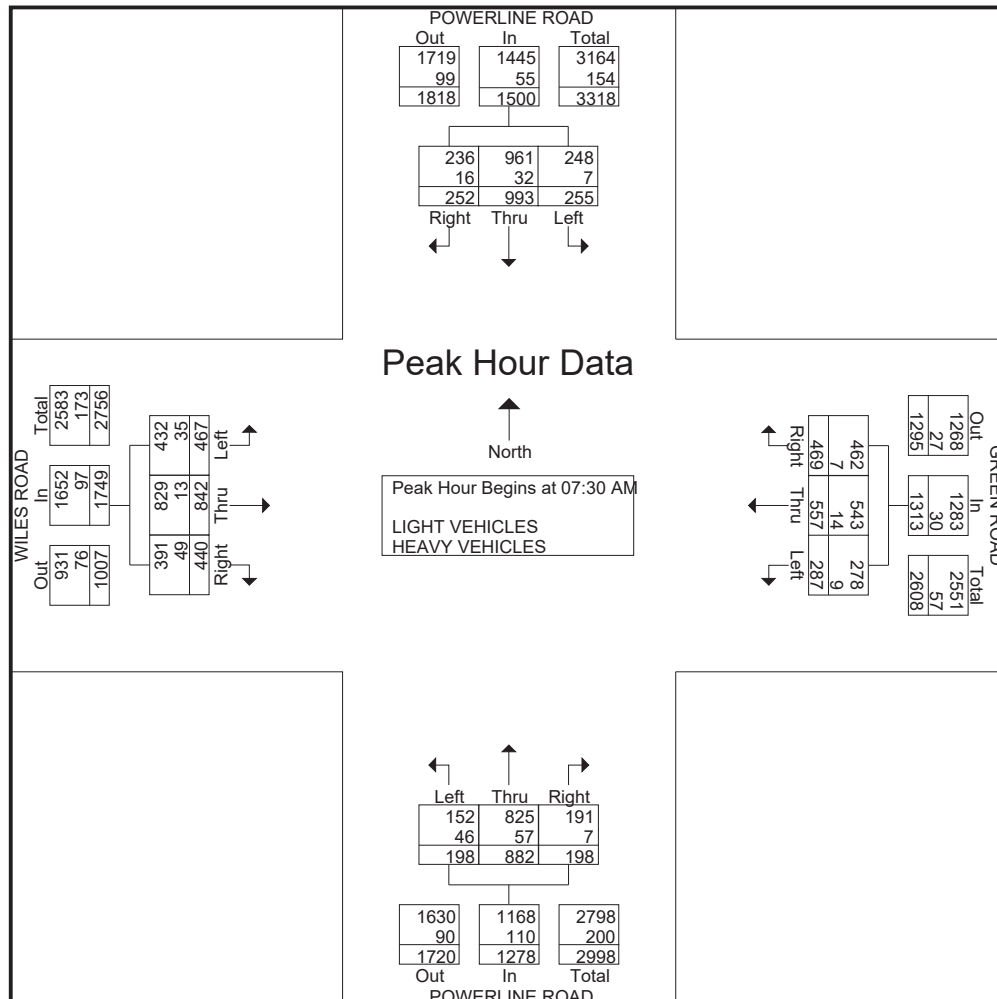
Traffic Survey Specialists, Inc.

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Phone (561) 272-3255

WILES ROAD/GREEN ROAD & POWERLINE ROAD
POMPANO BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED, INCLUDES FREE FLOW RIGHTS

File Name : wiles & powerline
Site Code : 220065
Start Date : 4/6/2022
Page No : 2

	POWERLINE ROAD From North					GREEN ROAD From East					POWERLINE ROAD From South					WILES ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	4	52	243	70	369	1	64	154	151	370	5	46	237	38	326	0	112	178	77	367	1432
07:45 AM	1	65	265	67	398	2	94	135	112	343	1	46	227	54	328	0	152	205	115	472	1541
08:00 AM	9	66	270	50	395	1	57	136	104	298	2	48	211	46	307	0	96	222	139	457	1457
08:15 AM	2	56	215	65	338	5	63	132	102	302	2	48	207	60	317	0	107	237	109	453	1410
Total Volume	16	239	993	252	1500	9	278	557	469	1313	10	188	882	198	1278	0	467	842	440	1749	5840
% App. Total	1.1	15.9	66.2	16.8		0.7	21.2	42.4	35.7		0.8	14.7	69	15.5		0	26.7	48.1	25.2		
PHF	.444	.905	.919	.900	.942	.450	.739	.904	.776	.887	.500	.979	.930	.825	.974	.000	.768	.888	.791	.926	.947
LIGHT VEHICLES																					
% LIGHT VEHICLES	93.8	97.5	96.8	93.7	96.3	100	96.8	97.5	98.5	97.7	90.0	76.1	93.5	96.5	91.4	0	92.5	98.5	88.9	94.5	95.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	6.3	2.5	3.2	6.3	3.7	0	3.2	2.5	1.5	2.3	10.0	23.9	6.5	3.5	8.6	0	7.5	1.5	11.1	5.5	5.0



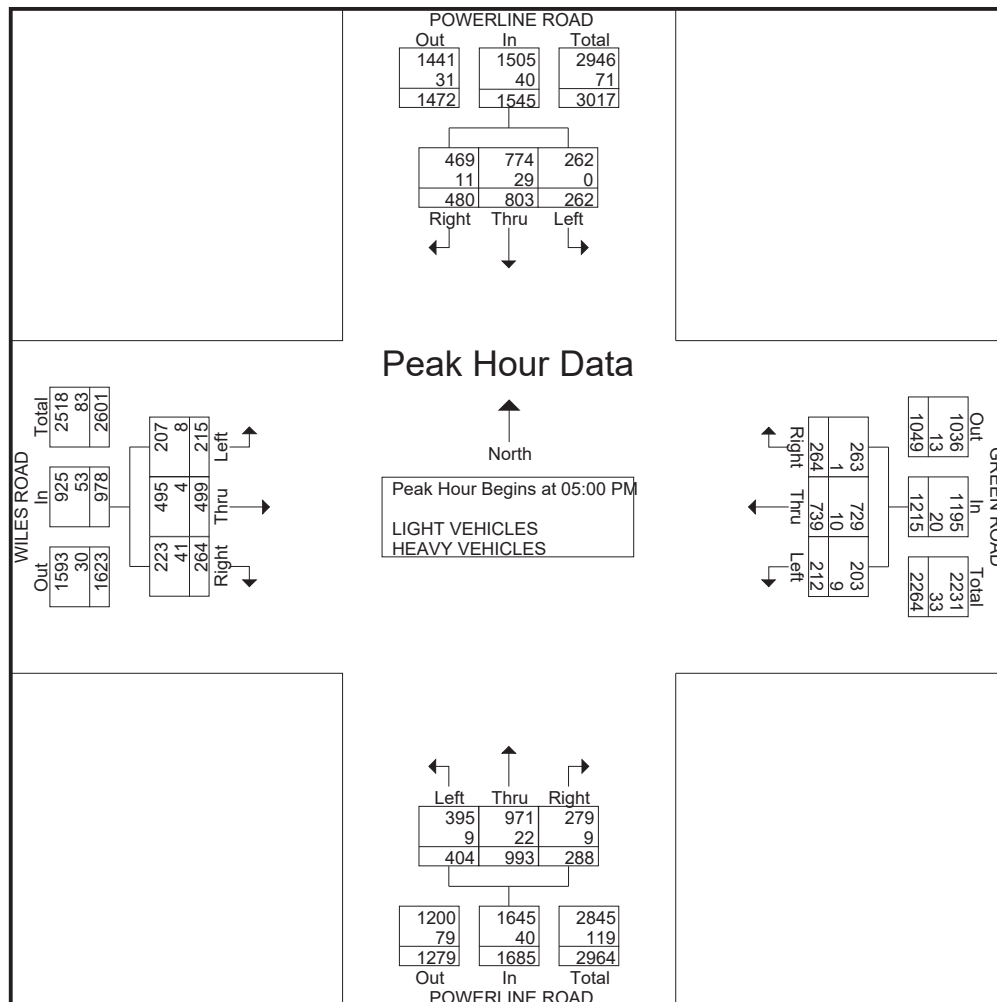
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WILES ROAD/GREEN ROAD & POWERLINE ROAD
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SIGNALIZED, INCLUDES FREE FLOW RIGHTS

File Name : wiles & powerline
Site Code : 220065
Start Date : 4/6/2022
Page No : 3

	POWERLINE ROAD From North					GREEN ROAD From East					POWERLINE ROAD From South					WILES ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	3	44	200	151	398	0	44	149	68	261	2	82	253	76	413	1	48	112	74	235	1307
05:15 PM	6	62	230	112	410	1	48	200	66	315	0	93	256	87	436	0	39	147	64	250	1411
05:30 PM	8	75	160	124	367	1	61	224	68	354	3	111	210	70	394	0	66	139	65	270	1385
05:45 PM	4	60	213	93	370	4	53	166	62	285	1	112	274	55	442	0	61	101	61	223	1320
Total Volume	21	241	803	480	1545	6	206	739	264	1215	6	398	993	288	1685	1	214	499	264	978	5423
% App. Total	1.4	15.6	52	31.1		0.5	17	60.8	21.7		0.4	23.6	58.9	17.1		0.1	21.9	51	27		
PHF	.656	.803	.873	.795	.942	.375	.844	.825	.971	.858	.500	.888	.906	.828	.953	.250	.811	.849	.892	.906	.961
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	96.4	97.7	97.4	100	95.6	98.6	99.6	98.4	100	97.7	97.8	96.9	97.6	100	96.3	99.2	84.5	94.6	97.2
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	3.6	2.3	2.6	0	4.4	1.4	0.4	1.6	0	2.3	2.2	3.1	2.4	0	3.7	0.8	15.5	5.4	2.8



Turn Count Summary

Location: Wiles Rd & SW 43rd Ter

GPS N = 26.288579, W = 80.161796

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 70

Peak AM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	4	0	4	5	187	13	0	0	6	8	269	6	502
07:15	8	0	4	7	180	6	4	0	6	6	342	4	567
07:30	6	0	6	6	199	5	1	1	5	8	421	2	660
07:45	5	1	5	9	173	10	0	1	3	6	423	4	640
08:00	7	1	10	5	171	9	2	0	9	2	363	4	583
08:15	2	0	2	8	172	7	0	1	9	6	357	2	566
08:30	6	0	4	5	167	6	0	1	7	3	319	2	520
08:45	8	0	5	8	173	9	0	1	8	5	255	6	478

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	1	0	1	1	175	5	0	0	0	5	258	3	449
07:15	1	0	0	2	170	2	0	0	0	2	330	1	508
07:30	1	0	1	1	189	5	0	0	1	2	388	0	588
07:45	4	0	0	2	161	5	0	0	1	1	405	0	579
08:00	4	0	2	3	160	6	0	0	1	1	352	0	529
08:15	1	0	0	3	163	4	0	0	1	1	336	1	510
08:30	1	0	0	1	159	2	0	0	0	0	315	0	478
08:45	4	0	0	3	161	1	0	1	2	2	249	0	423

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	3	0	3	4	12	8	0	0	6	3	11	3	53
07:15	7	0	4	5	10	4	4	0	6	4	12	3	59
07:30	5	0	5	5	10	0	1	1	4	6	33	2	72
07:45	1	1	5	7	12	5	0	1	2	5	18	4	61
08:00	3	1	8	2	11	3	2	0	8	1	11	4	54
08:15	1	0	2	5	9	3	0	1	8	5	21	1	56
08:30	5	0	4	4	8	4	0	1	7	3	4	2	42
08:45	4	0	5	5	12	8	0	0	6	3	6	6	55

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	26	2	25	27	723	30	7	2	23	22	1549	14	2450
Pk 15 min	6	0	6	6	199	5	1	1	5	8	421	2	660
PHF													0.93

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	10	0	3	8	680	18	0	0	3	6	1475	1	2204
Truck	16	2	22	19	43	12	7	2	20	16	74	13	246
HV %age	62%	100%	88%	70%	6%	40%	100%	100%	87%	73%	5%	93%	

Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
07:00													0
07:15													0
07:30													0
07:45													0
08:00													0
08:15													0
08:30													0
08:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 81

Peak PM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	11	0	7	0	272	4	3	0	7	5	219	0	528
16:15	3	0	7	0	258	2	1	0	10	1	215	0	497
16:30	5	0	7	1	239	3	2	0	1	2	231	0	491
16:45	7	0	6	3	350	2	0	0	3	2	197	0	570
17:00	7	0	8	1	393	6	2	0	1	7	261	0	686
17:15	11	0	7	3	371	3	1	0	0	8	239	0	643
17:30	5	1	2	0	364	3	5	0	6	2	239	0	627
17:45	7	0	2	1	375	6	1	0	9	3	201	0	605

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	7	0	5	0	261	2	2	0	3	2	209	0	491
16:15	2	0	3	0	252	1	1	0	6	1	207	0	473
16:30	4	0	7	0	234	0	2	0	1	0	220	0	468
16:45	3	0	4	3	338	1	0	0	2	0	190	0	541
17:00	4	0	7	0	389	1	2	0	1	2	253	0	659
17:15	9	0	3	1	361	1	1	0	0	0	232	0	608
17:30	1	1	1	0	353	1	3	0	5	0	232	0	597
17:45	1	0	1	0	372	3	1	0	1	1	200	0	580

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	4	0	2	0	11	2	1	0	4	3	10	0	37
16:15	1	0	4	0	6	1	0	0	4	0	8	0	24
16:30	1	0	0	1	5	3	0	0	0	2	11	0	23
16:45	4	0	2	0	12	1	0	0	1	2	7	0	29
17:00	3	0	1	1	4	5	0	0	0	5	8	0	27
17:15	2	0	4	2	10	2	0	0	0	8	7	0	35
17:30	4	0	1	0	11	2	2	0	1	2	7	0	30
17:45	6	0	1	1	3	3	0	0	8	2	1	0	25

Intersection Peak Hour

17:00 to 18:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	30	1	19	5	1503	18	9	0	16	20	940	0	2561
Pk 15 min	7	0	8	1	393	6	2	0	1	7	261	0	686
PHF													0.93

Peak Hour Vehicle Summary

17:00 to 18:00	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	15	1	12	1	1475	6	7	0	7	3	917	0	2444
Truck	15	0	7	4	28	12	2	0	9	17	23	0	117
HV %age	50%	0%	37%	80%	2%	67%	22%	#DIV/0!	56%	85%	2%	#DIV/0!	

Peak Hour Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
16:00													0
16:15													0
16:30													0
16:45													0
17:00													0
17:15													0
17:30													0
17:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 70

Peak AM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	7	0	11	0	164	7	0	0	0	9	273	0	471
07:15	5	0	5	0	226	10	0	0	0	7	372	0	625
07:30	5	0	7	0	233	6	0	0	0	4	414	0	669
07:45	9	0	0	0	172	2	0	0	0	3	415	0	601
08:00	5	0	1	0	202	5	0	0	0	6	389	0	608
08:15	7	0	7	0	186	3	0	0	0	1	345	0	549
08:30	7	0	1	0	169	1	0	0	0	5	328	0	511
08:45	0	0	0	0	193	1	0	0	0	1	281	0	476

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	1	0	4	0	150	7	0	0	0	9	261	0	432
07:15	2	0	1	0	213	9	0	0	0	7	356	0	588
07:30	2	0	0	0	212	6	0	0	0	4	375	0	599
07:45	3	0	0	0	155	2	0	0	0	3	394	0	557
08:00	2	0	0	0	182	5	0	0	0	5	376	0	570
08:15	2	0	2	0	173	2	0	0	0	1	324	0	504
08:30	5	0	0	0	154	1	0	0	0	4	320	0	484
08:45	0	0	0	0	177	0	0	0	0	1	267	0	445

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	6	0	7	0	14	0	0	0	0	0	12	0	39
07:15	3	0	4	0	13	1	0	0	0	0	16	0	37
07:30	3	0	7	0	21	0	0	0	0	0	39	0	70
07:45	6	0	0	0	17	0	0	0	0	0	21	0	44
08:00	3	0	1	0	20	0	0	0	0	1	13	0	38
08:15	5	0	5	0	13	1	0	0	0	0	21	0	45
08:30	2	0	1	0	15	0	0	0	0	1	8	0	27
08:45	0	0	0	0	16	1	0	0	0	0	14	0	31

Intersection Peak Hour

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	24	0	13	0	833	23	0	0	0	20	1590	0	2503
Pk 15 min	5	0	7	0	233	6	0	0	0	4	414	0	669
PHF													0.94

Peak Hour Vehicle Summary

7:15 to 8:15	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	9	0	1	0	762	22	0	0	0	19	1501	0	2314
Truck	15	0	12	0	71	1	0	0	0	1	89	0	189
HV %age	63%	#DIV/0!	92%	#DIV/0!	9%	4%	#DIV/0!	#DIV/0!	#DIV/0!	5%	6%	#DIV/0!	

Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
07:00													0
07:15													0
07:30													0
07:45													0
08:00													0
08:15													0
08:30													0
08:45													0

Turn Count Summary

Location: Wiles Rd & SW 45th Way

GPS N = 26.288741, W = 80.164444

Date 03/07/2024

Day Thursday

Weather Partly Cloudy, 81

Peak PM

Counter Govardhan



Total vehicle traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	8	0	5	0	292	5	0	0	0	6	224	0	540
16:15	7	0	6	0	284	2	0	0	0	3	209	0	511
16:30	4	0	5	0	238	4	0	0	0	1	212	0	464
16:45	3	0	4	0	402	4	0	0	0	3	213	0	629
17:00	7	0	1	0	414	4	0	0	0	0	253	0	679
17:15	3	0	0	0	413	4	0	0	0	1	252	0	673
17:30	4	0	3	0	416	4	0	0	0	1	254	0	682
17:45	2	0	3	0	359	0	0	0	0	4	212	0	580

Car traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	7	0	5	0	282	3	0	0	0	2	211	0	510
16:15	6	0	5	0	275	0	0	0	0	1	203	0	490
16:30	3	0	3	0	234	3	0	0	0	1	203	0	447
16:45	2	0	3	0	393	1	0	0	0	1	202	0	602
17:00	5	0	1	0	408	3	0	0	0	0	242	0	659
17:15	3	0	0	0	401	3	0	0	0	1	236	0	644
17:30	1	0	2	0	406	0	0	0	0	0	247	0	656
17:45	2	0	3	0	355	0	0	0	0	2	202	0	564

Truck traffic

Interval starts	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	1	0	0	0	10	2	0	0	0	4	13	0	30
16:15	1	0	1	0	9	2	0	0	0	2	6	0	21
16:30	1	0	2	0	4	1	0	0	0	0	9	0	17
16:45	1	0	1	0	9	3	0	0	0	2	11	0	27
17:00	2	0	0	0	6	1	0	0	0	0	11	0	20
17:15	0	0	0	0	12	1	0	0	0	0	16	0	29
17:30	3	0	1	0	10	4	0	0	0	1	7	0	26
17:45	0	0	0	0	4	0	0	0	0	2	10	0	16

Intersection Peak Hour

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	17	0	8	0	1645	16	0	0	0	5	972	0	2663
Pk 15 min	4	0	3	0	416	4	0	0	0	1	254	0	682
PHF													0.98

Peak Hour Vehicle Summary

16:45 to 17:45	Southbound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	11	0	6	0	1608	7	0	0	0	2	927	0	2561
Truck	6	0	2	0	37	9	0	0	0	3	45	0	102
HV %age	35%	#DIV/0!	25%	#DIV/0!	2%	56%	#DIV/0!	#DIV/0!	#DIV/0!	60%	5%	#DIV/0!	

Peak Hour Pedestrians

	WEST Leg			NORTH Leg			EAST Leg			SOUTH Leg			Total
16:00													0
16:15													0
16:30													0
16:45													0
17:00													0
17:15													0
17:30													0
17:45													0

Industrial on 45th - Deerfield Beach

Vistro File: C:\...\deerfield vistro.vistro

Scenario 1 full build am

Report File: C:\...\vistro am.pdf

04/02/2025

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	Wiles Rd & 45th Way	Final Base	0	0	0	24	0	13	20	1590	0	0	833	23	2503
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	9	0	8	24	0	0	0	0	36	77
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	0	0	0	33	0	21	44	1622	0	0	850	59	2629

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Wiles Rd & 43rd Ter	Final Base	7	2	23	26	2	25	22	1549	14	27	723	30	2450
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	0	0	9	0	0	36	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	7	2	23	27	2	26	22	1589	14	28	774	31	2545

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4	Powerline Rd & Wiles Rd	Final Base	198	882	198	255	993	252	467	842	440	287	557	469	5840
		Growth Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	12	0	0	0	0	12	3	3	3	0	12	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	218	918	206	265	1033	274	489	879	461	299	592	488	6122

Industrial on 45th - Deerfield Beach

Vistro File: C:\...\deerfield vistro.vistro

Scenario 2 full build pm

Report File: C:\...\vistro pm.pdf

04/02/2025

Turning Movement Volume: Detail

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2	Wiles Rd & 45th Way	Final Base	0	0	0	17	0	8	5	972	0	0	1645	16	2663
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	33	0	24	9	0	0	0	0	12	78
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	0	0	0	50	0	32	14	992	0	0	1678	28	2794

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
3	Wiles Rd & 43rd Ter	Final Base	9	0	16	30	1	19	20	940	0	5	1503	18	2561
		Growth Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	0	0	0	0	0	0	0	33	0	0	12	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	9	0	16	31	1	19	20	992	0	5	1545	18	2656

ID	Intersection Name	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
			Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4	Powerline Rd & Wiles Rd	Final Base	404	993	288	262	803	480	215	499	264	212	739	264	5423
		Growth Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	-
		In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
		Net New Trips	4	0	0	0	0	4	11	11	11	0	4	0	45
		Other	0	0	0	0	0	0	0	0	0	0	0	0	0
		Future Total	424	1033	300	273	836	503	235	530	286	221	773	275	5689

TRIP GENERATION

Project Information	
Project Name:	Deerfield Beach Industrial
No:	
Date:	07/08/2024
City:	Deerfield Beach
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	Mancini Holdings
Analyst's Name:	SPI
Edition:	Trip Generation Manual, 11th Ed

Land Use	Size	daily		am		pm	
		Entry	Exit	Entry	Exit	Entry	Exit
150 - Warehousing (General Urban/Suburban)	433.7 1000 Sq. Ft. GFA	362	362	59	17	22	57
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		362	362	59	17	22	57
Total		362	362	59	17	22	57
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		362	362	59	17	22	57

SIGNAL TIMING

Station : 1597 - Wiles Rd & 43 Ter (Standard File)

Phase	1 (EL)	2 (WT)	3 (ST)	4 (NT)	5 (WL)	6 (ET)	7	8	9	10	11	12	13	14	15	16
Walk		7		7		7										
Ped Clearance		23		33		23										
Min Green	4	25	6	6	4	25										
Gap Ext	2.5	3.5	2.5	3	2.5	3.5										
Max1	8	50	20	25	20	50										
Max2																
Yellow Clr	5	5	4	4	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2	2	2	2	2			1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON										
Auto Flash Entry				ON												
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash	ON	ON	ON	ON	ON	ON
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Broward County

Timing Sheet

3/6/2024 11:27:02 AM

Station : 1597 - Wiles Rd & 43 Ter (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															

[illegible]

Station : 1289 - Powerline Rd & Wiles Rd/Green Rd (Standard File)

Phase	1 (SL)	2 (NT)	3 (WL)	4 (ET)	5 (NL)	6 (ST)	7 (EL)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		35		31		35		31								
Min Green	5	12	5	6	5	12	5	6								
Gap Ext	1.5	3	1.5	2	1.5	3	1.5	2								
Max1	20	50	20	40	20	50	20	40								
Max2																
Yellow Clr	5	5	5	5	5	5	5	5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.5	2.5	3.5	3	2.5	2.5	3.5	3	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call	ON		ON		ON		ON		ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt						
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk	5	5	5	5	5	5
Ped Clear						
Track Green						
Min Dwell	6	6	6	6	6	6
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	2	4	1	3	2	4
Dwell Cyc Veh 2	6	8	6	8	5	7
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	3	1	2	4	2	4
Exit 2	7	5	6	8	6	8
Exit 3						
Exit 4						

Prepared By

Date Implemented

Reviewed By

Traffic Engineer

Coordination

[illegible]

CAPACITY ANALYSIS

Existing Conditions

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Existing AM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	21	1503	14	26	701	29	7	2	22	25	2	24
Future Volume (vph)	21	1503	14	26	701	29	7	2	22	25	2	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1103	859
Flt Permitted	0.29	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	322	3438	837	56	3406	1154	902	950	864		223	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	23	1616	15	28	754	31	8	2	24	27	2	26
RTOR Reduction (vph)	0	0	8	0	0	16	0	0	20	0	0	23
Lane Group Flow (vph)	23	1616	7	28	754	15	8	2	5	0	29	3
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.8	79.0	79.0	84.2	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.8	79.0	79.0	84.2	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	190	1697	413	60	1685	571	169	178	162		27	107
v/s Ratio Prot	0.00	c0.47		c0.01	0.22		c0.01	0.00				
v/s Ratio Perm	0.06		0.01	0.23		0.01			0.01		c0.13	0.00
v/c Ratio	0.12	0.95	0.02	0.47	0.45	0.03	0.05	0.01	0.03		1.07	0.03
Uniform Delay, d1	19.4	38.7	20.7	33.2	26.2	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.00	0.25	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.3	13.1	0.1	4.5	0.7	0.1	0.5	0.1	0.3		196.9	0.5
Delay (s)	19.7	51.8	20.8	70.9	7.3	20.7	53.8	53.0	53.4		266.9	62.0
Level of Service	B	D	C	E	A	C	D	D	D		F	E
Approach Delay (s)		51.1			10.0			53.5			170.1	
Approach LOS		D			A			D			F	
Intersection Summary												
HCM 2000 Control Delay			40.6			HCM 2000 Level of Service			D			
HCM 2000 Volume to Capacity ratio			0.74									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			67.4%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Existing PM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 						 	
Traffic Volume (vph)	19	912	0	5	1458	17	9	0	16	29	1	18
Future Volume (vph)	19	912	0	5	1458	17	9	0	16	29	1	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1221	1179
Flt Permitted	0.05	1.00		0.22	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		227	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	20	981	0	5	1568	18	10	0	17	31	1	19
RTOR Reduction (vph)	0	0	0	0	0	9	0	0	14	0	0	17
Lane Group Flow (vph)	20	981	0	5	1568	9	10	0	3	0	32	2
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.3	82.6		80.7	79.3	79.3	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.3	82.6		80.7	79.3	79.3	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.50	0.50	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	54	1827		121	1754	479	277		194		31	147
v/s Ratio Prot	c0.01	c0.28		0.00	c0.44		c0.01					
v/s Ratio Perm	0.19			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.37	0.54		0.04	0.89	0.02	0.04		0.02		1.03	0.02
Uniform Delay, d1	31.2	25.9		21.1	36.5	20.5	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.56	0.51	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.2	1.1		0.1	4.4	0.0	0.2		0.2		171.6	0.2
Delay (s)	35.4	27.0		11.9	23.1	20.6	53.4		53.1		241.6	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		27.2			23.0			53.2			174.6	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			27.8			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.70									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			66.1%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	1542	0	0	808	22	0	0	0	23	0	13
Future Vol, veh/h	19	1542	0	0	808	22	0	0	0	23	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	20	1640	0	0	860	23	0	0	0	24	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	883	0	0	1640	0	0	2024	2563	820	1720	2540	430
Stage 1	-	-	-	-	-	-	1680	1680	-	860	860	-
Stage 2	-	-	-	-	-	-	344	883	-	860	1680	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	*916	-	-	400	-	-	*97	*43	322	*111	*45	*598
Stage 1	-	-	-	-	-	-	*99	*153	-	*674	*721	-
Stage 2	-	-	-	-	-	-	*790	*721	-	*210	*153	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*916	-	-	400	-	-	*93	*42	322	*109	*44	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*93	*42	-	*174	*124	-
Stage 1	-	-	-	-	-	-	*97	*150	-	*659	*721	-
Stage 2	-	-	-	-	-	-	*772	*721	-	*205	*150	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	23.4
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 916	-	-	400	-	-	234
HCM Lane V/C Ratio	-	0.022	-	-	-	-	-	0.164
HCM Control Delay (s)	0	9	-	-	0	-	-	23.4
HCM Lane LOS	A	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.6

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

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	943	0	0	1596	16	0	0	0	16	0	8
Future Vol, veh/h	5	943	0	0	1596	16	0	0	0	16	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	5	962	0	0	1629	16	0	0	0	16	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1645	0	0	962	0	0	1624	2617	481	2120	2601	815
Stage 1	-	-	-	-	-	-	972	972	-	1629	1629	-
Stage 2	-	-	-	-	-	-	652	1645	-	491	972	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*591	-	-	724	-	-	*598	*86	537	*215	*89	*526
Stage 1	-	-	-	-	-	-	*268	*333	-	*546	*546	-
Stage 2	-	-	-	-	-	-	*598	*546	-	*437	*333	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*591	-	-	724	-	-	*585	*86	537	*214	*89	*526
Mov Cap-2 Maneuver	-	-	-	-	-	-	*585	*86	-	*315	*225	-
Stage 1	-	-	-	-	-	-	*266	*330	-	*542	*546	-
Stage 2	-	-	-	-	-	-	*589	*546	-	*433	*330	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	15.6
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 591	-	-	724	-	-	364
HCM Lane V/C Ratio	-	0.009	-	-	-	-	-	0.067
HCM Control Delay (s)	0	11.1	-	-	0	-	-	15.6
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.2

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

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	467	842	440	287	557	469	198	882	198	255	993	252
Future Volume (veh/h)	467	842	440	287	557	469	198	882	198	255	993	252
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	492	886	0	302	586	0	208	928	208	268	1045	265
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		352	726		244	1786	568	310	1880	584
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.10	0.21	0.00	0.09	0.36	0.36	0.09	0.37	0.37
Unsig. Movement Delay												
Ln Grp Delay, s/veh	118.0	96.4	0.0	81.6	65.5	0.0	90.2	41.0	39.1	90.2	41.1	40.6
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1378			888			1344			1578		
Approach Delay, s/veh	104.1			70.9			48.3			49.3		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.3	65.8	24.9	47.0	21.2	66.9	31.0	40.9				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	14.6	25.7	15.9	41.0	13.5	28.2	24.5	27.3				
Green Ext Time (g_e), s	0.2	7.2	0.6	0.0	0.2	8.1	0.0	2.8				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.12	1.00	1.00	0.00	1.00	0.17				
Left-Turn Movement Data												
Assigned Mvmt	1		3		5		7					
Mvmt Sat Flow, veh/h	3346		3428		2853		3291					
Through Movement Data												
Assigned Mvmt		2		4		6		8				
Mvmt Sat Flow, veh/h		4904		3554		5066		3526				
Right-Turn Movement Data												
Assigned Mvmt		12		14		16		18				
Mvmt Sat Flow, veh/h		1560		1472		1572		1585				
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)		L (Prot)		L (Prot)		L (Prot)					

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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	268	0	302	0	208	0	492	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	12.6	0.0	13.9	0.0	11.5	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	12.6	0.0	13.9	0.0	11.5	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	310	0	352	0	244	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.85	0.00	1.06	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.30	0.00
Uniform Delay (d1), s/veh	71.6	0.0	70.6	0.0	72.2	0.0	76.3	0.0
Incr Delay (d2), s/veh	18.6	0.0	10.9	0.0	18.0	0.0	41.7	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	90.2	0.0	81.6	0.0	90.2	0.0	118.0	0.0
1st-Term Q (Q1), veh/ln	5.4	0.0	6.0	0.0	4.2	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.5	0.0	0.6	0.0	2.7	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.2	0.0	6.5	0.0	4.8	0.0	12.7	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.56	0.00	0.47	0.00	1.12	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	7.3	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	928	0	886	0	1045	0	586
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	23.7	0.0	39.0	0.0	26.2	0.0	25.3
Cycle Q Clear Time (g_c), s	0.0	23.7	0.0	39.0	0.0	26.2	0.0	25.3
Lane Grp Cap (c), veh/h	0	1786	0	866	0	1880	0	726
V/C Ratio (X)	0.00	0.52	0.00	1.02	0.00	0.56	0.00	0.81
Avail Cap (c_a), veh/h	0	1786	0	866	0	1880	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.30	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	39.9	0.0	73.6	0.0	39.9	0.0	60.5
Incr Delay (d2), s/veh	0.0	1.1	0.0	22.8	0.0	1.2	0.0	4.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	41.0	0.0	96.4	0.0	41.1	0.0	65.5
1st-Term Q (Q1), veh/ln	0.0	9.4	0.0	18.7	0.0	10.7	0.0	11.1
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	2.7	0.0	0.2	0.0	0.5

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.6	0.0	21.4	0.0	10.9	0.0	11.6
%ile Storage Ratio (RQ%)	0.00	0.46	0.00	0.18	0.00	0.75	0.00	0.64
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	4.9	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	208	0	0	0	265	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	15.7	0.0	0.0	0.0	20.4	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	15.7	0.0	0.0	0.0	20.4	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	568	0	359	0	584	0	326
V/C Ratio (X)	0.00	0.37	0.00	0.00	0.00	0.45	0.00	0.00
Avail Cap (c_a), veh/h	0	568	0	359	0	584	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.3	0.0	0.0	0.0	38.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.8	0.0	0.0	0.0	2.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.1	0.0	0.0	0.0	40.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	5.9	0.0	0.0	0.0	7.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.4	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.2	0.0	0.0	0.0	8.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.53	0.00	0.00	0.00	0.70	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	67.3
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing PM
07/08/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	215	499	264	212	739	264	404	993	288	262	803	480
Future Volume (veh/h)	215	499	264	212	739	264	404	993	288	262	803	480
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	224	520	0	221	770	0	421	1034	300	273	836	500
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	276	837		270	832		356	2039	628	318	1943	613
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.23	0.00	0.10	0.40	0.40	0.09	0.39	0.39
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.6	68.1	0.0	78.5	75.2	0.0	178.5	37.1	38.3	88.6	36.8	55.4
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	744			991			1755			1609		
Approach Delay, s/veh	72.1			76.0			71.2			51.4		
Approach LOS	E			E			E			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.0	71.4	21.2	45.4	24.0	69.4	21.5	45.1				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.3	26.4	12.2	24.5	18.5	47.2	12.5	35.6				
Green Ext Time (g_e), s	0.2	8.4	0.5	2.7	0.0	2.1	0.5	1.5				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.00	0.06	1.00	0.00	0.00	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing PM
07/08/2024

Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	273	0	221	0	421	0	224	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.3	0.0	10.2	0.0	16.5	0.0	10.5	0.0
Cycle Q Clear Time (g_c), s	12.3	0.0	10.2	0.0	16.5	0.0	10.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	318	0	270	0	356	0	276	0
V/C Ratio (X)	0.86	0.00	0.82	0.00	1.18	0.00	0.81	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.86	0.00
Uniform Delay (d1), s/veh	71.8	0.0	72.5	0.0	71.8	0.0	76.6	0.0
Incr Delay (d2), s/veh	16.8	0.0	6.0	0.0	106.8	0.0	5.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	88.6	0.0	78.5	0.0	178.5	0.0	81.6	0.0
1st-Term Q (Q1), veh/ln	5.5	0.0	4.4	0.0	7.2	0.0	4.8	0.0
2nd-Term Q (Q2), veh/ln	0.7	0.0	0.2	0.0	5.3	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.2	0.0	4.6	0.0	12.5	0.0	4.9	0.0
%ile Storage Ratio (RQ%)	0.52	0.00	0.40	0.00	1.06	0.00	0.43	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	16.2	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1034	0	520	0	836	0	770
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	24.4	0.0	22.5	0.0	19.6	0.0	33.6
Cycle Q Clear Time (g_c), s	0.0	24.4	0.0	22.5	0.0	19.6	0.0	33.6
Lane Grp Cap (c), veh/h	0	2039	0	837	0	1943	0	832
V/C Ratio (X)	0.00	0.51	0.00	0.62	0.00	0.43	0.00	0.93
Avail Cap (c_a), veh/h	0	2039	0	873	0	1943	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.86	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	36.2	0.0	67.0	0.0	36.1	0.0	60.1
Incr Delay (d2), s/veh	0.0	0.9	0.0	1.1	0.0	0.7	0.0	15.2
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	37.1	0.0	68.1	0.0	36.8	0.0	75.2
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	10.9	0.0	7.9	0.0	15.0
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	1.8

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Existing PM
07/08/2024

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	11.0	0.0	8.1	0.0	16.7
%ile Storage Ratio (RQ%)	0.00	0.46	0.00	0.09	0.00	0.56	0.00	0.90
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	300	0	0	0	500	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	22.7	0.0	0.0	0.0	45.2	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	22.7	0.0	0.0	0.0	45.2	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	628	0	329	0	613	0	374
V/C Ratio (X)	0.00	0.48	0.00	0.00	0.00	0.82	0.00	0.00
Avail Cap (c_a), veh/h	0	628	0	343	0	613	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	35.7	0.0	0.0	0.0	44.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.6	0.0	0.0	0.0	11.4	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	38.3	0.0	0.0	0.0	55.4	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	8.6	0.0	0.0	0.0	17.3	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	1.9	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.0	0.0	0.0	0.0	19.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.77	0.00	0.00	0.00	1.63	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	66.0
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

No Build 2025 Conditions

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

No Build AM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	1580	14	28	739	31	7	2	23	27	2	26
Future Volume (vph)	22	1580	14	28	739	31	7	2	23	27	2	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1104	859
Flt Permitted	0.27	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	302	3438	837	56	3406	1154	902	950	864		224	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	24	1699	15	30	795	33	8	2	25	29	2	28
RTOR Reduction (vph)	0	0	8	0	0	17	0	0	20	0	0	25
Lane Group Flow (vph)	24	1699	7	30	795	16	8	2	5	0	31	4
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	180	1695	412	61	1685	571	169	178	162		28	107
v/s Ratio Prot	0.00	c0.49		c0.02	0.23		c0.01	0.00				
v/s Ratio Perm	0.07		0.01	0.24		0.01			0.01		c0.14	0.00
v/c Ratio	0.13	1.00	0.02	0.49	0.47	0.03	0.05	0.01	0.03		1.11	0.03
Uniform Delay, d1	19.6	40.5	20.7	35.9	26.6	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.05	0.26	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.3	22.4	0.1	4.7	0.7	0.1	0.5	0.1	0.3		204.7	0.6
Delay (s)	19.9	63.0	20.8	78.4	7.5	20.8	53.8	53.0	53.4		274.7	62.1
Level of Service	B	E	C	E	A	C	D	D	D		F	E
Approach Delay (s)		62.0			10.5			53.5			173.8	
Approach LOS		E			B			D			F	
Intersection Summary												
HCM 2000 Control Delay			47.9			HCM 2000 Level of Service			D			
HCM 2000 Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			69.5%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

No Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	959	0	5	1533	18	9	0	16	31	1	19
Future Volume (vph)	20	959	0	5	1533	18	9	0	16	31	1	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1220	1179
Flt Permitted	0.05	1.00		0.20	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		208	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	22	1031	0	5	1648	19	10	0	17	33	1	20
RTOR Reduction (vph)	0	0	0	0	0	10	0	0	14	0	0	18
Lane Group Flow (vph)	22	1031	0	5	1648	9	10	0	3	0	34	3
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.49	0.49	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	55	1827		111	1749	478	277		194		31	147
v/s Ratio Prot	c0.01	c0.29		0.00	c0.47		c0.01					
v/s Ratio Perm	0.20			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.40	0.56		0.05	0.94	0.02	0.04		0.02		1.10	0.02
Uniform Delay, d1	33.9	26.4		21.5	38.3	20.7	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.59	0.52	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.7	1.3		0.1	6.6	0.0	0.2		0.2		192.5	0.2
Delay (s)	38.6	27.7		12.8	26.4	20.7	53.4		53.1		262.5	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		27.9			26.3			53.2			188.1	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			30.3			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.74									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			68.2%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	1622	0	0	850	23	0	0	0	24	0	13
Future Vol, veh/h	20	1622	0	0	850	23	0	0	0	24	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	21	1726	0	0	904	24	0	0	0	26	0	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	928	0	0	1726	0	0	2130	2696	863	1809	2672	452
Stage 1	-	-	-	-	-	-	1768	1768	-	904	904	-
Stage 2	-	-	-	-	-	-	362	928	-	905	1768	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	873	-	-	371	-	-	*79	34	302	91	35	*598
Stage 1	-	-	-	-	-	-	*87	138	-	655	711	-
Stage 2	-	-	-	-	-	-	*790	690	-	195	138	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	873	-	-	371	-	-	*76	33	302	89	34	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*76	33	-	159	111	-
Stage 1	-	-	-	-	-	-	*85	135	-	640	711	-
Stage 2	-	-	-	-	-	-	*772	690	-	190	135	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	25.6
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	873	-	-	371	-	-	214
HCM Lane V/C Ratio	-	0.024	-	-	-	-	-	0.184
HCM Control Delay (s)	0	9.2	-	-	0	-	-	25.6
HCM Lane LOS	A	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.7

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

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	992	0	0	1678	16	0	0	0	17	0	8
Future Vol, veh/h	5	992	0	0	1678	16	0	0	0	17	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	5	1012	0	0	1712	16	0	0	0	17	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1728	0	0	1012	0	0	1707	2750	506	2228	2734	856
Stage 1	-	-	-	-	-	-	1022	1022	-	1712	1712	-
Stage 2	-	-	-	-	-	-	685	1728	-	516	1022	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*573	-	-	693	-	-	*581	*70	517	*188	*72	*511
Stage 1	-	-	-	-	-	-	*250	*316	-	*530	*530	-
Stage 2	-	-	-	-	-	-	*581	*530	-	*421	*316	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*573	-	-	693	-	-	*568	*69	517	*186	*71	*511
Mov Cap-2 Maneuver	-	-	-	-	-	-	*568	*69	-	*295	*209	-
Stage 1	-	-	-	-	-	-	*248	*313	-	*526	*530	-
Stage 2	-	-	-	-	-	-	*572	*530	-	*417	*313	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	16.4
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 573	-	-	693	-	-	341
HCM Lane V/C Ratio	-	0.009	-	-	-	-	-	0.075
HCM Control Delay (s)	0	11.3	-	-	0	-	-	16.4
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.2

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

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	486	876	458	299	579	488	206	918	206	265	1033	262
Future Volume (veh/h)	486	876	458	299	579	488	206	918	206	265	1033	262
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	512	922	0	315	609	0	217	966	217	279	1087	276
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		365	739		253	1753	558	320	1846	573
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.11	0.21	0.00	0.09	0.36	0.36	0.10	0.36	0.36
Unsig. Movement Delay												
Ln Grp Delay, s/veh	130.8	108.0	0.0	82.3	66.2	0.0	91.4	42.4	40.4	91.3	42.5	42.1
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1434			924			1400			1642		
Approach Delay, s/veh	116.2			71.7			49.7			50.7		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.8	64.7	25.5	47.0	21.7	65.8	31.0	41.5				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	15.2	27.2	16.5	41.0	14.0	29.8	24.5	28.4				
Green Ext Time (g_e), s	0.1	7.4	0.6	0.0	0.2	8.3	0.0	2.7				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.20	1.00	1.00	0.00	1.00	0.24				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3346	3428	2853	3291								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	4904	3554	5066	3526								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1560	1472	1572	1585								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	279	0	315	0	217	0	512	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	13.2	0.0	14.5	0.0	12.0	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	13.2	0.0	14.5	0.0	12.0	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	320	0	365	0	253	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.86	0.00	1.11	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.19	0.00
Uniform Delay (d1), s/veh	71.4	0.0	70.3	0.0	71.9	0.0	76.3	0.0
Incr Delay (d2), s/veh	19.9	0.0	12.0	0.0	19.5	0.0	54.5	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	91.3	0.0	82.3	0.0	91.4	0.0	130.8	0.0
1st-Term Q (Q1), veh/ln	5.6	0.0	6.3	0.0	4.3	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.9	0.0	0.6	0.0	0.7	0.0	3.5	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	6.9	0.0	5.0	0.0	13.5	0.0
%ile Storage Ratio (RQ%)	0.56	0.00	0.59	0.00	0.50	0.00	1.20	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	12.3	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	966	0	922	0	1087	0	609
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	25.2	0.0	39.0	0.0	27.8	0.0	26.4
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	39.0	0.0	27.8	0.0	26.4
Lane Grp Cap (c), veh/h	0	1753	0	866	0	1846	0	739
V/C Ratio (X)	0.00	0.55	0.00	1.06	0.00	0.59	0.00	0.82
Avail Cap (c_a), veh/h	0	1753	0	866	0	1846	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.19	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	41.1	0.0	73.6	0.0	41.1	0.0	60.4
Incr Delay (d2), s/veh	0.0	1.3	0.0	34.5	0.0	1.4	0.0	5.8
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	42.4	0.0	108.0	0.0	42.5	0.0	66.2
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	18.7	0.0	11.4	0.0	11.6
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	4.1	0.0	0.2	0.0	0.6

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	22.8	0.0	11.6	0.0	12.2
%ile Storage Ratio (RQ%)	0.00	0.49	0.00	0.19	0.00	0.80	0.00	0.67
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	13.9	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	217	0	0	0	276	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	16.6	0.0	0.0	0.0	21.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	16.6	0.0	0.0	0.0	21.6	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	558	0	359	0	573	0	332
V/C Ratio (X)	0.00	0.39	0.00	0.00	0.00	0.48	0.00	0.00
Avail Cap (c_a), veh/h	0	558	0	359	0	573	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	38.4	0.0	0.0	0.0	39.2	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.0	0.0	0.0	0.0	2.9	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	42.1	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.3	0.0	0.0	0.0	8.3	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.5	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.6	0.0	0.0	0.0	8.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.57	0.00	0.00	0.00	0.74	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	71.4
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	519	275	221	769	275	420	1033	300	273	836	499
Future Volume (veh/h)	224	519	275	221	769	275	420	1033	300	273	836	499
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	233	541	0	230	801	0	438	1076	312	284	871	520
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	285	858		280	852		356	1982	610	328	1901	600
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.24	0.00	0.10	0.39	0.39	0.09	0.38	0.38
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.4	68.0	0.0	78.3	77.4	0.0	197.1	39.0	40.4	89.7	38.2	61.6
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	774			1031			1826			1675		
Approach Delay, s/veh	72.0			77.6			77.2			54.2		
Approach LOS	E			E			E			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.4	69.6	21.7	46.3	24.0	68.0	21.9	46.1				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.8	28.1	12.7	25.4	18.5	50.6	12.9	37.1				
Green Ext Time (g_e), s	0.2	8.6	0.5	2.7	0.0	0.0	0.5	0.9				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.01	0.08	1.00	0.00	0.01	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build PM
04/02/2025

Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	284	0	230	0	438	0	233	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.8	0.0	10.7	0.0	16.5	0.0	10.9	0.0
Cycle Q Clear Time (g_c), s	12.8	0.0	10.7	0.0	16.5	0.0	10.9	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	328	0	280	0	356	0	285	0
V/C Ratio (X)	0.87	0.00	0.82	0.00	1.23	0.00	0.82	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.83	0.00
Uniform Delay (d1), s/veh	71.5	0.0	72.3	0.0	71.8	0.0	76.6	0.0
Incr Delay (d2), s/veh	18.1	0.0	6.0	0.0	125.4	0.0	4.8	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	89.7	0.0	78.3	0.0	197.1	0.0	81.4	0.0
1st-Term Q (Q1), veh/ln	5.7	0.0	4.6	0.0	7.2	0.0	5.0	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.2	0.0	6.2	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	4.8	0.0	13.4	0.0	5.1	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.41	0.00	1.14	0.00	0.44	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	20.4	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1076	0	541	0	871	0	801
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	26.1	0.0	23.4	0.0	20.9	0.0	35.1
Cycle Q Clear Time (g_c), s	0.0	26.1	0.0	23.4	0.0	20.9	0.0	35.1
Lane Grp Cap (c), veh/h	0	1982	0	858	0	1901	0	852
V/C Ratio (X)	0.00	0.54	0.00	0.63	0.00	0.46	0.00	0.94
Avail Cap (c_a), veh/h	0	1982	0	873	0	1901	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.83	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	38.0	0.0	66.8	0.0	37.4	0.0	59.9
Incr Delay (d2), s/veh	0.0	1.1	0.0	1.2	0.0	0.8	0.0	17.5
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.0	0.0	68.0	0.0	38.2	0.0	77.4
1st-Term Q (Q1), veh/ln	0.0	10.7	0.0	11.3	0.0	8.5	0.0	15.6
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	2.1

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

No Build PM
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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.9	0.0	11.5	0.0	8.6	0.0	17.7
%ile Storage Ratio (RQ%)	0.00	0.50	0.00	0.10	0.00	0.60	0.00	0.95
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	312	0	0	0	520	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	24.2	0.0	0.0	0.0	48.6	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	24.2	0.0	0.0	0.0	48.6	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	610	0	337	0	600	0	383
V/C Ratio (X)	0.00	0.51	0.00	0.00	0.00	0.87	0.00	0.00
Avail Cap (c_a), veh/h	0	610	0	343	0	600	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.4	0.0	0.0	0.0	46.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.0	0.0	0.0	0.0	15.5	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	61.6	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.2	0.0	0.0	0.0	18.6	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	2.6	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.7	0.0	0.0	0.0	21.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.83	0.00	0.00	0.00	1.80	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	69.2
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Full Build 2025 Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	1589	14	28	774	31	7	2	23	27	2	26
Future Volume (vph)	22	1589	14	28	774	31	7	2	23	27	2	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		0.96	1.00
Satd. Flow (prot)	1043	3438	837	1062	3406	1154	902	950	864		1104	859
Flt Permitted	0.26	1.00	1.00	0.05	1.00	1.00	0.95	1.00	1.00		0.19	1.00
Satd. Flow (perm)	284	3438	837	56	3406	1154	902	950	864		224	859
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	24	1709	15	30	832	33	8	2	25	29	2	28
RTOR Reduction (vph)	0	0	8	0	0	17	0	0	20	0	0	25
Lane Group Flow (vph)	24	1709	7	30	832	16	8	2	5	0	31	4
Heavy Vehicles (%)	73%	5%	93%	70%	6%	40%	100%	100%	87%	62%	100%	88%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Effective Green, g (s)	83.7	78.9	78.9	84.3	79.2	79.2	30.0	30.0	30.0		20.0	20.0
Actuated g/C Ratio	0.52	0.49	0.49	0.53	0.50	0.50	0.19	0.19	0.19		0.12	0.12
Clearance Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	171	1695	412	61	1685	571	169	178	162		28	107
v/s Ratio Prot	0.00	c0.50		c0.02	0.24		c0.01	0.00				
v/s Ratio Perm	0.07		0.01	0.24		0.01			0.01		c0.14	0.00
v/c Ratio	0.14	1.01	0.02	0.49	0.49	0.03	0.05	0.01	0.03		1.11	0.03
Uniform Delay, d1	19.8	40.5	20.7	36.3	27.0	20.7	53.3	52.9	53.1		70.0	61.5
Progression Factor	1.00	1.00	1.00	2.01	0.26	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.4	23.9	0.1	4.6	0.8	0.1	0.5	0.1	0.3		204.7	0.6
Delay (s)	20.2	64.4	20.8	77.5	7.8	20.8	53.8	53.0	53.4		274.7	62.1
Level of Service	C	E	C	E	A	C	D	D	D		F	E
Approach Delay (s)		63.5			10.6			53.5			173.8	
Approach LOS		E			B			D			F	
Intersection Summary												
HCM 2000 Control Delay			48.4			HCM 2000 Level of Service			D			
HCM 2000 Volume to Capacity ratio			0.79									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			69.8%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Industrial on 45th - Deerfield Beach
6: NW 43rd Terr & Wiles Rd

Full Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	992	0	5	1545	18	9	0	16	31	1	19
Future Volume (vph)	20	992	0	5	1545	18	9	0	16	31	1	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00		1.00		1.00	1.00
Frt	1.00	1.00		1.00	1.00	0.85	1.00		0.85		1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95		1.00		0.95	1.00
Satd. Flow (prot)	976	3539		1003	3539	967	1480		1035		1220	1179
Flt Permitted	0.05	1.00		0.18	1.00	1.00	0.95		1.00		0.20	1.00
Satd. Flow (perm)	50	3539		195	3539	967	1480		1035		252	1179
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	22	1067	0	5	1661	19	10	0	17	33	1	20
RTOR Reduction (vph)	0	0	0	0	0	10	0	0	14	0	0	18
Lane Group Flow (vph)	22	1067	0	5	1661	9	10	0	3	0	34	3
Heavy Vehicles (%)	85%	2%	0%	80%	2%	67%	22%	0%	56%	50%	0%	37%
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split		Perm	Perm	NA	Perm
Protected Phases	1	6		5	2		4	4			3	
Permitted Phases	6		6	2		2			4	3		3
Actuated Green, G (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Effective Green, g (s)	87.5	82.6		80.5	79.1	79.1	30.0		30.0		20.0	20.0
Actuated g/C Ratio	0.55	0.52		0.50	0.49	0.49	0.19		0.19		0.12	0.12
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0	6.0		6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	55	1827		105	1749	478	277		194		31	147
v/s Ratio Prot	c0.01	c0.30		0.00	c0.47		c0.01					
v/s Ratio Perm	0.20			0.02		0.01			0.00		c0.13	0.00
v/c Ratio	0.40	0.58		0.05	0.95	0.02	0.04		0.02		1.10	0.02
Uniform Delay, d1	34.3	26.8		21.8	38.6	20.7	53.2		53.0		70.0	61.4
Progression Factor	1.00	1.00		0.58	0.51	1.00	1.00		1.00		1.00	1.00
Incremental Delay, d2	4.7	1.4		0.1	7.0	0.0	0.2		0.2		192.5	0.2
Delay (s)	39.0	28.2		12.7	26.8	20.7	53.4		53.1		262.5	61.6
Level of Service	D	C		B	C	C	D		D		F	E
Approach Delay (s)		28.4			26.7			53.2			188.1	
Approach LOS		C			C			D			F	
Intersection Summary												
HCM 2000 Control Delay			30.6			HCM 2000 Level of Service			C			
HCM 2000 Volume to Capacity ratio			0.75									
Actuated Cycle Length (s)			160.0			Sum of lost time (s)			26.0			
Intersection Capacity Utilization			68.5%			ICU Level of Service			C			
Analysis Period (min)			15									
c Critical Lane Group												

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	1622	0	0	850	59	0	0	0	33	0	21
Future Vol, veh/h	44	1622	0	0	850	59	0	0	0	33	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	5	6	0	0	9	4	0	0	0	63	0	92
Mvmt Flow	47	1726	0	0	904	63	0	0	0	35	0	22

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	967	0	0	1726	0	0	2182	2787	863	1861	2724	452
Stage 1	-	-	-	-	-	-	1820	1820	-	904	904	-
Stage 2	-	-	-	-	-	-	362	967	-	957	1820	-
Critical Hdwy	5.4	-	-	4.1	-	-	6.95	6.5	6.9	8.21	6.5	8.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8.56	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.76	5.5	-
Follow-up Hdwy	3.15	-	-	2.2	-	-	3.65	4	3.3	4.28	4	4.82
Pot Cap-1 Maneuver	829	-	-	371	-	-	*71	29	302	81	32	*598
Stage 1	-	-	-	-	-	-	*81	130	-	655	711	-
Stage 2	-	-	-	-	-	-	*790	658	-	179	130	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	829	-	-	371	-	-	*66	27	302	78	30	*598
Mov Cap-2 Maneuver	-	-	-	-	-	-	*66	27	-	142	102	-
Stage 1	-	-	-	-	-	-	*76	123	-	618	711	-
Stage 2	-	-	-	-	-	-	*760	658	-	169	123	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	0	29.8
HCM LOS			A	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	829	-	-	371	-	-	202
HCM Lane V/C Ratio	-	0.056	-	-	-	-	-	0.284
HCM Control Delay (s)	0	9.6	-	-	0	-	-	29.8
HCM Lane LOS	A	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	-	0.2	-	-	0	-	-	1.1

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

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	992	0	0	1678	28	0	0	0	50	0	32
Future Vol, veh/h	14	992	0	0	1678	28	0	0	0	50	0	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	200	200	-	200	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	60	5	0	0	2	56	0	0	0	35	0	25
Mvmt Flow	14	1012	0	0	1712	29	0	0	0	51	0	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1741	0	0	1012	0	0	1725	2781	506	2246	2752	856
Stage 1	-	-	-	-	-	-	1040	1040	-	1712	1712	-
Stage 2	-	-	-	-	-	-	685	1741	-	534	1040	-
Critical Hdwy	6.5	-	-	4.1	-	-	6.95	6.5	6.9	7.65	6.5	7.6
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	8	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	7.2	5.5	-
Follow-up Hdwy	3.7	-	-	2.2	-	-	3.65	4	3.3	4	4	4.15
Pot Cap-1 Maneuver	*573	-	-	693	-	-	*581	*64	517	*179	*69	*511
Stage 1	-	-	-	-	-	-	*244	*310	-	*530	*530	-
Stage 2	-	-	-	-	-	-	*581	*530	-	*410	*310	-
Platoon blocked, %	1	-	-	-	-	-	1	1	-	1	1	1
Mov Cap-1 Maneuver	*573	-	-	693	-	-	*534	*63	517	*175	*67	*511
Mov Cap-2 Maneuver	-	-	-	-	-	-	*534	*63	-	*284	*204	-
Stage 1	-	-	-	-	-	-	*238	*303	-	*518	*530	-
Stage 2	-	-	-	-	-	-	*544	*530	-	*400	*303	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0	0	18.8
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 573	-	-	693	-	-	344
HCM Lane V/C Ratio	-	0.025	-	-	-	-	-	0.243
HCM Control Delay (s)	0	11.4	-	-	0	-	-	18.8
HCM Lane LOS	A	B	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.9

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

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	489	879	461	298	592	488	218	918	206	265	1033	274
Future Volume (veh/h)	489	879	461	298	592	488	218	918	206	265	1033	274
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1781	1870	1737	1856	1856	1870	1544	1796	1841	1811	1856	1856
Adj Flow Rate, veh/h	515	925	0	314	623	0	229	966	217	279	1087	288
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	2	11	3	3	2	24	7	4	6	3	3
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	463	866		364	738		264	1754	558	320	1827	567
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.05	0.08	0.00	0.11	0.21	0.00	0.09	0.36	0.36	0.10	0.36	0.36
Unsig. Movement Delay												
Ln Grp Delay, s/veh	133.1	109.2	0.0	82.3	67.6	0.0	93.0	42.4	40.4	91.3	43.1	43.2
Ln Grp LOS	F	F		F	E		F	D	D	F	D	D
Approach Vol, veh/h	1440			937			1412			1654		
Approach Delay, s/veh	117.7			72.5			50.3			51.2		
Approach LOS	F			E			D			D		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.8	64.7	25.5	47.0	22.3	65.2	31.0	41.5				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.8	4.7	3.7	4.9				
Max Q Clear (g_c+I1), s	15.2	27.2	16.4	41.0	14.7	29.9	24.5	29.2				
Green Ext Time (g_e), s	0.1	7.4	0.6	0.0	0.1	8.3	0.0	2.7				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.19	1.00	1.00	0.00	1.00	0.29				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3346	3428	2853	3291								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	4904	3554	5066	3526								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1560	1472	1572	1585								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	279	0	314	0	229	0	515	0
Grp Sat Flow (s), veh/h/ln	1673	0	1714	0	1427	0	1646	0
Q Serve Time (g_s), s	13.2	0.0	14.4	0.0	12.7	0.0	22.5	0.0
Cycle Q Clear Time (g_c), s	13.2	0.0	14.4	0.0	12.7	0.0	22.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	320	0	364	0	264	0	463	0
V/C Ratio (X)	0.87	0.00	0.86	0.00	0.87	0.00	1.11	0.00
Avail Cap (c_a), veh/h	345	0	482	0	294	0	463	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.18	0.00
Uniform Delay (d1), s/veh	71.4	0.0	70.4	0.0	71.6	0.0	76.3	0.0
Incr Delay (d2), s/veh	19.9	0.0	11.9	0.0	21.4	0.0	56.9	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	91.3	0.0	82.3	0.0	93.0	0.0	133.1	0.0
1st-Term Q (Q1), veh/ln	5.6	0.0	6.3	0.0	4.6	0.0	10.0	0.0
2nd-Term Q (Q2), veh/ln	0.9	0.0	0.6	0.0	0.8	0.0	3.7	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	6.9	0.0	5.4	0.0	13.6	0.0
%ile Storage Ratio (RQ%)	0.56	0.00	0.58	0.00	0.53	0.00	1.21	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	13.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	966	0	925	0	1087	0	623
Grp Sat Flow (s), veh/h/ln	0	1635	0	1777	0	1689	0	1763
Q Serve Time (g_s), s	0.0	25.2	0.0	39.0	0.0	27.9	0.0	27.2
Cycle Q Clear Time (g_c), s	0.0	25.2	0.0	39.0	0.0	27.9	0.0	27.2
Lane Grp Cap (c), veh/h	0	1754	0	866	0	1827	0	738
V/C Ratio (X)	0.00	0.55	0.00	1.07	0.00	0.59	0.00	0.84
Avail Cap (c_a), veh/h	0	1754	0	866	0	1827	0	859
Upstream Filter (I)	0.00	1.00	0.00	0.18	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	41.1	0.0	73.6	0.0	41.6	0.0	60.8
Incr Delay (d2), s/veh	0.0	1.3	0.0	35.6	0.0	1.4	0.0	6.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	42.4	0.0	109.2	0.0	43.1	0.0	67.6
1st-Term Q (Q1), veh/ln	0.0	10.0	0.0	18.7	0.0	11.5	0.0	11.9
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	4.3	0.0	0.2	0.0	0.7

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	10.2	0.0	23.0	0.0	11.7	0.0	12.7
%ile Storage Ratio (RQ%)	0.00	0.49	0.00	0.19	0.00	0.81	0.00	0.69
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	14.7	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	217	0	0	0	288	0	0
Grp Sat Flow (s), veh/h/ln	0	1560	0	1472	0	1572	0	1585
Q Serve Time (g_s), s	0.0	16.6	0.0	0.0	0.0	22.9	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	16.6	0.0	0.0	0.0	22.9	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	558	0	359	0	567	0	332
V/C Ratio (X)	0.00	0.39	0.00	0.00	0.00	0.51	0.00	0.00
Avail Cap (c_a), veh/h	0	558	0	359	0	567	0	386
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	38.3	0.0	0.0	0.0	40.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	2.0	0.0	0.0	0.0	3.2	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	40.4	0.0	0.0	0.0	43.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	6.3	0.0	0.0	0.0	8.8	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.3	0.0	0.0	0.0	0.5	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	6.6	0.0	0.0	0.0	9.3	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.57	0.00	0.00	0.00	0.79	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	72.2
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Full Build PM
04/02/2025

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	235	530	286	221	773	275	424	1033	300	273	836	503
Future Volume (veh/h)	235	530	286	221	773	275	424	1033	300	273	836	503
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Lanes Open During Work Zone												
Adj Sat Flow, veh/h/ln	1841	1885	1663	1841	1885	1900	1870	1870	1856	1900	1841	1870
Adj Flow Rate, veh/h	245	552	0	230	805	0	442	1076	312	284	871	524
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	1	16	4	1	0	2	2	3	0	4	2
Opposing Right Turn Influence	Yes			Yes			Yes			Yes		
Cap, veh/h	297	873		280	854		356	1960	604	328	1880	593
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.08	0.00	0.08	0.24	0.00	0.10	0.38	0.38	0.09	0.37	0.37
Unsig. Movement Delay												
Ln Grp Delay, s/veh	81.6	67.8	0.0	78.3	77.7	0.0	201.6	39.6	41.0	89.7	38.7	64.2
Ln Grp LOS	F	E		E	E		F	D	D	F	D	E
Approach Vol, veh/h	797			1035			1830			1679		
Approach Delay, s/veh	72.1			77.8			79.0			55.3		
Approach LOS	E			E			E			E		
Timer:	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Case No	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0				
Phs Duration (G+Y+Rc), s	22.4	68.9	21.7	47.0	24.0	67.3	22.5	46.2				
Change Period (Y+Rc), s	7.5	7.5	8.5	8.0	7.5	7.5	8.5	8.0				
Max Green (Gmax), s	16.5	50.5	22.5	39.0	16.5	50.5	22.5	39.0				
Max Allow Headway (MAH), s	3.7	4.7	3.7	4.9	3.7	4.5	3.7	4.9				
Max Q Clear (g_c+I1), s	14.8	28.3	12.7	25.9	18.5	51.5	13.5	37.3				
Green Ext Time (g_e), s	0.2	8.6	0.5	2.7	0.0	0.0	0.5	0.8				
Prob of Phs Call (p_c)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Prob of Max Out (p_x)	1.00	0.00	0.01	0.10	1.00	0.00	0.01	1.00				
Left-Turn Movement Data												
Assigned Mvmt	1	3	5	7								
Mvmt Sat Flow, veh/h	3510	3401	3456	3401								
Through Movement Data												
Assigned Mvmt	2	4	6	8								
Mvmt Sat Flow, veh/h	5106	3582	5025	3582								
Right-Turn Movement Data												
Assigned Mvmt	12	14	16	18								
Mvmt Sat Flow, veh/h	1572	1409	1585	1610								
Left Lane Group Data												
Assigned Mvmt	1	0	3	0	5	0	7	0				
Lane Assignment	L (Prot)	L (Prot)	L (Prot)	L (Prot)								

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Full Build PM
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Lanes in Grp	2	0	2	0	2	0	2	0
Grp Vol (v), veh/h	284	0	230	0	442	0	245	0
Grp Sat Flow (s), veh/h/ln	1755	0	1700	0	1728	0	1700	0
Q Serve Time (g_s), s	12.8	0.0	10.7	0.0	16.5	0.0	11.5	0.0
Cycle Q Clear Time (g_c), s	12.8	0.0	10.7	0.0	16.5	0.0	11.5	0.0
Perm LT Sat Flow (s_l), veh/h/ln	0	0	0	0	0	0	0	0
Shared LT Sat Flow (s_sh), veh/h/ln	0	0	0	0	0	0	0	0
Perm LT Eff Green (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Serve Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Perm LT Q Serve Time (g_ps), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time to First Blk (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Serve Time pre Blk (g_fs), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop LT Inside Lane (P_L)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
Lane Grp Cap (c), veh/h	328	0	280	0	356	0	297	0
V/C Ratio (X)	0.87	0.00	0.82	0.00	1.24	0.00	0.82	0.00
Avail Cap (c_a), veh/h	362	0	478	0	356	0	478	0
Upstream Filter (I)	1.00	0.00	1.00	0.00	1.00	0.00	0.82	0.00
Uniform Delay (d1), s/veh	71.5	0.0	72.3	0.0	71.8	0.0	76.5	0.0
Incr Delay (d2), s/veh	18.1	0.0	6.0	0.0	129.8	0.0	5.1	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	89.7	0.0	78.3	0.0	201.6	0.0	81.6	0.0
1st-Term Q (Q1), veh/ln	5.7	0.0	4.6	0.0	7.2	0.0	5.2	0.0
2nd-Term Q (Q2), veh/ln	0.8	0.0	0.2	0.0	6.4	0.0	0.2	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	1.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00
%ile Back of Q (50%), veh/ln	6.5	0.0	4.8	0.0	13.6	0.0	5.4	0.0
%ile Storage Ratio (RQ%)	0.54	0.00	0.41	0.00	1.15	0.00	0.47	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	21.4	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
Middle Lane Group Data								
Assigned Mvmt	0	2	0	4	0	6	0	8
Lane Assignment	T		T		T		T	
Lanes in Grp	0	3	0	2	0	3	0	2
Grp Vol (v), veh/h	0	1076	0	552	0	871	0	805
Grp Sat Flow (s), veh/h/ln	0	1702	0	1791	0	1675	0	1791
Q Serve Time (g_s), s	0.0	26.3	0.0	23.9	0.0	21.0	0.0	35.3
Cycle Q Clear Time (g_c), s	0.0	26.3	0.0	23.9	0.0	21.0	0.0	35.3
Lane Grp Cap (c), veh/h	0	1960	0	873	0	1880	0	854
V/C Ratio (X)	0.00	0.55	0.00	0.63	0.00	0.46	0.00	0.94
Avail Cap (c_a), veh/h	0	1960	0	873	0	1880	0	873
Upstream Filter (I)	0.00	1.00	0.00	0.82	0.00	1.00	0.00	1.00
Uniform Delay (d1), s/veh	0.0	38.5	0.0	66.6	0.0	37.9	0.0	59.8
Incr Delay (d2), s/veh	0.0	1.1	0.0	1.2	0.0	0.8	0.0	17.9
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	39.6	0.0	67.8	0.0	38.7	0.0	77.7
1st-Term Q (Q1), veh/ln	0.0	10.8	0.0	11.6	0.0	8.5	0.0	15.7
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.1	0.0	2.1

Industrial on 45th - Deerfield Beach
9: Powerline Rd & Wiles Rd

Full Build PM
04/02/2025

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	11.0	0.0	11.7	0.0	8.7	0.0	17.9
%ile Storage Ratio (RQ%)	0.00	0.50	0.00	0.10	0.00	0.60	0.00	0.96
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	18
Lane Assignment	R		R		R		R	
Lanes in Grp	0	1	0	1	0	1	0	1
Grp Vol (v), veh/h	0	312	0	0	0	524	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1409	0	1585	0	1610
Q Serve Time (g_s), s	0.0	24.4	0.0	0.0	0.0	49.5	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	24.4	0.0	0.0	0.0	49.5	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
Lane Grp Cap (c), veh/h	0	604	0	343	0	593	0	384
V/C Ratio (X)	0.00	0.52	0.00	0.00	0.00	0.88	0.00	0.00
Avail Cap (c_a), veh/h	0	604	0	343	0	593	0	392
Upstream Filter (I)	0.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	37.9	0.0	0.0	0.0	46.8	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.1	0.0	0.0	0.0	17.3	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	41.0	0.0	0.0	0.0	64.2	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	9.3	0.0	0.0	0.0	19.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.5	0.0	0.0	0.0	2.9	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00
%ile Back of Q (50%), veh/ln	0.0	9.8	0.0	0.0	0.0	21.8	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.84	0.00	0.00	0.00	1.85	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 6th Ctrl Delay	70.3
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-340

Agenda Date: 8/5/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

P.H. 2025-105: Application 23-B3-116

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 4/5 vote of the City Commission

Background/History

The Applicant is seeking approval for a major site plan on a 0.20-acre site to construct one warehouse building. The proposal consists of a +/- 2,240 square foot warehouse building for the Applicant's business, Aron Warehouse. Additionally, the Applicant is proposing two front and rear rollup doors as well as impact storefront windows and doors. Site improvements include new landscaping, irrigation, lighting, and parking areas.

The warehouse building is proposed to be 23 feet 4 inches tall, 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) and will be adhering to the Pioneer Grove architectural standards with regard to colors and materials.

Per Section 98-19(5) of the Code, the City is requiring a 5-foot and 10-foot right-of-way dedication along NE 1st Avenue to increase the right-of-way width along the overall roadway. Staff has prepared a right-of-way dedication as a companion application to this application.

Rather than being rectangular, like most properties within this district, this property is trapezoidal. This is due to the large portion of the property that was obtained by the Florida Department of Transportation (FDOT) to construct the Dixie Highway flyover. The portion of the property that was taken by FDOT now contains a supporting column for the flyover. The property was reduced by approximately $\frac{1}{4}$ in size with this taking, which resulted in an oddly shaped lot. Those special conditions require the applicant to request three variances under Variance Application Case #2641:

1. Variance from Code Section 98-61 of the Land Development Code to allow for a rear setback of 2 feet 5 inches where a minimum of 10 feet is required; and
2. Variance from Code Section 98-80(e)(2)(b) of the Land Development Code to allow for a 2-foot 5-inch encroachment into the perimeter rear buffer where a minimum of 5-foot perimeter buffer is required; and
3. Variance from Code Section 98-80(e)(2)(a) of the Land Development Code to allow for a 5-foot perimeter buffer at the accessible parking spot location where a minimum 10-foot front ROW perimeter buffer is required.

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

On June 11, 2025, the item was heard and approved by the Community Appearance Board.

On July 10, 2025, the item was heard by the Planning and Zoning Board, who recommended approval of the item to the City Commission.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM KURT ARON TO CONSTRUCT A 2,240 SQUARE FOOT WAREHOUSE FACILITY AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY GENERALLY LOCATED AT 282-284 NE 1ST AVENUE (APPLICATION NO. 23-B3-116); APPROVING A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 98-61 TO PERMIT A REAR SETBACK OF TWO FEET, FIVE INCHES IN LIEU OF THE MINIMUM 10 FOOT REAR SETBACK REQUIRED BY CODE; APPROVING TWO VARIANCES FROM CODE SECTION 98-80(E)(2) TO PERMIT A TWO FOOT, FIVE INCH ENCROACHMENT INTO THE PERIMETER REAR BUFFER IN LIEU OF THE MINIMUM FIVE FOOT PERIMETER BUFFER REQUIRED BY CODE, AND TO PERMIT A FIVE FOOT PERIMETER BUFFER AT THE ACCESSIBLE PARKING SPOT LOCATION IN LIEU OF THE MINIMUM 10 FOOT FRONT RIGHT-OF-WAY PERIMETER BUFFER REQUIRED BY CODE (CASE NO. 2641); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-B3-116 (the “Site Plan Application”) has been submitted to the City by Kurt Aron (the “Applicant”) seeking site plan approval to construct a 2,240 square foot warehouse facility and associated site improvements on the approximately .20 net acre property generally located at 282-284 NE 1st Avenue, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the Development site is approximately .20 net acres of land legally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03), as more particularly described in the file, and generally located at 282-284 NE 1st Avenue, Deerfield Beach, Florida in the B-3 General Business Zoning District (the “Property”); and

WHEREAS, the proposed Development consists of an approximately 2,240 square foot warehouse building for the Applicant’s business, Aron Warehouse, with two front and rear rollup doors and impact storefront windows and doors, along with associated landscaping, irrigation, lighting, and parking area improvements; and

WHEREAS, the Applicant has also submitted a variance application (the “Variance Application”) for three variances from the City’s Land Development Code (the “Code”) as follows: 1) a variance from Code Section 98-61 to permit a rear setback of two feet, five inches in lieu of the minimum 10 foot rear setback required by Code, and 2) two variances from Code Section 98-80(e)(2) to (i) permit a two-foot, five inch encroachment into the perimeter rear buffer

in lieu of the minimum five foot perimeter buffer required by Code, and (ii) permit a five foot perimeter buffer at the accessible parking spot location in lieu of the minimum 10 foot front right-of-way perimeter buffer required by Code (Case No. 2641)(each is a “Variance”, collectively, the “Variances”); and

WHEREAS, the Site Plan Application was previously reviewed by City staff, and on June 11, 2025, the Community Appearance Board approved the Site Plan Application; and

WHEREAS, on July 10, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the Site Plan Application; and

WHEREAS, the City Commission has reviewed and received testimony on the Variance Application and determined that a hardship as well as the other requisites to a variance have been demonstrated by the Applicant as required by Section 98-116(f)(2) of the Land Development Code of the City of Deerfield Beach; 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 10 foot rear setback and perimeter buffer requirements for which the Applicant has requested Variances, 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 and Conditional Use 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 hereof.

Section 2. The Variance Application for the Variance from Code Section 98-61 and the two Variances from Code Section 98-80(e)(2) is hereby approved.

Section 3. The Site Plan Application is hereby approved, subject to the conditions set forth in the Site Plan Application and the DRC report, as amended and dated July 10, 2025, all of which conditions are incorporated herein by this reference as conditions of approval and shall be satisfied by the Applicant, together with the following condition of approval:

- A. Prior to the issuance of any building permit for the Property, Applicant shall dedicate to the City a five foot wide and ten foot wide right-of-way along N.E. 1st Avenue, consisting of approximately 1434 square feet, in a form approved by the City Attorney, and record such dedication in the public records of Broward County.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. 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 6. 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 KURT ARON TO CONSTRUCT A 2,240 SQUARE FOOT WAREHOUSE FACILITY AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY GENERALLY LOCATED AT 282-284 NE 1ST AVENUE (APPLICATION NO. 23-B3-116); DENYING A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 98-61 TO PERMIT A REAR SETBACK OF TWO FEET, FIVE INCHES IN LIEU OF THE MINIMUM 10 FOOT REAR SETBACK REQUIRED BY CODE; DENYING TWO VARIANCES FROM CODE SECTION 98-80(E)(2) TO PERMIT A TWO FOOT, FIVE INCH ENCROACHMENT INTO THE PERIMETER REAR BUFFER IN LIEU OF THE MINIMUM FIVE FOOT PERIMETER BUFFER REQUIRED BY CODE, AND TO PERMIT A FIVE FOOT PERIMETER BUFFER AT THE ACCESSIBLE PARKING SPOT LOCATION IN LIEU OF THE MINIMUM 10 FOOT FRONT RIGHT-OF-WAY PERIMETER BUFFER REQUIRED BY CODE (CASE NO. 2641); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 23-B3-116 (the “Site Plan Application”) has been submitted to the City by Kurt Aron (the “Applicant”) seeking site plan approval to construct a 2,240 square foot warehouse facility and associated site improvements on the approximately .20 net acre property generally located at 282-284 NE 1st Avenue, Deerfield Beach, Florida (the “Development”); and

WHEREAS, the Development site is approximately .20 net acres of land legally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03), as more particularly described in the file, and generally located at 282-284 NE 1st Avenue, Deerfield Beach, Florida in the B-3 General Business Zoning District (the “Property”); and

WHEREAS, the Applicant has also submitted a variance application (the “Variance Application”) for three variances from the City’s Land Development Code (the “Code”) as follows: 1) a variance from Code Section 98-61 to permit a rear setback of two feet, five inches in lieu of the minimum 10 foot rear setback required by Code, and 2) two variances from Code Section 98-80(e)(2) to (i) permit a two-foot, five inch encroachment into the perimeter rear buffer in lieu of the minimum five foot perimeter buffer required by Code, and (ii) permit a five foot perimeter buffer at the accessible parking spot location in lieu of the minimum 10 foot front right-of-way perimeter buffer required by Code (Case No. 2641)(each is a “Variance”, collectively, the “Variances”); and

WHEREAS, after reviewing the Variance Application and the testimony on the Variance Application, the City Commission has determined that the Applicant has not satisfied the requirements set forth in Section 98-116(f)(2) of the Land Development Code of the City of Deerfield Beach for the Variances.

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 Sections 98-61 and 98-80(e)(2) of the City of Deerfield Beach Land Development Code.

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

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

Section 2. The Variance Application is hereby denied based upon the failure to meet the requirements of Section 98-116(f)(2) of the City’s Land Development Code.

Section 3. The Site Plan Application is hereby denied based upon the failure to meet the requirements of Sections 98-61 and 98-80(e)(2) of the City of Deerfield Beach Land Development Code.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. 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 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



PUBLIC HEARING NOTICE

July 18, 2025

Dear Property Owner:

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

P.H. 2025-105: APPLICATION: 23-B3-116

Applicant: ARON GROUP LLC REPRESENTED BY KURT ARON

Proposal: Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a 0.20-acre site

Location: The property is generally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03) and located at 282-284 NE 1st Avenue.

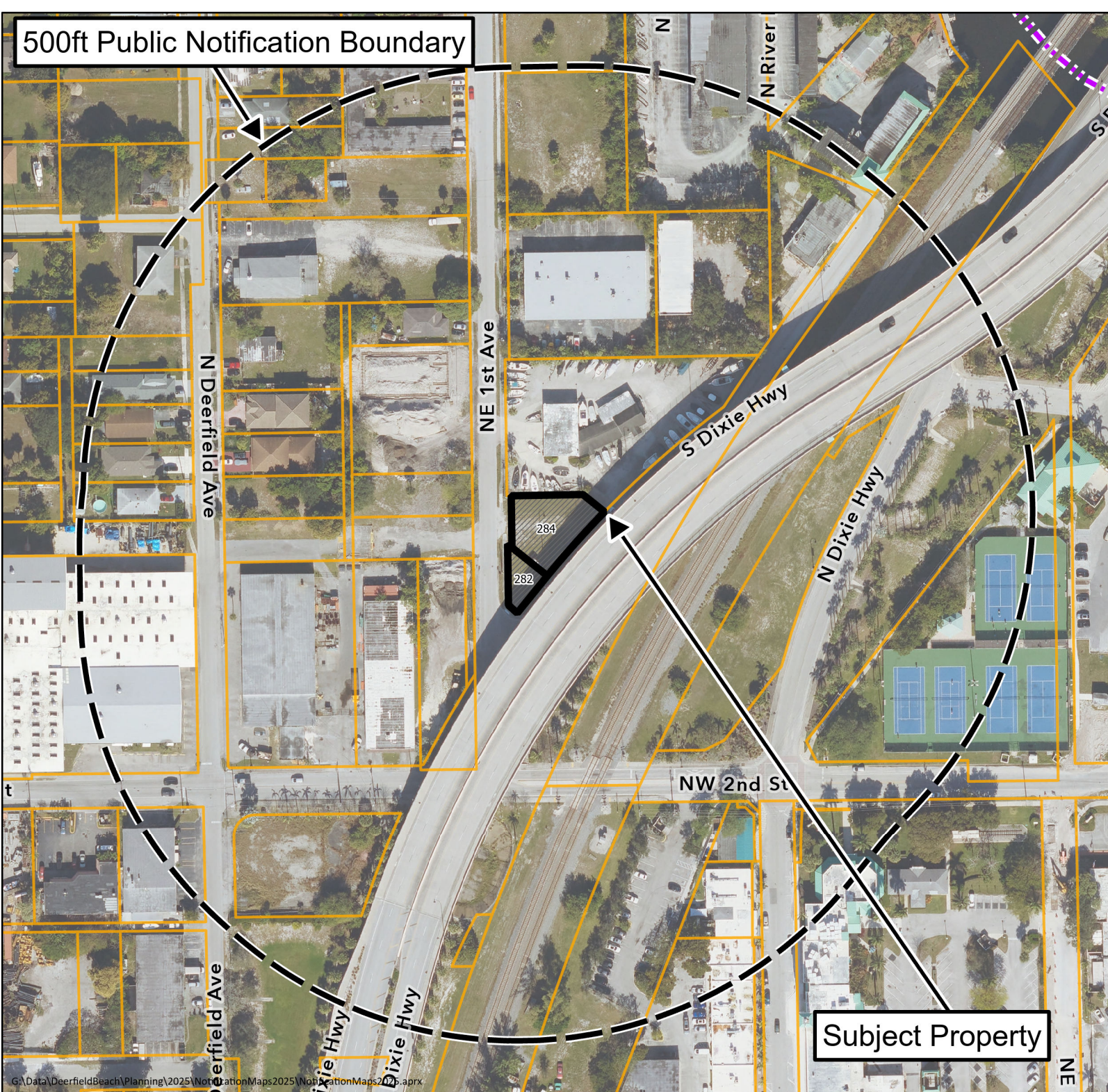
A public hearing will be held on **TUESDAY, AUGUST 5, 2025 at 7:00 p.m.** in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting). All interested parties may appear in person to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas on June 27, 2025 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 250-4124.

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

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

Heather Montemayor, CMC, City Clerk

500ft Public Notification Boundary



Public Hearing Notice Map

App 23-B3-116

282-284 NE 1 Ave

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





PUBLIC NOTICE

APPLICATION 23-B3-116

June 20, 2025

Dear Property Owner:

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

Aron Warehouse Represented by Kurt Aron

Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a 0.20-acre site in the B-3, General Business zoning district. The property is generally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03) and located at **282-284 NE 1st Avenue**.

A public hearing will be held on **THURSDAY, July, 10 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) 250-4124.

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.	23-B3-116										
Project Name:	Aron Warehouse										
Applicant:	Kurt Aron										
Agent:	None										
Requested Action/Description:	Seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a 0.20-acre site in the B-3, General Business zoning district.										
Location:	282-284 NE 1st Avenue										
Legal Description:	Generally described as J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA and J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9, NW 77.17 TO P/C, NELY 100.37, SE 54.42 TO P/C, SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03)										
Size:	0.92 acres (gross) / 0.20 acres (net)										
Existing Zoning:	B-3, General Business										
Existing Land Use:	Commercial 2										
Future Land Use Plan Designation:	Commercial 2										
Surrounding Land Use and Zoning:											
	<table><thead><tr><th><u>Existing Land Use</u></th><th><u>Zoning</u></th></tr></thead><tbody><tr><td>North: Commercial 2</td><td>B-3, General Business</td></tr><tr><td>East: Local Activity Center</td><td>LAC, Local Activity Center</td></tr><tr><td>South: Local Activity Center</td><td>LAC, Local Activity Center</td></tr><tr><td>West: Residential Low, Commercial 2</td><td>B-3, General Business</td></tr></tbody></table>	<u>Existing Land Use</u>	<u>Zoning</u>	North: Commercial 2	B-3, General Business	East: Local Activity Center	LAC, Local Activity Center	South: Local Activity Center	LAC, Local Activity Center	West: Residential Low, Commercial 2	B-3, General Business
<u>Existing Land Use</u>	<u>Zoning</u>										
North: Commercial 2	B-3, General Business										
East: Local Activity Center	LAC, Local Activity Center										
South: Local Activity Center	LAC, Local Activity Center										
West: Residential Low, Commercial 2	B-3, General Business										
Applicable Regulations:	Deerfield Beach Land Development Code										

Department Comments & Requirements

Plat Restrictions:

None

REQUEST:

The Applicant, Kurt Aron, is seeking Major Site Plan approval to construct a warehouse facility of approximately 2,240 square feet with associated site improvements on a .20-acre site in the B-3, General Business zoning district.

BACKGROUND:

The applicant is seeking approval for a major site plan on a 0.20-acre site to construct one warehouse building. The proposal consists of a +/- 2,240 square foot warehouse building for the Applicant's business, Aron Warehouse. Additionally, the applicant is proposing two front and rear rollup doors as well as impact storefront windows and doors. Site improvements include new landscaping, irrigation, lighting and parking areas.

The warehouse building is proposed to be 23 feet 4 inches tall, 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) and is in keeping with the Pioneer Grove architectural standards with regard to colors and materials.

Per Section 98-19(5) of the Code, the City is requiring 5-foot and 10-foot right-of-way dedication along NE 1st Avenue to increase the overall right-of-way width along the roadway. Staff has prepared a right-of-way dedication as a companion application to this application.

Rather than being rectangular, like most properties within this district, this property is trapezoidal. This is due to the large portion of the property that was obtained by the Florida Department of Transportation (FDOT) to construct the Dixie Highway flyover. The portion of the Property that was taken by FDOT now contains a supporting column for the bridge. The Property was reduced by approximately $\frac{1}{4}$ in size with this taking and created an oddly shaped lot. Those special conditions require the Applicant to request three (3) variances under Variance Application Case #2641:

- a. Variance from code section 98-61 of the Land Development Code to allow for a rear setback of 2 feet 5 inches where a minimum of 10 feet is required.
- b. Variance from code section 98-80(e)(2)(b) of the Land Development Code to allow for a 2-foot 5-inch encroachment into the perimeter rear buffer where a minimum of 5-foot perimeter buffer is required.
- c. Variance from code section 98-80(e)(2)(a) of the Land Development Code to allow for a 5-foot perimeter buffer at the accessible parking spot location where a minimum 10-foot front ROW perimeter buffer is required.

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

On June 11, 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, Fire, 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 Commercial. The proposed warehouse building is allowed in this land use designation.
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 a warehouse is a permitted use within that zoning district. The applicant has submitted a variance application seeking three (3) variances concurrent to this application.
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, General Business zoning district, and the structure and site are in compliance with bulk area requirements in that zoning district. The applicant is seeking three variances for a setback encroachment and a reduction in site buffers.

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

The building is proposed to be located 25 feet 1 inch from the front property line, 5 feet 1 inch from the side property line, 57 feet 8 inches from the corner property line and 2 feet 5 inches from the rear property line (variance requested). The proposed building and improvements of the site exceed all setback requirements with the exception of a small corner portion of the warehouse building which seeks variance relief from the minimum required rear setback of 10 feet where 2 feet 5 inches is proposed. The proposed building is 23 feet 4 inches high and has a lot coverage of 26.30% and floor area of 0.26. Development standards require a minimum of 15% of landscaped area and development proposes 38.3%.

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

The proposed development meets the parking requirements for a warehouse building with 3 parking spaces required, and 3 parking spaces provided within the site.

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

The proposed development plan generates fewer than 500 vehicle trips per day and did not require review by the City's traffic engineering consultant. The amount of traffic generation, noise, levels, and lighting are anticipated to be significantly less than other industrial and commercial developments in the vicinity. The site is in a location where noise will be minimal, and the site is not close to any uses that will be impacted by noise. The proposed outdoor lighting meets the code requirements for lighting.

(e) Alteration of light and air;

The proposed 23 foot 4-inch-high warehouse building will have minimal impact on the availability of light and air. The proposed building and site improvements exceed all setback requirements with the exception of a small corner portion of the warehouse which seeks variance relief. This portion of the building abuts the Dixie Highway Flyover which will not alter the light and air.

(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 building is proposed to be located 25 feet 1 inch from the front property line, 5 feet 1 inch from the side property line, 57 feet 8 inches from the corner property line and 2 feet 5 inches from the rear property line (variance requested). The proposed building and site improvements exceed all setback requirements with the exception of a small corner portion of the warehouse which seeks variance relief from the minimum required rear setback of 10 feet. Additionally, due to the existing site constraints and need for additional ROW dedication, the applicant has submitted two additional variances to allow for a 2-foot 5-inch encroachment into the perimeter rear buffer where a minimum 5-foot perimeter buffer is required and the allowance of a 5-foot perimeter buffer at the accessible parking space location where a minimum 10-foot front ROW perimeter buffer is required. The applicant proposes significant landscaping along the perimeter of the property and proposes a landscape area of 38.3% of the total lot area where 15% is the minimum required.

(g) Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;

The applicant is not proposing any use or activity that would pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

(h) Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or pose 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

There are no residences or places where children under the age of 18 gather, in the vicinity of the proposed warehouse buildings. No schools, daycare facilities, or parks surround the property.

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

The proposed 2,240 square foot warehouse building will not pose a significant safety or security risk. The subject property is located within 500 feet of commercial projects and would not pose a significant safety or security risk.

SUMMARY & REQUIREMENTS

Staff's review of application 23-B3-116 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.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aron Warehouse	Application No.:	23-B3-116 Rev.1
Reviewer Name:	Daniel Mantell	Project Address:	282-284 NE 1st Ave
Department/Division:	P & Z		
Position:	Planning & Zoning Manager		
Date of Review:	5/13/25		
Submittal No.:	5		

A. GENERAL COMMENTS:

GENERAL COMMENTS:	
1.	The Project coordinator, Daniel Mantell, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1a.	Comment acknowledged.
2.	Prior to resubmittal, contact Daniel Mantell, Planning and Zoning Manager, and Ruthie Justino at dmantell@deerfield-beach.com and rjustino@deerfield-beach.com to schedule a Development Review Committee (DRC) meeting.
2a.	Comment acknowledged.
3.	The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter which will be \$943.4
3a.	Comment acknowledged.
4.	Per Section 98-14(f), An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
4a.	Comment acknowledged.
5.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPlans@broward.org for the issuance of the Transportation Concurrency Certificate and Environmental Certificate.
5a.	Comment acknowledged.
6.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item

Development Plan Application Comments

	on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
6a.	Comment acknowledged.
7.	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
7a.	Comment acknowledged.
8.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice. The Certificate of Concurrence Letter shall not be issued until all associated fees are paid.
8a.	Comment acknowledged.
9.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. 1. Fire Rescue \$288.86 2. Police \$30.73 3. Parks N/A
9a.	Comment acknowledged.
10.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrence Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
10a.	Comment acknowledged.
11.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.
11a.	Comment acknowledged.
12.	As with all developments in Deerfield Beach, before a building permit can be issued, this development must receive approval from the Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org
12a.	Comment acknowledged.
13.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
13a.	Comment acknowledged.

Development Plan Application Comments

14.	All resubmittals shall be provided with a written narrative responding to all comments. Provide acknowledgement of comments where applicable.
14a.	Comment acknowledged.
	NEW COMMENTS 4/9/2025
15.	On the cover page the project scope of work needs to be adjusted to accurately reflect the requested variances – make sure the variances listed on the cover page are consistent with the requested variances in the variance application.
15a.	Comment addressed 5/13/2025.

B.

APPLICATION COMMENTS:	
1.	Per Section 98-13(b)(8) At a minimum, six hard copies (five copies with sheet format of 24 inches x 36 inches and one copy with sheet format of 11 inches x 17 inches) and one electronic copy (provided electronically and digitally signed), in which all pages are signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. Location plans, master plans, elevations and floor plans are exempt from this scale requirement. The site plan, irrigation plan and landscape plan shall be consistently scaled.
1a.	Comment still applies. Per Section 98-13(b)(8) At a minimum, six hard copies (five copies with sheet format of 24 inches x 36 inches and one copy with sheet format of 11 inches x 17 inches) and one electronic copy (provided electronically and digitally signed), in which all pages are signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. Location plans, master plans, elevations and floor plans are exempt from this scale requirement. The site plan, irrigation plan and landscape plan shall be consistently scaled.
1b.	Comment addressed.
2.	Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. Remove the following sheets from the development plan: electrical sheets
2a.	Portion of comment still applies. Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. Place the landscape plan before the tree disposition plan (order should be landscape plan, tree disposition plan, irrigation plan)
2b.	Comment addressed.
3.	Per Section 98-13(8)(j) The applicant shall provide three separate copies of a signed and sealed preliminary engineering plan set and one digital copy, which provide basic engineering information necessary to determine site compatibility with essential services. Provide separate sets of conceptual engineering package accordingly.
3a.	Comment addressed.
4.	Per Section 98-13(8)(j), The attached document titled Conceptual Engineering Plan are advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.

Development Plan Application Comments

4a.	Comment acknowledged.
5.	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.
5a.	Comment acknowledged.
6.	Per Section 98-13(b)(2) Provide a written project narrative, explaining at a minimum, project description, and other relevant information as pertinent to the proposed scope of work. Amend the project narrative to include the request for a variance. Briefly explain the variance requested within the narrative.
6a.	Comment still applies. Amend the project narrative to include the request for a variance. Briefly explain the variance requested within the narrative.
6b.	Comment addressed.
7.	Due to the project site containing two (2) lots, consider either a Unity of Title or combination of the two lots must be filed. To be discussed further at DRC meeting.
7a.	Comment still applies. Due to the project site containing two (2) lots, consider either a Unity of Title or combination of the two lots must be filed. Provide indication that such process has been begun.
7b.	Comment addressed.
NEW COMMENTS 6/24/2024	
8.	Newly developed plans, which have not yet been reviewed by the City Commission, cannot be resubmitted with clouds or other demarcations showing changes to the proposed changes. The only items that should be clouded on a development plan set are any changes from the previously approved site plan. Remove all clouds accordingly.
8a.	Portion of comment still applies. Remove the cloud on sheet A102.
8b.	Comment addressed.

C.

COVERPAGE:	
1.	Per Section 98-13(8)(a)(1) Provide the name of project, address and folio number. The project name should reflect the project name provided on the Development Plan Application. Provide property addresses and folio numbers accordingly.
1a.	Comment addressed.
2.	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.
2a.	Comment addressed.
3.	Per Section 98-13(8)(a)(6) Provide the revision date.
3a.	Comment addressed.
4.	Remove the notation *Not all notes apply. Additionally, remove all general notes that don't apply.
4a.	Comment addressed.
5.	Include in the project scope of work the requested variances.
5a.	Comment addressed.

D.

SURVEY:	
1.	Both gross and net site area calculations were not provided. Per Section 98-

Development Plan Application Comments

	13(8)(b)(1) provide a certified boundary survey, in conformance with Chapter 61G17, Florida Administrative Code, no more than one year old from the submittal date and extending to the center line of all adjacent streets, which specifies gross and net acreage or square footage, illustrating and clearly identifying all boundary lines. Gross acreage includes one-half of the right-of-way abutting the subject property.
1a.	Clarify "Rock Road". The road directly to the east is North River Avenue. Need to ensure the gross area is accurate.
1b.	Comment addressed.
2.	Per Section 98-13(8)(b)(2) Show existing natural features, including trees and other vegetation and soils (unless provided as a separate page), etc.
2a.	Comment addressed.
3.	Per Section 98-13(8)(b)(4) Provide existing recorded easements, NVAL lines, utilities and rights-of-ways. Any overhead lines must be noted.
3a.	Comment still applies. Per Section 98-13(8)(b)(4) provide existing recorded easements, NVAL lines, utilities and rights-of-ways. Any overhead lines must be noted. The surveys note states – "Locations are limited to visible improvements only as shown hereon. Lands shown hereon were not abstracted by the surveyor for easements, right-of-ways of record, or other restriction or reservations." This is not sufficient.
3b.	Comment still applies. Per Section 98-13(8)(b)(4) provide existing recorded easements, NVAL lines, utilities and rights-of-ways. Any overhead lines must be noted. The surveys note states – "Locations are limited to visible improvements only as shown hereon. Lands shown hereon were not abstracted by the surveyor for easements, rights-of-ways of record, or other restriction or reservations." This is not sufficient.
3c.	Comment addressed.
4.	Per Code section 98-13, a title policy, title commitment, title search/exam, opinion of title or property information report current to within one year, identifying any encroachment, encumbrance, violation, or variance, as well as the date, policy number, issuers name, address and the disposition of all schedule B-II encumbrances is required.
4a.	Comment addressed.
5.	Provide electronic copy of survey.
5a.	Comment addressed.

E. SITE PLAN & SITE PLAN DETAIL REQUIREMENTS:

1.	The paved parking area infringes into the rear perimeter 10' landscape buffer
1a.	Applicant is seeking a variance
2.	Per section 98-88(b)(2) indicates that a maximum of 80% of the required front yard may be used for off-street parking. Provide an analysis of the front yard for paved vs unpaved areas.
2a.	Provide a breakdown showing what is being included in the referenced 66.9% paved area. It appears that the paved area is greater than the indicated 66.9%. Provide a calculation breakdown accordingly.

Development Plan Application Comments

2b.	Comment addressed.
3.	Per Section 98-13(8)(c)(4) Provide existing and proposed ground mounted electrical and mechanical equipment and screening.
3a.	Comment addressed. Applicant indicates that no equipment is proposed.
4.	Per Section 98-13(8)(c)(5) Provide proposed fences and walls, including location, construction material, dimensions, setbacks, and height.
4a.	Comment addressed. Applicant indicates that there are no fences/walls proposed.
5.	The landscape plan indicates a proposed retaining wall along the northern property line which is not shown on the site plan. Provide such details on the site plan accordingly.
5a.	Clarify whether the proposed retaining wall is running the full length of the northern property line. Clearly show and dimensions accordingly on the site plan.
5b.	Comment addressed.
6.	Per Section 98-13(8)(c)(6) Provide existing and proposed utility lines, easements and adjacent rights-of-ways.
6a.	Comment still applies (contingent upon the surveyors' findings)
6b.	Comment addressed.
7.	Per Section 98-13(8)(c)(7) Provide existing and proposed light pole locations. As proposed, the site plan indicates the location of 1 light pole and refers to the photometric plan which was not provided in the submittal.
7a.	Comment addressed.
8.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening.
8a.	Comment addressed. Applicant indicates the site will be serviced with curbside cart pickup service.
9.	Per Section 98-13(8)(c) (11) Provide pedestrian circulation and ADA compliant access to the rights-of-way.
9a.	Comment still applies. All sheets shall be consistent. Update the photometrics sheet to reflect the sidewalk connection.
9b.	Comment addressed.
10.	Per Section 98-13(8)(c) (12) Provide adequate accessibility of proposed roadways for emergency vehicles, fire engines, garbage service, and any necessary delivery service.
10a.	Comment addressed.
11.	Per Section 98-13(8)(c) (13) Provide the location of all existing and proposed fire hydrants.
11a.	Comment still applies. Per Section 98-13(8)(c) (13) Provide the location of all existing and proposed fire hydrants on the site plan.
11b.	Comment addressed.
12.	Per Section 98-13(8)(c) (15) Provide the location of all existing and proposed above ground and below ground storage tanks.
12a.	Comment addressed.
13.	Per Section 98-13(8)(c) (16) the site data table is missing the following information: - Gross and net acreage of the total site - Total impervious surface coverage
13a.	Comment addressed.
14.	Per Section 98-80, If a private driveway intersects with any public rights-of-way, no sight distance obstruction will be permitted within the ten-foot by 50-foot triangular area formed by the intersection of each side of the driveway and the ultimate rights-of-way or property lines with the driveway side of the triangle being ten feet in

Development Plan Application Comments

	length, the public rights-of-way side of the triangle being 50 feet in length, and the third side of the triangle being the line connecting the ends of the two other sides.
14a.	Comment addressed.
15.	Per Section 98-13(8)(c)(2) Parking spaces, and driveways, including location, dimensions, setbacks, ADA compliance and location of loading zones. Provide the widths, dimensions and setbacks of all driveways accordingly. Provide additional clarity why the northern drive aisle is so wide. Per schedule C, the minimum driveway width for two-way traffic is 23 feet.
15a.	As proposed, the eastern driveway is proposed on Lot 8, Block 4 which is owned by Broward County. All onsite improvements must be within the confines of your property lines.
15b.	Comment addressed.
16.	Per Section 98-13(8)(c) (14) Provide the location of freestanding signs with setback measurements. Provide all freestanding sign setbacks accordingly.
16a.	Comment addressed.
17.	Demonstrate directional/wayfinding sign locations. Provide detail of way finding signs.
17a.	Comment addressed.
18.	Clarify what the intent of the rear paved driveway is. Is your intention for the paved driveway to connect with NE River Dr. or will the paved driveway end at the property line? There may be implications of encroaching onto DOT property.
18a.	As proposed, the eastern driveway is proposed on Lot 8, Block 4 which is owned by Broward County. All onsite improvements must be within the confines of your property lines.
18b.	Comment addressed.
19.	Label all stop signs and other traffic control signs and pavement markings.
19a.	Comment still applies. Label all stop signs and other traffic control signs and pavement markings on the site plan.
19b.	Comment addressed.
	NEW COMMENTS 6/25/2024
20.	Discuss with Engineering regarding the need for additional future right-of-way dedication.
20a.	Comment addressed
	NEW COMMENTS 4/9/2025
21.	In regards to the ADA parking location, there needs to be adequate room for backing out and leaving the site without having to backout onto NE 1st Avenue. This can be achieved by proposing a 5' concrete strip or continuation of the existing access aisle into the parking lot without the striping. This will directly impact the location of the proposed landscaping, thus, relocate the impacted landscaping to another location on site.
21a.	Comment addressed. 5/13/2025
22.	Similar to the comment above, we need 5' of backout room for the standard parking stall that directly abuts the warehouse. This can be achieved by flipping the 5' proposed landscape strip on the outside of the parking stalls to the interior between the parking stalls and the building and shifting the parking stalls over 5'.
22a.	Comment addressed. 5/13/2025
23.	Provide wheel stops for the standard parking stalls.
23a.	Comment addressed. 5/13/2025

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F.

ELEVATIONS:	
1.	Per code section 78-7, Service doors should be inset in the secondary building faces to allow shadow lines. Vehicle service areas should not be visible from public rights-of-way. Where service doors will be visible from an internal roadway (i.e. on an outparcel), service areas should incorporate some decorative features to enhance the four-sided design of the building.
1a.	Comment still applies. Vehicle service areas should not be visible from public rights-of-way.
1b.	Comment addressed.
2.	Provide elevation renderings of each elevation of the proposed structure. As proposed, the plans only provide elevation renderings for the south and west building elevation.
2a.	Comment addressed.
3.	Per Section 98-13(8)(d)(1) Provide scale drawing illustrating all elevations of all principal and accessory buildings and structures, including height, dimensions, color, surface materials and texture. Provide the building height as measured to the roof peak.
3a.	Comment addressed.
4.	Chapter 78-7(b), Building Design Standards should be reviewed to ensure all criteria have been met. (i.e. minimum of two building materials and colors, transparent features, way finding signs etc.).
4a.	Comment still applies. Per code section 78-7(b)(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.
4b.	Comment addressed.
5.	Per Section 98-13(8)(d)(2), Provide the general location of building wall signs and conceptual monument sign. No monument sign detail provided. Provide conceptual monument sign part of the site detail sheet with dimensions. The maximum size allowed for the freestanding sign varies in relation to the setback. For wall signs, show the general location of the building signs with a dashed line showing overall area. Provide a note on the elevation plan stating that all signs require a separate building permit. All signage must comply with Chapter 102 of the Land Development Code.
5a.	Comment addressed. No signage proposed.
6.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
6a.	Comment addressed. Not proposed.
7.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, canopies and awnings. Additionally, provide the projection dimensions of all such elevations including the covered entry. Note: Section 98-3, Building height is defined as “the vertical distance from the finish grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the deck line for mansard roofs, and to the mean heights level between eaves and ridges for gable, hip and gambrel roofs.”
7a.	Comment addressed.

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8.	Provide the projection distance of all roof overhangs and canopies into the required setback areas. Provide setback dimensions accordingly.
8a.	Comment addressed.
9.	Per Section 78-6(d)(3)(e)(1) This property is located within the Pioneer Grove Architectural District and shall adhere to the Pioneer Grove Design standards. Per the Pioneer Grove Architectural Design Theme, facades should refrain from using stucco as the primary material, but if it is used scoring and other features not typical of Pioneer Grove are prohibited.
9a.	Comment still applies. Per Section 78-6(d)(3)(e)(1) This property is located within the Pioneer Grove Architectural District and shall adhere to the Pioneer Grove Design standards. Per the Pioneer Grove Architectural Design Theme, facades should refrain from using stucco as the primary material, but if it is used scoring and other features not typical of Pioneer Grove are prohibited.
9b.	Comment addressed.
10.	Per Pioneer Grove Architectural Design standards, buildings must adhere to a simple palette of natural earth tone colors consisting of whites, greys, and browns with accents of medium to dark reds, blues, and greens.
10a.	Comment addressed.
11.	Per the Pioneer Grove Architectural Design Standards, consider the use of additional natural materials such as wood, stone, and metal to meet the requirements of F.3, above.
11a.	Comment addressed.
NEW COMMENTS 7/19/2024	
12.	Per code 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. Incorporate elements to break up the expanses of white stucco on the proposed elevations.
12a.	Comment addressed.
13.	Per code section 78-(b)(13)(c), a minimum of two building materials shall be proposed. Only stucco is currently proposed. Adjust accordingly.
13a.	Comment addressed.
NEW COMMENTS 12/17/2024	
14.	Per Section 78-7(b)(1), building standards shall apply to all elevations of a building or structure. 1. The east and west elevations are relatively the same functionally, but are not equal from an aesthetic point of view. Provide similar treatment to the roll up doors on the east elevation as on the west elevation with standing seam awning. Wrap simulated wood wainscoting to the east elevation. 2. The north elevation should have the proposed wainscoting wrap around the entire side of the building.
14a.	Comment addressed.
15.	Call out color for standing seam metal roof for the building and awnings.
15a.	Comment addressed.
16.	Call out colors for overhead and man doors.
16a.	Comment addressed.

G. FLOOR PLAN:

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1.	Per Section 98-13(8)(e)(1) Show the complete dimension of each room on all floors, including rooftop activation (if proposed), labeling any permanent feature.
1a.	Comment addressed.
2.	Provide the proposed finished floor elevation.
2a.	Comment addressed.

H.

LANDSCAPE PLAN:

1.	Per Section 98-13(8)(f)(1) Provide a plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting. As provided, the landscape plan is not consistently scaled with the site plan.
1a.	Comment still applies. Per Section 98-13(8)(f)(1) Provide a plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting. As provided, the landscape plan is not consistently scaled with the site plan.
1b.	Comment addressed.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2a.	Comment addressed.
3.	Per Section 98-13(8)(f)(3) Provide a tree survey indicating the location, number, names, species, size, disposition, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed.
3a.	Comment addressed.
4.	Per Section 98-13(8)(f)(4) Provide the location, condition, names, sizes, and disposition of existing trees and hedges.
4a.	Comment addressed.
5.	Per Section 98-13(8)(f)(5) Provide a proposed plant list by symbol, quantity, required specifications, native or nonnative, drought tolerance, Florida Friendly, salt tolerant and botanical and common names. The plant list shall be indicated on all planting sheets.
5a.	Portion of comment still applies. Per Section 98-13(8)(f)(5) Provide a proposed plant list by symbol,
5b.	Comment addressed.
6.	Per Section 98-13(8)(f)(6) Provide the location and label existing and proposed site lighting.
6a.	Comment still applies. Per Section 98-13(8)(f)(6) Provide the location and label existing and proposed site lighting.
6b.	Comment addressed.
7.	Per Section 98-13(8)(f)(7) Provide the location and label existing and proposed fire hydrants and Fire Department check valves.
7a.	Comment still applies. Per Section 98-13(8)(f)(7) Provide the location and label existing and proposed fire hydrants and Fire Department check valves on the landscape plan.
7b.	Portion of comment still applies. Provide the location and label existing and proposed fire hydrants.
7c.	Comment addressed.
8.	Per Section 98-13(8)(f)(8) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.

Development Plan Application Comments

8a.	Comment still applies. Per Section 98-13(8)(f)(8) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures on the landscape plan.
8b.	Portion of comment still applies. Provide the location of the all-overhead utility lines.
8c.	Comment addressed.
9.	Per Section 98-13(8)(f) (10) Provide the proposed conceptual grading plans containing, existing and proposed spot grades, drainage flow arrows at all building corners, roadways, parking lot corners, pedestrian walks and existing landscaping. Additionally, provide existing or proposed berms contours of heights and slopes of not less than 3 to 1.
9a.	Comment still applies. Per Section 98-13(8)(f) (10) Provide the proposed conceptual grading plans containing, existing and proposed spot grades, drainage flow arrows at all building corners, roadways, parking lot corners, pedestrian walks and existing landscaping on the landscape plan. Additionally, provide existing or proposed berms contours of heights and slopes of not less than 3 to 1 on the landscape plan
9b.	Comment addressed.

I.

IRRIGATION PLAN:

1.	Per Section 98-13(8)(f)(1) Provide a plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting. As provided, the irrigation plan is not consistently scaled with the site plan.
1a.	Comment still applies. Per Section 98-13(8)(f)(1) Provide a plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking and lighting. As provided, the irrigation plan is not consistently scaled with the site plan.
1b.	Comment addressed.
2.	Per Section 98-13(8)(g)(4) Provide an indication of methods used to achieve compliance with the University of Florida's "Florida Friendly Landscaping Guide to Plant Selection and Landscape Design" as required by F.S. § 373.185, unless provided for herein.
2a.	Comment addressed.
3.	Per Section 98-13(8)(g)(5) Provide the location and label existing and proposed site lighting.
3a.	Comment still applies. Per Section 98-13(8)(g)(5) Provide the location and label existing and proposed site lighting on the irrigation plan.
3b.	Comment addressed.
4.	Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.
4a.	Comment still applies (contingent upon the surveyors' findings). Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures on the irrigation plan.
4b.	Comment addressed.

J.

PHOTOMETRIC PLAN:"

1.	Provide a photometrics plan scaled consistently with the site plan, showing all buildings, structures, landscape areas and on-site parking.
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Development Plan Application Comments

1a.	Comment still applies. Provide a photometrics plan scaled consistently with the site plan. Add a scale to the photometric plan which is consistent with the site plan.
1b.	Comment addressed.
2.	Per Section 98-13(8)(h)(2) Provide a photometric layout of each proposed light fixture and light pole, showing its maximum to minimum foot-candle level.
2a.	Comment addressed.
3.	Per Section 98-13(8)(h)(3) Provide a minimum foot candle taken at the property line. There shall be no light spillage over 1.0 lumens at the property line
3a.	Comment partially addressed. Provide foot candle levels along the eastern property line. Ensure no more than 1.0 lumens at the property line.
3b.	Comment addressed.
4.	Per Section 98-13(8)(h)(4) Provide the location of all existing and proposed easements, notating any above ground utility lines.
4a.	Comment still applies (contingent upon the surveyors' findings). Per Section 98-13(8)(h)(4) Provide the location of all existing and proposed easements, notating any above ground utility lines.
4b.	Comment addressed.
5.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
5a.	Comment addressed.



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aron Warehouse	Application No.:	23-B3-116
Reviewer Name:	Harold Hoyte	Project Address:	282-284 NE 1st Ave.
Department / Division:	Landscape		
Position:	Urban Forester		
Date of Review:	5/14/25		
Submittal No.:	5		

A.

LANDSCAPE PLAN:	
1.	Add an existing tree chart to include, height, spread, Diameter at Breast Height (DBH), and condition (as a percentage).
1.a	Comment addressed 6/28/24.
2.	Per Section 98-80 (i) add 10x50 or 10x35 feet sight triangles at the exits accordingly. Remove hedges as needed.
2.a	Comment not addressed. Slide sight triangles into the property.
2.b	Comment not addressed. Refer to A101 for the correct positioning of all the sight triangles. Modify the hedges accordingly.
2.c	Comment addressed 4/7/25.
3.	Add 2 more varieties of shrub or groundcover. Change some of the proposed plant material to meet this requirement.
3.a	Comment addressed 6/28/24.
4.	Revise the Landscape Plan (LP-1) to show the existing overhead poles.
4.a	Comment addressed 6/28/24.
5.	Per Section 98-80 (e)(2), add 1 more tree to the ROW buffer to meet code.
5.a	Comment addressed 6/28/24.
6.	Per Section 98-80 (k), revise plant standards to meet the code. Add spreads to the shrubs and groundcover specifications, none shall be more than 6" difference.
6.a	Comment addressed 6/28/24.
7.	Per Section 98-80 (e)(12), show light pole offset. Remove or relocate all proposed trees.
7.a	Comment not addressed. Existing light on the east property line.
7.b	Comment addressed 12/18/24.
8.	Show buffer locations and dimension on LP-1. Clear the asphalt out of the 5-foot perimeter buffer to the west.
8.a	Comment not addressed. 5-foot is required inside the NE property line.

Development Plan Application Comments

8.b	Comment addressed 12/18/24.
9.	Show buffer locations and dimension on LP-1. Clear the asphalt and Building out of the 10-foot ROW perimeter buffer to the south.
9.a	Comment not addressed.
9.b	Comment not addressed. Show all buffer dimensions on the landscape plan.
9.c	Comment addressed 4/7/25.
10.	Per Section 98-80 (e) (14) add foundation trees or palms and shrub planting to the south and east sides (3) of the building. Show 2 trees and/or palms at 16' height or graywood respectively.
10.a	Comment addressed 6/28/24.
11.	Per Sections 98-80 (e)(8) and (11) add 3 more terminal island trees and shrubs to meet or exceed the code. Note terminal island are to be 10 feet wide, excluding curbs.
11.a	Comment not addressed.
11.b	Comment not addressed. Ten feet of the landscape area is not shown; the landscape is shown on the sidewalk and label the material between the parking and shrubs.
11.c	Comment addressed 4/7/25.
12.	Show percentages for all tree and palm conditions; good, fair, and poor. Remove all trees and palms with a condition rating of less than 60%.
12.a	The comment is not addressed.
12.b	Comment addressed 4/7/25.
13.	On sheet LP-1, show the Diameter at Breast Height (DBH), the overall heights, and the spread for all existing trees and palms on a chart.
13.a	Comment addressed 6/28/24.
14.	Show chart of landscape requirements on sheet LP-1.
14.a	Comment addressed 6/28/24.
15.	Show mitigation calculation on sheet LP-1.
15.a	Comment addressed 6/28/24.
16.	Cannot move palm from public area to private. Please show as mitigation at \$200 per 3 inches of DBH.
16.a	Comment addressed 6/28/24.
17.	Add 2 more varieties of trees or palms to the landscape plans.
17.a	Comment addressed 6/28/24.
18.	Show overall height of building on sheet A201
18a.	Comment addressed 6/28/24.
19.	Revise the perimeter trees within 30 feet of the overhead wires to FPL approved trees.
19a.	Comment not addressed. Green Buttonwood is not an approved FPL tree under overhead wires.
19.b	Comment addressed. 12/18/24
20.	Show the real canopy of existing trees and those adjacent (within 10 feet) of the property. Adjust proposed trees accordingly.
20.a	Comment addressed 6/28/24.

Development Plan Application Comments

21.	Add 2 flowering shrubs to the plans
21.a	Comment addressed 6/28/24.
22.	Show correct scale on sheet A101
22.a	Comment addressed 6/28/24.
23.	Add sod labels to the landscape plans LP-1.
23.a	Comment addressed 6/28/24. Add sod labels in the swale.

B.

IRRIGATION PLAN:	
1.	Show rain sensor details and location.
1.a	Comment addressed 6/28/24.
2.	Add bubblers to proposed trees/ palms in a separate zone.
2.a	Comment addressed 6/28/24.

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aron Warehouse Major Site Plan	Application No.:	23-B3-116
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	03/24/25		
Submittal No.:	4		

A. APPLICATION / GENERAL COMMENTS:

APPLICATION / GENERAL COMMENTS:	
1.	Per Sec. 98-13. (j)(ii) - Requirements for development review—Development plan submittal, provide “Preliminary flood routing and water quality calculations supporting the surface water management elements...”
1.a	Comment Addressed
2.	Provide an ADA Pedestrian Accessible Route from the public sidewalk on NE 1 st . Avenue to the building designated point of entry.
2.a	Comment Addressed
3.	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below: https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380
3.a	Repeat Advisory Comment
3.b	Comment Addressed
4.	Per Sec. 98-13. (b)(8)(j)(ii) (j) Separate conceptual engineering package and Preliminary flood routing and water quality calculations supporting the surface water management elements, weir elevation and design finished floor elevation shall be provided as supporting documentation.
4.a	Comment partially addressed. Preliminary flood routing calculations not submitted.

Development Plan Application Comments

4.b	Comment addressed
5.	Per City of Deerfield Beach Ordinance Section 98-19(5) of the Land Development Code, the fronting Local Road, NE 1 st . Avenue, requires a Right-Of-Way dedication of 10 Ft. to meet the ultimate 60 Ft. wide Right-Of-Way.
5.a	Comment Revised 6-25-24: In lieu of a full 10 Ft. R/W Dedication, the City will accept a 10' Public Easement Dedication from the present East R/W line of NE 1 st . Avenue fronting Parcel No. 2 and a 5 Ft. Public Easement Dedication along the East R/W line of NE 1 st . Avenue fronting Parcel No. 1. No pavement improvements will be allowed inside the 10 Ft. Public Easement Dedication with the exception of access driveway.
5.b	Comment Addressed.
5.b.1	Provide a Sketch and Legal for the Public Easement Dedication suitable for Broward County recordation for City review.
5.b.2	Comment Addressed
6.	New Comment 6-25-24: Construct a 5 Ft. Conc Sidewalk along the East R/W line of NE 1 st . Avenue fronting Parcel No. 2, straight to the north property line of Parcel No.1.
6.a	Comment Addressed
7.	Proposed Driveway Connection to NE River Road occurs inside Broward County property (Folio no. 474331040151). Proof of consent from Broward County is needed prior to Site Plan approval.
7.a	Comment Addressed



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aron Warehouse Major Site Plan	Application No.:	23-B3-116
Reviewer Name:	Alfonso Orellana		
Department / Division:	Environmental Services		
Position:	Plans Reviewer		
Date of Review:	03/24/25		
Submittal No.:	4		

A. Conceptual Engineering:

1.	Per Sec. 98-13. (j)(ii) - Requirements for development review—Development plan submittal, provide “Preliminary flood routing and water quality calculations supporting the surface water management elements...”
1.a	Comment Addressed
2.	Provide an ADA Pedestrian Accessible Route from the public sidewalk on NE 1 st . Avenue to the building designated point of entry.
2.a	Comment Addressed
3.	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below: https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380
3.a	Repeat Advisory Comment
3.b	Comment Addressed
4.	Per Sec. 98-13. (b)(8)(j)(ii) (j) Separate conceptual engineering package and Preliminary flood routing and water quality calculations supporting the surface water management elements, weir elevation and design finished floor elevation shall be provided as supporting documentation.

Conceptual Engineering Comments

4.a	Comment partially addressed. Preliminary flood routing calculations not submitted.
4.b	Comment Addressed
5.	Per City of Deerfield Beach Ordinance Section 98-19(5) of the Land Development Code, the fronting Local Road, NE 1 st . Avenue, requires a Right-Of-Way dedication of 10 Ft. to meet the ultimate 60 Ft. wide Right-Of-Way.
5.a	Comment Revised 6-25-24: In lieu of a full 10 Ft. R/W Dedication, the City will accept a 10' Public Easement Dedication from the present East R/W line of NE 1 st . Avenue fronting Parcel No. 2 and a 5 Ft. Public Easement Dedication along the East R/W line of NE 1 st . Avenue fronting Parcel No. 1. No pavement improvements will be allowed inside the 10 Ft. Public Easement Dedication with the exception of access driveway.
5.b	Comment Addressed.
5.b.1	Provide a Sketch and Legal for the Public Easement Dedication suitable for Broward County recordation for City review
5.b.2	Comment Addressed
6.	New Comment 6-25-24: Construct a 5 Ft. Conc Sidewalk along the East R/W line of NE 1 st . Avenue fronting Parcel No. 2, straight to the north property line of Parcel No.1.
6.a	Comment Addressed
7.	Proposed Driveway Connection to NE River Road occurs inside Broward County property (Folio no. 474331040151). Proof of consent from Broward County is needed prior to Site Plan approval.
7.a	Comment Addressed

ADVISORY COMMENTS:	
1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County EPGMD.
1.a	Acknowledged

Conceptual Engineering Comments

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
2.a	Acknowledged
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.
3.a	Acknowledged
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.
4.a	Acknowledged

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Aaron Warehouse, Major Site Plane	Application No:	23-B3-116 Rev. 1
Reviewer Name:	Cesar E. Osegueda		
Department / Division:	Sustainable Management		
Position:	Code Compliance Spec.		
Date of Review:	04/09/2025		
Submittal No:	Submittal 4		

A. RECYCLING & SOLID WASTE DIVISION:

1.	The above Site Plan Application, located 282-284 NE 1 st Avenue Deerfield Beach, FL 33441, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles.
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Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	ARON WAREHOUSE	Application No.:	23-B3-116
Reviewer Name:	LT. DAVE ZIPOLI		
Department / Division:	FIRE PREVENTION		
Position:	LIEUTENANT		
Date of Review:	05/29/24		
Submittal No.:	2		

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)
	N/A

B. SITE PLAN:

1.	SITE PLAN IS APPROVED AS SUBMITTED
----	---



DEVELOPMENT REVIEW COMMITTEE VARIANCE APPLICATION

Project Name:	Aron Warehouse	Application No.:	2598
Reviewer Name:	Daniel Mantell	Project Address:	282-284 NE 1st Ave
Department/Division:	P & Z		
Position:	Planning & Zoning Manager		
Date of Review:	3/14/25		
Submittal No.:	4		

A. PROPOSED VARIANCE:	
	Provide the code section(s) being appealed and what the code section requires. <i>Example: I am seeking a variance from Code Section 98-61. – Schedule of Dimensional Regulations which requires a minimum rear setback of 10’0”.</i>
1.	Based on the information provided, you are actually requesting 4 separate variances: (1) A setback variance from the required rear minimum setback of 10’0” (2) An encroachment variance to allow for parking within the required front 10’ ROW perimeter buffer (3) An encroachment variance to allow for the proposed building within the required rear 10’ ROW perimeter buffer (4) An encroachment variance to allow for the proposed paved driveway within the required rear 10’ landscape buffer
1a.	Comment addressed.
2.	Within paragraph 2(A), amend the language to be clearer in the request – “I am seeking a variance from section 98-61 of the Land Development Code to allow for a rear setback of 3’4” where 10’0” is the minimum required. Within paragraph 2(A), remove the following verbiage: “We are providing a 5’0” side yard setback where none is required and the proposed location is setback 57’8” from the corner of the property where a 15’0” setback is required”.
2a.	Amend paragraph (2)(D) to specify the requested encroachment into the rear perimeter buffer rather than stating “from any required rear perimeter buffer”. For example: “I am seeking a variance from section 98-80(e)(2) of the land development code to allow for driveways to encroach into the rear perimeter buffer where a minimum 5’0” rear adjacent property perimeter buffer is required”
2b.	The pavement proposed in the rear has been removed, thus, variance request D is no longer needed. Remove variance request D from the application.

Development Plan Application Comments

2c.	Comment addressed.
3.	Refer to comment A1, you are actually requesting 4 separate variances. Adjust the language accordingly to clearly state the variances being requested.
3a.	Comment addressed.

B.

DEMONSTRATION OF COMPLIANCE WITH VARIANCE CRITERIA (p.3-5.):	
1.	Within paragraph (a), include additional language regarding the orientation and irregular shape of the lot and how it's different than the surrounding properties. This is a unique existing condition of the property which needs to be mentioned. It's triangular with frontage on two streets.
1a.	Comment addressed.
2.	Within paragraph (c), Indicate that the other properties within the B-3 zoning district do not have the unique lot circumstances of the property.
2a.	Comment addressed.
3.	Within paragraph (d), elaborate on the explanation that it is not just the lot size, that deprives the applicant as the same rights as other properties, but the style and angle of the lot adds to the hardship of being able to develop the property within the confines of the code requirements. Provide evidence by providing lot sizes of other properties in the vicinity, and aerial photos, and photos of surrounding properties.
3a.	Portion of initial comment still applies. Provide evidence by providing lot sizes of other properties in the vicinity, and aerial photos, and photos of surrounding properties
3b.	Comment still applies. Provide specific evidence of other surrounding properties. Include all requested backup linked with an address. The aerals provided are too vague and don't specifically reference a certain property.
3c.	Comment addressed.
4.	Within paragraph (e), elaborate on how these are the minimum variances. What alternatives were considered when laying out the building on the site? Does the building need to be so large for a reason? Provide discussion on each variance requested.
4a.	Comment addressed.
NEW COMMENTS 6/26/2024	
5.	Based on Engineering's requirement for additional ROW dedication there is an opportunity to further expand on your variance justifications due to the taking of the additional ROW land.
5a.	Comment not addressed.
5b.	Comment addressed.
NEW COMMENTS 12/17/2024	
6.	Expand on paragraph (b): (1) This land was originally platted when this portion of Deerfield Beach was part of Palm Beach County. (2) The parcel has been subject to takings over the years, primarily for the construction of the Dixie Highway bridge. (3) The City of Deerfield Beach is requesting additional right-of-way dedication for NE 1st Avenue under this application.
6a.	Comment addressed.



23-B3-116

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: ARON WAREHOUSE

Property Owner: The Aron Group

Applicant (if different from Owner): _____

Agent (if different from Owner/Applicant): _____

Address of Property: 282-284 NE 1st Avenue

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

J R HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10, SE 58.01 ALG N/L, SWLY ARC DIST 55.88, NWLY 13.20, N 71.26 TO POB AKA: PARCEL 108

Description of Project: Owner- User Storage Building

New Development (Y/N):	<u>Yes</u>	☒	Modification to Existing Development (Y/N):	<u>No</u>	☐
Zoning District:	<u>B-3</u>		Future Land Use Category:		
Existing Use:	<u>Vacant</u>		Proposed Use:	<u>Storage Warehouse</u>	
Lot Area (acres):			Number of Dwelling Units (proposed):	<u>1</u>	
Sq. Ft. of Structure (existing):			Sq. Ft. of Structure (proposed):	<u>2240</u>	

Agent Signature: _____

Owner Signature: Kurt Aron

Name Printed: _____

Name Printed: Kurt Aron

Address: _____

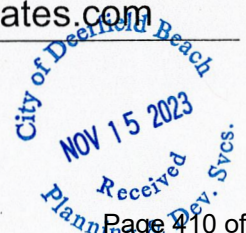
Address: 20882 Sonrisa Way Boca FL 33433

Telephone: _____

Telephone: 561-723-2026

Email: _____

Email: Kurt@AronAssociates.com



INTERNAL USE ONLY:

SUBMITTAL DATE: _____

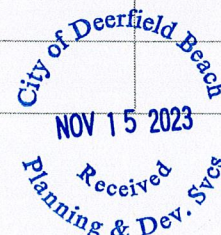
REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential	Yes	\$2000 + \$20 / 1000 GFA + \$100 (Fire)		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)	Yes	\$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.

Revision Date: (11/26/2019)

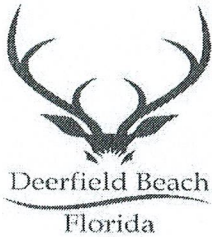


For Office Use Only

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 knowingly 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.)

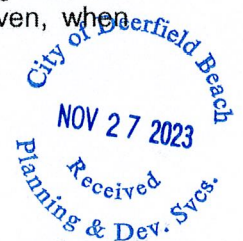
1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, 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 officer (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, Kurt Aron, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Kurt Aron
Signature

11-14-23
Date

SWORN TO AND SUBSCRIBED Before me by means of ☐ physical presence or ☒ online notarization, this 14 day of November, 2023 by

Kurt Aron (Affiant), who is personally

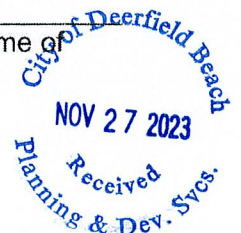
known to me or has produced _____ identification.

My commission expires: 3-24-24

Commission No.: GG972819

digital on file
(Signature of Notary Public - State of Florida)

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





MARTY KIAR
BR  **WARD**
COUNTY
PROPERTY APPRAISER

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\(8\)](#).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$52,750		\$52,750	\$52,750	
2024	\$48,700		\$48,700	\$48,700	\$991.28
2023	\$28,410		\$28,410	\$18,410	\$446.85

	County	School Board	Municipal	Independent
Just Value	\$52,750	\$52,750	\$52,750	\$52,750
Portability	0	0	0	0
Assessed/SOH	\$52,750	\$52,750	\$52,750	\$52,750
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	\$52,750	\$52,750	\$52,750	\$52,750

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/27/2023	WD*-E	\$265,000	118719254	\$26.00	2,029	SF
1/3/2006	QCD	\$8,400	41590 / 253			
8/5/2005	WD		40292 / 1144			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	284 NE 1 AVENUE, DEERFIELD BEACH FL 33441	ID #	4743 31 04 0150
Property Owner	ARON GROUP LLC	Millage	1112
Mailing Address	905 SE 1 WAY STE A DEERFIELD BEACH FL 33441	Use	10-01
Abbr Legal Description	J R HORNE'S SUB 5-30 PB LOT 8,9 LESS W 5 BLK 4 LESS BEG SE COR SAID LOT 9,NW 77.17 TO P/C,NELY 100.37,SE 54.42 TO P/C,SWLY 101.18 TO POB FOR PAR 109 (CACE-03-016513-03)		

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).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2025*	\$174,720		\$174,720	\$174,720		
2024	\$161,280		\$161,280	\$161,280	\$3,310.47	
2023	\$94,080		\$94,080	\$56,910	\$1,422.69	
2025* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$174,720	\$174,720	\$174,720	\$174,720		
Portability	0	0	0	0		
Assessed/SOH	\$174,720	\$174,720	\$174,720	\$174,720		
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	\$174,720	\$174,720	\$174,720	\$174,720		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/27/2023	WD*-E	\$265,000	118719254	\$26.00	6,720	SF
2/7/2002	WD	\$175,000	32738 / 1284			
2/4/1997	PRD	\$100	26045 / 758			
1/1/1993	QCD	\$100	21815 / 981			
5/1/1987	WD	\$75,000		Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11						DB		
L								
1						.47		



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

ATTACHMENT C APPLICATION FOR VARIANCE

Pursuant to Code Section 98-116

**COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

Check applicable box:

- ☒ **Variance- Zoning Appeals Special Master (ZASM):** Must submit complete application and all required submittals by the cutoff date to be scheduled for a ZASM hearing. If Staff determines more information is needed or the application is incomplete, the application will not be processed or scheduled.
- ☐ **Variance- City Commission:** Must comply with the public notice and advertising requirements, pursuant to Code Section 98-35(1).

REQUIRED SUBMITTALS

The following items must be submitted to be deemed a complete application (*for variances requiring approval by City Commission, 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 (for City Commission variances only).
- ☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.
- ☒ **Current Survey** (*12 months or less*) showing existing conditions prepared, signed and sealed by a Florida registered surveyor of the subject property.
- ☒ **Site Plan** showing proposal for the variance being sought. Examples of acceptable site plans include sketches (to scale) on a current survey, drawings prepared by a licensed architect, engineer, or landscape architect, etc.
- ☒ **Photographs** (a minimum of 2) showing the existing conditions of the property taken from different perspectives where the development is proposed.
- ☒ **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.)

Any party to a proceeding before the Special Master may appeal the decision of the Special Master by a writ of certiorari as provided by the Florida Rules of Appellate Procedure. In order to appeal the decision of the Special Master, a verbatim transcript of the proceeding is necessary.

PROPOSED VARIANCE

1. State the Code Section(s) and the Land Development Regulation standard(s) required for the proposed variance (*i.e. setbacks, height, etc.*):

A) I am seeking a variance from code Sec 98-61 - Schedule of Dimensional Regulations which requires a minimum rear setback of 10'-0"

B) I am seeking a variance from code Sec 98-80(e)(2) which requires a minimum 10'-0" R.O.W. perimeter buffer. (for encroachment of proposed parking into front R.O.W. 10'-0" perimeter buffer)

C) I am seeking a variance from code Sec 98-80(e)(2) which requires a minimum 5'-0" adjacent property perimeter buffer. (for encroachment of proposed building into rear 5'-0" adjacent property perimeter buffer)

2. Describe the variance(s) requested (*e.g. 20' front yard setback, etc.*):

A) I am seeking a variance from Section 98-61 of the land development code to allow for a rear setback of 2'-5" where a minimum of 10'-0" is required.

B) I am seeking a variance from section 98-80(e)(2) of the land development code to allow for a 5'-0" perimeter buffer at the accessible parking spot location (where the parking space encroaches into the jogged corner of the buffer), and 5'-0" perimeter buffer at the standard parking spot locations where a minimum of 10'-0" front R.O.W. perimeter buffer is required

C) I am seeking a variance from section 98-80(e)(2) of the land development code to allow for a 2'-5" perimeter buffer where a minimum 5'-0" rear adjacent property perimeter buffer is required (at rear of proposed building)

A. DEMONSTRATION OF COMPLIANCE WITH VARIANCE CRITERIA

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

Section 98-116(f)(2) of the Deerfield Beach Land Development states: *all of the following requirements must be met to secure approval for a variance. The burden of proving that all requirements are met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.*

This application will not be accepted without a specific statement in response to each of the requirements on the following pages.

- a. 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:

Due to the Dixie Flyover the lot became an unusual site for development. Because of the irregular shape of the lot, the required setbacks and perimeter buffers constrain the buildable area of the site disproportionately compared to other sites in the area. The narrow southern portion of the property is highly constrained by the required setbacks and buffers which impose increased limitations for development compared to adjacent sites. The front property line is not uniform, but is interrupted by a diagonal jog of 5'-0" which creates inconsistent front setback and perimeter buffers, adding to the unique constraints of this site compared to adjacent properties. The City is also proposing 5' and 10' public easement dedications along the western property line, with access driveway being the only paving improvement allowed within this public easement dedication.

- b. That the special conditions and circumstances do not result from the actions of the applicant:

The special conditions and circumstances of this site are pre-existing and do not result from any actions of the applicant. The land was originally platted when this portion of Deerfield Beach was part of Palm Beach County. The parcel has been subject to takings over the years, primarily for the construction of the Dixie Highway bridge. The City of Deerfield Beach is also requesting additional right-of-way dedication for NE 1st Avenue under this application.

- c. 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:

Granting the requested variances will not confer on the applicant any special privilege. The unique constraints of this property disproportionately limit the development potential compared to other lands in the same zoning district. Granting these variances will allow this site to be developed to a similar standard as other lands in the same zoning district.

- d. That the 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:

The unusual conditions of this lot add to the hardship of being able to develop it within the confines of the code requirements.

This lot, while already smaller than many other nearby properties in the same zoning district, is further limited in development potential by the unusual orientation, shape, and irregular property boundaries.

The buildable area that remains after accounting for required setbacks and perimeter buffers is highly constrained and irregularly shaped. Other larger and more regularly shaped properties located nearby in the same zoning district have much more flexibility and potential for development within the confines of the code requirements.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure:

I believe that the requested variances are the minimum variances that will make possible the reasonable use of the land. The proposed building footprint is relatively small compared to other buildings in general throughout the zoning district, as well as compared to other buildings on similar sized lots throughout this zoning district. The proposed building is the minimum size that will be usable by the property owner - reducing it any further would be an increase on the already disproportionate and unnecessary hardship imposed on the applicant by the terms of the code as they are applied to this property.

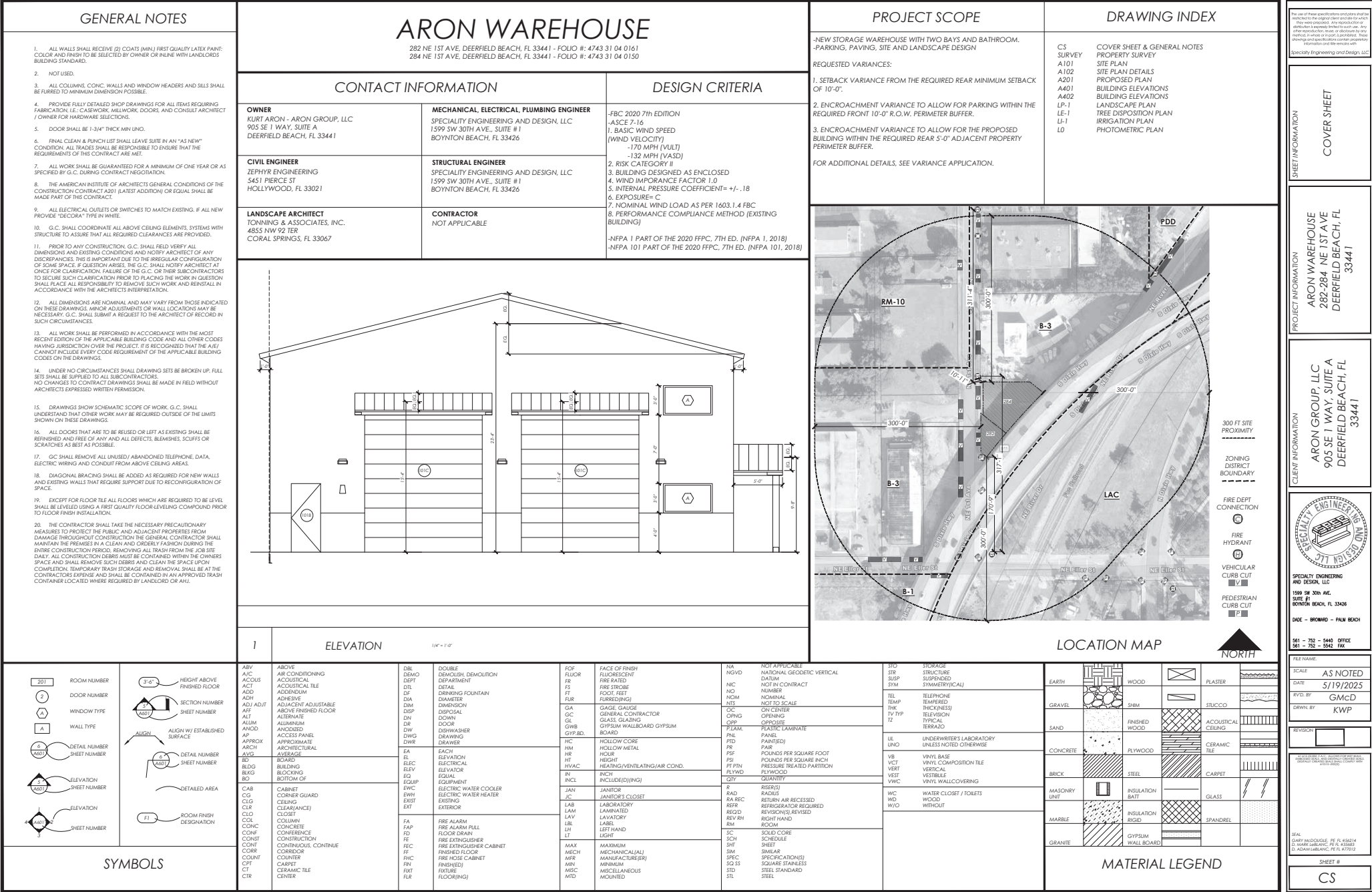
Providing the minimum required parking and driveway paving at the front of the property is highly limited by the shape of the site and the resulting required perimeter buffers - other alternatives considered would require increased variance requests.

- f. 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:

. It is my belief that each variance request is reasonable in providing minimal accommodation to reduce the unreasonable hardship of developing this site within the confines of the code requirements. Granting of these variances will not be injurious to the area involved or otherwise detrimental to the public welfare - rather, the granting of these variances will allow this site to be developed in line with the general intent and purpose of this code, and as a positive contribution to the Pioneer Grove District







CLIENT INFORMATION

ARON WAREHOUSE
282-284 NE 1ST AVE
DEERFIELD BEACH, FL 33441

ARON GROUP, LLC
905 SE 1 WAY, SUITE A
DEERFIELD BEACH, FL 33441

PROJECT INFORMATION

ARON WAREHOUSE
282-284 NE 1ST AVE
DEERFIELD BEACH, FL 33441

REVISION

DATE	AS NOTED
SCALE	5/19/2025
BY	GMCD
DRWN BY	KWP

FILE NAME

AS NOTED

DATE

5/19/2025

BY

GMCD

DRWN BY

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The use of these qualifications and/or titles and/or licenses by the engineer and/or architect is not a representation or warranty of the quality of the work or the results of the work. The engineer and/or architect is not responsible for the work or the results of the work. The engineer and/or architect is not responsible for the work or the results of the work. The engineer and/or architect is not responsible for the work or the results of the work.

PROJECT INFORMATION
ARON WAREHOUSE
282-284 NE 1ST AVE
DEERFIELD BEACH, FL 33441

CLIENT INFORMATION
ARON WAREHOUSE
282-284 NE 1ST AVE
DEERFIELD BEACH, FL 33441

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LEGEND

APC = AIR CONDITIONER
 CAS = CONCRETE BLOCK STRUCTURE
 C = CALCULATED
 CH = CHORD
 E = ELEVATION
 C&S = CONCRETE SLAB
 CONC = CONCRETE
 DCL = DRAINAGE EXISTENT
 A = SETBACK (CENTRAL ANGLE)
 EL. ELEV. = ELEVATION
 F.F. = FINISHED FLOOR
 F.F.L. = FOUND NON PIPE
 F.F.L. = FOUND NON PIPE
 L = ARC LENGTH
 L.S. = LICENSED SURVEY BUSINESS
 L.S. = LICENSED SURVEYOR
 M = MEASUREMENT
 NO L.S. = NO LICENSED SURVEYOR
 N/A = NOT APPLICABLE
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 NAD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
 NAD29 = NORTH AMERICAN VERTICAL DATUM OF 1929
 P = PLAT
 P.B.C. = PALM BEACH COUNTY
 P.C. = POINT OF CURVATURE
 P.B. = POINT OF BEGINNING
 R = RADIUS
 R/W = RIGHT OF WAY
 R/W = R/W EXISTENT
 C.L. = CENTERLINE
 S&S = TO SUCCESSION AND/OR ASSIGNS
 AT&M = AS SHOWN INTEREST MAY APPEAR
 P.A.M. = PROPERTY INTEREST MONUMENT

SYMBOL

[] CATCH BASIN
 [] WATER METER
 [] UTILITY POLE
 [] LIGHT POLE
 [] FIRE HYDRANT
 [] CABLE BOX
 [] ELECTRIC BOX
 [] TELEPHONE BOX
 [] WATER VALVE
 [] IRRIGATION CONTROL VALVE
 [] ELECTRIC METER
 [] GAS METER
 [] SEPTIC TANK LID
 [] WELL
 [] SIGN
 [] CLEAN-OUT
 [] A/C
 [] STORM MANHOLE
 [] OVERHEAD WIRE LINE (OHW)
 [] CHAIN LINK FENCE (CLF)
 [] WOOD FENCE (WF)
 [] METAL FENCE (MF)
 [] PLASTIC FENCE (PF)

TREE TABLE

No.	NAME	DIA. (INCH)	HEIGHT (FEET)	CANOPY (FEET)
1	COCONUT	12	20	12
2	SABAL PALM	14	20	12
3	SABAL PALM	16	20	12
4	SABAL PALM	18	20	12
5	SABAL PALM	16	20	12
6	SABAL PALM	18	20	12
7	SABAL PALM	16	20	12
8	SABAL PALM	16	20	12

LEGAL DESCRIPTION

PARCEL 1:
 LOTS 8 AND 9, BLOCK 4, LESS AND EXCEPT THE WEST 5.0 FEET OF LOT 9, BLOCK 4 FOR ROAD RIGHT OF WAY, OF J.R. HORNE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN ORDER OF TAKING UNDER CASE NO. 03-016513, AS SET FORTH IN THAT CERTAIN STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 41260, PAGE 1501 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOTS 11 AND 10 OF SAID PLAT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,944.79 FEET AND A CHORD BEARING OF NORTH 26 DEGREES 04'12" EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44'28", AN ARC DISTANCE OF 192.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 12'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 77.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,205.55 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 52'51" EAST, THROUGH A CENTRAL ANGLE OF 04 DEGREES 46'13", AN ARC DISTANCE OF 103.17 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8 AND THE END OF SAID CURVE; THENCE SOUTH 52 DEGREES 05'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 54.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOTS 8 AND 9 AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,944.79 FEET AND A CHORD BEARING OF SOUTH 28 DEGREES 55'29" WEST, THROUGH A CENTRAL ANGLE OF 01 DEGREE 58'07", AN ARC DISTANCE OF 101.18 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL 2:
 A PORTION OF LOT 10, BLOCK 4, J.R. HORNE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID LANDS SITUATE, LYING AND BEING BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 52 DEGREES 12'40" EAST ALONG THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 68.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 38 DEGREES 10'01" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,205.55 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 39'20", AN ARC DISTANCE OF 55.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 51 DEGREES 30'59" WEST, A DISTANCE OF 13.20 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR NORTHEAST 1ST AVENUE; THENCE NORTH 00 DEGREES 47'36" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 71.26 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING ITEMS ARE FROM CHICAGO TITLE INSURANCE COMPANY:
 COMMITMENT NUMBER: 10860851; ISSUING OFFICE FILE NUMBER: 2022-1690;
 COMMITMENT DATE: 02/15/2023 AT 11:00 P.M.; SCHEDULE B, PART 1

ITEM	RECORDING DATA	DESCRIPTION	APPLICABLE	PLOTTED?
PARCEL 1:				
1.	P.B. 3, PG. 50	PLAT MATTERS	YES	YES
2.	ORB 2124, PG. 624	ORDINANCE	NO	NO
3.	INSTRUMENT 115078646	R/W MAP	YES	YES
4.	DEED BOOK 453, PG. 167	RESERVATIONS	NO	NO
5.	ORB 15229, PG. 365	ROAD R/W DEED	YES	YES
6.	ORB 41260, PG. 1051	ORDER OF TAKING	YES	YES
7.	ORB 41260, PG. 1051	LEASE AGREEMENT	YES	NO
PARCEL 2:				
1.	P.B. 3, PG. 50	PLAT MATTERS	YES	YES
2.	ORB 2124, PG. 624	ORDINANCE	NO	NO
3.	INSTRUMENT 115078646	R/W MAP	YES	YES
4.	ORB 41133, PG. 1554	SETTLEMENT SITUATION	YES	YES
5.	ORB 41590, PG. 253	DEED	YES	YES

AREA:

GROSS AREA:
 GROSS AREA IS BASED ON THE LOT LINES EXTENDED TO THE PLATTED 6' OF NE 1ST AVENUE AND ROCK ROAD.
 PARCEL 1: 15,861 SQUARE FEET 0.364 ACRES
 PARCEL 2: 24,311 SQUARE FEET 0.558 ACRES
 TOTAL: 40,172 SQUARE FEET 0.922 ACRES
 NET AREA:
 PARCEL 1: 6,536 SQUARE FEET 0.150 ACRES
 PARCEL 2: 19,774 SQUARE FEET 0.449 ACRES
 TOTAL: 26,310 SQUARE FEET 0.599 ACRES

SURVEY NOTES:
 LANDS SHOWN HEREIN WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 10860851;
 COMMITMENT DATE: 02/15/2023; COMMENT DATE: 02/15/2023 AT 11:00 P.M.; SCHEDULE B, PART 1

ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
 ROAD DEEDS ARE NOTED.

SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).
 ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NAVD83 UNLESS OTHERWISE NOTED.

BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ABSTRACT ON STATE AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREIN IS MADE. A CERTIFIED ABSTRACT SHOULD BE CONSULTED FOR ADEQUATE IDENTIFICATION OF TREES SHOWN HEREIN.

MAP OF BOUNDARY SURVEY		SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Drawn by John E. Kuhar BASELINE LAND SURVEY LLC A01410D00000018715027A6600056148, ctn=John E. Kuhar DATE: 03/24/2024 03/20/2024 13:08:48 -05'00' JOHN E. KUHAR, P.S.M., STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER L.S. 6711 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
COMMUNITY PANEL# 125101-0178	FLOOD ZONE: "X"	BASE FLOOD ELEV.: N/A	DRAWN BY: A.A. CHECKED BY: J.E.K.	
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: E R/W OF NE 1ST AVENUE, SAID LINE HAVING AN ASSUMED DEED BEARING OF N00°47'36"W.		SURVEY UPDATE: 03/04/24 SURVEY UPDATE: 02/12/24 SURVEY DATE: 08/20/22	
PROPERTY ADDRESS: 282 AND 284 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA 33441				
Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700				JOB NO.: 22-12-003 LB-8229

SITE DATA

ZONING	B-3 BUSINESS GENERAL		
EXISTING USES	VACANT		
PROPOSED USE	WAREHOUSE		
LAND USE DESIGNATION	10 - VACANT COMMERCIAL		
LEGAL DESCRIPTION (PER FBC PROPERTY APPRAISER)	J.R. HORNE'S SUB 5-30 PB PORTION LOT 10 BLK 4 DESC AS BEG NW COR LOT 10 SE 1/4 SEC 16 T11N R12E DIST 15.81 NWLY 13.20 N 71.26 TO POB AREA PARCEL 108		

DEVELOPMENT STANDARDS

	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	4,000 MIN.	8,212 (1,974 + 6,238)	NO CHANGE
LOT WIDTH (FT)	30 MIN.	83.78	NO CHANGE
MIN. FLOOR AREA (SF)	1,000	N/A	2,240.5
MAX. FAR	0.8	N/A	0.26
MAX. LOT COVERAGE	45%	N/A	26.3%
MIN. LANDSCAPE AREA	15%	N/A	38.3% (3,264 SF)
DENSITY (DU/ACRE)	3.10 MAX.	1.80	NO CHANGE
HEIGHT (FT)	30'-0"	N/A	23'-4"
FRONT SETBACK (FT)	25'-0"	N/A	25'-1"
SIDE SETBACK (FT)	0'-0"	N/A	5'-1"
REAR SETBACK (FT)	10'-0"	N/A	2'-9"
CORNER SETBACK (FT)	15'-0"	N/A	57'-8"
FRONT YARD OFF-STREET PARKING PAVING*	N/A	N/A	46.6%
TOTAL PERVIOUS / IMPERVIOUS AREA	N/A	N/A	38.3% PERVIOUS 61.7% IMPERVIOUS

*FRONT YARD OFF-STREET PARKING PAVING ANALYSIS

TOTAL FRONT YARD AREA: 3,474 SF

TOTAL NORTH PARKING AREA: 1,462 SF

TOTAL SOUTH PARKING AREA: 850 SF

TOTAL PARKING AREA: 2,315 SF

TOTAL FRONT YARD PARKING AREA (%): 66.6%

NOTE: PARKING AREA TOTALS ARE CALCULATED USING DRIVEWAY, PARKING AISLE, AND PARKING SPACE AREAS ON THE LOT WITHIN THE FRONT YARD. SIDEWALKS, WALKWAYS, AND LANDSCAPE AREAS ARE NOT INCLUDED IN THIS TOTAL.

SITE AREA

PER SURVEY DATED 8/20/2022, REVISED 2/12/2024

GROSS AREA	
PARCEL 1:	15,861 SF (0.364 ACRES)
PARCEL 2:	24,321 SF (0.558 ACRES)
TOTAL:	40,182 SF (0.922 ACRES)
NET AREA	
PARCEL 1:	6,538 SF (0.150 ACRES)
PARCEL 2:	1,974 SF (0.045 ACRES)
TOTAL:	8,512 SF (0.195 ACRES)

FLOOD ZONE

FLOOD ZONE (FIRM EFFECTIVE DATE 10/5/2017) X - FIRM PANEL 12099C0969F

LEGEND

PROPERTY LINE

BOUNDARY SETBACK

OVERHEAD UTILITY

FENCE

STRUCTURE

ASPHALT EDGE

WOOD UTILITY POLE

CLEAN OUT

TELEPHONE RISER

MAILBOX

WATER METER

OCCUPANCY CALCULATION

WAREHOUSE ("S-2" OCCUPANCY)
AREA = 2,240.5 SF
OCCUPANT LOAD FACTOR = 500 GROSS SF / OCCUPANT (WAREHOUSE)
OCCUPANTS = 4.5

TOTAL OCCUPANT LOAD = 5

*2020 FBC BUILDING, TABLE 1004.5
*2020 FBC BUILDING, SECTION 302

PARKING CALCULATION

WAREHOUSE
AREA = 2,240.5 SF
OFF-STREET PARKING REQUIREMENT = 1 SPACE / 750 GROSS SF (WAREHOUSE)
SPACES REQUIRED = 2.99

TOTAL SPACES REQUIRED = 3
(1X ACCESSIBLE SPACE INCLUDED IN TOTAL)

*DEERFIELD BEACH LAND DEVELOPMENT CODE, SCHEDULES OF DIMENSIONAL REGULATIONS, SCHEDULE B - OFF-STREET PARKING REQUIREMENTS

1 SITE PLAN 1"=10'

NORTH

Project Information

ARON WAREHOUSE
282-284 NE 1ST AVE
DEERFIELD BEACH, FL 33441

Client Information

ARON GROUP, LLC
905 SE 1 WAY, SUITE A
DEERFIELD BEACH, FL 33441

Specialty Engineering and Design, LLC

1598 SW 30th AVE.
SUITE #1
DEERFIELD BEACH, FL 33436

561-782-5440 OFFICE
561-782-5545 FAX

AS NOTED

4/14/2025

GMCd

KWP

A101

Y:\Aron_282-284 NE 1st Ave, Deerfield\Construction Documents\Sheets-Aron_282.dwg, 5/13/2025 2:15:06 PM, DWG To PDF.pc3

Page 425 of 623



SHEET #

A102

Component and Cladding Pressures, Wall and/or Window components in accordance with ASCE 7:

16 w/ mean roof height < 60 ft
 Model 282 NE 1st Ave
 Client Aron & Associates
 Location Deerfield Beach
 Date 12/05/23
 Calculated by Gary McDougle, PE 56214



Specialty Engineering Design, LLC
 1599 SW 30 Avenue, Suite 421
 Boynton Beach, FL 33436
 FL, CA # 009217

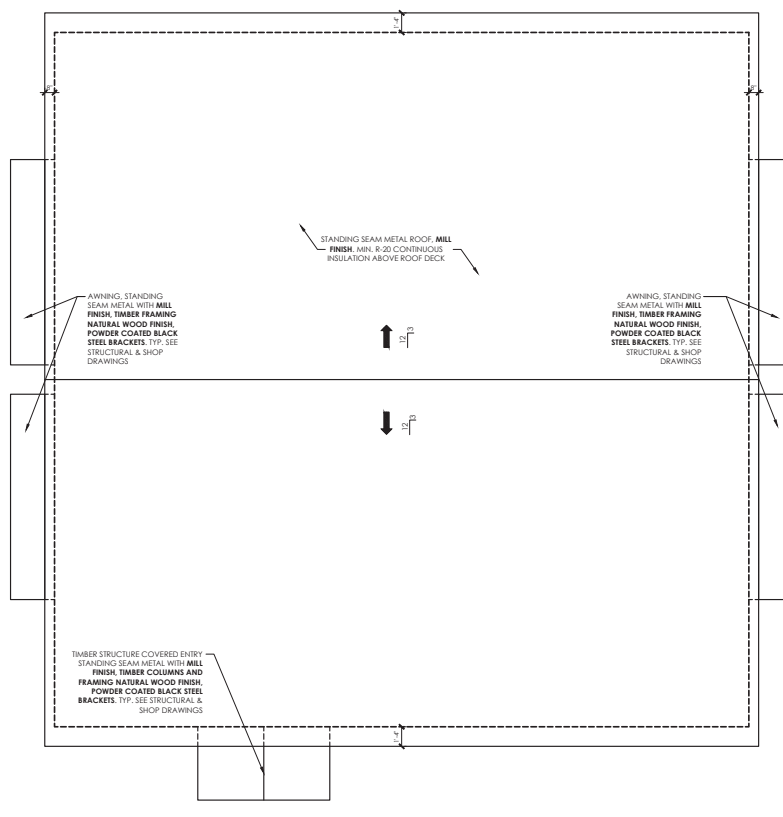
Loads specified are for Allowable Stress - 0.6(Wind) 2.4(1.07(0.63+0.6W))

Opening	width (in)	height (in)	GCF (positive, 4&5)	GCP (negative, 4)	GCP (negative, 5)	Unbreached		Unbreached	
						p positive	p negative	p positive	p negative
101A	36.0	84.0	31.8	-20.0	-0.95	-1.05	-1.31	-40.3	-41.9
A	192.0	84.0	112.0	-0.79	-0.90	-1.07	-34.5	-35.6	-44.5
101C	30.0	80.0	16.7	-0.96	-1.06	-1.31	-40.6	-44.2	-53.7
101B	72.0	80.0	40.0	-0.90	-1.00	-1.32	-38.5	-42.2	-49.9

Wind Loads based on ASCE 7-16, method 2, analytical procedure.

V (mph) 179 1620 FBC for HVISZ, or Fig. 26.5-1a
 Risk Category II Table 1.5-1, page 2
 Exposure C Section 26.7
 Length of Building (ft) 44
 Mean roof height (ft) 25
 Kz 0.93 Table 30.3-1
 Kd 0.85 Table 26.6-1, page 250
 Ks 1 Figure 26.6-1, page 252
 pitch of roof 3/12 14.0 degrees
 theta 14.0 degrees
 Reduction factor for slope of roof 1.0
 Velocity Wind Pressure @ mean roof height (Ultimate)
 qh (psf) 59.44
 GCP 0.18 -0.18 0.55 -0.55 Table 26.11-1
 a1 4.80 10% of width 1
 a2 4.80 10% of width 2
 a3 10 0.4*mean roof height
 a 4.80 End Zone distance

$$P := q_h \cdot GCP - GCP_i$$

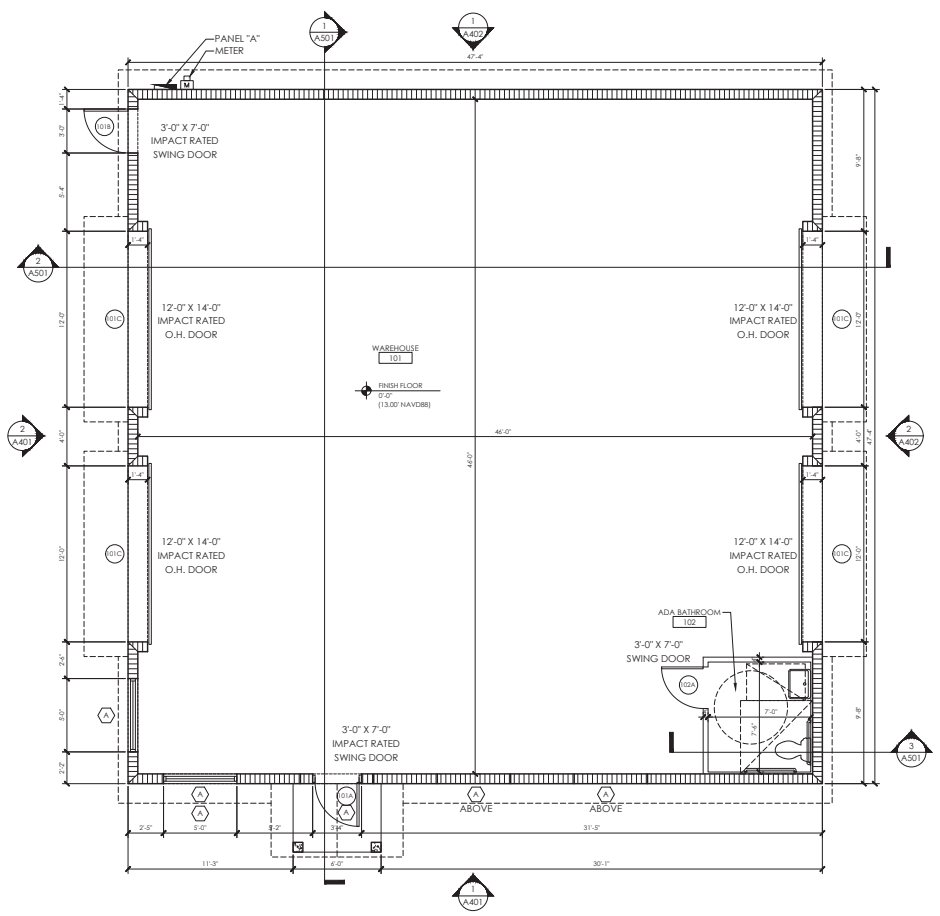


2 ROOF PLAN
 1/4" = 1'-0"
 NORTH

DOOR & WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENT	COUNT
101A	36"	84"	EXTERIOR STOREFRONT SWING DOOR	IMPACT RATED - SEE NOA	1
101B	36"	84"	EXTERIOR SWING DOOR	IMPACT RATED - SEE NOA	1
101C	144"	168"	OVERHEAD GARAGE DOOR	IMPACT RATED - SEE NOA	4
102A	34"	80"	INTERIOR SWING DOOR	IMPACT RATED - SEE NOA	1
A	60"	36"	FIXED WINDOW	IMPACT RATED - SEE NOA	6

- ### GENERAL FLOOR PLAN NOTES
- PROVIDE 2 X 4 DIMENSIONED FIRE RETARDANT BLOCCING IN PARTITIONS TO RECEIVE WALL MOUNTED RIVETS, CABINETS, AND SHELVING.
 - DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FINISH FACE OF STUD, MASONRY, CONCRETE, GYPSUM, UNLESS OTHERWISE NOTED.
 - ALL WINDOW/DOOR OPENINGS SHALL BE PROTECTED WITH IMPACT RATED WINDOWS AND DOORS, MAMA-GADE PRODUCT APPROVALS / NOA SHALL BE PROVIDED.
 - CONTRACTOR SHALL COORDINATE DOOR AND WINDOW OPENINGS WITH DOOR AND WINDOW MANUFACTURER.
 - ALL NEW INTERIOR FINISHES SHALL BE SELECTED BY OWNER.
 - ADA APPROVED HARDWARE, OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE SIGHT GRASPING, PULLING, OR TWISTING OF THE HANDLE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.
- ### WALL TYPES
- NEW CMU BLOCK WALL
 NEW INTERIOR WALL USE MR BOARD AT WET AREAS
- ### OCCUPANCY AND CONST. TYPE
- S-2
 TYPE VB UNPROTECTED



1 FLOOR PLAN
 1/4" = 1'-0"
 NORTH

PROJECT INFORMATION
 ARON WAREHOUSE
 282-284 NE 1ST AVE
 DEERFIELD BEACH, FL 33441

CLIENT INFORMATION
 ARON GROUP, LLC
 905 SE 1 WAY, SUITE A
 DEERFIELD BEACH, FL 33441

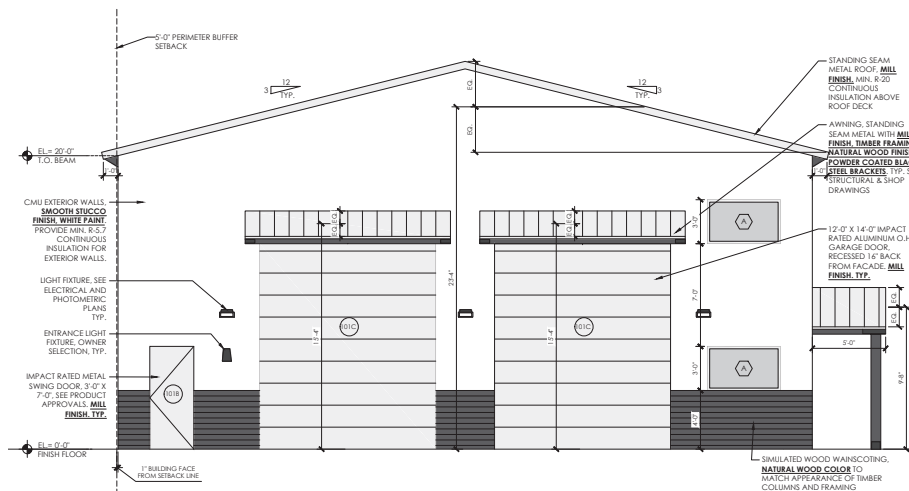
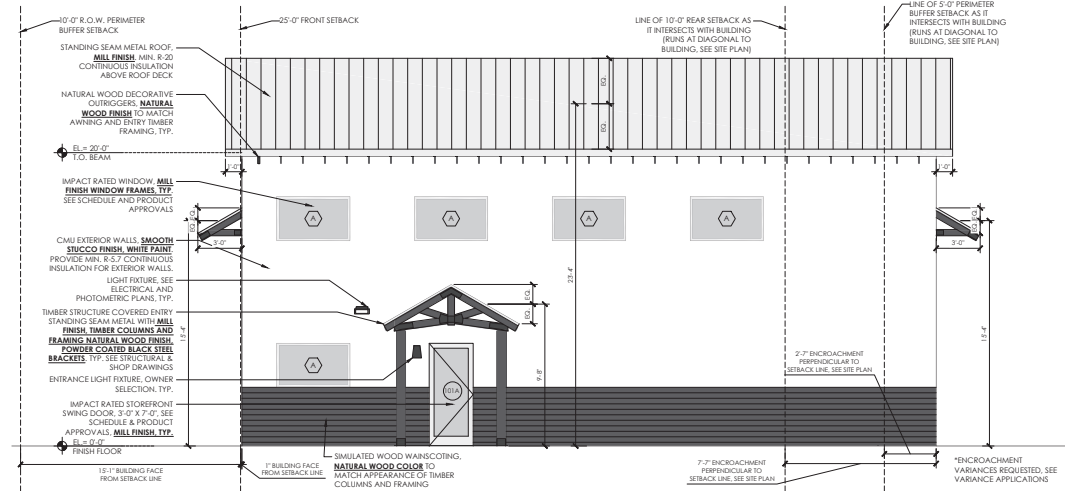
SPECIALTY ENGINEERING AND DESIGN, LLC
 1599 SW 30th AVE.
 SUITE #1
 BOYNTON BEACH, FL 33436
 DADE - BROWARD - PALM BEACH
 561 - 782 - 5440 OFFICE
 561 - 782 - 5545 FAX

FILE NAME:
 SCALE AS NOTED
 DATE 4/14/2025
 RYD BY GMCD
 DRWN BY KWP

REVISION
 1
 4/14/2025
 GMCD
 1. CORRECTED DOOR SCHEDULE TO REFLECT CORRECT DOOR TYPES AND COUNTS.
 2. CORRECTED WINDOW SCHEDULE TO REFLECT CORRECT WINDOW TYPES AND COUNTS.
 3. CORRECTED FLOOR PLAN TO REFLECT CORRECT DOOR AND WINDOW PLACEMENTS.
 4. CORRECTED ROOF PLAN TO REFLECT CORRECT ROOF STRUCTURE AND FINISHES.

SEAL
 GARY MCDUGGLE, PE, FL #56214
 G. MARK LARSON, PE, FL #55651
 G. ADAM LARSON, PE, FL #7022

SHEET #
 A201



The use of these specifications and plans shall be restricted to the original client and site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and site remains with

Specialty Engineering and Design, LLC

SHEET INFORMATION

PROJECT INFORMATION

CLIENT INFORMATION



**SPECIALTY ENGINEERING
AND DESIGN, LLC**
1599 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.	
SCALE	AS NOTED
DATE	4/14/2025
RVD. BY	GMcD
DRWN. BY	KWP

REVISION

SEAL

GARY McDONLUE, PE FL #56214
D. MARK LEBLANC, PE FL #35685
D. ADAM LEBLANC, PE FL #77012

SHEET #

A401

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Specify Engineering and Design, LLC

SHEET INFORMATION

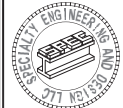
ELEVATIONS

PROJECT INFORMATION

ARON WAREHOUSE
282.284 NE 1ST AVE
DEERFIELD BEACH, FL
33441

CLIENT INFORMATION

ARON GROUP, LLC
905 SE 1 WAY, SUITE A
DEERFIELD BEACH, FL
33441



SPECIALTY ENGINEERING
AND DESIGN, LLC
1598 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH

561 - 752 - 5440 OFFICE

561 - 752 - 5543 FAX

FILE NAME:

SCALE AS NOTED

DATE 4/14/2025

RYD BY GMD

DRWN BY KWP

REVISION

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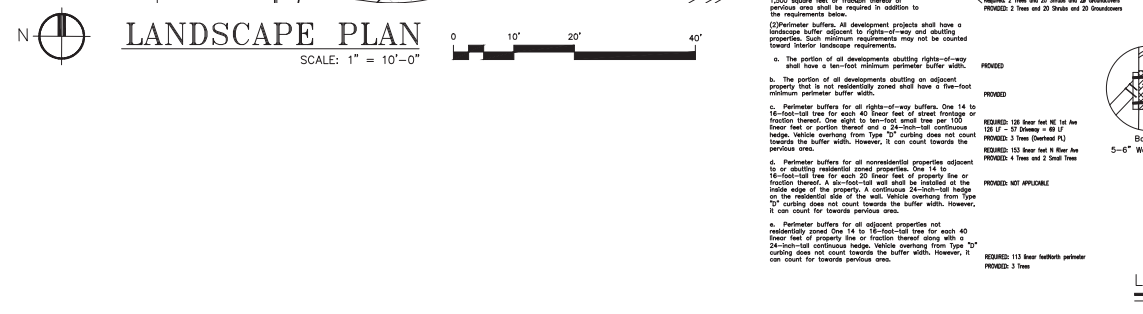
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NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both live/and dead spread. Any other requirements for specific species or for both in the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CS Specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, shrubs, perennials, groundcovers and miscellaneous plant material for 90 days, and all lawns for 60 days after final acceptance by the owner or representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CS specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and one cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or stargrass seed. Maleuca must be to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting so dry planting materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All trees and lawn areas shall be irrigated by a fully automatic sprinkler system

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State Approved as a complete fertilizer containing the minimum of three elements in addition to N-P-K, of at least 50% of the nitrogen shall be derived from an organic source as per CS Specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or specified by this drawing are owned by and are the exclusive property of Wayne K. Tomlin,RAA.

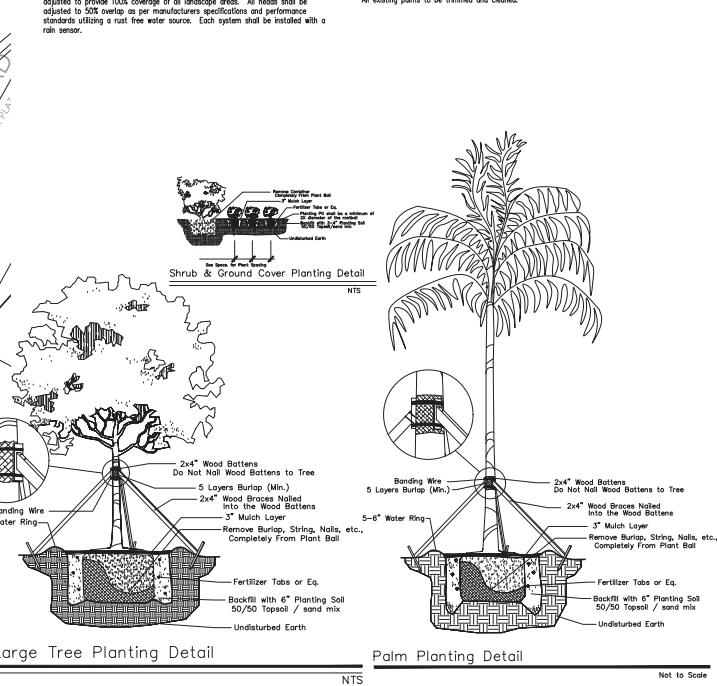
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine (Thatchon) sod soil. It shall be the responsibility of the landscape contractor to include in the bid, the report of any sod which may be damaged from the landscape installation operations.

All stipulations apply to be interpreted and observed.



SEAL _____

PROJECT NO. 23-141

DRAWN BY WKT

CHECKED BY WKT

DATE : 09-17-23

DWG. NO. LP-1

SHT. NO. 1 of 1

REVISIONS : 10-30-24

01-23-25

04-21-25

LANDSCAPE PLAN

NEW STORAGE WAREHOUSE

282 & 284 NE 1st Avenue
Dierfield Beach, Florida 33441

ROSS

DRWG. TITLE :

PROJECT :

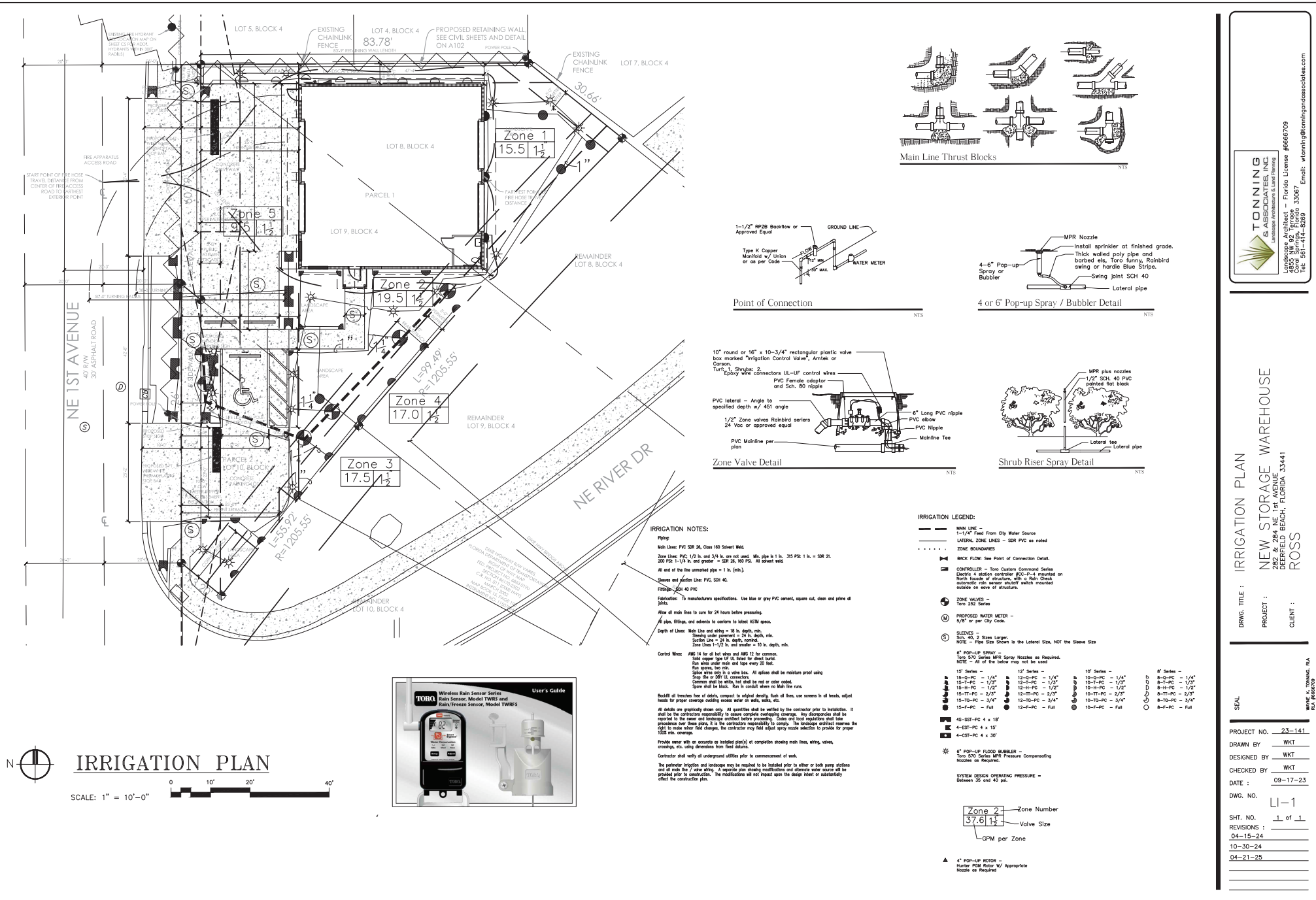
CLIENT :

LANDSCAPE ARCHITECTURE & LAND PLANNING

TONNING & ASSOCIATES, INC.

3500 E. 1st Avenue, Suite 3500
Fort Lauderdale, Florida 33307

Phone: 561-444-8200
Fax: 561-444-8201
Email: winning@tonningandassociates.com





Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and architect must determine the quality of the light to existing or future field conditions. This lighting plan is a recommendation. The engineer and architect must verify the lighting design is in accordance with the applicable regulatory requirements. Actual performance of the installation is the responsibility of the client.

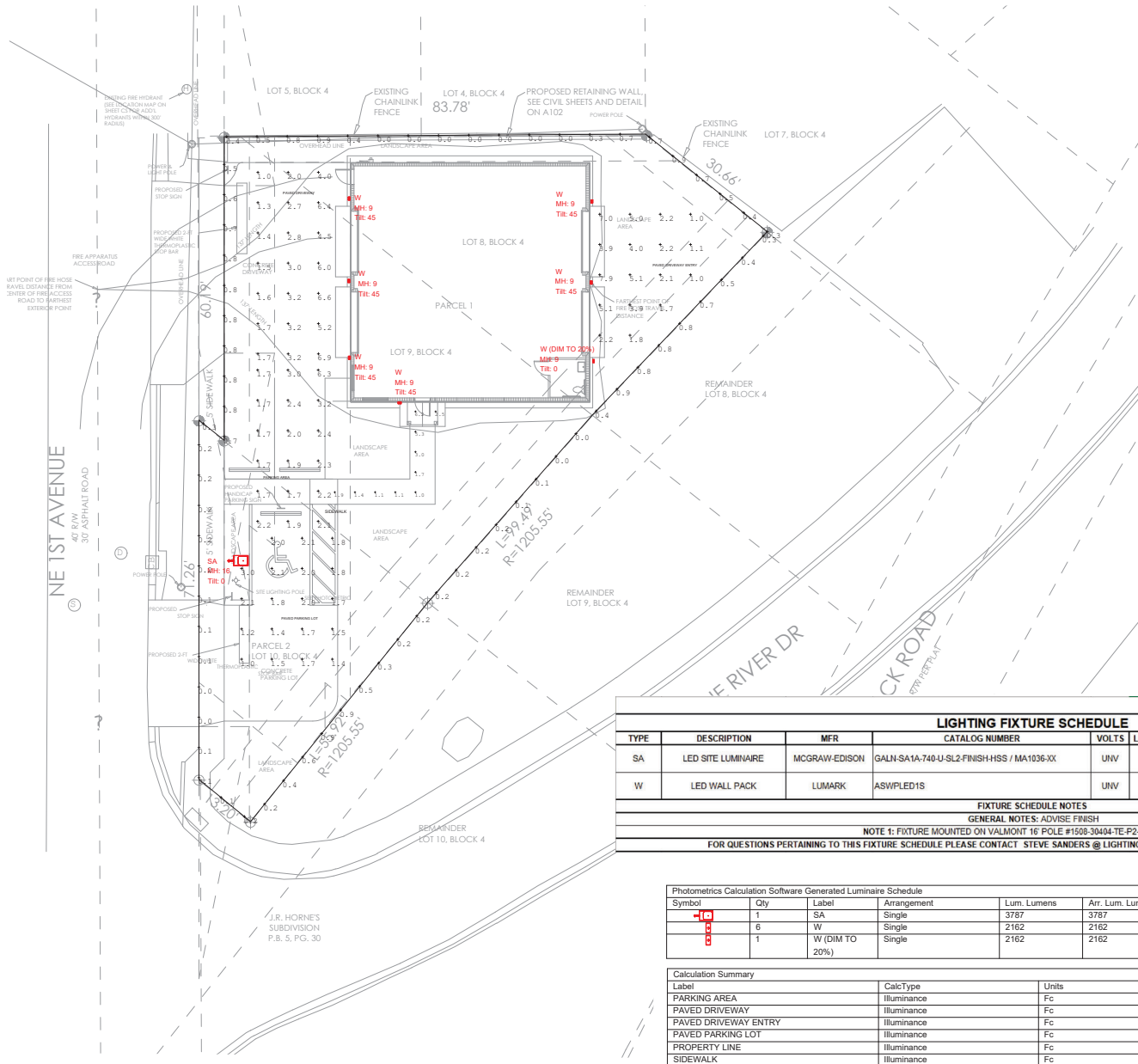
NOTES:

6	PHOTOMETRIC STUDY	05/01/25
5	PHOTOMETRIC STUDY	01/07/25
4	PHOTOMETRIC STUDY	01/02/25
3	PHOTOMETRIC STUDY	10/10/24
2	PHOTOMETRIC STUDY	08/07/24
1	PHOTOMETRIC STUDY	09/22/23
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
NEW STORAGE WAREHOUSE
Lighting study - Site
Deerfield, FL
P:\PROJECTS\2023\SEP

Project
NEW STORAGE
Date
5/1/2025
Scale
1/10" = 1'
Sheet
LO
Drawn By
ECC / EM





City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-344

Agenda Date: 8/5/2025

Status: QUASI-JUDICIAL PUBLIC
HEARINGS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting a five-foot-wide and ten-foot-wide right-of-way dedication to the City from Aron Group, LLC, along NE 1st Avenue, as depicted on Exhibit "A", in connection with the Aron Warehouse Development Project located at 282-284 NE 1st Avenue; providing for conflicts, 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

During the course of the review of Application 23-B3-116 for Aron Warehouse, it was discovered that a 5' and 10' public easement dedication was needed for NE 1st Avenue. As a condition of approving the development application through the Development Review Committee process, the City required the applicant to provide a 5' and 10' public easement dedication on the eastern half of NE 1st Avenue for future needs.

The applicant has provided the City with a survey and sketch, and legal of the right-of-way dedication, which is enclosed as Exhibit "A".

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ACCEPTING A FIVE FOOT WIDE AND TEN FOOT WIDE RIGHT-OF-WAY DEDICATION TO THE CITY FROM ARON GROUP, LLC, ALONG NE 1ST AVENUE, AS DEPICTED ON EXHIBIT “A”, IN CONNECTION WITH THE ARON WAREHOUSE DEVELOPMENT PROJECT LOCATED AT 282-284 NE 1ST AVENUE; PROVIDING FOR CONFLICTS, IMPLEMENTATION AND AN EFFECTIVE DATE

WHEREAS, Kurt Aron (the “Applicant”) is seeking Site Plan approval to construct a 2,240 square foot warehouse facility and associated site improvements on the approximately .20 net acre property generally located at 282-284 NE 1st Avenue, Deerfield Beach, Florida (the “Property”) in the B-3 Zoning District; and

WHEREAS, in reviewing the proposed development for the Property, staff determined that a five-foot-wide and ten-foot-wide right-of-way dedication along the eastern half of NE 1st Avenue is necessary; and

WHEREAS, as part of the Development Review Committee process, the right-of-way dedication was set forth as a condition of the site plan; and

WHEREAS, the Applicant has provided the City with sketches and legal descriptions for the right-of-way dedication, as described and depicted in the attached Exhibit “A”, (the “ROW Dedication”), which depicts the five-foot-wide and ten-foot-wide right-of-way dedication; and

WHEREAS, in order to ensure the dedication of the right-of way to the City, it is necessary for the City to accept the ROW Dedication, as described and depicted in the attached Exhibit “A”, which will be recorded in the Public Records of Broward County; and

WHEREAS, the City Commission finds that accepting the ROW Dedication depicted on Exhibit “A” serves a municipal purpose and is in the best interest and welfare of the residents 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 City Commission hereby accepts the ROW Dedication, as described and depicted in the attached Exhibit “A”.

Section 3. The appropriate City officials are hereby authorized and directed to record the necessary documents and to take all actions necessary to effectuate the purpose and intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

SKETCH ACCOMPANY LEGAL DESCRIPTION

PUBLIC EASEMENT DEDICATION

EXHIBIT "A" / LEGAL DESCRIPTION:

A PORTION OF LOTS 8, 9 AND 10, BLOCK 4, OF J.R. HORNE'S ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 4; THENCE SOUTH 52°12'40" EAST, A DISTANCE OF 6.39 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 5.00 FEET OF SAID LOT 9, BLOCK 4; THENCE NORTH 00°47'36" WEST ON SAID EAST LINE, A DISTANCE OF 60.19 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE NORTH 88°57'24" EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 9; THENCE SOUTH 00°47'36" EAST ON SAID PARALLEL LINE, A DISTANCE OF 135.67 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 51°30'39" WEST ON SAID SOUTH LINE, A DISTANCE OF 12.91 FEET TO THE WEST LINE OF SAID LOT 10, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NE 1ST AVENUE; THENCE NORTH 00°47'36" WEST ON SAID WEST LINE, A DISTANCE OF 71.26 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1434 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

Subject lands is located within the City of Deerfield Beach, Broward County, Florida and is located in the recorded Plat of "J.R. HORNE'S SUBDIVISION", according to the Plat thereof as recorded in Plat Book 5 at Page 30 of the Public Records of Palm Beach County, Florida.

Bearings are based/referred to an assumed meridian where the centerline of NE. 1st Avenue bears N 00° 47' 36" W.

Subject lands lies within Section 31, Township 47 South, Range 43 East.

This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.

This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This document does not reflect or determine ownership.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity. Not valid without the signature and raised seal of the Florida Surveyor and Mapper.

P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.B.C.R.= PALM BEACH COUNTY RECORDS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
E. = EAST

THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

Date: 02/06/2025

JOHN E. KUJAR, PSM, State of Florida
Professional Surveyor & Mapper No. 6711

NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: AS SHOWN

CHECKED BY: JEK

DRAWN BY: NLR



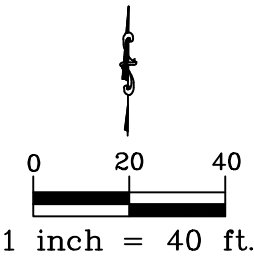
BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LB 8229

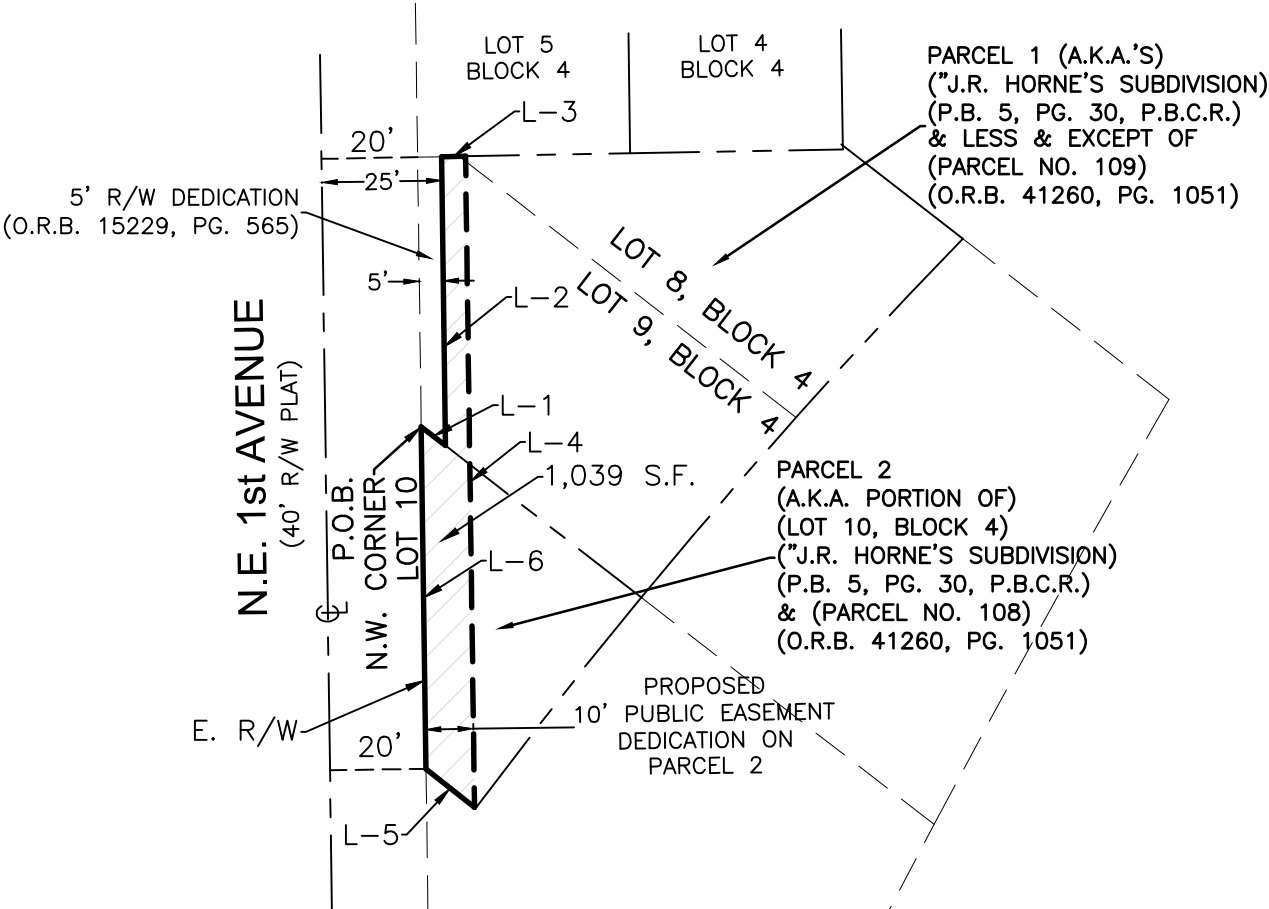
JOB: 22-12-003-SK.LG.D.-PED

LEGAL DESCRIPTION ACCOMPANY SKETCH

PUBLIC EASEMENT DEDICATION



LINE TABLE		
L-#	BEARING	HORIZONTAL DISTANCE
L-1	S52°12'40"E	6.39'
L-2	N00°47'36"W	60.19'
L-3	N88°57'24"E	5.00'
L-4	S00°47'36"E	135.67'
L-5	N51°30'39"W	12.91'
L-6	N00°47'36"W	71.26'



THIS IS NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

CERTIFICATION: THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. Date: 02/06/2025 JOHN E. KUHAR, PSM, State of Florida Professional Surveyor & Mapper No. 6711 NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	SCALE: 1" = 40'	 BASELINE LAND SURVEY LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB 8229 JOB: 22-12-003-SK.LG.D.-PED
	CHECKED BY:JEK	
	DRAWN BY: NLR	

LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONE = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
EL. = ELEVATION
F.F. = FINISHED FLOOR
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.B. = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P-K = PARKER KALON COMPANY
Q = DEED
0.00'± = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
PG. = PAGE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
CL.F. = CHAINLINK FENCE
ES&H = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR
P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- IRRIGATION CONTROL VALVE
- ELECTRIC METER
- GAS METER
- SEPTIC TANK LID
- WELL
- SIGN
- CLEAN-OUT
- A/C
- STORM MANHOLE

- OVERHEAD WIRE LINE (OHW)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- METAL FENCE (M.F)
- PLASTIC FENCE (P.F)

TREE TABLE

No.	NAME (Common)	DIA. (inch)	HEIGHT (feet)	CANOPY (feet)
1	SABAL PALM	14	20	12
2	SABAL PALM	14	20	12
3	SABAL PALM	16	20	16
4	SABAL PALM	16	20	16
5	SABAL PALM	16	20	16
6	SABAL PALM	18	25	18
7	SABAL PALM	16	20	16
8	SABAL PALM	16	20	12

LEGAL DESCRIPTION

PARCEL 1:
LOTS 8 AND 9, BLOCK 4, LESS AND EXCEPT THE WEST 5.0 FEET OF LOT 9, BLOCK 4 FOR ROAD RIGHT OF WAY, OF J.R. HORNE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

LESS AND EXCEPT THAT CERTAIN ORDER OF TAKING UNDER CASE NO. 03-016513, AS SET FORTH IN THAT CERTAIN STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 41260, PAGE 1501 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF LOTS 8 AND 9, BLOCK 4, J.R. HORNE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, (NOW BROWARD COUNTY, FLORIDA) AND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 47, RANGE 43 EAST, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOTS 11 AND 10 OF SAID PLAT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,944.79 FEET AND A CHORD BEARING OF NORTH 26 DEGREES 04'12" EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44'28", AN ARC DISTANCE OF 192.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 12'40" WEST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 77.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,205.55 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 52'53" EAST, THROUGH A CENTRAL ANGLE OF 04 DEGREES 46'13", AN ARC DISTANCE OF 100.37 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8 AND THE END OF SAID CURVE; THENCE SOUTH 52 DEGREES 05'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 54.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOTS 8 AND 9 AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,944.79 FEET AND A CHORD BEARING OF SOUTH 28 DEGREES 55' 29" WEST, THROUGH A CENTRAL ANGLE OF 01 DEGREES OF 58'07", AN ARC DISTANCE OF 101.18 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL 2:
A PORTION OF LOT 10, BLOCK 4, J.R. HORNE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID LANDS SITUATE, LYING AND BEING BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 52 DEGREES 12'40" EAST ALONG THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 58.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 38 DEGREES 10'07" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,205.55 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 39'20", AN ARC DISTANCE OF 55.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 51 DEGREES 30'59" WEST, A DISTANCE OF 13.20 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR NORTHEAST 1ST AVENUE; THENCE NORTH 00 DEGREES 47'36" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 71.26 FEET TO THE POINT OF BEGINNING.

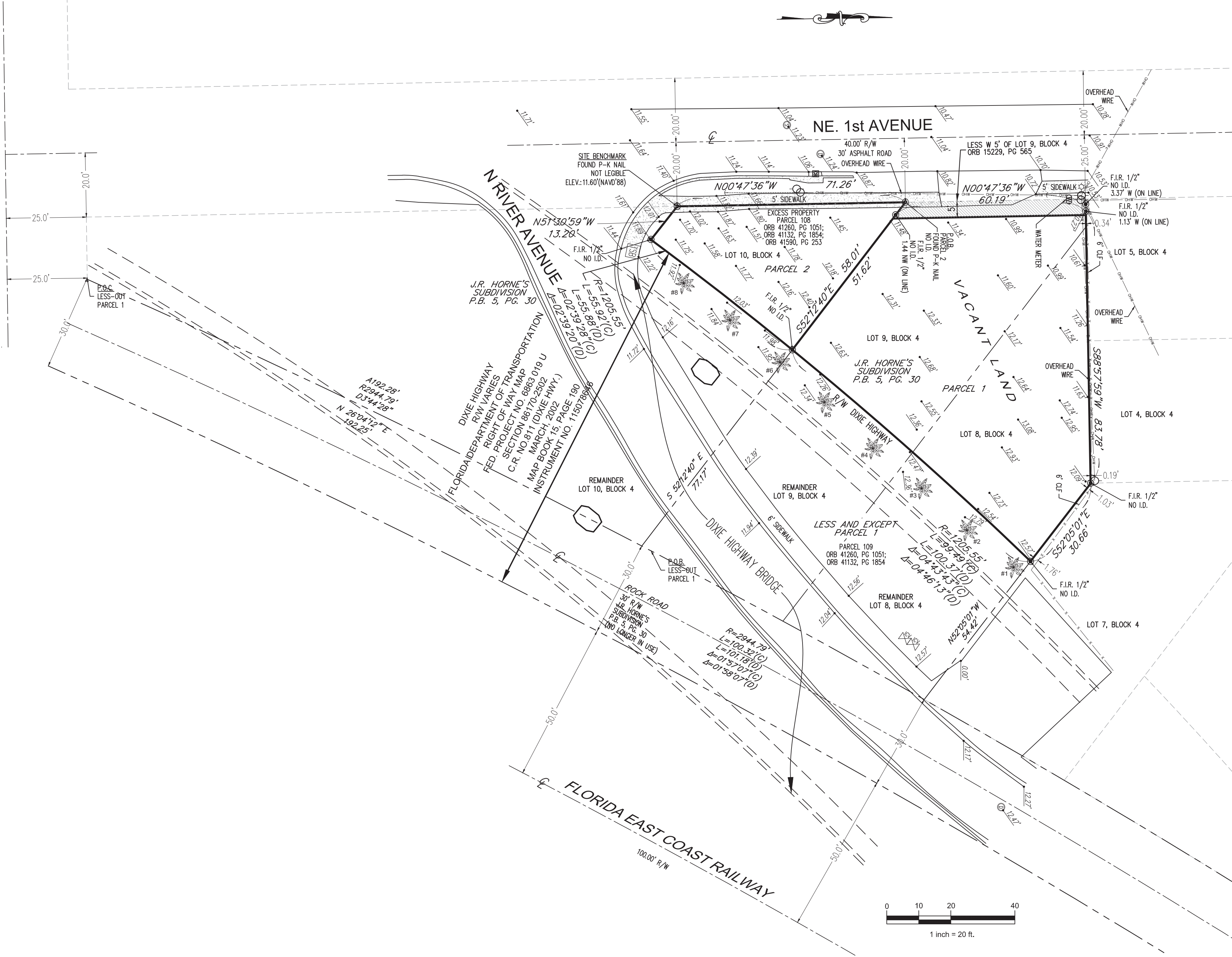
THE FOLLOWING ITEMS ARE FROM CHICAGO TITLE INSURANCE COMPANY;
COMMITMENT NUMBER: 10869851; ISSUING OFFICE FILE NUMBER: 2022-1690;
COMMITMENT DATE: 02/15/2023 AT 11:00 P.M.; SCHEDULE B, PART II

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
PARCEL 1:				
5.	PB 3, PG 50	PLAT MATTERS	YES	YES
5.	ORB 2124, PG 624	ORDINANCE	NO	NO
6.	INSTRUMENT 115078646	R/W MAP	YES	YES
7.	DEED BOOK 453, PG 167	RESERVATIONS	NO	NO
8.	ORB 15229, PG 565	ROAD R/W DEED	YES	YES
9.	ORB 41260, PG 1051	ORDER OF TAKING	YES	YES
10.	ORB 41260, PG 1051	LEASE AGREEMENT	YES	NO
PARCEL 2:				
11.	PB 3, PG 50	PLAT MATTERS	YES	YES
11.	ORB 2124, PG 624	ORDINANCE	NO	NO
12.	INSTRUMENT 115078646	R/W MAP	YES	YES
13.	ORB 41132, PG 1854	SETTLEMENT STIPULATION	YES	YES
14.	ORB 41590, PG 253	DEED	YES	YES

AREA:

GROSS AREA:
GROSS AREA IS BASED ON THE LOT LINES EXTENDED TO THE PLATTED E OF NE 1ST AVENUE AND ROCK ROAD
PARCEL 1: 15861 SQUARE FEET 0.364 ACRES
PARCEL 2: 24321 SQUARE FEET 0.558 ACRES
TOTAL: 40182 SQUARE FEET 0.922 ACRES

NET AREA:
PARCEL 1: 6538 SQUARE FEET 0.150 ACRES
PARCEL 2: 1974 SQUARE FEET 0.045 ACRES
TOTAL: 8512 SQUARE FEET 0.195 ACRES



BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK NUMBER E 235
ELEVATION: 13.675 (NAVD'88)

SURVEY NOTES:
LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY; COMMITMENT NUMBER: 10869851;
ISSUING OFFICE FILE NUMBER: 2022-1690; COMMITMENT DATE: 02/15/2023 AT 11:00 P.M.
ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
ROOF OVERHANGS NOT LOCATED.
SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Digitally signed by John E Kuhar DN: c=US, o=BASELINE LAND SURVEY LLC, dnQualifier=A01410D0000018715027A660005614B, cn=John E Kuhar DATE: 03/04/2024 Date: 2025.01.07 13:08:48 -05'00' JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	Baseline Land Survey LLC 1400 N.W. 1st COURT BOCA RATON, FL. 33432 Ph.(561) 417-0700 JOB NO.: 22-12-003 LB-8229	
COMMUNITY PANEL# 125101-0178	FLOOD ZONE: "X"	BASE FLOOD EL.: N/A	DRAWN BY: A.A.				CHECKED BY: J.E.K.
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: E R/W OF NE 1ST AVENUE, SAID LINE HAVING AN ASSUMED DEED BEARING OF N00°47'36"W.						SURVEY UPDATE: 03/04/24
PROPERTY ADDRESS: 282 AND 284 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA 33441			SURVEY UPDATE: 02/12/24				
			PARTY CHIEF: HECTOR				
			SURVEY DATE: 08/20/22				



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-343

Agenda Date: 8/5/2025

Status: PUBLIC HEARINGS – FIRST
READING

In Control: City Commission

Title

ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY .869 GROSS ACRES LOCATED AT 110, 120, 130 & 140 SW 2ND TERRACE FROM RESIDENCE, SINGLE-FAMILY (RS-7) TO RESIDENCE, MULTI-FAMILY (RM-10) (APPLICATION 25-R-205); PROVIDING FOR A MAXIMUM OF EIGHT TOWNHOUSE DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set public hearing for August 19, 2025

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Background/History

The applicant is requesting approval to amend the City of Deerfield Beach Zoning Map by rezoning the subject properties, consisting of 0.869 gross acres, from RS-7 (Residential Single Family) to RM-10 (Residence Multi-Family) under the Deerfield Beach Land Development Code.

The project site is located on the east side of SW 2nd Terrace, bounded to the north by SW 1st Street and to the south by SW 1st Court. This site is currently developed with one, one-story, single-family home. The applicant intends to demolish the existing building and construct eight townhomes in line with the proposed townhome development across the street. Although a site plan application has not been submitted for the property at this time, a conceptual plan has been provided by the applicant (enclosed) to demonstrate compliance with regulations set forth in the Land Development Code.

The property has a future land use designation of Residential Moderate, permitting up to ten dwelling units per acre. The proposed development is proposed to be consistent and compatible in design with the proposed application on the western portion of SW 2nd Terrace. The proposal will include two townhouse buildings with four units each.

A trip generation analysis will be required with the submittal of the site plan application to develop the referenced parcels, but it is not anticipated that the overall development will generate significant traffic.

A Plat Note amendment application (#25-P-240) is also in review and subject to City Commission approval to accommodate the development and intent of the proposed rezoning for the property.

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

On July 10, 2025, the item was heard by the Planning and Zoning Board, who recommended approval of the item to the City Commission.

ORDINANCE NO. 2025/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY .869 GROSS ACRES LOCATED AT 110, 120, 130 & 140 SW 2ND TERRACE FROM RESIDENCE, SINGLE-FAMILY (RS-7) TO RESIDENCE, MULTI-FAMILY (RM-10) (APPLICATION 25-R-205); PROVIDING FOR A MAXIMUM OF EIGHT TOWNHOUSE DWELLING UNITS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission, as the governing body of the City of Deerfield Beach, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the City of Deerfield Beach Code of Ordinances, is authorized and empowered to consider applications related to zoning and land development orders; and

WHEREAS, Parrish & Associates, LLC (the “Applicant”) has applied for a rezoning of approximately .869 gross acres of land consisting of four parcels generally described as LAURA & GLENDA ESTATES 183-100 B LOTS 5, 6, 7 & 8 and located at 110, 120, 130 & 140 S.W. 2nd Terrace, Deerfield Beach, Florida, (collectively, the “Property”) from Residence, Single-Family (RS-7) to Residence, Multi-Family (RM-10) (the “Rezoning”); and

WHEREAS, the proposed use on the Property is a residential development of eight townhouse units; and

WHEREAS, the Rezoning Application is being processed concurrently with a Plat Note Amendment Application (Application #25-P-240) to restrict the Property to eight townhouse units; and

WHEREAS, the Deerfield Beach Planning and Zoning Board reviewed the Rezoning application on July 10, 2025, as required by Florida Statutes, and recommended approval; and

WHEREAS, the notice and hearing requirements have been satisfied; 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 proposed Rezoning is consistent with the City of Deerfield Beach Comprehensive Plan designation of Residential Moderate (10 dwelling units/acre) for the Property; and

WHEREAS, the City Commission of the City of Deerfield Beach finds it in the best interest of the City to rezone the Property to Residence, Multi-Family (RM-10).

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

Section 1. The above “WHEREAS” clauses are true and correct and are incorporated herein.

Section 2. The Rezoning of the Property from Residence, Single Family (RS-7) to Residence, Multi-Family (RM-10) is hereby approved, subject to the conditions set forth in the DRC report, as amended and dated June 12, 2025, which shall be satisfied by the Applicant.

Section 3. All sections or parts of the City Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. 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.

Section 5. 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.

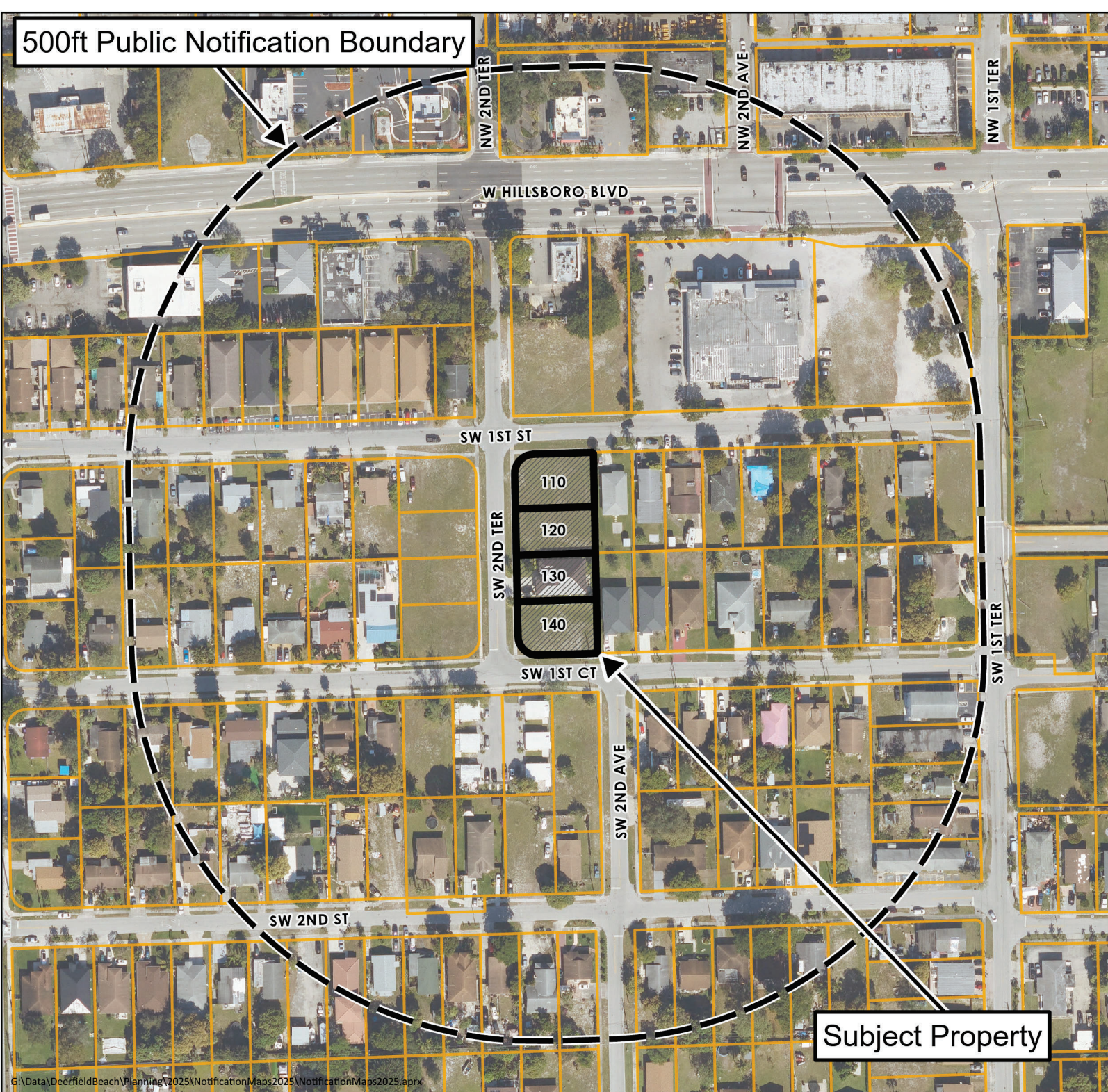
CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

500ft Public Notification Boundary



Public Hearing Notice Map

App 25-R-205 Rezoning

App 25-P-240 Plat Note Amendment

110, 120, 130, 140 SW 2 Ter

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



0 200 Feet





PUBLIC NOTICE

APPLICATIONS 25-R-205, 25-P-240

Dear Property Owner:

June 16, 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:

PARRISH REZONING **Represented by Keith & Associates, Inc.**

Seeking approval to amend the City of Deerfield Beach Zoning Map by rezoning the subject properties, consisting of 0.869 gross acres, from RS-7 (Residence, Single-Family) to RM-10 (Residence, Multi-Family) under the Deerfield Beach Land Development Code. The property is described as parcel of land in LAURA & GLENDA ESTATES 183-100 B LOTS 5, 6, 7, & 8 and located at **110, 120, 130, 140 SW 2nd Terrace.**

A public hearing will be held on **THURSDAY, July 10, 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-R-205															
Applicant:	Parrish & Associates, LLC															
Agent:	Juan Pablo Chapa of KEITH															
Requested Action/Description:	Rezoning application seeking approval to AMEND THE City of Deerfield Beach Zoning Map on four parcels totaling 0.869 gross acres from RS-7 (Residence, Single-Family) to RM-10 (Residence, Multi-Family)															
Location:	110,120, 130 & 140 SW 2 nd Terrace															
Legal Description:	The property is generally described as a parcel of land in LAURA & GLENDA ESTATES 183-100 B LOTS 5, 6, 7, & 8, more particularly described in the file, and located at 110, 120, 130 & 140 SW 2nd Terrace															
Size:	.869 acres (gross) /.594 acres (net)															
Existing Zoning:	RS-7 (Residence, Single-Family)															
Existing Land Use:	Single-Family Residence, Vacant															
Future Land Use Plan Designation:	Residential Moderate (10 du/ac)															
Surrounding Land Use and Zoning:	<table><tr><td></td><td><u>Existing Land Use</u></td><td><u>Zoning</u></td></tr><tr><td>North:</td><td>Commercial</td><td>B-1 (Community, Business)</td></tr><tr><td>East:</td><td>Single-Family Residential</td><td>RS-7 (Residence, Single-Family)</td></tr><tr><td>South:</td><td>Multi-Family Residential</td><td>RS-7 (Residence, Single-Family)</td></tr><tr><td>West:</td><td>Vacant/Multi-Family Residential</td><td>RM-10 (Residence, Multi-Family)</td></tr></table>		<u>Existing Land Use</u>	<u>Zoning</u>	North:	Commercial	B-1 (Community, Business)	East:	Single-Family Residential	RS-7 (Residence, Single-Family)	South:	Multi-Family Residential	RS-7 (Residence, Single-Family)	West:	Vacant/Multi-Family Residential	RM-10 (Residence, Multi-Family)
	<u>Existing Land Use</u>	<u>Zoning</u>														
North:	Commercial	B-1 (Community, Business)														
East:	Single-Family Residential	RS-7 (Residence, Single-Family)														
South:	Multi-Family Residential	RS-7 (Residence, Single-Family)														
West:	Vacant/Multi-Family Residential	RM-10 (Residence, Multi-Family)														
Applicable Regulations:	City of Deerfield Beach Land Development Code															

Plat Restrictions:

Proposed plat note amendment application to amend the restriction of development: *"This plat is restricted to (8) townhouse units on Lots 1 through 4 and (4) single-family detached units on Lots 5 through 8."*

Department Comments & Requirements

REQUEST:

The applicant, Parrish and Associates, LLC is seeking approval to amend the City of Deerfield Beach Zoning Map by rezoning the subject properties, consisting of 0.869 gross acres from RS-7 (Residence, Single-Family) to RM-10 (Residence, Multi-Family) under the Deerfield Beach Land Development Code.

BACKGROUND:

The project site is located on the East side of SW 2nd Terrace, bounded to the North by SW 1st Street and to the South by SW 1st Court. This site is currently developed with one (1) one-story, single-family home. The applicant intends to demolish the existing building and construct eight (8) townhomes in line with the proposed development across the street. Although a site plan application has not been submitted for the property at this time, a conceptual plan has been provided by the applicant (attached) to demonstrate compliance with regulations set forth in the Land Development Code.

The property has a future land use designation of Residential Moderate, permitting up to ten (10) dwelling units per acre. The proposed development is proposed to be consistent and compatible in design with the proposed application on the Western portion of SW 2nd Terrace. The proposal will include two (2) townhouse buildings with four (4) units each.

A trip generation analysis will be required with the submittal of the site plan application to develop the referenced parcels but it is not anticipated that the overall development will generate significant traffic.

A Plat Note amendment application (#25-P-240), is also in review and subject to City Commission approval to accommodate the development and intent of the proposed rezoning for the property.

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

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning and Environmental Services). All staff comments have been addressed. 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.

The Future Land Use (FLU) Map designation identifies the site as Residential Moderate (10 du / ac). The rezoning to RM-10 (Residence, Multi-Family) will facilitate residential uses in compliance with the proposed Deerfield Beach Comprehensive Plan FLU designation. The request provides for additional housing opportunities within the City, consistent with the GOPs of the Deerfield Beach Comprehensive Plan.

2. Finding of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning.

The property is proposed to be rezoned to RM-10 (Residence, Multi-Family) and development thereon will be subject to regulations associated with the RM-10 zoning district. A site plan application is expected to be submitted following the approval of the rezoning and plat note amendment applications for the subject properties.

The predominant land use of the surrounding area, specifically within 500 feet of this property, is residential to the north, east and west, with several vacant lots to the immediate east and south. The proposed RM-10 zoning is compatible with the adjacent and neighboring uses and zoning.

Moreover, the rezoning of the property to the RM-10 multi-family zoning district will be consistent with the existing land use plan designation of Residential Moderate (10 du / ac) and the neighboring uses and zoning.

SUMMARY & REQUIREMENTS

Staff's review of Application No. 25-R-205 has determined that the rezoning of the subject property to RM-10 (Residence, Multi-Family) will further the goal of the City to make the zoning on the property compatible with the land use designation to Residential Moderate (10 du/ac). Furthermore, the proposed rezoning application is consistent with the goals, objectives and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan and City Land Development Code.

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

Development Plan Application Comments



DEVELOPMENT REVIEW COMMITTEE

Project Name:	Parrish Rezoning	Application No.:	25-R-205
Reviewer Name:	Rafaela Thermidor	Project Address:	110, 120, 130, 140 SW 2nd Terrace
Department/Division:	Development Services		
Position:	Planner		
Date of Review:	6/9/25		
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 6/9/25.
2.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist .
2.a	Comment acknowledged 6/9/25.
3.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
3.a	Comment acknowledged 6/9/25.
4.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
4.a	Comment acknowledged 6/9/25.



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: SW 1st St & SW 2nd Terr

Property Owner: PARRISH & ASSOCIATES LLC

Applicant (if different from Owner): Juan P. Chapa

Agent (if different from Owner/Applicant): Juan P. Chapa

Address of Property: 110, 120, 130, & 140 SW 2 Terrace, Deerfield Beach, FL 33441

Legal Description of Property (lot, block, tract, subdivision): The property is generally described as a parcel of land in LAURA & Glenda Estates 183-100 B Lots 5,6,7,& 8 more particularly described in the file and located at 110,120,130, & 140 SW 2nd Terrace.

Description of Project: Rezone from RS-7 to RM-10 to provide consistency with Future Land Use Designation

Amend plat to revise restrictive note.

New Development (Y/N): Yes

Zoning District: RS-7 to RM-10

Existing Use: Vacant

Lot Area (acres): .60

Sq. Ft. of Structure (existing): 2,281

Modification to Existing Development (Y/N): No

Future Land Use Category: RM-Residential Moderate

Proposed Use: Residential

Number of Dwelling Units (proposed): 8 Units

Sq. Ft. of Structure (proposed):

Agent Signature: Juan Pablo Chapa

Name Printed: Juan Pablo Chapa

Address: 301 E. Atlantic Blvd , Pompano Beach, FL 33060

Telephone: 954-301-4995

Email: jchapa@keithteam.com

Owner Signature: Laura Parrish

Name Printed: Laura Parrish

Address: 288 SW 8th St, Deerfield Beach, FL 3344

Telephone: 561-502-6728

Email: parrishassociatesllc@gmail.com

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided		REQUEST SUBMITTED	APPLICATION NO:	FEES Required Provided	
Site Plan - Residential		\$2000 + \$10/unit + \$100 (Fire)		Site Plan Modification - Major		\$2000 + \$100 (Fire)	
Site Plan - Nonresidential		\$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.
-------------	-------------	--------------	---------	----------------	---------------	-----------	-------------



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

ATTACHMENT E APPLICATION FOR REZONING

Pursuant to Code Section 98-12.

**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 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.
- **(2) 24"x 36" and (1) 11"x 17" Copies of Current & Up-to-Date Boundary Survey** meeting the requirements of Code Section 98-13(8)(b).
- **One (1) Digital CD** of required submittals listed above must be provided.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

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.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT A SPECIFIC STATEMENT IN RESPONSE TO EACH OF THE REQUIREMENTS ON THE FOLLOWING PAGES

A. PROPOSED REZONING

Current Zoning District(s): RS-7 Proposed Zoning District(s): RM-10

Site Area (Gross Acres): .60

Is this request in connection to a Development Plan Application? ☒ Yes ☐ No

Reason for the requested rezoning: Rezoning of .6 acres of Single Family Residential (RS-7) Zoning District to the Multi-Family Residential (RM-10) Zoning District in order to accommodate the development of 8 townhouse units and establish a consistent Zoning District on the entire property. The property has a future land use designation of Residential Moderate, permitting up to ten (10) dwelling units per acre. The property is currently zoned RS-7, limiting the density to a maximum of seven (7) dwelling units per acre.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

B. DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA

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

The burden of proving that all of the requirements are met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.

1. That the petition for a change of zoning will not result in spot zoning or contract zoning:

This rezoning is inherently not spot zoning as it does not change the category of use, which is residential, and

ensures the zoning is consistent with the future land use designated by the adopted comprehensive plan. The request of this rezoning also provides consistency and compatibility with the zoning across SW 2nd Terrace from the subject site(s) which is also zoned RM-10 consistent with our request.

2. That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:

The proposed rezoning is consistent with the future land use designation of the property and specifically promotes following Goals, Objectives, and Policies:

- Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.
-The proposed re-zoning would allow for a "missing middle" housing typology that is needed to address South Florida's housing crisis. Further, multifamily development similar to what is proposed can be found only a few feet away from the proposed lots.

- Objective FLU 2.3: Discourage urban sprawl and encourage the separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.
-The proposed rezoning would accommodate infill development within an established neighborhood.

- Policy FLU 2.3.1: Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of the City which are currently inadequately served.
-The proposed area is mostly built out and has the full range of facilities and services needed for this type of residential development. Thus, the rezoning would permit for appropriate infill development on current vacant lots in an urbanized portion of the city.

- GOAL FLU 8.0: Promote and implement appropriate land uses and development patterns consistent with smart growth and sustainable management principles to maximize natural and socioeconomic resources, and to preserve and improve the health, safety and welfare of the City's residents and visitors.
-The proposed rezoning would allow for maximization of facilities and services, minimizes impact to Deerfield's natural resources, and provides housing opportunities for other socioeconomic groups than what single family homes typically accommodate.

3. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:

Market changes have primarily been the driver of the requested rezoning. As Broward Co. remains one of the highest cost-burden counties in the country, in terms of housing, multifamily developments and smaller units have become an attractive option for those seeking to rent or own in South Florida. The subject parcels have remained vacant, but there has been recent positive redevelopment in the neighborhood. A combination of recent reinvestment in the neighborhood, along with the siting of the property at the entrance to the community, makes the rezoning necessary to establish a transition zone from the commercial strip to the traditional single family neighborhood; while also providing an additional housing typology that lends itself to be more a more affordable alternative for local residents when compared to traditional single family development.

4. That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:

The properties located in a 500-foot radius of the subject area are largely original single-family construction. The subject site comprises the entirety of the eastern block face at the entrance to the neighborhood. This block face is unique providing the property owner the opportunity to develop an attractive block face with front facades facing the street, rather than side yards. With the exception of the property across the street, no other block faces in the neighborhood have this condition. Infill residential development within this neighborhood will have a positive aesthetic and economic impact on the entrance to the neighborhood. Rather than vacant scrub lots, residents will be welcomed into their community by an attractive and activated street front. As the first residential block behind the commercial development lining Hillsboro Boulevard, the block serves as a transition from highway-oriented commercial development to the single-family neighborhood. Best planning practices incorporate the concept of transition zones, and a typical transect includes a shift from commercial to attached dwelling units to single family dwelling units. Attached dwellings (townhomes and villas) are compatible with single family detached dwellings and provide an ideal transition from highway commercial into the neighborhood. Infill of residential communities with compatible unit types is a positive sign of community development and contributes to the safety and perceived quality of neighborhood.

5. That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning:

Properties within 500 feet of the subject site are zoned B-1 Commercial and RS-7 residential. As noted above,

the subject block face serves as a transition from the commercial frontage along Hillsboro Boulevard into the

single-family neighborhood behind. Townhome and villa development, as would be accommodated by the RM-

10 zoning district, is the ideal transition between the strip commercial and the traditional neighborhood

established further into the RS-7 zoning district area.

May 1, 2025

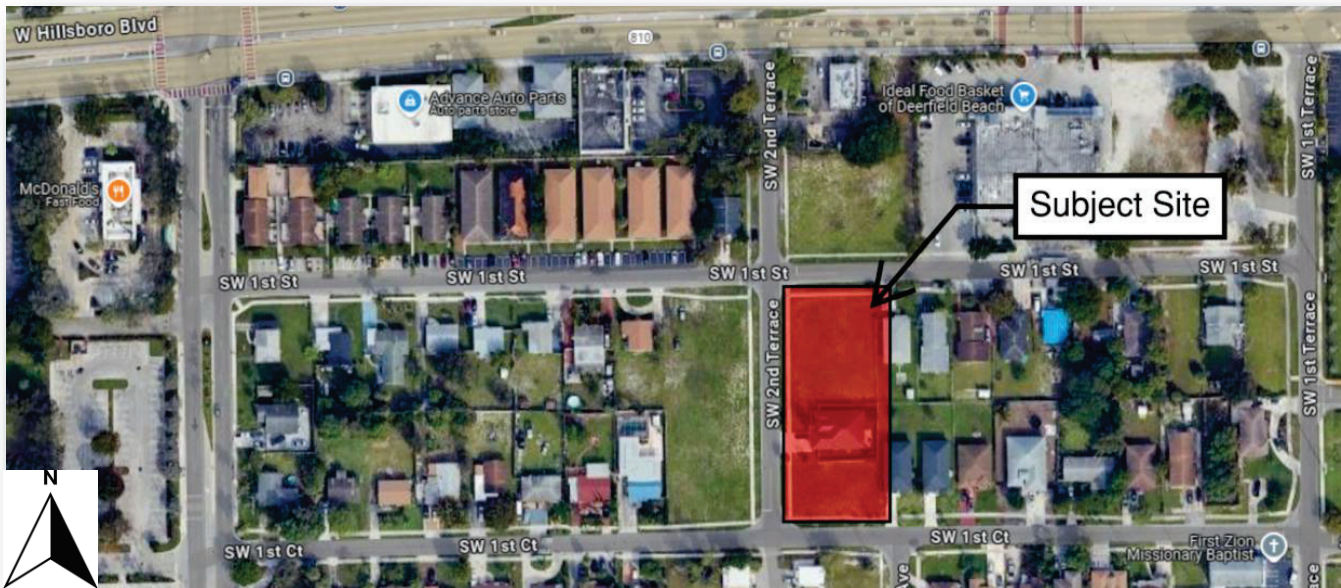
Planning and Development Services
City of Deerfield Beach
150 N.E. 2nd Ave.
Deerfield Beach, FL 33441

RE: Rezoning Narrative
SW 1st St & SW 2nd Terr
Laura and Glenda Estates Lot 5,6,7 & 8

Dear Planning and Zoning Board Members,

On Behalf of the applicant (PARRISH & ASSOCIATES LLC), KEITH is requesting to rezone .6 acres of Single Family Residential (RS-7) Zoning District to the Multi-Family Residential (RM-10) Zoning District in order to accommodate the development of 8 townhouse units and establish a consistent Zoning District on the entire property. The property has a future land use designation of Residential Moderate, permitting up to ten (10) dwelling units per acre. The property is currently zoned RS-7, limiting the density to a maximum of seven (7) dwelling units per acre.

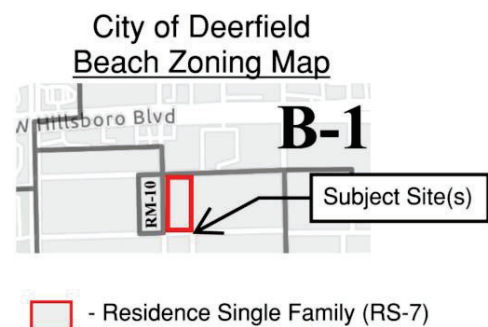
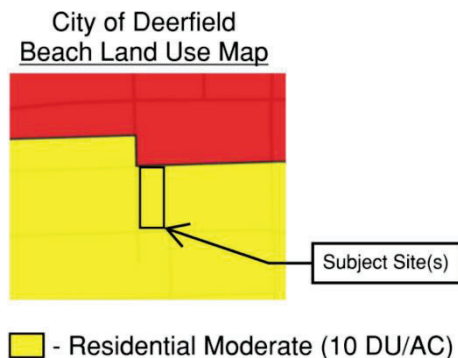
SITE LOCATION



The SW 1st St & SW 2nd Terrace project include Tax Folio ID #'s 484201330080, 484201330070, 484201330060, and 484201330050.

PARCEL CONTROL NUMBER	ADDRESS	EXISTING ZONING	EXISTING FLU
484201330080	110 SW 2 nd Terrace	RS-7 (.16 acres)	RM-Residential Moderate (.16 acres)
484201330070	120 SW 2 nd Terrace	RS-7 (.14 acres)	RM-Residential Moderate (.14 acres)
484201330060	130 SW 2 nd Terrace	RS-7 (.14 acres)	RM-Residential Moderate (.14 acres)
484201330050	140 SW 2 nd Terrace	RS-7 (.16 acres)	RM-Residential Moderate (.16 acres)

The subject site(s) are surrounded by Single Family, Multi-Family and Commercial uses. North of the subject site is a vacant commercial lot, which consists of a FLU designation of Commercial and a Zoning designation of Business Community (B-1). South of the subject site are Single-Family Residential units, which retains an FLU designation of Residential Moderate with a Zoning designation of Residence, Single Family (RS-7). East of the subject site are Single-Family Residential units, which retains an FLU designation of Residential Moderate with a Zoning designation of Residence, Single Family (RS-7). West of the subject sites are currently vacant lots, which retain a FLU designation of Residential Moderate and a Zoning designation of Residence, Multi-Family (RM-10).



Currently the properties are vacant/undeveloped within the RS-7 (Single -Family Residential) Zoning District and are approximately a combined .6 acres in size. The parcels are located South of SW 1st St, East of SW 2nd Terrace, and North of SW 1st Ct. Currently the site consist of 4 parcels, with three of the four parcels being vacant. There is an existing one-story single family residential unit situated at site 130 SW 2nd Terrace. The applicant's request for single family (RM-10 zoning) is consistent with the goals, objectives, and policies of the City's Comprehensive Plan as specified below in the rezoning criterion and is consistent with surrounding single family uses. The requested rezoning from RS-7 to RM-10 is compatible with the surrounding area and is compatible with an existing development of a proposed townhome development across from the subject site.

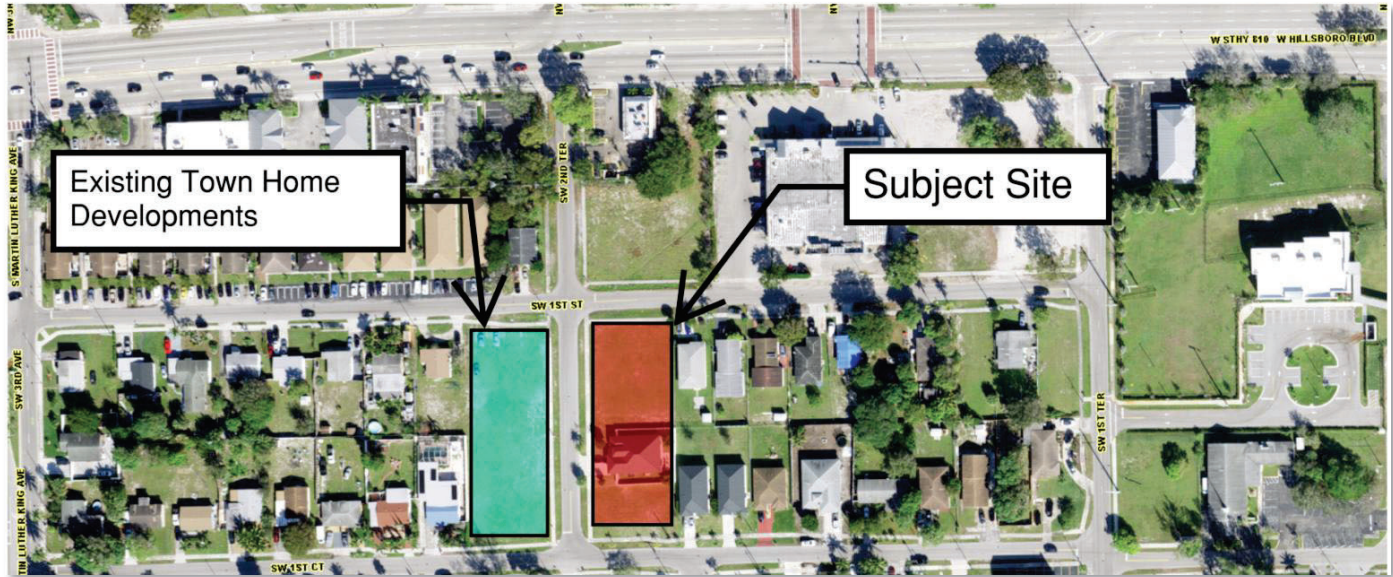
The applicant also believes the proposed rezoning is consistent and compatible with the Goals, Objectives and Policies of the City of Deerfield Beach Comprehensive Plan mentioned below.

PROPOSED SITE DESIGN

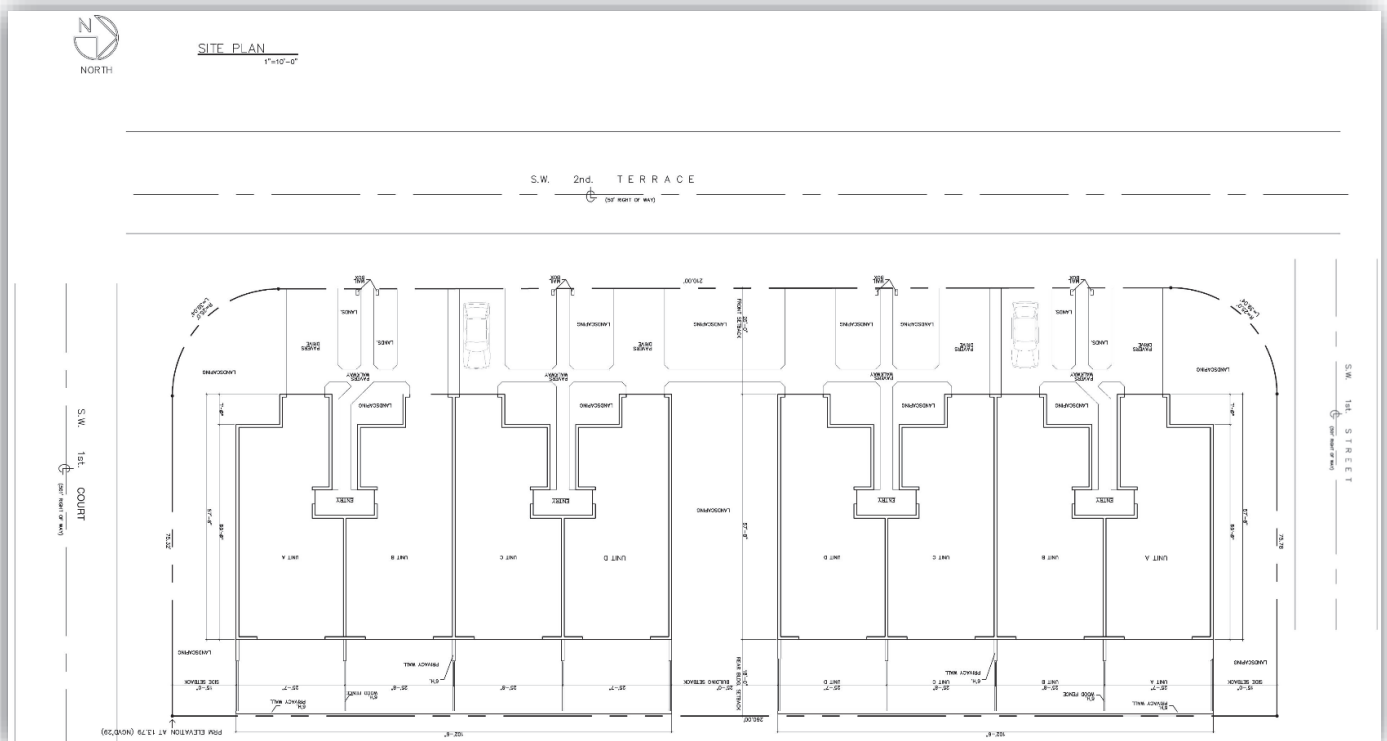
The subject site (s) comprises the entirety of the eastern block face at the entrance to the neighborhood of SW 2nd Terrace. The property's location is unique, providing the property owner with the opportunity to develop an attractive street frontage, with front facades facing the street, rather than side yards. With the exception of the property across the street, no other block faces in the neighborhood have this condition. Infill residential development within this neighborhood will have a positive aesthetic and economic impact on the entrance to the neighborhood. Rather than vacant scrub lots, residents will be welcomed into their community by an attractive and activated street front. As the first residential block behind the commercial development lining Hillsboro

Boulevard, the block serves as a transition from highway-oriented commercial development to the single-family neighborhood.

The proposed development of this eastern block will be consistent and compatible with the proposed design of the western parcels at the entrance as shown below. This will ultimately provide an aesthetically pleasing entrance and transition from the commercial development north of the properties. The design proposed for the properties will include two separate townhouse buildings with four units in each building, identical to the site design proposed across the street. This proposed development will have a density of 7.14 units per acre which is beyond the existing density maximum. The rezoning from RS-7 to RS-10 would accommodate for this density to function. Current zoning of RS-7 also does not permit the different building typology permitted in RM-10 such as townhouses as well as the density maximum.



CONCEPTUAL PLAN:



REZONING CRITERION

REZONING CRITERION NO. 1: That the petition for a change of zoning will not result in spot zoning or contract zoning.

This rezoning is inherently not spot zoning as it does not change the category of use, which is residential, and ensures the zoning is consistent with the future land use designated by the adopted comprehensive plan. The request of this rezoning also provides consistency and compatibility with the zoning across SW 2nd Terrace from the subject site(s) which is also zoned RM-10 consistent with our request.

- **The precedent**

REZONING CRITERION NO. 2: That the proposed change is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan.

The proposed rezoning is consistent with the future land use designation of the property and specifically promotes following Goals, Objectives, and Policies:

- Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.
 - The proposed re-zoning would allow for a "missing middle" housing typology that is needed to address South Florida's housing crisis. Further, multifamily development similar to what is proposed can be found only a few feet away from the proposed lots.
- Objective FLU 2.3: Discourage urban sprawl and encourage the separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.
 - The proposed rezoning would accommodate infill development within an established neighborhood.
- Policy FLU 2.3.1: Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of the City which are currently inadequately served.
 - The proposed area is mostly built out and has the full range of facilities and services needed for this type of residential development. Thus, the rezoning would permit for appropriate infill development on current vacant lots in an urbanized portion of the city.
- GOAL FLU 8.0: Promote and implement appropriate land uses and development patterns consistent with smart growth and sustainable management principles to maximize natural and socioeconomic resources, and to preserve and improve the health, safety and welfare of the City's residents and visitors.
 - The proposed rezoning would allow for maximization of facilities and services, minimizes impact to Deerfield's natural resources, and provides housing opportunities for other socioeconomic groups than what single family homes typically accommodate.

REZONING CRITERION NO. 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

Market changes have primarily been the driver of the requested rezoning. As Broward Co. remains one of the highest cost-burden counties in the country, in terms of housing, multifamily developments and smaller units have become an attractive option for those seeking to rent or own in South Florida. The subject parcels have remained vacant, but there has been recent positive redevelopment in the neighborhood. A combination of recent reinvestment in the neighborhood, along with the siting of the property at the entrance to the community, makes the rezoning necessary to establish a transition zone from the commercial strip to the traditional single family neighborhood; while also providing an additional housing typology that lends itself to be more a more affordable



alternative for local residents when compared to traditional single family development.

REZONING CRITERION NO. 4: The proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities.

The properties located in a 500-foot radius of the subject area are largely original single-family construction. The subject site comprises the entirety of the eastern block face at the entrance to the neighborhood. This block face is unique, providing the property owner the opportunity to develop an attractive block face, with front facades facing the street, rather than side yards. With the exception of the property across the street, no other block faces in the neighborhood have this condition. Infill residential development within this neighborhood will have a positive aesthetic and economic impact on the entrance to the neighborhood. Rather than vacant scrub lots, residents will be welcomed into their community by an attractive and activated street front. As the first residential block behind the commercial development lining Hillsboro Boulevard, the block serves as a transition from highway-oriented commercial development to the single-family neighborhood. Best planning practices incorporate the concept of transition zones, and a typical transect includes a shift from commercial to attached dwelling units to single family dwelling units. Attached dwellings (townhomes and villas) are compatible with single family detached dwellings and provide an ideal transition from highway commercial into the neighborhood. Infill of residential communities with compatible unit types is a positive sign of community development and contributes to the safety and perceived quality of neighborhood.

REZONING CRITERION NO. 5: That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning.

Properties within 500 feet of the subject site are zoned B-1 Commercial and RS-7 residential. As noted above, the subject block face serves as a transition from the commercial frontage along Hillsboro Boulevard into the single-family neighborhood behind. Townhome and villa development, as would be accommodated by the RM-10 zoning district, is the ideal transition between the strip commercial and the traditional neighborhood established further into the RS-7 zoning district area.

Based on the above justification and attached information, the petitioner respectfully requests approval of a Rezoning from RS-7 to RM-10.

The KEITH Team and the applicant look forward to working with the City on this project.

Respectfully Submitted,



Juan Chapa
Planner
Office: 561.469.0992
Email: jchapa@keithteam.com
www.KEITHteam.com



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.

\$500

11/14/22 - Michael Hudak Campaign; 11/4/24 -

\$500

Daniel Shanetzky Campaign; 11/19/24 - Todd Drosky - \$500;

1/16/25 - Tom Plaut - \$500; 1/16/25 - Todd Drosky - \$500

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, Alex Lazowick, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

[Signature]
Signature

4/30/2025
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 30th day of April, 2025 by

Alex Lazowick (Affiant), who is personally

known to me or has produced _____ identification.

My commission expires: _____

Commission No.: _____



SHEKINAH WEBER
Notary Public
State of Florida
Comm# HH338288
Expires 12/5/2026

[Signature]
(Signature of Notary Public - State of Florida)
Shekinah Weber
(Print, Type, or Stamp Commissioned Name of Notary Public)



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(Attach additional sheets as needed for each item.)

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not applicable

- 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, Joshua Parrish-Willis, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

[Signature]
Signature

4/29/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online

notarization, this 29 day of April, 2025 by

Joshua Parrish-Willis (Affiant), who is personally

known to me or has produced DL identification.

My commission expires: 3/4/2026

Commission No.: HH 234970



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

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



DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

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not applicable

- 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, Laura Parrish, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

[Signature]
Signature

4/29/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☐ physical presence or ☐ online notarization, this 29 day of April, 2025 by Laura Parrish (Affiant), who is personally known to me or has produced DL identification.

My commission expires: 3/4/2026

Commission No.: HH 234970

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

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



08-15-19

Checked by

Francis

12-12-19

04-17-20

THOMAS J. TUOMEY P.E.
FLORIDA PROFESSIONAL ENGINEER NO.25656
2831-A EXCHANGE COURT
WEST PALM BEACH, FL 33409
OFF. ANNEX (561)41-1912

MULTI FAMILY RESIDENCES FOR:
SOUTHERN DREAM PROPERTIES
111, 121, 131, 141 S.W. 2nd AVENUE
DEERFIELD BEACH, FLORIDA

FDG

FLORIDA DESIGN GROUP, INC.
1111 S.W. 1st AVENUE, SUITE 200
MIAMI, FL 33135
(305) 571-9772

Project Name:

1922

Sheet Name:

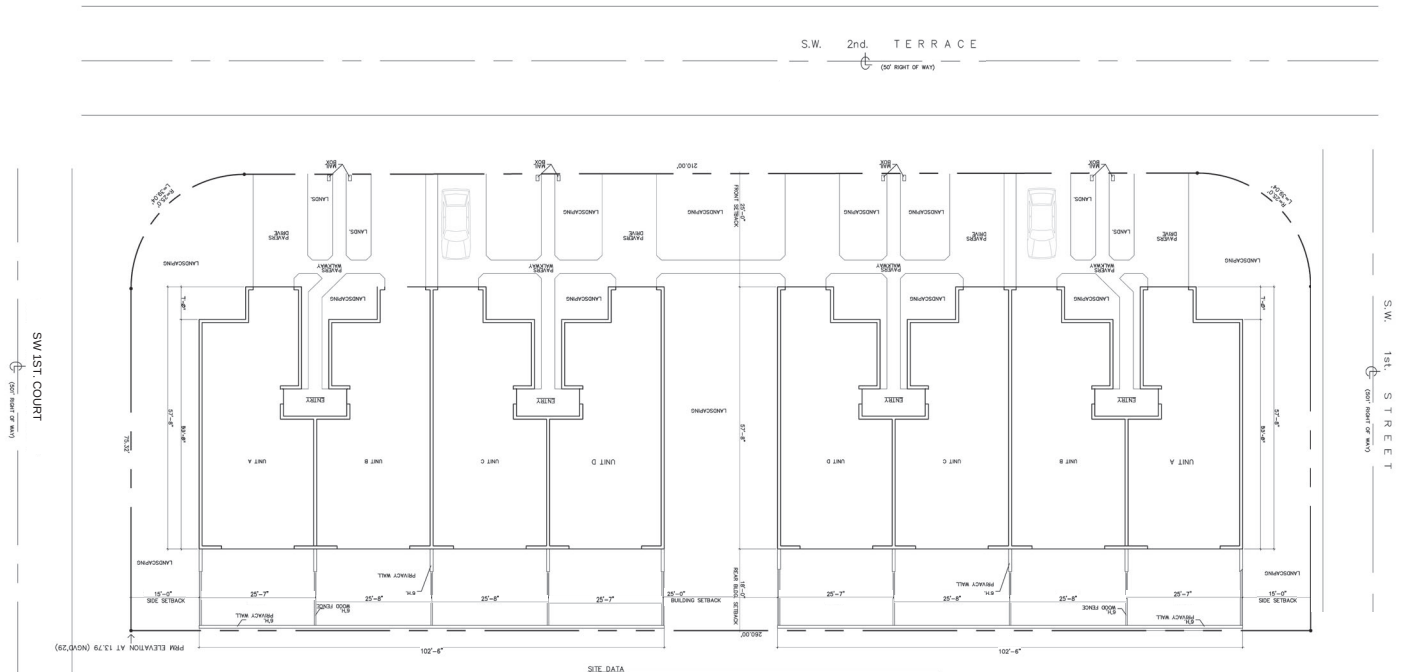
A-1

OF

5

CONCEPTUAL SITE PLAN

SITE PLAN
1"=10'-0"



LOT AREA
GROSS AREA 26,136 SQ. FT. .60 ACRES

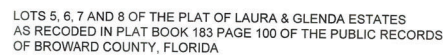
FLOOD ZONE "X"
PRM ELEVATION AT 13.79 (NGVD'29)

BUILDING DATA
NUMBER OF BUILDINGS 2 BUILDINGS
NUMBER OF UNITS 4 PER BUILDING TOTAL OF 8
NUMBER OF BEDROOMS PER UNITS 4 BEDROOMS PER UNIT

LOT AREA 26,136 SQ. FT.
BUILDING LOT COVERAGE 10,616.00 SQ. FT. - 40.2%
LANDSCAPE AREA 11,520.00 SQ. FT. - 44.1%
TOTAL 22,136.00 SQ. FT. - 84.3%

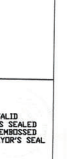
SITE DATA

	REQUIRED	EXISTING	PROPOSED	ACRES
ZONING	RS 1	RS 1	RM 10	
USE	SINGLE FAMILY	SINGLE FAMILY	MULTI FAMILY	
LOT AREA	26,136.00 SQ. FT.	26,136.00 SQ. FT.	26,136.00 SQ. FT.	0.605 ± 100%
LOT COVERAGE	10.616 ± 1%	10.616 ± 1%	10.616 ± 1%	
FRONT SETBACK	25 FT.	25 FT.	25 FT.	
REAR SETBACK	15 FT.	15 FT.	15 FT.	
SIDE SETBACK	15 FT.	15 FT.	15 FT.	
BUILDING LOT COVERAGE	10,616.00 SQ. FT. - 40.2%	10,616.00 SQ. FT. - 40.2%	10,616.00 SQ. FT. - 40.2%	0.402 ± 100%
OPEN SPACE	15,520.00 SQ. FT. - 59.8%	15,520.00 SQ. FT. - 59.8%	15,520.00 SQ. FT. - 59.8%	0.598 ± 100%
LANDSCAPE AREA	11,520.00 SQ. FT. - 44.1%	11,520.00 SQ. FT. - 44.1%	11,520.00 SQ. FT. - 44.1%	0.441 ± 100%
LANDSCAPE COVERAGE	43.7% MINIMUM	43.7% MINIMUM	43.7% MINIMUM	
PARKING	2 SPACES PER UNIT	2 SPACES PER UNIT	2 SPACES PER UNIT	



- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D
EALD
OSSED
S SEAL



CERTIFIED TO:	
FLOOD ZONE X MAP No 12011C0178 J MAP DATE 7-31-2024	
DATE 8-7-2025	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL
JOB NO 11-21-030	



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-334

Agenda Date: 8/5/2025

Status: PUBLIC HEARINGS –
SECOND READING

In Control: City Commission

Title

P.H. 2025-106: ORDINANCE 2025/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; 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

In accordance with Florida Statute Section 166.241(8)(c), the governing body of each municipality at any time within a fiscal year or within 60 days thereafter, may amend the budget for a purpose not specifically authorized in paragraph 166.241(5)(a) or paragraph (b), by adopting the budget amendment in the same manner as the original budget. This proposed amendment to the budget meets this requirement.

Article 5 of the City Charter provides that if there are revenues in excess of those estimated in the budget, the Commission by ordinance may make supplemental appropriations for the year up to the amount of such excess revenues.

Current Activity

As outlined in Exhibit A, supplemental budget appropriations and budget transfers are requested primarily for revenue recognition, interfund transfers between funds, and carryforward adjustments for construction projects:

General Fund - Revenues

☐ General Fund revenue increase by \$751,852 for Police and Fire State Pension Contributions passed through the City.

☐ General Fund revenue recognition in the amount of \$1,121,165 for charge for services comprised of fire inspection fees (\$822,000), fire plan review fees (\$263,000), special events (\$22,700), cemetery fees (\$7,100), and other receipts (\$6,365).

☐ General Fund revenue recognition of \$132,900 for code violation fines.

☐ General Fund revenue increase by \$652,410 for grants and contributions to reflect the NEFP CASA Board FY25 pledge of \$80,000 and revenue recognition of \$572,410 State reimbursement for the Hillsboro Deerfield Beach Renourishment.

☐ General Fund revenue recognition of \$446,040 of other financing sources comprised of interest

earnings (\$192,000), Opioid settlement proceeds (\$85,440), sales of fixed asset (\$125,900), and other receipts (\$39,700).

☐ Carryforward of prior year's appropriation in the amount of \$25,000 for the Central City Rezoning project.

General Fund - Expenditures

☐ City Clerk Department budget increase by \$30,000 for postage.

☐ Economic Development Department budget increase by \$34,325 for other contractual services expenditures in the amount \$25,000 for the Central City Rezoning project and special events expenditures for \$9,325.

☐ Community Services Department budget increase by \$80,000 for Health and Social Services operating expenditures funded by NEFP CASA Board.

☐ Office of Public Safety Department budget increase by \$343,634 for Police and Fire Pensions and State Contributions passed through the City. The Police Pension increase is \$189,197 and the Fire Pension net increase is \$154,437.

☐ Sustainable Management Department budget increase by \$2,052,049 to reflect \$1,479,639 as a transfer from Parks & Recreation and Environmental Services departments due to the reorganization of positions that took effect 5/31/2025 and an increase of \$572,410 for other contractual services for the Deerfield Beach Renourishment project.

☐ Environment Services Department budget reduction by \$150,971 as a transfer to the Sustainable Management Department due to the reorganization of facility positions.

☐ Parks & Recreation Department budget reduction by \$768,668 to reflect a transfer reduction of \$1,328,668 to the Sustainable Management Department due to the reorganization of Park Maintenance and Cemetery positions and additional appropriation in the amount of \$560,000 to cover the City's water and sewer services.

☐ Interfund transfer in the amount of \$590,432 from the General Fund to increase the 2000 GO Bond Sinking Fund budget by \$525,432 as per the amortization schedule and a transfer to the Debt Services Fund for \$65,000 to cover the FY25 installment payment in connection with the beach lot acquisition in 2024.

CHDO / Home Grant Fund

☐ Carryforward budget reduction of Home Grant funding by \$80,943 to agree with the grant award amount.

☐ Carryforward budget reduction of \$80,943 for Home Grant program expenditures.

SHIP Grant Fund

☐ Carryforward budget reduction of SHIP Grant funding by \$657,756 to agree with the grant amount awarded.

☐ Carryforward budget reduction of \$657,756 of SHIP Grant program expenditures.

2000 Bond Sinking Fund

☐ Interfund transfer from the General Fund to the 2000 GO Bond Sinking Fund for debt services in the amount of \$525,432.

☐ Debt service expenditure budget increase by \$525,432 to cover the FY25 debt service obligations.

Debt Service Fund

☐ Interfund transfer from the General Fund to the Debt Service Fund for debt services in the amount of \$65,000.

☐ Debt service expenditure budget increase by \$65,000 for the FY25 annual installment payment in connection with the beach lot acquisition as per the Resolution 2024/002.

2012B-1 Bond Fund

- ☐ Carryforward of remaining bond proceeds of the 2012B-1 Bond Fund in the amount of \$633,084.
- ☐ Capital outlay expenditure budget increase by \$633,084 for capital improvement for streets, parks, and related parking improvements.

Law Enforcement Trust Fund (LETf)

- ☐ Use of fund balance budget increase for the LETf in the amount \$237,000.
- ☐ Capital outlay budget increase by \$237,000 for the purchase of enhanced crime prevention equipment, utility tax vehicle, and training for BSO.

Deerfield Beach PAL Fund

- ☐ Carryforward of prior year's appropriation in the amount of \$121,666 for the Deerfield Beach PAL Fund.
- ☐ Contractual Services budget increase by \$121,666 for the Deerfield Beach Police Athletic League and community youth-base programs.

ORDINANCE NO. 2025/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; APPROVING SUPPLEMENTAL APPROPRIATIONS AND BUDGET TRANSFERS TO AND WITHIN VARIOUS CITY FUNDS, AND CARRY FORWARD OF PRIOR FISCAL YEAR APPROPRIATIONS AND BUDGET REDUCTIONS TO VARIOUS CITY FUNDS, AS SET FORTH IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, pursuant to Section 166.241(8), Florida Statutes, "the governing body of each municipality at any time within the fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year"; and

WHEREAS, the City Manager has certified that there are revenues or unappropriated fund balance available for appropriation in excess of those originally estimated in the budget for the fiscal year ending September 30, 2024; and

WHEREAS, pursuant to Section 5.05(1) of the City Charter, the City Commission may, by Ordinance, make supplemental appropriations for the fiscal year, up to the amount of such excess revenues and unappropriated fund balance; and

WHEREAS, pursuant to Section 5.05(2) of the City Charter, the City Commission may, by Ordinance, reduce appropriations to a fund for the fiscal year when it appears probable to the City Manager that the revenues available will be insufficient to meet the amount appropriated to such fund; and

WHEREAS, pursuant to Section 5.05(3) of the City Charter, upon written request approved by the City Commission, the City Manager may transfer part or all of any unencumbered appropriation balance from one department, office or agency to another; and

WHEREAS, the proposed budget amendment, attached and incorporated herein as Exhibit "A", authorizes Fiscal Year 2025 budget transfers and appropriations as follows: (i) supplemental appropriations and budget transfers to and within various City Funds, as reflected in Exhibit "A", and (ii) carry forward of prior fiscal year appropriations and budget reductions to various City funds, as reflected in Exhibit "A" (collectively, the "Amendments"); and

WHEREAS, City staff recommends approving the Amendments to the City's budget for the fiscal year ending September 30, 2025, as set forth in the attached Exhibit "A", (the "Budget Amendment").

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

Section 1. That the above “WHEREAS” clauses are true and correct and are made a part of this Ordinance.

Section 2. That the Budget Amendment, as set forth in the attached Exhibit “A”, is hereby approved.

Section 3. That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Ordinance.

Section 4. All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 6. This Ordinance shall take effect immediately upon its passage and adoption on Second Reading.

PASSED 1ST READING ON THIS ____ DAY OF _____, 2025.

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

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

"EXHIBIT A"
CITY OF DEERFIELD BEACH, FLORIDA
BUDGET AMENDMENT
FISCAL YEAR ENDING SEPTEMBER 30, 2025

GENERAL FUND REVENUES:	REVISED BUDGET	BUDGET AMENDMENT	AMENDED BUDGET
Property Taxes	64,733,073	-	64,733,073
Sales and Use Taxes	1,575,645	751,842	2,327,487
Communication Service Taxes	3,000,000	-	3,000,000
Public Service Taxes	10,949,530	-	10,949,530
Licenses and Permits	791,225	-	791,225
Franchise Fees	7,499,663	-	7,499,663
Local Option Gas Tax	7,161,999	-	7,161,999
Fire Assessment Fees	17,474,512	-	17,474,512
Intergovernmental	3,305,627	-	3,305,627
Charges for Services	9,512,935	1,121,165	10,634,100
Fines and Forfeits	4,255,000	132,900	4,387,900
Grants and Contributions	1,038,821	652,410	1,691,231
Administration Fees	8,079,662	-	8,079,662
Other Financing Sources	2,316,712	446,040	2,762,752
TOTAL SOURCES	141,694,404	3,104,357	144,798,761
Transfers In	2,264,268	-	2,264,268
Fund Balances/Reserves	21,794,035	25,000	21,819,035
TOTAL REVENUES, TRANSFERS & BALANCES	165,752,707	3,129,357	168,882,064
EXPENDITURES:			
City Commission	608,894	-	608,894
City Manager	992,027		992,027
City Clerk	792,546	30,000	822,546
City Attorney	639,961	-	639,961
Financial Services	4,477,145	-	4,477,145
Human Resources	1,179,296	-	1,179,296
Planning & Development Services	2,126,129	-	2,126,129
Information Technology Services	4,301,943	-	4,301,943
Economic Development	875,632	34,325	909,957
Community Services	5,477,532	80,000	5,557,532
Public Affairs & Marketing	966,440	-	966,440
Office of Public Safety	85,489,873	343,634	85,833,507
Sustainable Management	1,502,712	2,052,049	3,554,761
Environmental Services	4,956,138	(150,971)	4,805,167
Parks & Recreation	21,750,197	(768,668)	20,981,529
Debt Service	-	-	-
Additional Considerations	(1,074,285)	-	(1,074,285)
TOTAL EXPENDITURES	135,062,180	1,620,369	136,682,549
Transfers Out	30,690,527	590,432	31,280,959
Fund Balances/Reserves/Net Assets		918,556	918,556
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES	165,752,707	3,129,357	168,882,064

CHDO / HOME GRANT FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Grant Funding	563,994	(80,943)	483,051
TOTAL REVENUES, TRANSFERS & BALANCES	563,994	(80,943)	483,051

EXPENDITURES:

Grant program expenditures	563,994	(80,943)	483,051
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	563,994	(80,943)	483,051

SHIP GRANT FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
State Grant Funding	1,349,900	(657,546)	692,354
TOTAL REVENUES, TRANSFERS & BALANCES	1,349,900	(657,546)	692,354

EXPENDITURES:

Grant program expenditures	1,349,900	(657,546)	692,354
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	1,349,900	(657,546)	692,354

2000 GO BOND SINKING FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Transfers In	1,041,753	525,432	1,567,185
TOTAL REVENUES, TRANSFERS & BALANCES	1,041,753	525,432	1,567,185

EXPENDITURES:

Debt Service	1,041,753	525,432	1,567,185
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	1,041,753	525,432	1,567,185

DEBT SERVICE FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Transfers In	1,074,241	65,000	1,139,241
TOTAL REVENUES, TRANSFERS & BALANCES	1,074,241	65,000	1,139,241

EXPENDITURES:

Installment Purchase Acquisition	1,074,241	65,000	1,139,241
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	1,074,241	65,000	1,139,241

2012 B-1 BOND FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Fund Balances/Reserves	-	633,084	633,084
TOTAL REVENUES, TRANSFERS & BALANCES	-	633,084	633,084

EXPENDITURES:			
Capital Improvement	-	633,084	633,084
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	-	633,084	633,084

LAW ENFORCEMENT TRUST FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Fund Balances/Reserves	-	237,000	237,000
TOTAL REVENUES, TRANSFERS & BALANCES	-	237,000	237,000

EXPENDITURES:			
Capital Outlay	-	237,000	237,000
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	-	237,000	237,000

DEERFIELD BEACH PAL FUND	ORIGINAL	BUDGET	AMENDED
REVENUES:	BUDGET	AMENDMENT	BUDGET
Fund Balances/Reserves	-	121,666	121,666
TOTAL SOURCES	-	121,666	121,666

EXPENDITURES:			
Contractual Services	-	121,666	121,666
TOTAL APPROPRIATED EXPENDITURES			
TRANSFERS, RESERVES & BALANCES	-	121,666	121,666



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-364

Agenda Date: 8/5/2025

Status: CONSENT - BOARD
APPOINTMENTS

In Control: City Commission

Title

Resolution 2025/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Angela Falzone as an alternate member to the Planning and Zoning Board; 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

On June 6, 2025, Elias Okun resigned from the Planning & Zoning Board ("Board") creating a vacancy. Angela Falzone has expressed an interest in serving on the Board and has been nominated by Commissioner Shanetzky to serve as an alternate member to fulfill the vacancy. Ms. Falzone has passed her Level II Background Screening.

Current Activity

Upon approval, the Board will have five regular members with no vacancies, and five alternates with no vacancies.

Recommendation

Approval is recommended.

RESOLUTION NO. 2025/

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
DEERFIELD BEACH, FLORIDA, APPOINTING ANGELA FALZONE
AS AN ALTERNATE MEMBER TO THE PLANNING AND ZONING
BOARD; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Deerfield Beach’s (the “City”) Planning and Zoning Board (the “Board”) was created pursuant to Section 98-115 of the City’s Land Development Code (the “Code”) to serve as the local planning agency pursuant to Chapter 163, Florida Statutes; and

WHEREAS, pursuant to Section 98-115 of the Code, the Board shall consist of five regular members and five alternate members, and each Commissioner shall appoint one regular member and one alternate member to the Board, subject to approval by a majority of the City Commission; and

WHEREAS, the members of the Board are appointed by and serve at the pleasure of the City Commission for a term that will expire on April 30th of the year that the appointing Commissioner’s term expires; and

WHEREAS, Commissioner Shanetzky has nominated Angela Falzone to serve as an alternate member of the Board.

**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. Angela Falzone is hereby appointed to serve as an alternate member of the Planning and Zoning Board for a term commencing on August 5, 2025, and ending on April 30, 2029.

Section 3. Ms. Falzone shall serve without compensation and is required to file a financial disclosure statement in accordance with Florida Statutes.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



City of Deerfield Beach Application for Advisory Board or Committee

Advisory Board or Committee you are applying for: Planning & Zoning Board

Please be advised that a Level II background check is required for the African American Heritage Board, Cultural Committee, Education Advisory Board, and Planning and Zoning Board.

Are you willing to be considered for an alternate Board or Committee? Yes ☒ No ☐

Name Angela Falzone

Address 439 Richmond E

City Deerfield Beach State Florida Zip 33442

I reside in District # (can be found on back of your Voter Registration Card) 3

Year- Round Resident? Yes ☒ No ☐

If No, what months are you away?

Home Phone 585-944-5182 Work/Mobile Phone 561-558-3568

E-mail ProSec30@aol.com

Employer Signature International Real Estate

Address Boca Raton, FL

Occupation (if retired, please indicate and list former occupation) Realtor

Please list any governmental Advisory Boards or Committees on which you currently serve:

Complete the following. Please describe those facets of your background/experience which you feel may be useful for membership on this Board/Committee.

Academic: Degrees, Diplomas

Cardinal Mooney HS Regents Diploma
Bryant & Stratton Business Institute - Certificate
Monroe Community College - Associate

Professional: Certification(s)

Notary
OSHA
Licensed Realtor

Knowledge: Training, interest or experience

40 hrs a year of office environment training.
Always interesred in being a part of an organization
30+ years in a professional office work environment

Community Involvement: List organizations/positions

Women's Club of Deerfield Beach

Organizations: Memberships

I understand that in accordance with the Florida Sunshine Law, this information may be made public. I understand that the appointment is for voluntary, uncompensated service. If appointed, I agree to faithfully and fully perform the duties of my office, will make every endeavor to serve my full term, and will comply with all laws and ordinances of the City, County and State of Florida, particularly those pertaining to the conduct of public officials and the financial disclosure requirements, if applicable to my position.

Signature:

Date: 7/14/20

Print Name: Angela Falzone

Return completed application to:
City Clerk's Office
150 NE 2nd Avenue, Deerfield Beach, FL 33441
Phone: 954-480-4213
Website: www.deerfield-beach.com

Fax: 954-480-4323
E-mail: web.clerk@deerfield-beach.com

PLEASE NOTE: Resumes/Additional information may be included; however, the application MUST be completed.



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-326

Agenda Date: 8/5/2025

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 award of Quote No. #25-004 for the Sullivan Park Splash Pad UV Filtration System Upgrade to Commercial Energy Specialists, LLC, in an amount not to exceed \$70,670.00; authorizing execution of a contract with Commercial Energy Specialists, LLC, the lowest priced responsive and responsible bidder, for a three-year term with two additional one-year renewal options; and providing an effective date. (*Funds from multiple accounts*)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$50,000

Account Name: Machinery and Equipment

Account Number: 100-700-720-7205-000-57200-506043

Costs: \$20,670

Account Name: Other Contractual Services

Account Number: 617-700-720-7201-000-57200-503299

Background/History

The splash pad at Sullivan Park was originally installed in 2017 in partnership with Kiwanis, the Community Redevelopment Agency (CRA), and grant funding awarded by the Florida Inland Navigational District. Since its inception, staff have experienced challenges with cleaning and filtering the water to the facility at appropriate levels.

Current Activity

The existing filtration system is currently functioning at below optimal levels, which creates a health concern with the recycled water through the splash pad fountain. The Department of Parks and Recreation (the "Department") would like to upgrade the system to a cleaner, more efficient and more environmentally sustainable method. The Department of Health continues to upgrade its code requirements and this proactive measure will put the City in front of any future changes to the applicable code requirements. The proposed UV filtration system will accomplish this and will exceed the current health code requirement.

In order to facilitate the upgrade, the Procurement and Contract Administration Division (the "Division") issued Quick Quote No. 25-004 (the "Procurement") on the City's e-procurement system to obtain quote responses from vendors to provide the installation and upgrade services for the filtration system. After receiving and evaluating the two responses, it was determined by the Division and the

Department that Commercial Energy Specialists, LLC was the lowest responsive and responsible bidder with a quote price of \$70,670.00. As the upgrade to the system was initially budgeted in FY25 for \$50,000.00, this item requires City Commission approval.

Recommendation

Staff recommends City Commission award the Procurement for the services to Commercial Energy Specialists, LLC, authorize execution of a contract, and authorize the expenditure and the necessary appropriations for said services.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE AWARD OF QUOTE NO. #25-004 FOR THE SULLIVAN PARK SPLASH PAD UV FILTRATION SYSTEM UPGRADE TO COMMERCIAL ENERGY SPECIALISTS, LLC, IN AN AMOUNT NOT TO EXCEED \$70,670.00; AUTHORIZING EXECUTION OF A CONTRACT WITH COMMERCIAL ENERGY SPECIALISTS, LLC, THE LOWEST PRICED RESPONSIVE AND RESPONSIBLE BIDDER, FOR A THREE-YEAR TERM WITH TWO ADDITIONAL ONE-YEAR RENEWAL OPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City issued Quote #25-004 (the “Procurement”) seeking qualified vendors to upgrade and install a new advanced ETS UV System for the Sullivan Park Splash Pad UV Filtration System, which will meet current Department of Health Standards as specified in the Procurement documents (collectively, the “Services”); and

WHEREAS, the Procurement was issued in the e-Procurement Marketplace on April 23, 2025, and the notice was sent to 322 prospective vendors, with seven vendors viewing the Procurement documents; and

WHEREAS, on May 7, 2025, at 2:00 p.m., the Procurement due date and time, the Purchasing and Contract Division (the “Division”) opened the two responses that were timely received, and reviewed the responses to ensure that they met the Procurement requirements; and

WHEREAS, in evaluating the responses, the Division determined that the submittal by Tower Contracting Corporation did not meet the Procurement requirements, and the pricing was also higher than the pricing from the other firm that responded; and

WHEREAS, the Division reviewed the submittal by Commercial Energy Specialists, LLC (“CES”), the apparent lowest priced responsive and responsible bidder, discussed the response with the Department of Parks and Recreation staff and concluded that CES met all the requirements of the Procurement; and

WHEREAS, the Division recommends that the City Commission approve the award of the Procurement to CES, the lowest responsive and responsible bidder, and authorize execution of a contract with CES for a three-year term with two additional one-year renewal options, for an amount not to exceed \$70,670.00.

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

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

Section 2. The City Commission hereby approves the award of the Procurement for the Services to CES, the lowest priced responsive and responsible bidder.

Section 3. The City Manager is hereby authorized to execute a Contract with CES to provide the Services in an amount not to exceed \$70,670.00, based upon the terms and conditions of the Procurement, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution, including but not limited to, making the necessary appropriations or budget transfers to fund the Services.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK



Memorandum

TO: Greg Warner, Parks and Recreation Director

FROM: Vanessa Pierre-Pajotte, Buyer

THRU: Peggy Cadeaux, Purchasing Manager

DATE: July 15, 2025

SUBJECT: Sullivan Park Splash Pad UV Filtration System Upgrade, Quick Quote #25-004

The Purchasing and Contract Administration Division issued a Quick Quote for Sullivan Park Splash Pad UV Filtration System Upgrade, Quick Quote #25-004. This informal solicitation process complies with the City of Deerfield Beach procurement requirements. Details of the solicitation process are as follows:

- The Quick Quote was issued in e-Procurement Marketplace on April 23, 2025.
- The notice was also sent to three-hundred twenty-two (322) prospective Offerors via the e-Procurement Marketplace.
- Seven (7) vendors viewed the documents of the Quick Quote.
- On May 7, 2025 at 2:00 p.m. EST, the Procurement and Contract Administration Division closed and unsealed two (2) responses. The responses were reviewed by the Procurement and Contract Administration Division to ensure the responses met the Quick Quote requirements.
- The apparent Offeror Commercial Energy Specialists LLC met all the Quick Quote requirements.
- The Procurement and Contract Administration Division discussed the responses with Greg Warner, and concluded that the City in its best interest, recommends awarding a contract to Commercial Energy Specialists LLC.
- Documentation related to this Quick Quote may be obtained by emailing Vanessa Pierre Pajotte at vpajotte@deerfield-beach.com. You may contact the Procurement and Contract Administration Division at 954-250-4054 with any questions.

In summary, Commercial Energy Specialists LLC, is the responsive and responsible Offeror; therefore, recommendation of this contract will be to Commercial Energy Specialists LLC.

Please use this memorandum and all attachments as your backup for the next available City Commission meeting.

Att. Bid Summary, Scope of Work, bid package.

Event Number	QQ 25-004 Addendum 1	Organization	City of Deerfield Beach
Event Title	Sullivan Park Splash Pad UV Filtration System	Workgroup	Purchasing Dept.
Event Description	Scope: The City of Deerfield Beach, Parks and Recreation	Event Owner	Vanessa Pierre-Pajotte
Event Type	Quick Quote	Email	vpajotte@deerfield-beach.com
Issue Date	4/23/2025 05:13:40 PM (ET)	Phone	(954) 480-4415
Close Date	5/7/2025 02:00:00 PM (ET)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Commercial Energy Specialists	Jupiter	FL	5/7/2025 09:48:52 AM (ET)	1	\$70,670.00
Tower Contracting Corp (Tower Hallandale Beach		FL	5/6/2025 07:12:52 PM (ET)	1	\$73,967.15

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.



Quick QUOTE

No. 25-004

Sullivan Park Splash Pad UV Filtration System Upgrade

April 23, 2025

ADVERTISEMENT QUICK QUOTE NO. 25-004 - Sullivan Park Splash Pad Upgrade to the UV System

City of Deerfield Beach, a political subdivision of the State of Florida, will receive sealed bids from individuals, corporations, partnerships, and other legal entities authorized to do business in the State of Florida, to provide **all permits, permit fees, engineering, drawings, permitting labor, materials, equipment, tools, supervision, travel, insurances, licenses, and incidentals for the Sullivan Park Splash Pad upgrade to the UV System, located at 1700 Riverview Road, Deerfield Beach, FL 33441, in accordance with all terms, conditions, scope of work of the Quick for Quote documents herein.** ~~all labor, materials, equipment, tools, supervision, travel, insurances, licenses, and incidentals for the Sullivan Park Splash Pad Re-Grouting, located at 1700 Riverview Road, Deerfield Beach, FL 33441, as specified in this Quick Quote (QQ) in accordance with all terms, conditions, scope of work of the Request for Quote documents herein.~~

A copy of the complete solicitation package and all related documents and requirements is available for download from the eProcurement Marketplace link on the Procurement and Contract Administration Division webpage of the City website at <https://www.deerfield-beach.com/64/Purchasing>.

1. DATE, TIME, AND PLACE DUE:

The deadline for submission of Quotes in response to this Quick Quote is **May 7, 2025 at 2:00 P.M. EST**. Quotes shall be delivered electronically via the eProcurement Marketplace link on the webpage of the City website at <https://www.deerfield-beach.com/64/Purchasing>. The City shall not be responsible for a Bidder's inability to submit a response by the Close Date and time for any reason, including issues arising from the use of the eProcurement Marketplace

Quotes will be opened immediately following the Quote Submittal Deadline will be publicly opened virtually via Zoom. Bidders will receive an advance notification through the eProcurement Marketplace advising on which platform will be used. Interested parties may attend the opening. Quotes submitted by any other means will not be accepted.

2. SOLICITATION PRE-BID CONFERENCE:

No Pre-Bid meeting will be conducted for this solicitation.

3. DEADLINE FOR QUESTIONS AND CLARIFICATION REQUESTS:

The deadline to submit all questions, inquiries, or requests concerning interpretation, clarification or additional information pertaining to this Quick Quote is **May 2, 2025 at 5:00 P.M. EST**. Questions and inquiries should be submitted via the eProcurement Marketplace link on the Procurement and Contract Administration Division webpage of the City website at <https://www.deerfield-beach.com/64/Purchasing>.

4. QUICK QUOTE SCHEDULE

Advertise Date	April 23, 2025
Pre-bid Conference	N/A
Deadline for Questions	May 2, 2025
Close Date and Time	May 7, 2025
Projected Award/Commission Date	N/A
Contract Commencement Date	TBD

The City, in its sole discretion, reserves the rights to change this schedule of events.

Important: A cone of silence is in place. See Section I.17 for details. Violations by a Bidder potential Bidder, or their representatives may result in sanctions.

SECTION I - GENERAL TERMS AND CONDITIONS

1. Independent Contractor

The Contractor represents itself to be an independent contractor and shall not represent itself or its employees to be employees of the CITY. Therefore, the Contractor shall assume legal and financial responsibility for taxes, FICA, employee fringe benefits, workers compensation, employee insurance, minimum wage requirements, overtime, and other expenses for Contractor's operations, officers, employees and agents, and agrees to indemnify, save, and hold the City, their officers, agents, and employees, harmless from and against, any and all loss; cost (including attorney fees); and damage of any kind related to such matters.

2. Subcontractors

If the Contractor proposes to use subcontractors in the course of providing the requested products and/or services to the City, Contractor shall disclose and include the name and specific type of product or service to be provided by the subcontractor as part of the Contractor's response. Such information shall be subject to review, acceptance, and approval by the City prior to any Contract award. Contractors may also propose in writing the use of subcontractors during the term of the contract or changes to subcontractors during the term of the contract. The City reserves the right to approve or disapprove of any modifications to subcontractors during the term of the contract, which such approval shall not be unreasonably withheld and shall be provided in writing. The City reserve the right to approve or disapprove of any proposed subcontractor in its best interest.

3. Addenda, Changes, and Interpretations

It is the sole responsibility of the Contractor to notify the City in writing and request modification or clarification of any ambiguity, conflict, discrepancy, omission or other error discovered in this competitive solicitation. Requests for clarification, modification, interpretation, or changes must be received prior to the "Last Date for Questions" as indicated in the "Tentative Schedule of Events", as may be amended by the City. Requests received after this date will not be addressed. Clarifications, modifications, interpretations, and changes shall only be made by the issuance of official addenda. Under no circumstances shall an oral explanation given by any CITY official, officer, staff, or agent be binding upon the City. All requests from Contractors and explanations from the City shall be communicated via the eProcurement Marketplace. All addenda are a part of the competitive solicitation documents and each Contractor will be bound by such addenda, whether or not acknowledged by them. It is the responsibility of each Contractor to read and comprehend all addenda issued. Addenda will be posted no later than the "Last Date for Addenda" indicated in the "Tentative Schedule of Events".

4. Omission of Details

The apparent silence of the specifications and any amendment regarding any details or the omission from the specifications of a detailed description concerning any services or material requested, shall be regarded as meaning that only the best commercial practices are to prevail, and that only material and workmanship of first quality are to be used.

5. Mistakes

Contractors are cautioned to examine all terms, conditions, specifications, drawings, exhibits, addenda, and delivery instructions pertaining to the solicitation. Failure of the Contractor to examine all pertinent documents shall not entitle them to any relief from the conditions imposed herein and may lead to rejection of the response.

6. Costs Incurred

Neither the City shall be liable for any costs incurred by Contractors in responding to or in any way participating in this solicitation.

7. Withdrawal of Responses

Any response may be withdrawn up until the close date and time. Any response submitted to the City and not withdrawn prior to the close date and time shall constitute an irrevocable offer to the City to provide the product and/or services set forth in the solicitation. Contractor warrants by virtue of submitting the response that the response and any prices quoted in the response will be firm for acceptance by the City for a period of ninety (90) days from the close date unless otherwise agreed upon by the City and Contractor.

8. Acceptance of Responses / Minor Irregularities

Any or all responses to solicitations may be rejected by the City in whole or in part when it is in the best interests of the City. The City reserve the right to accept or reject any or all responses, part of responses, and to waive minor irregularities or variances to specifications contained in responses, which do not make the response conditional in nature, and minor irregularities in the solicitation process. A minor irregularity shall be a variation from the solicitation that does not affect the price of the contract, does not give a respondent an advantage or benefit not enjoyed by other respondents, does not adversely impact the interests of other Contractors, and does not affect the fundamental fairness of the solicitation process.

9. Responsiveness

In order to be considered responsive to the solicitation, the Contractor's response shall fully conform in all material respects to the solicitation and all of its requirements, including all form and substance.

10. Responsibility

In order to be considered as a responsible Contractor, Contractor shall be fully capable to meet all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to fully document the ability to provide good faith performance.

11. Contractor's Qualifications

Contractor shall be in the business of providing the products and/or services required and must possess sufficient financial support, equipment, personnel and organization to ensure that it can satisfactorily perform the work if awarded a Contract. The City shall have the right to investigate the financial condition, experience record, qualifications, facilities, equipment and references of each Contractor and determine to its satisfaction the competency, reputation, quality of products and/or services, and responsibility of each to perform the required work, meet the specifications, and conform in all material respects to the solicitation and all of its requirements. Contractor shall satisfy each of the following requirements cited below and failure to do so may result in the response being deemed non-responsive or rejected. **(a)** Contractor, including any principal, officer, agent, or proposed subcontractor, shall have no record of judgments or pending lawsuits against the City, no criminal activities involving moral turpitude, and shall not have any conflicts of interest that have not been waived by the City. **(b)** Contractor, including any principal, officer, agent, or proposed subcontractor of Contractor, shall not be in arrears or in default of any debt or contract involving the City (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the City.

12. Order of Precedence

In the event of inconsistency between provisions of this solicitation and the resulting Contract, the inconsistency shall be resolved by giving precedence in the following order: **(a)** The Contract **(b)** Attachments and Enclosures of the competitive solicitation document whether attached thereto or incorporated by reference, **(c)** Scope of Services/Work and Technical Specifications, **(d)** Special Terms and Conditions, **(e)** General Terms and Conditions.

13. Licenses and Certifications

The Contractor shall be appropriately licensed to perform the work and provide the products and services required. Contractor shall possess by the closing date and time all required licenses and certifications necessary to perform the requested service or provide the requested goods; unless the issuance of such license or certification is contingent upon the work to be performed under the resulting contract. The Contractor shall be responsible for all costs associated with obtaining and maintaining all required licenses, certifications, and permits. Copies of all required licenses and certifications shall be submitted with the Response as a matter of responsiveness.

14. Insurance and Surety Bonds

The Contractor's response shall include evidence of insurability meeting the minimum insurance requirements attached herein and evidence of Contractors ability to obtain required surety bonds, when insurance and surety bonds are required. The successful Contractor shall not commence the work or otherwise perform the work as required by the resulting Contract, until a certificate of insurance naming the City as additionally insured and evidencing the provision of the required insurance in a form acceptable to the City, and required surety bonds have been received and approved by the City. The Contractor shall assume full responsibility and expense to obtain all necessary insurance and surety bonds.

15. Legal Requirements

By the submission of a response, the Contractor certifies that a careful review of the Solicitation Documents has taken place and that the Contractor is fully informed and understands the requirements of (i) the Solicitation Documents, (ii) the quality and quantity of services to be performed and goods to be provided and (iii) the applicable provisions of all federal, state, and county laws, and local ordinances, rules and regulations governing this solicitation and the requested work. Lack of knowledge by any Contractor shall not constitute a cognizable defense against the legal effect thereof.

17. Cone of Silence

In accordance with Section 38-127 of the City of Deerfield Beach Code of Ordinances, during the course of a competitive solicitation, a Cone of Silence shall apply as follows: **(a)** A Cone of Silence shall be in effect during a Sealed Competitive Method beginning upon the advertisement for the competitive solicitation or during such earlier procurement activities as may be declared by the City Commission. The Cone of Silence shall terminate at the time the City Commissions take final action or give final approval of a contract, reject all bids or responses to the Sealed Competitive Method, or take other action which ends the Sealed Competitive Method. **(b)** Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any communication with any City Commissioner, the City Manager or any person or group of persons appointed or designated by the City Commission or the City Manager to evaluate, select, or make a recommendation to the City Commission or the City Manager regarding a competitive solicitation, including any member of the selection committee. **(c)** The Cone of Silence shall not apply to written or oral communications with legal counsel for the City or the Purchasing and Contract Administration Division staff for the City. **(d)** Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation and the penalty shall be made by the City Commission.

18. Ethics Code

Contractors are required to acquaint themselves with the provisions in the City of Deerfield Beach's Ethics Code Chapter 2, Article IX, City Code of Ordinances. The City Commission will strictly apply the Ethics Code, including Section 2-505 "Disclosure and Behavior Requirements of Applicants and Person/Entity seeking a City contract or currently doing business with the City". Contractor shall complete the "Ethics Code Disclosure" contained herein. Failure to do so may result in the response being deemed non-responsive.

19. Public Records / Confidential Information

(a) Florida law provides that municipal records shall at all times be open for personal inspection by any person, unless otherwise exempt. Information and materials received by the City in connection with a Contractor's response shall be deemed to be public records subject to public inspection. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, F.S. Section 119.07, F.S. provides an exemption from public records law for sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. (b) If the Contractor believes any of the information contained in the response is exempt from the Public Records Law, then the Contractor must in the response specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption, otherwise, the City will treat all materials received as public records. (c) Pursuant to Section 119.0701(2)(a), Florida Statutes, the Contractor must keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service.

20. Excluded Parties from the Competitive Solicitation Process

(a) Public Entity Crime -A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a Proposer, Contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Fla. Stat., for category two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. (b) Pursuant to Section 287.135, Florida Statutes, a bidder may not bid on or submit a proposal for goods or services of \$1,000,000.00 or more if at the time of bidding or submitting a proposal, the bidder: (i) Is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes or is engaged in a boycott of Israel; or (ii) Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473 Florida Statutes; or (iii) Is engaged in business operations in Cuba or Syria.

21. Anti-Collusion

Pursuant to Chapter 838 Florida Statutes, it is unlawful for a bidder or Contractor to knowingly and intentionally influence or attempt to influence any competitive solicitation of the City. The Bidder certifies that it has not divulged, discussed or compared its response and the contents contained therein with other respondents, except subcontractors if they form part of the response, and has not colluded with any other Bidders or parties to a response whatsoever. No premiums, rebates or gratuities are permitted either with, prior to, or after any delivery of material or service. Any violation of this provision will result in the immediate cancellation of the contract and removal from the Vendor List.

22. Conflict of Interest

(a) The Contractor covenants that they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The Contractor further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract. (b) No contract will be awarded to a Contractor who has City elected officials, officers or employees affiliated with it, unless the Contractor has fully complied with current Florida State Statutes and City Ordinances relating to this issue. (c) No contract will be awarded to a Proposer who is actively engaged in providing Coastal Engineering Consulting Services to any firms undertaking development projects within the City. Contractor must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the Contractor and removal

of the Contractor from the City's Vendor List and prohibition from engaging in any business with the City.

23. Entire Agreement

This competitive solicitation, all attachments and exhibits, addenda, and the resulting Contract and/or purchase order states the entire contract between the parties hereto with respect to the subject matter hereof, and all prior and contemporaneous understandings, representations and agreements are merged herein or superseded hereby. If a contract will be executed, a draft contract containing the major business concerns for the City may be attached to this competitive solicitation.

24. Waiver

No waiver or modification of any contract resulting from this solicitation or of any covenant, condition or limitation contained in it shall be valid unless the waiver or modification is in writing and duly executed by the party to be charged with it, and that no evidence of any waiver or modification shall be offered or received in evidence in any proceeding, arbitration, or litigation between the parties arising out of or affecting the contract, or the right or obligations of any party under it, unless such waiver or modification is in writing and duly executed by the party to be charged with the waiver or modification. The parties agree that provisions of this paragraph may not be waived except by a duly executed writing.

25. Warranty

(a) Warranty of Title - The Contractor warrants that all goods and materials offered in their response or furnished under a resulting contract will be new unless otherwise specified and that Contractor possesses good, clear, and marketable title to said goods and there are no pending liens, claims or encumbrances whatsoever against said goods and materials. All goods and materials not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective. **(b) Warranty of Specifications** - The Contractor warrants that all goods, materials and workmanship offered in their response or furnished under a resulting contract, whether by Contractor or its sub-Contractors and suppliers, will comply with the specifications, plans, and other descriptions and requirements supplied or adopted. **(c) Warranty of Merchantability** - The Contractor warrants that the goods offered in their response or furnished under the resulting contract are merchantable, of good quality and free from defects, whether patent or latent in material or workmanship. **(d) Warranty of Material and Workmanship** - The Successful Contractor (Consultant) shall warrant all material and workmanship for a minimum of one (1) year from date of delivery and acceptance by the City. The Successful Contractor shall provide a warranty certificate or bond, in a form acceptable to the City Attorney's Offices, stating the terms and conditions of the warranty, which terms shall be consistent with the requirements herein. If within the warranty period, or within such larger period of time as may be prescribed by law or warranted by the Successful Contractor and product manufacturers, any of the materials and workmanship is found to be defective or not in accordance with the Contract documents, the Successful Contractor shall after receipt of a written notice from the City to do so, promptly correct the condition unless the City have previously given the Successful Contractor a written acceptance of such condition. **(e) Warranty of Intellectual Property** - The Contractor warrants that there has been no violation of copyright, patent, or other intellectual property rights either in the United States of America or in foreign countries in connection with the work to be performed pursuant to this competitive solicitation and resulting contract.

26. Survivorship Rights

The contract pursuant to this competitive solicitation shall be binding on all parties to the benefit of the respective parties and their executors, administrators, heirs, personal representative, successors and assignees.

27. Severability

If any term or provision of the contract pursuant to this competitive solicitation is found to be illegal and unenforceable, such term(s) shall be deemed stricken and the remainder of the contract shall remain in full force and effect.

28. Default and Termination

(a) Termination for Cause - In the event the Successful Contractor (Consultant) shall default in any of the terms, obligations, restrictions or conditions in the contract documents, the City shall give the Consultant written notice by registered, certified mail of the default and that such default shall be corrected or actions taken to correct such default shall be commenced within three (3) calendar days thereof. In the event the Consultant has failed to correct the conditions(s) of the default or the default is not remedied to the satisfaction and approval of the City, the City shall have all legal remedies available to it, including, but not limited to termination of the Contract in which case the Consultant shall be liable for any and all damages permitted by law arising from the default and breach of the contract. **(b)** Termination for Convenience - Upon thirty (30) calendar days written notice to the Consultant, the City may without cause and without prejudice to any other right or remedy, terminate the contract for the City's convenience whenever the City determine that such termination is in the best interest of the City. Where the contract is terminated for the convenience of the City, the notice of termination to the Consultant shall state that the contract is being terminated for the convenience of the City and shall include the termination date and extent of such termination. The Consultant shall discontinue all work on the appointed last day of service. **(c)** Cancellation for Unappropriated Funds - The obligation of the City for payment to a Consultant is limited to the availability of funds appropriated in a current fiscal period, and continuation of the contract into a subsequent fiscal period, regardless of contract term, is subject to appropriation of funds, unless otherwise authorized by law.

29. Scrutinized Companies List

a) Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at their sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement. **b)** If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at their sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement. **c)** The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of Work under this Agreement. **d)** As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

30. Venue

The venue for any and all litigation arising out of the Contract shall be in Broward County, Florida for state court actions and in the US District Court for the Southern District of Florida for federal court actions.

31. Examination of Records

The Contractor shall keep adequate records and supporting documentation applicable to the subject matter of this RFQ to include, but not be limited to, records of costs, time worked, working paper and/or accumulations of data, and criteria or standards by which findings or data are

measured. Said records and documentation shall be retained by the Contractor for a minimum of three (3) years from the date of expiration or termination of the contract, or until the resolution of any audit findings. If any litigation, is started before the expiration of the three (3) year period, the records shall be retained until all litigation, claims, or audit findings, involving the records have been resolved, unless otherwise instructed by the City. Audits and inspections pursuant to this section may be performed by any representative of the City and/or Broward County (including any outside representative engaged by either entity). The City and County may conduct audits or inspections at any time during the term of this Agreement and for a period of three (3) years after the expiration or termination of this Agreement (or longer if required by Applicable Law, City, and/or County). County may, without limitation, verify information, payroll distribution, and amounts through interviews, written affirmations, and on-site inspection with Consultant's employees, subconsultants, vendors, or other labor. Should any questions arise concerning this contract, the City and their authorized agents shall have the right to review, inspect, and copy all such records and documentation during the record retention period stated above; provided, however, such activity shall be conducted only during normal business hours and shall be at City expense. Contractors shall be authorized to retain microfilm copies in lieu of original records, if they so desire. Any subcontractor(s) employed by a Contractor who is subject to these requirements and the Contractor is required to so notify any such subcontractor(s).

32. Transfer of Responsibility

Upon expiration, termination, or cancellation of the contract, the consultant shall assist the City to insure an orderly transfer of responsibility and/or continuity of those products and services required under the terms of the contract to an organization designated by the City, if requested in writing. The consultant shall provide and/or perform any or all of the following responsibilities: **(a)** The consultant shall deliver, FOB destination, prepaid, all records, documentation, reports, data, recommendations, master, or printing elements, etc., which were required to be produced under the terms of the contract to the City, or to the City's designee within seven (7) calendar days after receipt of the written request. Any and all records which are on electronic media must be delivered in a format which is compatible with the system(s) currently in use by the City. **(b)** The consultant shall agree to continue providing any part or all of the services in accordance with the terms and conditions of the contract for a period not to exceed ninety (90) calendar days after the expiration, termination or cancellation date of the contract for a price not to exceed those prices set forth in the contract in the event City requests for consultant to continue providing services for such extension period.

33. Quantities

No guarantee or warranty is given or implied by the City as to the amount that may or may not be purchased from any resulting contract. The City reserve the right to increase or decrease quantities or add or delete any item or quantity from the contract if it is determined to be in the best interest of the City in their sole discretion.

34. Risk of Loss

The risk of loss, injury or destruction, regardless of the cause of the casualty, shall be on the Successful Contractor until the delivery of completed project and facilities to the City, and inspection and final acceptance of the entire project by the City. Title to all goods, chattel and facilities shall pass to the City upon delivery and acceptance of the goods by City as evidenced in writing.

35. Delivery

All items shall be delivered FOB destination to a specified City address. All delivery costs and charges must be included in the bid price. The City reserve the right to cancel orders or any part thereof, without obligation if delivery is not made at the time specified in the contract.

36. Nonexclusive Contract

Contractor agrees and understands that any contract entered into pursuant to this competitive solicitation shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services at its sole option.

37. Required Compliances and Regulations

In performing the Work, Contractor shall comply with all applicable Federal, State, County, City and local laws, rules and regulations.

38. E-Verify

The successful Contractor shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of the contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If the contract is terminated for a violation of the statute by the successful Contractor, the successful Contractor may not be awarded a public contract for a period of one year after the date of termination.

39. Manner of Performance and Personnel

(a) The Consultant shall perform the Work in a competent and professional manner satisfactory to the City in accordance with the terms and conditions of this Agreement. The City shall be entitled to satisfactory performance of all Work described herein and to full and prompt cooperation by the Consultant in all aspects of the Work. At the request of the City, the Consultant shall promptly remove from the Project any Consultant employee, Subconsultant, or any other person performing Work under the Agreement. **(b)** The Consultant agrees to defend, hold harmless and indemnify the City and shall be liable and responsible for any and all claims, suits, actions, damages and costs (including attorney's fees and court costs) made against the City, occurring on account of, arising from or in connection with the removal and replacement of any Consultant's personnel performing services hereunder at the behest of the City. Removal and replacement of any Consultant's personnel as used in this Article shall not require the termination or demotion of such Consultant's personnel. **(c)** The Consultant agrees that at all times it will employ, maintain and assign to the performance of the Work a sufficient number of competent and qualified professionals and other personnel to meet the Agreement requirements. The Consultant agrees to adjust its personnel staffing levels or to replace any of its personnel if so, directed upon reasonable request from the City, should the City make a determination, in their sole discretion, that said personnel staffing is inappropriate or that any individual is not performing in a manner consistent with the requirements for such a position. **(d)** The Consultant warrants and represents that its personnel have the proper skill, training, background, knowledge, experience, rights, authorizations, integrity, character and licenses as necessary to perform the Work described herein, in a competent and professional manner. Each employee of Consultant shall have and wear proper identification and shall comply with any of City applicable security policies and procedures while performing any Work under this Agreement. Consultant shall require each employee of its Subconsultants to have and wear proper identification and comply with any of City's or Town's applicable security policies and procedures while performing any Work under this Agreement. **(e)** The Consultant shall at all times cooperate with the City and coordinate its respective work efforts to most effectively and efficiently maintain the progress in performing the Work.

40. Background Checks

(a) In accordance with Section 38-140 of the City of Deerfield Beach Code of Ordinances, any contracts which require a Contractor, subcontractor, or sub-consultant to perform work in or on city property, as defined in Section 38-115, that is open to the public, where the Contractor or any sub-contractor or employees will perform work or services in close proximity to facilities with minors, the elderly, or persons with special needs or where the services are of a nature which would reasonably warrant background checks. The Purchasing Manager shall include a

requirement for a criminal background check for any person employed by or under contract with the Contractor, sub-contractor, or sub-consultant who will do the work in or on City property that is open to the public. Criminal background checks shall be conducted through the Florida Department of Law Enforcement's Computerized Criminal History (CCH) database (Level I) or through the National Crime Information Center (NCIC) data base (Level II) as specified and required in this competitive solicitation. The Consultant shall, at its expense, obtain a criminal background check for each of its employees having access to city property prior to beginning the work, and depending on the contract's term, on an annual basis thereafter. The Consultant must ensure a similar background check has been done of its subcontractors' employees who will have access to city property. **(b)** The Contractor shall, at their expense, be required to submit an affidavit on the form provided certifying that background checks shall be completed for all employees who will perform work on city property that is open to the public. Such affidavit shall be submitted to the Contract Administrator prior to any work being performed. Consultant shall maintain such records of the criminal history checks for each person doing work on City property during the contract period and for one year thereafter and shall make such records available for inspection and verification by the City. **(c)** If such a check reveals a conviction or a plea of nolo contendere, regardless of when the plea or conviction occurred, which includes a felony or misdemeanor involving terrorist behavior, violence, use of a dangerous weapon, crimes of moral turpitude or breach of trust/fiduciary responsibility or which raises concerns about building, system, or personal security or is otherwise a job-related crime, the awarded Proposer shall not assign the individual to any work in or on City property that is open to the public. If such a check reveals any of the foregoing after access has already been granted, any access privileges already granted shall be immediately revoked and shall not be reinstated without the City's express written authorization. In the event that the Proposer intends to hire new personnel to perform the required services, the background checks should be initiated at the time of the hire. **(d)** The City reserves the right to approve or disapprove whether the Contractor's employees perform the services for the City. Disapproval would apply solely to this contract and shall have no bearing on the Proposer's employment of an individual outside of this contract.

41. Price

(a) Contractor shall quote a firm, fixed price for the items listed in the "Bid Line Items" tab. Prices shall include all costs associated with the products and services being solicited including labor, equipment, supplies, management, travel, etc. **(b)** Prices shall be shown in both unit amounts and extensions whenever applicable. In the event of discrepancies existing between unit amounts and extensions or totals, unit amounts shall govern. Discrepancies in the multiplication of units will be resolved in favor of the Unit Costs. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. In the event such discrepancy is discovered by either party after the competitive solicitation closes, Contractor understands and accepts that no correction(s) shall be made and the prices offered shall remain firm. **(c)** All applicable discounts shall be extended to City and shall be part of the prices offered. Contractor may bid only one (1) discount for each Line Item. Chain discounts are not acceptable and will not be considered in determining an award. **(d)** Contractor warrants by virtue of submitting a response that prices will be firm for acceptance for a period of one hundred and eighty (180) calendar days from the date of solicitation closing, unless otherwise agreed to by both parties.

42. Non-Coercion Affidavit for Labor or Services

In accordance with Section 787.06(13), Florida Statutes, as Contractor is a nongovernmental entity doing business with the City, Contractor is required to attest that it does not use coercion for labor or services. At the time of execution of this Agreement, Contractor shall submit the required Affidavit, which will be provided by the City's Procurement Division.

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SECTION II – SPECIAL TERMS AND CONDITIONS

Draft Contract

A draft copy of the Contract is attached to this competitive solicitation and includes the major business concerns for the City. The City reserves the right to negotiate a final contract with the Offeror being recommended for award. The final contract to be presented to the City Commission for award may include mutually negotiated and agreed upon terms and conditions including but not limited to changes in quantities, prices, scope of services, or other contract provisions. However, the final Contract shall substantially comply with and be consistent with the intent of the competitive solicitation and the Offeror's response. The final Contract need not be in the same form as the draft contract.

Nonexclusive Contract

Offeror agrees and understands that any contract entered into pursuant to this competitive solicitation shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services at its sole option.

Contract Term

(a) Initial Term and Renewal Options - The initial contract term shall be for three (3) years and shall commence upon final execution of the Contract by the City or as otherwise indicated in the final contract. The City reserves the right to renew the contract for two (2) additional one (1) year renewal terms providing all terms conditions and specifications remain the same, both parties agree to the renewal, and such renewal is approved by the City Manager. The City Manager shall execute any renewal contract. **(b)** Contract Extension - In the event services are scheduled to end because of the expiration of the contract, the Contractor shall continue the service upon the request of the City Manager or designee. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Proposer shall be compensated for the service at the rate in effect when this extension clause is invoked by the City.

Price

(a) Offeror shall quote a firm, fixed price for the items listed in the "Bid Line Items" tab. Prices shall include all costs associated with the products and services being solicited including labor, equipment, supplies, management, travel, etc. **(b)** Prices shall be shown in both unit amounts and extensions whenever applicable. In the event of discrepancies existing between unit amounts and extensions or totals, unit amounts shall govern. Discrepancies in the multiplication of units will be resolved in favor of the Unit Costs. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. In the event such discrepancy is discovered by either party after the competitive solicitation closes, Offeror understands and accepts that no correction(s) shall be made and the prices offered shall remain firm. **(c)** All applicable discounts shall be extended to City and shall be part of the prices offered. Offeror may bid only one (1) discount for each Line Item. Chain discounts are not acceptable and will not be considered in determining an award. **(d)** Offeror warrants by virtue of submitting a response that prices will be firm for acceptance for a period of Ninety (90) calendar days from the date of solicitation closing, unless otherwise agreed to by both parties.

Site Visit and Examination

A non-mandatory site visit and examination will be conducted on **Tuesday April 29, 2025 between 12:00 p.m. to 2:00 p.m.** ~~Wednesday, April 9, 2025 between 9:00 a.m. to 12:00 p.m.~~ The location of the site visit and examination will be at the Sullivan Park Splash Pad, 1700 Riverview Road, Deerfield Beach, FL 33441. The site visit and examination will provide prospective Offerors the opportunity to examine the site. The contact for the site visit and examination is Gregory Naranjo, Administrator of Waterfront Ops., Aquatics & Athletics. He may be reached at 954-250-4166 or gnaranjo@deerfieldbeachfl.gov.

Price Adjustments

(a) Contract prices for all products and services purchased resulting from this competitive solicitation process shall remain firm for the initial contract term. Prices for subsequent optional renewal terms shall be subject to an adjustment only if increases in the industry occur. However, unless very unusual and significant changes have occurred in the industry, such increases shall not exceed five percent (5%) per year or, whichever is less, the latest yearly percentage increase in the All Urban Consumers Price Index (CPI-U) (All Items), for the Miami-Ft. Lauderdale, FL area, as published by the Bureau of Labor Statistics, U.S. Department of Labor. The yearly increase or decrease in the CPI shall be the latest index published and available ninety (90) days prior to the end of the contract term then in effect compared to the index for the same month one (1) year prior. Any requested price increase shall be fully documented and submitted to the City at least ninety (90) days prior to the expiration of the current contract term. Any approved cost adjustment shall become effective on the first date of the renewal term. **(b)** In the event the CPI or industry costs decline, the City shall have the right to receive from the Contractor a reasonable reduction in prices that reflect the cost change in the CPI or industry. **(c)** The City has the right to refuse to accept a requested price increase or decrease if it is not properly documented, submitted less than ninety (90) days from the contract expiration date, or considered by the City to be excessive or insufficient. In the event the City does not wish to accept the adjusted prices and the matter cannot be resolved to the satisfaction of the City, the contract can be terminated for convenience.

Time of Completion for Initial Lump Sum Re-Grouting

The Contractor shall complete the Initial Lump Sum Re-Grouting (the Work) and achieve final completion in accordance with the Contract terms and conditions within thirty (30) calendar days of the City's issuance of the Notice to Proceed.

Delays and Extensions of Time

(a) The Contract time may only be changed by a change order or a written amendment. Any claims for an extension or shortening of Contract time shall be based upon written notice delivered by the party making the claim to the other party not more than ten (10) calendar days after the occurrence of the event giving rise to the claim and stating the general nature of the claim otherwise it shall be waived. Any claims for extension of time shall be solely for that time which directly impacts the critical path as determined by the City and accompanied by such documentation supporting such claim. A claim for time that does not impact the critical path of the project as determined by the City shall not be considered. Failure of the CITY to grant an extension of time shall not be a cause for stopping or delaying the progress of the work. **(b)** No claim for damages or any claim other than an extension of time shall be made or asserted against the CITY by reason of any delays. An extension of time shall be CONTRACTOR's sole remedy for any delays; there shall be no claim to damages against CITY by CONTRACTOR for delays of any nature.

Liquidated Damages

City and Contractor recognize that time is of the essence with respect to the Work and City would suffer financial loss if the Work is not completed within the time specified in the Time of Completion section above, subject to adjustments of the Contract Time as provided in the Contract Documents. City and Contractor also recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by City if the Work is not completed on time. Accordingly, in lieu of requiring any such proof, City and Contractor agree that, as liquidated damages for delays, Contractor shall pay City, in addition to any other damages and/or remedies to which City may be entitled, the amount of Two Hundred Fifty Dollars (\$100.00) per day for each calendar day within the first fifteen (15) days after the Final Completion Date where the Contractor fails to reach final completion in accordance with the Contract Documents. For each calendar day after the first fifteen days following the Final Completion Date where the Contractor fails to reach final completion in accordance with the Contract Documents, the City shall be entitled to Two Hundred Fifty Dollars (\$100.00) per day until the Contractor achieves final

completion. Contractor further agrees that the amount of liquidated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Although the parties recognize the difficulty of proving the loss or damage suffered by the City due to delay, the Contractor acknowledges and agrees that the amount of liquidated damages approximate the loss anticipated at the time of Contract execution.

Taxes

The Contractor shall secure all permits and licenses, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful prosecution of the Work. The Contractor shall include and pay all state and local sales, consumer and use taxes.

Permit Fees

No permits are required for this work.

Safety

(a) The Successful Offeror shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Successful Offeror shall comply with the rules and regulations of the Florida Department of Commerce regarding industrial safety (Florida Statutes Section 440.56) and with the standards set forth in the Occupational Safety and Health Act of 1970 (OSHA) and its amendments. **(b)** The Successful Offeror shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to: **(i)** All employees on the work site and all other persons who may be affected thereby. **(ii)** The work and all materials and equipment incorporated therein. **(iii)** Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, structures and utilities not designated for removal, relocation or replacement in the course of the work. **(c)** Occupational Health and Safety - In compliance with Chapter 442, Florida Statutes, any toxic substance listed in Section 38F-41.03 of the Florida Administrative Code delivered as a result of this Bid must be accompanied by a Material Safety Data Sheet (MSDS) which may be obtained from the manufacturer. The MSDS must include the following information: **(i)** The chemical name and the common name of the toxic substance. **(ii)** The hazards or other risks in the use of the toxic substance, including: **(1)** The potential for fire, explosion, corrosivity and reactivity; **(2)** The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and **(3)** The primary routes of entry and symptoms of overexposure. **(iii)** The proper precautions, handling practices, necessary personal protection equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of exposure. **(iv)** The emergency procedure for spills, fire, disposal and first aid. **(v)** A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information. **(vi)** The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

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SECTION III - INSURANCE REQUIREMENTS

The Contractor's response shall include evidence of insurability meeting the insurance requirements stated herein. The Successful Contractor shall not commence the work or otherwise perform the work as required by the resulting Agreement until the requirements stated herein are met and the Certificate(s) of Insurance are approved by the City. The Successful Contractor shall assume full responsibility and expense to obtain all necessary insurance.

1. General

- a. Successful Contractor shall furnish to the Purchasing and Contract Administration Division a Certificate of Insurance or endorsements evidencing the insurance coverage specified herein within fifteen (15) calendar days after notification of award of the Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the Agreement (Solicitation Title and Number), and state that such insurance is as required by this Agreement. Successful Contractor's failure to provide to City the Certificates of Insurance or endorsements evidencing the insurance coverage within fifteen (15) calendar days of notification of award shall provide the basis for the termination of the Agreement.
- b. Such policy or policies shall be issued by approved companies authorized to do business in the State of Florida. Successful Contractor shall be responsible to pay all deductible amounts, if any. Successful Contractor shall specifically protect City and the Deerfield Beach City Commission by naming City and the Deerfield Beach City Commission as additional insured under all required liability policies except for Workers Compensation and secure waivers of subrogation, in favor of the City of Deerfield Beach, on all liability and workers' compensation policies.
- c. Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Successful Contractor is complete including all renewal terms. All policies must be endorsed to provide City with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.
- d. City reserves the right to review and revise any insurance requirements upon award and at the time of renewal or amendment of this Agreement, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If Successful Contractor uses a subconsultant, Successful Contractor shall ensure that subcontractor names City and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy as well as on any Excess Liability Policy coverage.

2. Coverages

Successful Contractor shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement the following insurance as indicated with exes:

- ☒ **Commercial Liability Insurance** - A Commercial Liability Insurance Policy shall be provided which shall contain limits of no less than One Million Dollars (\$1,000,000.00) per occurrence for bodily injury liability, personal injury liability and property damage liability on a per project basis and shall contain limits of no less than a Two Million Dollars (\$2,000,000.00) aggregate.
Coverage must be afforded on a form no more restrictive than CG 20 10 10 01 and CG 20 37 10 01 Commercial Liability Policy, without restrictive endorsements, as filed by the

Insurance Services Office and must include: premises and operations, independent Consultants, products and/or completed operations for contracts, broad form contractual coverage applicable to this specific Agreement including any hold harmless and/or indemnification Agreement, personal injury coverage with employee and contractual exclusions removed and policy limits shall be applied on a primary and non-contributory basis.

- ☒ **Business Automobile Liability** - Business Automobile Liability shall be provided with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence or combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must at a minimum include liability coverage symbols: 2 (owned vehicles), 8 (hired vehicles) and 9 (non-owned vehicles).
- ☒ **Workers Compensation Insurance** - Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable Federal laws. In addition, the policy(ies) must include employers' liability with a limit of One Million Dollars (\$1,000,000.00) each accident, One Million Dollars (\$1,000,000.00) aggregate limit by disease and One Million Dollars (\$1,000,000.00) each employee by disease. Additionally, if there will be operations undertaken on or about navigable waters, a coverage endorsement must be included for the U.S. Longshoremen & Harbor Workers Act and Jones Act. If exempt for Worker's Compensation, proper documentation shall be provided.

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SECTION IV – SCOPE OF WORK

1. General

- a. The City of Deerfield Beach, Parks and Recreation (P&R) is requesting the services of a qualified Contractor to provide all permits, permit fees, engineering, drawings, permitting labor, materials, equipment, tools, supervision, travel, insurances, licenses, and incidentals for the Sullivan Park Splash Pad upgrade to the UV System, located at 1700 Riverview Road, Deerfield Beach, FL 33441, in accordance with all terms, conditions, scope of work of the Quick Quote documents herein.
- b. The Sullivan Park Splash Pad was constructed in 2017. The original UV is outdated, out of the Broward County Health code, and is pertinent to public safety. The City of Deerfield Beach, P&R wants to upgrade our system to an advanced ETS UV system that is designed to use a spectrum of light for the water to flow through, meet the current Department of Health Standards, and provide the most effective ways to eliminate harmful elements in our water.

2. Contractor's Responsibilities for removal and installation of UV system

- Prepare the work area (pump room) to not damage any additional equipment.
- Remove the existing ELP Series Low Pressure (HDPE) system. Equipment, wiring, piping, etc.
- Install the new UV system, per manufacturer specifications, and all applicable laws, and take up roughly the same footprint as the existing UV system and require no additional changes to the other portions of the filtration system.
- Return the facility pump room to working condition as it was found before removal.
- Provide all documentation, warranties and training necessary to properly and safely operate the system.

3. Vehicle/Pedestrian Traffic

Contractor shall provide all items necessary to protect, warn and/or maintain vehicular and pedestrian traffic during the course of repairs.

4. Protection of Property

- a. The Contractor shall at all times guard against damage or loss to the City property and any other persons in or around the work site, and shall be responsible for replacing or repairing any such damage or loss. The Contractor will be required to report any such damages immediately to the Facility Manager or his designee. Replacement or repairs shall begin within five (5) days of the incident that caused the damage.
- b. The Contractor and its subcontractor(s) shall clean, repair or replace any item damaged during the performance of the service to the satisfaction of City at no additional cost.
- c. The City reserves the right at its sole and absolute discretion, to repair any damages created by the Contractor and deduct the actual cost of repairs from their payment.

5. Quality Assurance

All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the

quality of the materials and workmanship on the job throughout the duration of his/her responsibility.

6. Personnel

- a. The City may require the Contractor to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on City property is not in the best interests of the City. The City shall not have any duty to implement or enforce such requirements and such obligation shall be the sole responsibility of the Contractor to immediately address upon the City's notification to the Contractors supervisory staff on-site or the managerial point of contact designated to the contract.
- b. The Contractors employees performing work on City property shall be in uniforms with the company's name, clean, courteous, sober and competent. The Contractor agrees to be responsible for such personnel. All Contractors' personnel dealing with the public under this contract, shall be identified by name through the use of a nametag or embroidered name on his/her uniform. The Contractor agrees that the owners of the company, or officers if a corporation, shall be held fully responsible, except as otherwise prohibited by law, for acts of their personnel while on duty.
- c. At least one (1) employee in a supervisory role at the worksite must be able to communicate clearly and fluently in the "English" language.
- d. All employees shall be competent and highly skilled in their particular job, in order to properly perform the work assigned to them.

7. Contractor's Vehicles

Contractor's vehicles used on City projects shall be clean and presentable, in working condition, and identified with the name of the company and proper licensing.

~~1. General~~

- ~~a. The City of Deerfield Beach, Community Redevelopment Agency (CRA) is requesting the services of a qualified Contractor to provide all labor, materials, equipment, tools, supervision, travel, insurances, licenses, and incidentals for the Sullivan Park Splash Pad Re-Grouting, located at 1700 Riverview Road, Deerfield Beach, FL 33441, in accordance with all terms, conditions, scope of work of the Request for Quote documents herein.~~
- ~~b. The Sullivan Park Splash Pad was constructed in 2017. The original grout has worn away in most sections of the splash pad. The City of Deerfield Beach, CRA is requesting to clean, prepare and re-grout the entire surface.~~

~~2. Contractor's Responsibilities for Initial Lump Sum Re-Grouting~~

- ~~Pressure wash surface to remove loose grout chemicals, oils, suntan lotion, etc.~~
- ~~Wash area with Laticrete Restore Acid Cleaner or Laticrete KlenzAll Cleaner or approved equal prior to re-grouting.~~
- ~~Replace up to 150 missing 1" x 1" tiles, some of which will be irregular shaped and will need to be cut (tiles shall be supplied by Owner).~~

- ~~— Re-grout entire surface with Laticrete Spectralock PRO premium grout or approved equal. Color: Smoky Gray. Apply grout per manufacturer's specifications.~~
- ~~— Cover work areas to protect from rain as necessary. The splash pad is round and has a diameter of 52' (surface area is 2,127 SF).~~
- ~~— The splash pad surface is made up of 1" x 1" Daltile porcelain mosaic tiles.~~

3. ~~Contractor's Responsibilities for Any Contract Renewals~~

- ~~— Provide all labor, equipment, tools, supervision, insurances, licenses, travel, and incidentals for Re-Grouting and Re-Tiling of Sullivan Park Splash Pad as per similar scope of work in Item 2 herein. Offeror shall provide an Hourly Cost (Refer to Bid Line Item 2).~~
- ~~— Provide the Cost-Plus Percentage Mark-up for all material for Re-Grouting and Re-Tiling of Sullivan Park Splash Pad as per similar scope of work in Item 2 herein. Offeror shall provide a Cost-Plus Percentage Mark-up for all material (Refer to Bid Line Item 3).~~

4. ~~Vehicle/Pedestrian Traffic~~

~~Contractor shall provide all items necessary to protect, warn and/or maintain vehicular and pedestrian traffic during the course of repairs.~~

5. ~~Protection of Property~~

- ~~a. — The Contractor shall at all times guard against damage or loss to the City property and any other persons in or around the work site, and shall be responsible for replacing or repairing any such damage or loss. The Contractor will be required to report any such damages immediately to the Facility Manager or his designee. Replacement or repairs shall begin within five (5) days of the incident that caused the damage.~~
- ~~b. — The Contractor and its subcontractor(s) shall clean, repair or replace any item damaged during the performance of the service to the satisfaction of City at no additional cost.~~
- ~~c. — The City reserves the right at its sole and absolute discretion, to repair any damages created by the Contractor and deduct the actual cost of repairs from their payment.~~

6. ~~Quality Assurance~~

~~All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the materials and workmanship on the job throughout the duration of his/her responsibility.~~

7. ~~Personnel~~

- ~~e. — The City may require the Contractor to remove any employee it deems careless, incompetent, insubordinate or otherwise objectionable and whose presence on City property is not in the best interests of the City. The City shall not have any duty to implement or enforce such requirements and such obligation shall be the sole responsibility of the Contractor to immediately address upon the City's notification to the Contractor's supervisory staff on-site or the managerial point of contact designated to the contract.~~

- ~~f. The Contractors employees performing work on City property shall be in uniforms with the company's name, clean, courteous, sober and competent. The Contractor agrees to be responsible for such personnel. All Contractors' personnel dealing with the public under this contract, shall be identified by name through the use of a nametag or embroidered name on his/her uniform. The Contractor agrees that the owners of the company, or officers if a corporation, shall be held fully responsible, except as otherwise prohibited by law, for acts of their personnel while on duty.~~
- ~~g. At least one (1) employee in a supervisory role at the worksite must be able to communicate clearly and fluently in the "English" language.~~
- ~~h. All employees shall be competent and highly skilled in their particular job, in order to properly perform the work assigned to them.~~

~~8. Contractor's Vehicles~~

~~Contractor's vehicles used on City projects shall be clean and presentable, in working condition, and identified with the name of the company and proper licensing.~~

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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. 2025-345

Agenda Date: 8/5/2025

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 a work authorization with Jacobs Engineering Group, Inc. to provide professional engineering operations and administrative consulting support services at the West Water Treatment Plant in an amount not to exceed \$138,404.00; providing for execution and an effective date. (Funds from Account #401-300-360-3602-000-53600-503099 - Utilities Fund/Other Professional Services)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$138,404

Account Name: Utilities Fund/Other Professional Services

Account Number: 401-300-360-3602-000-53600-503099

Background/History

With the current vacancy of the Assistant Director of Environmental Services position, the City is requesting Jacobs Engineering to provide one Jacobs employee to act in full-time capacity for 90 days to oversee water plant operations and provide an overall analysis of the water plant, including current and long-term needs. As detailed in the scope of work, the services will be billed on a Time & Materials basis. The total budget for the services is \$138,404 and will be performed under the terms and conditions of the City's existing Continuing Contract RFQ #21-11-IG with Jacobs, which expires on April 11, 2026.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A WORK AUTHORIZATION WITH JACOBS ENGINEERING GROUP, INC. TO PROVIDE PROFESSIONAL ENGINEERING OPERATIONS AND ADMINISTRATIVE CONSULTING SUPPORT SERVICES AT THE WEST WATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$138,404.00; PROVIDING FOR EXECUTION AND AN EFFECTIVE DATE

WHEREAS, the Department of Environmental Services currently has a vacancy for the Assistant Director position; and

WHEREAS, due to the magnitude of the operations at the West Water Treatment Plant (the “Plant”), staff determined it is necessary to retain the services of a professional engineering firm to provide a designated employee full-time for a 90 day period to oversee the operations and provide overall analysis of the Plant, including current and long term needs (collectively the “Services”); and

WHEREAS, pursuant to Request for Qualifications #2021-11-IG (the “RFQ”) and Section 287.055, Florida Statutes, the City entered into multiple continuing contracts with qualified firms for the provision of professional engineering services on an as needed basis, including a continuing contract with Jacobs Engineering Group, Inc. (“Jacobs”) dated April 12, 2021 and renewed through April 11, 2026 (the “Continuing Contract”); and

WHEREAS, the Department reviewed the qualifications and experience of the City’s continuing contractors and determined Jacobs is the most qualified firm for the required Services; and

WHEREAS, the Department requested a proposal from Jacobs for the Services and negotiated a project scope and fee in an amount not to exceed \$138,404.00, which staff has determined to be fair and reasonable and in accordance with industry standards and shall be billed on a time and materials basis; and

WHEREAS, the City desires to issue a Work Authorization to Jacobs under the terms and conditions of the Continuing Contract and the proposal attached as Exhibit “A” to the Work Authorization, in an amount not to exceed \$138,404.00; and

WHEREAS, staff recommends the City Commission approve and authorize execution of the Work Authorization with Jacobs, attached as Exhibit “1”, (the “Work Authorization”) in an amount not to exceed \$138,404.00 for the Services as set forth in Exhibit “A” to the Work Authorization.

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 Work Authorization with Jacobs, attached as Exhibit “1”, for the Services for the Plant in an amount not to exceed \$138,404.00.

Section 3. The City Manager is hereby authorized to execute the Work Authorization with Jacobs, attached as Exhibit “1”, consistent with the terms of the Continuing Contract, together with such additional terms as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to take all necessary steps to implement the aims of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

CITY OF DEERFIELD BEACH

TODD DROSKY, MAYOR

ATTEST:

HEATHER MONTEMAYOR, CITY CLERK

**WORK AUTHORIZATION BETWEEN CITY OF DEERFIELD BEACH AND JACOBS
ENGINEERING GROUP, INC. FOR PROFESSIONAL ENGINEERING SERVICES
RELATED TO THE OPERATIONS CONSULTING FOR THE WEST WATER
TREATMENT PLANT**

This Work Authorization is entered into this ____ day of _____, 2025, by and between City of Deerfield Beach, a municipal corporation of the State of Florida, (the “City”) and Jacobs Engineering Group, Inc., a Foreign Profit Corporation authorized to do business in the State of Florida, (the “Consultant”).

RECITALS

WHEREAS, the City and the Consultant entered into a master CCNA continuing services contract beginning April 12, 2021 pursuant to RFQ #21-11-IG, (the “Continuing Contract”) and Consultant has been approved to provide the services contemplated herein; and

WHEREAS, the Continuing Contract has been renewed by the parties for a one-year period expiring on April 11, 2026; and

WHEREAS, the City and the Consultant desire to enter into this Work Authorization for the Consultant to perform professional engineering services as more specifically set forth in Exhibit “A” of this Work Authorization.

NOW, THEREFORE, in consideration of the mutual terms and conditions, promises, and covenants, hereinafter set forth, City and Consultant agree as follows:

SECTION 1
RECITALS

The above recitals are acknowledged and incorporated herein to this Work Authorization.

SECTION 2
SCOPE OF SERVICES

Consultant agrees to perform certain professional engineering services for the City, as more specifically described in the Scope of Services attached as Exhibit “A” to this Work Authorization (the “Services”), and in accordance with the terms and conditions set forth herein and in the Continuing Contract, of which by this reference are incorporated into this Work Authorization in its entirety during the Term and within the timeline provided for in this Work Authorization.

SECTION 3
COMPENSATION

In consideration for the Services to be performed by Consultant, the City agrees to pay Consultant an amount not-to-exceed \$138,404.00 as further detailed in Exhibit “A”. Compensation due to the Consultant shall be payable within 30 calendar days following submission of a proper invoice by the Consultant to the City. In the event of City’s termination of this Work Authorization prior to the end of the Work Authorization Term pursuant to Section 5, City shall pay Consultant on a pro-rata basis for the Services performed by Consultant prior to the City’s termination of this Work Authorization.

SECTION 4
TERM OF WORK AUTHORIZATION

The term of this Work Authorization shall commence upon the date of execution hereof and shall remain in effect until the Services are completed to the City's satisfaction (the "Term"), unless terminated earlier pursuant to Section 5 of this Work Authorization.

SECTION 5
TERMINATION OF WORK AUTHORIZATION

City may terminate this Work Authorization for convenience by giving the Consultant 30 days' advance written notice. The termination of this Work Authorization shall not relieve either party of any liability that accrued prior to such termination and any such accrued liability shall survive the termination of this Work Authorization.

SECTION 6
CONTINUING CONTRACT

The Services to be provided by Consultant pursuant to this Work Authorization shall comply with all of the terms and conditions set forth in the Continuing Contract between City and Consultant, which by this reference is incorporated into this Work Authorization in its entirety. In the event there is a conflict between the terms of this Work Authorization and the Continuing Contract, the terms of the Continuing Contract shall prevail.

SECTION 7
INDEPENDENT CONSULTANT

Consultant is an independent Consultant under this Work Authorization. Services provided by Consultant shall be by employees or sub-consultants of Consultant and subject to supervision by Consultant, and not as officers, employees or agents of the City. Personnel policies, tax responsibilities, social security, health insurance, employee benefits, travel, per diem policy, and purchasing policies under the Work Authorization shall be the sole responsibility of Consultant. Consultant shall have no rights under the City's worker's compensation, employment, insurance benefits or similar laws or benefits.

SECTION 8
INDEMNIFICATION / HOLD HARMLESS CLAUSE

Consultant shall indemnify and hold harmless City, its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentionally wrongful conduct of Consultant, and other persons employed or utilized by Consultant in the performance of this Work Authorization. The provisions of this section shall survive the expiration or earlier termination of this Work Authorization. To the extent considered necessary by Contract Administrator and City Manager, any sums due Consultant under this Work Authorization may be retained by City until all of City's claims for indemnification pursuant to this Work Authorization and the Services provided have been settled or otherwise resolved, and any amount withheld shall not be subject to payment of interest by City. Nothing in this Work Authorization or the Continuing Contract shall be deemed or treated as a waiver by the City of any immunity 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.

SECTION 9
INSURANCE

- 9.1 The CONSULTANT shall satisfy the insurance requirements stated herein. The CONSULTANT shall not commence the work or otherwise perform the work as required by the applicable Work Authorization and/or Notice to Proceed until the requirements stated herein are met and the Certificate(s) of Insurance is approved

by the CITY. The CONSULTANT shall assume full responsibility and expense to obtain all necessary insurance.

9.2 General

9.2.1 The Consultant shall furnish to the Contract Administrator a Certificate of Insurance or endorsements evidencing the insurance coverage specified herein within fifteen (15) calendar days after the effective date of this Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the Agreement, and state that such insurance is as required by this Contract. CONSULTANT's failure to provide to CITY the Certificates of Insurance or endorsements evidencing the insurance coverage within fifteen (15) calendar days shall provide the basis for the termination of the Agreement.

9.2.2 Such policy or policies shall be without any deductible amount unless otherwise noted in this Agreement and shall be issued by approved companies authorized to do business in the State of Florida, and having agents upon whom service of process may be made in Broward County, Florida. Consultant shall pay all deductible amounts, if any. Consultant shall specifically protect City and the Deerfield Beach City Commission by naming City and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy, Business Automobile Liability policy as well as on any Excess Liability Policy coverage.

9.2.3 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Consultant is complete including all renewal terms. All policies must be endorsed to provide City with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of any Project, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.

9.2.4 City reserves the right to review and revise any insurance requirements at the time of renewal or amendment of this Contract, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If CONSULTANT uses a Subconsultant, CONSULTANT shall ensure that Subconsultant names CITY and the Deerfield Beach City Commission as additional insured under the Commercial Liability Policy as well as on any Excess Liability Policy coverage.

9.3 CONSULTANT shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement the following insurance:

Commercial Liability Insurance - A Commercial Liability Insurance Policy shall be provided which shall contain limits of no less than One Million Dollars (\$1,000,000.00) per occurrence for bodily injury liability, personal injury liability and property damage liability on a per project basis, and shall contain limits of no less than a Two Million Dollars (\$2,000,000.00) aggregate. Coverage must be afforded on a form no more restrictive than CG 20 10 10 01 and CG 20 37 10 01 Commercial Liability Policy, without restrictive endorsements, as filed by the

Insurance Services Office and must include: premises and operations, independent contractors, products and/or completed operations for contracts, broad form contractual coverage applicable to this specific Contract including any hold harmless and/or indemnification Contract, personal injury coverage with employee and contractual exclusions removed and policy limits shall be applied on a primary and non-contributory basis.

Professional Liability (Errors & Omissions) Insurance - Professional Liability Insurance with the limits of liability provided by such policy for each claim and on a claim made basis or on an occurrence basis to be no less than one million Dollars (\$1,000,000) per occurrence with a limit of no less than two million dollars (\$2,000,000) aggregate with a deductible per claim not to exceed ten percent (10%) of the limit of liability. CONSULTANT shall notify the CITY in writing within thirty (30) days of any claim filed or made against its Professional Liability Insurance Policy. CONSULTANT acknowledges that the CITY is relying on the competence of the CONSULTANT to design a project to meet its functional intent. If it is determined during construction of a project that changes must be made due to CONSULTANT's negligent errors and omissions, CONSULTANT shall promptly rectify them at no cost to CITY and shall be responsible for additional costs, if any, of a project to the proportional extent caused by such negligent errors or omissions.

Business Automobile Liability - Business Automobile Liability shall be provided with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence or combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must at a minimum include liability coverage symbols: 2 (owned vehicles), 8 (hired vehicles) and 9 (non-owned vehicles).

Workers Compensation Insurance - Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable Federal laws. In addition, the policy(ies) must include employers' liability with a limit of One Million Dollars (\$1,000,000.00) each accident, One Million Dollars (\$1,000,000.00) aggregate limit by disease and One Million Dollars (\$1,000,000.00) each employee by disease. Additionally, if there will be operations undertaken on, about or over navigable waterways, evidence of a coverage endorsement for U.S. Longshoremen and Harbor Workers Act (USL&H), and/or Jones Act, for maritime laws coverage shall be included. The Policy shall include a waiver of subrogation for all liability arising out of this contract. If exempt for Worker's Compensation, proper documentation shall be provided.

SECTION 10 **NON-APPROPRIATION OF FUNDS**

In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable in any fiscal year for payments due under this Work Authorization, then the City, upon written notice to Consultant of such occurrence, shall have the unqualified right to terminate this Work Authorization without any penalty or expense to the City.

SECTION 11 **MISCELLANEOUS**

Consultant shall, without additional expense to the City, be responsible for paying any taxes, obtaining any necessary licenses and for complying with all applicable federal, state, county, and municipal laws, ordinances and regulations in connection with the performance of the Services specified herein.

SECTION 12
AUDIT AND INSPECTION RIGHTS

- 12.1 The City may, at reasonable times, and for a period of up to three (3) years following the date of final performance of Services by Consultant under this Work Authorization, audit, or cause to be audited, those books and records of Consultant that are related to Consultant's performance under this Work Authorization. Consultant agrees to maintain all such books and records at its principal place of business for a period of three (3) years after final payment is made under this Work Authorization.
- 12.2 The City may, at reasonable times during the term hereof, perform such inspections, as the City deems reasonably necessary, to determine whether the services required to be provided by Consultant under this Work Authorization conform to the terms of this Work Authorization. Consultant shall make available to the City all reasonable assistance to facilitate the performance of inspections by the City's representatives.

SECTION 13
AMENDMENTS AND ASSIGNMENT

- 13.1 This Work Authorization together with Exhibit "A" and all negotiations and oral understandings between the parties are merged herein. The terms and conditions set forth in this Work Authorization supersede any and all previous agreements, promises, negotiations or representations, except as otherwise provided in Section 6. Any other agreements, promises, negotiations or representations not expressly set forth in this Work Authorization are of no force and effect.
- 13.2 No modification, amendment or alteration of the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality as this Work Authorization.
- 13.3 Consultant shall not transfer or assign the performance of Services called for in the Work Authorization without the prior written consent of the City, which may be withheld or conditioned in the City's sole discretion.

SECTION 14
NOTICES

Whenever either party desires to give notice to the other, it must be given by written notice in accordance with the requirements of Notices section of the Continuing Contract.

SECTION 15
GOVERNING LAW AND VENUE

This Work Authorization shall be construed in accordance with, and governed by, the laws of the State of Florida. Venue for any action arising out of, or relating to this Work Authorization shall be in Broward County, Florida.

SECTION 16
HEADINGS, CONFLICT OF PROVISIONS,
WAIVER OR BREACH OF PROVISIONS

Headings are for convenience of reference only and shall not be considered in any interpretation of this Work Authorization. In the event of conflict between the terms of this Work Authorization and any terms or conditions contained in any attached documents, the terms in this Work Authorization shall prevail. No waiver or breach of any provision of this Work Authorization shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

SECTION 17
NON-DISCRIMINATION

Consultant represents and warrants to the City that Consultant does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with Consultant's performance under this Work Authorization on account of race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services. Consultant further covenants that no otherwise qualified individual shall, solely by reason of his/her race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for delivery of services, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Work Authorization.

SECTION 18
PUBLIC RECORDS

Consultant understands that the public shall have access, at all reasonable times, to all documents and information pertaining to City contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the City and the public to all documents subject to disclosure under applicable law. Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Work Authorization by the City.

SECTION 19
HUMAN TRAFFICKING AFFIDAVIT

In accordance with Section 787.06(13), Florida Statutes, as Consultant is a nongovernmental entity, Consultant is required to attest that it does not use coercion for labor or services. At the time of execution of this Work Authorization, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 20
FOREIGN COUNTRIES OF CONCERN AFFIDAVIT

In accordance with Section 287.138, Florida Statutes, the Consultant is required to attest that it does not meet any of the criteria set forth in Paragraph 2 (a)-(c) of Section 287.138, Florida Statutes, as such terms are defined therein, as updated. At the time of execution of this Agreement, Consultant shall submit the required Affidavit, which will be provided by the City's Procurement Division.

SECTION 21
SEVERABILITY

If any provision of this Work Authorization or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Work Authorization, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

SECTION 22
SURVIVAL

All representations and other relevant provisions herein shall survive and thereby continue in full force and effect, upon termination of this Work Authorization.

SECTION 23
JOINT PREPARATION

The parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein, including the Continuing Contract, and that the preparation

of this Work Authorization has been a joint effort of the parties, the language has been agreed to by parties to express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Work Authorization on the respective dates under each signature.

CITY

CITY OF DEERFIELD BEACH, a municipal corporation of the State of Florida

ATTEST:

Heather Montemayor, City Clerk

Approved As To Form And Legal Sufficiency for the use of and reliance by the City of Deerfield Beach, Florida, only:

Anthony C. Soroka, City Attorney

By: _____
Rodney Brimlow, City Manager

Date: _____, 2025.

Attest:

Corporate Secretary

Witnesses:

Signature

Signature

CONSULTANT

By: _____
Signature

Print Name David Ashman:

Title: Director of Operations Florida &

Puerto Rico

Date: July 8, 2025.

EXHIBIT A SCOPE OF SERVICES

Consultant shall provide professional engineering services for Operations Consulting support for the West Water Treatment Plant as follows:

1. INTRODUCTION

The City of Deerfield Beach (CITY) has requested a scope of work from Jacobs Engineering Group (JEG) Inc. to provide consulting services to support the CITY during management vacancy at their West Water Treatment Plant (WTP) as a work authorization to the Agreement between the City of Deerfield Beach and Jacobs Engineering Group Inc. for Consultant Services (CCNA) for Architectural and Engineering Services (Continuing Contract) pursuant to RFQ #2021-11-IG, Executed with the CITY on 4/12/2021 (the "Contract").

The scope of services is described below with the proposed deliverable schedule, compensation and assumptions presented later in the document.

2. SCOPE OF SERVICES

If authorized by the CITY representative, JEG shall assign an Interim Operations Consultant who will provide consulting and advisory support to the West WTP WITH three distinct water treatment processes:

- 7.5 MGD Lime Softening Water Treatment Process
- 13.1 MGD Nano-Filtration Water Treatment Process
- 3.0 MGD Reverse Osmosis Water Treatment Process

JEG will designate a full-time Interim Operations Consultant with the following duties:

- Advise and consult with operations and CITY staff and make recommendations as it pertains to the effective operations of the water treatment plant with a cooperative objective to maintain continuity of existing operations of the water production processes.
- Report to the CITY's designated official for day-to-day operations of the water treatment plant and its internal processes.
- Hold a Florida Class "A" Certified Water Treatment Operator License and follow regulatory compliance standards.
- Follow average work schedule designated as 5-days per week at 8-hours per day.
- Review all reporting data for use by the CITY in reporting to the State of Florida.
- Provide a weekly status of performance and compliance reporting.
- Support, review, recommend, and consult about all aspects of plant operations and maintenance, permit compliance, laboratory procedures, quality control, process controls, documentation, management systems, training, and other issues that may be identified.
- Technical data review of operating systems with recommendations for operating the lime softening, nano filtration, and RO processes.

- Assess and optimize current process conditions for improving plant performance.
- Provide mentoring to operations staff on industry best practices and technical training.
- Near the end of the contract period, assist the CITY in recommending training guidelines for staff as needed for an effective transition of management and oversight.

-

3. SCHEDULE

It is anticipated that JEG will provide the position noted above for three (3) months from the start date of this Agreement.

4. COMPENSATION

The estimated total price for this scope is One Hundred Thirty-Eight Thousand Four Hundred Dollars (\$138,404).

The services will be provided on a Time and Materials basis at a raw labor multiplier rate of 2.50. The labor portion is estimated at One Hundred Thirty-Four Thousand One Hundred and Nineteen Dollars (\$134,114.00). CITY shall pay for reasonable travel and direct expenses without markup for full-time temporary staff. These costs are currently estimated at Four Thousand Two Hundred Ninety Dollars (\$4,290).

5. ASSUMPTIONS

City will assign a project manager who will be JEG counterpart.

JEG will reasonably rely upon the accuracy and completeness of the information/data provided by CITY or third parties, without independent verification.

JEG will not be responsible for the following items, beyond providing consultation, analysis, recommendations, and support:

- Execution of permit or regulatory reporting, or compliance reportable sampling and compliance data management.
- Direct management of personnel issues, staff assignments, union grievances, or imposing disciplinary actions. Human Resources and primary administration of WTP staff will be maintained by the CITY. The CITY will remain the primary supervisor as it relates to personnel benefits, compensation, and other performance-based items. JEG will advise the CITY's project representative if an individual employee is or is not performing the job functions as it pertains to their role and will report their attendance records.
- Direct management of plant safety programs and/or drug or alcohol policy management.
- The water distribution system, metering and utility locating will continue to be managed separately by the CITY. JEG will coordinate with the distribution manager as required for daily activities.

- CITY will provide all equipment and access needed to perform the scope of work, including but not limited to a desk, computer, internet, network access, logins, and badges.
- JEG consultation, review, configuration, or study (as applicable) of CITY's software, hardware, products or systems (collectively "The System") in no way makes JEG responsible for the performance, operation or security of the System. JEG makes no warranty, whether expressed or implied, as to the viability or performance of the System. Additionally, JEG cannot and does not provide any representation, warranty or guarantee that its services will ensure the System will not be vulnerable, susceptible or open to outside infiltration, exploitation, hacking or breach from third parties, outside entities or sources. CITY is solely responsible for the security of the System and JEG's services do not in any way relieve CITY of any responsibility for the protection, firewalling and/or overall security of the System. JEG shall have no responsibility or liability for the security of the System. ~~and CITY shall indemnify and hold JEG harmless for any claims, liability, actions, damages, expenses, and/or costs of any kind associated with any actual or alleged infiltration, data loss, data corruption, exploitation, hacking or breach of the System at any time regardless of the source or cause thereof. D.A.~~

WTP COMPREHENSIVE FEE ESTIMATE

Task	Operations Consultant	Accounting Support	Subtotal Hours (-)	Subtotal (\$)	Expenses Task (\$)	Subtotal Task (\$)
<i>Hourly Rate</i>	\$257.20	\$92.50				
Operations Consulting Services	520	4	524	\$134,114	\$ 4,290	\$138,404
<i>Subtotal</i>	520	4	524	\$134,114	\$ 4,290	\$138,404

**Foreign Countries of Concern Prohibited
Affidavit Pursuant to Section 287.138, Florida Statutes**

Entity name: Jacobs Engineering Group Inc.
Vendor FEIN: 954081636
Address: 550 W Cypress Creek Road, Suite 400
City: Fort Lauderdale State: FL Zip: 33309
Phone number: 407-404-4199 Email Address: David.Ashman@Jacobs.com

In compliance with Section 287.138 Florida Statutes, this Affidavit must be completed by an officer or representative of any entity that is submitting a bid, proposal, quote, or other response, or otherwise entering into, renewing, or extending a contract with the City of Deerfield (“City”), a governmental entity, that would give the entity access to an individual’s personal identifying information.

Accordingly, the undersigned, on behalf of the entity listed above (“Entity”), hereby attests under penalty of perjury as follows:

1. Entity does not meet any of the criteria set forth in Paragraphs 2 (a)-(c) of Section 287.138, F.S., as such terms are defined therein, as updated.
 - a. The Entity is not owned by the government of a foreign country of concern;
 - b. The government of a foreign country of concern does not have a controlling interest in the Entity;
 - c. The Entity is not organized under the laws of or has its principal place of business in a foreign country of concern.
2. Entity acknowledges that any contracts, bids, proposals, quotes, or other responses will not be accepted from Entity unless and until this completed and executed Affidavit is received by the City.
3. Failure or refusal to submit this Affidavit as required shall be cause for immediate termination of any existing contracts by the City.
4. The Attorney General may bring a civil action in any court of competent jurisdiction against an entity that violates this requirement.
5. Pursuant to Section 92.525, Florida Statutes, under penalties of perjury, I, the undersigned officer or representative of the undersigned Entity, declares that I have read the foregoing statement and that the facts stated in it are true, and are made for the benefit of, and reliance by the City.

**Foreign Countries of Concern Prohibited
Affidavit Pursuant to Section 287.138, Florida Statutes**

Jacobs Engineering Group Inc.
Entity Name

By: 
Authorized Signature

Print Name and Title: David Ashman, Director of Operations Florida & Puerto Rico

Date: 7/08/2025

Exhibit "A"
Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: Jacobs Engineering Group Inc. ("Vendor")
Vendor

FEIN: 954081636

Address: 550 W Cypress Creek Road, Suite 400

City: Fort Lauderdale State: Fl Zip: 33309

Phone number: 407-404-4199 Email Address: David.Ashman@Jacobs.om

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: 
Authorized Signature

Print Name and Title: David Ashman, Director of Operations Florida & Puerto Rico

Date: 7/08/2025



City of Deerfield Beach

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

Face Sheet File Number: I.D. 2025-346

Agenda Date: 8/5/2025

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 an agreement with the Watts Group, LLC, utilizing the Sourcewell, Inc. Invitation to Bids #FL-092524 and Job Order Contract No. FL-R6-GC-092524-WATT for interior renovations to the Department of Public Affairs and Marketing Office in an amount not to exceed \$72,054.86; providing for execution, implementation, and an effective date. (Funds from Account #358-100-360-1901-000-51900-506112 - Construction)

Recommended Action

Commission to vote on Resolution

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: \$72,054.86

Account Name: Construction

Account Number: 358-100-360-1901-000-51900-506112

Background/History

Public Affairs and Marketing hired an additional employee and the current configuration of the existing office will not accommodate their staff. Therefore, city staff evaluated the conditions and reconfigured the accommodations. This project consists of the interior renovation of approximately 1,424 square feet within the existing office, located at City Hall (150 NE 2nd Avenue, Deerfield Beach, Florida). The work includes selective demolition and the construction of new non-rated interior partitions, ceiling modifications, mechanical adjustments, new finishes, and associated accessories. The scope is limited to interior improvements only; no exterior work is included under this contract.

Scope Includes:

- Provide all labor, materials, equipment, and supervision to complete the interior renovation of approximately 1,424 SF per contract drawings and applicable codes (FBC 2023, FFPC, NFPA 101). Coordinate with all trades; verify dimensions and field conditions prior to installation.
- Selective demolition of interior partitions, doors, ACT ceiling components, and all floor finishes within a designated area. Protect adjacent finishes and tenant spaces; remove all debris off-site.
- Construct new non-rated metal stud GWB partitions to 8'-0" ceiling height. Install one new solid-core wood door with aluminum frame and specified hardware. Extend and repair existing ACT ceiling in Open Office; install new hard ceiling in Work Room. Install painted wood base (B-1) for all new and existing walls in scope area. Apply specified interior paint (PT-1) on all new and existing GWB walls.
- Provide and install Forbo linoleum tile flooring (F-1) over prepared concrete substrate throughout all rooms in scope. Perform substrate prep as required for proper adhesion and level finish.
- Relocate and reconnect existing air diffusers; install new ductwork and return as shown. All devices

will match building standards (ACT lay-in type or sidewall, aluminum, off-white). Insulate duct-work as required; provide volume dampers at all flex co.

Current Activity

The design drawings are complete and permitting is in progress. The City Code provides authority for the City to acquire or contract for non-real property, goods, or services where the City participates in joint procurement of non-real property, goods or services with other public entities, including, but not limited to, acquisitions made pursuant to inter-local agreements entered into with other governmental entities. On August 20, 2024, Sourcewell, a Minnesota local government entity and public agency, issued Invitation to Bid #FL-092524 on behalf of its participating agencies to create indefinite delivery-indefinite quantity ("IDIQ") contracts in the State of Florida for use by those participating agencies for projects related to construction or repair, alteration, modernization, or renovation of buildings, structures, or other real property, and amongst the 45 proposals received, The Watts Group, LLC is one of the contractors awarded the ITB for such IDIQ projects for Regions 1 through 7.

Recommendation

It is recommended the City Commission of the City of Deerfield Beach approve a contract with The Watts Group, LLC in an amount not to exceed \$72,054.86 to remodel the Public Affairs and Marketing Office.

RESOLUTION NO. 2025/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN AGREEMENT WITH THE WATTS GROUP, LLC, UTILIZING THE SOURCEWELL, INC. INVITATION FOR BIDS #FL-092524 AND JOB ORDER CONTRACT NO. FL-R6-GC-092524-WATT FOR INTERIOR RENOVATIONS TO THE DEPARTMENT OF PUBLIC AFFAIRS AND MARKETING OFFICE IN AN AMOUNT NOT TO EXCEED \$72,054.86; PROVIDING FOR EXECUTION, IMPLEMENTATION, AND AN EFFECTIVE DATE

WHEREAS, the Department of Public Affairs and Marketing (the “Department”) has expanded its personnel to add an additional employee and the current configuration of the Department’s office cannot accommodate an additional person within the existing office area; and

WHEREAS, after evaluating the conditions of the office area space, staff determined that office space should be reconfigured and renovated, and design drawings are complete and permitting is in progress; and

WHEREAS, it is necessary to retain a firm to perform the remodeling and renovations of the Department’s office space in accordance with the completed design drawings (the “Project”); and

WHEREAS, Section 38-116(3)(b)10–11 of the City Code provides authority for the City to acquire or contract for non-real property, goods, or services where the City participates in joint procurement of non-real property, goods, or services with other public entities, including, but not limited to, acquisitions made pursuant to interlocal agreements entered into with other governmental entities; and

WHEREAS, Section 38-116(3)(b)12 of the City Code allows for the procurement of goods or services pursuant to a job order contract; and

WHEREAS, staff recommends use of the Sourcewell Invitation for Bids No FL-092524 (the “ITB”) for indefinite delivery-indefinite quantity construction contract with The Watts Group, LLC (“Watts”), utilizing the terms of the Sourcewell, Inc. ITB, Job Order Contract # FL-R6-GC-092524-Watt through Gordian and Work Order No. 1444070.00 (collectively, the “Sourcewell Contract”) for construction, renovation and remodeling for the Project in an amount not to exceed \$72,054.86; and

WHEREAS, staff has confirmed that the Sourcewell Contract is in effect; and

WHEREAS, staff recommends that the City Commission approve an agreement with Watts, attached as Exhibit “1,” for the Project, utilizing the terms and pricing of the Sourcewell Contract in an amount not to exceed \$72,054.86 (the “Agreement”).

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

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

Section 2. The City Commission hereby approves the Agreement with Watts, attached as Exhibit “1”, for the Project in an amount not to exceed \$72,054.86.

Section 3. The City Manager is authorized to execute the Agreement with Watts, attached as Exhibit “1”, consistent with the terms of the Sourcewell Contract, together with such additional terms that are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary to carry out the aims of this Resolution, including, but not limited to, making the necessary appropriations or budget transfers to fund the Project.

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

PIGGYBACK AGREEMENT FOR RENOVATIONS TO THE DEPARTMENT OF PUBLIC AFFAIRS AND MARKETING OFFICE

This Agreement is made this ____ day of _____, 2025, between the City of Deerfield Beach, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 150 N. E. 2nd Avenue, Deerfield Beach, Florida 33441 (the “City”) and The Watts Group, LLC, a Florida Limited Liability Company whose address is 8310 N. River Highlands PL, Tampa, Florida 33617 (the “Contractor”).

WITNESSETH

WHEREAS, on August 20, 2024, Sourcewell, a Minnesota local government entity and public agency (“Sourcewell”), issued Invitation for Bids #FL-092524 (“IFB”) on behalf of its participating agencies to create indefinite delivery-indefinite quantity construction contracts (“IDIQ”) in the State of Florida for use by those participating entities for projects related to construction or repair, alteration, modernization, or renovation of buildings, structures, or other real property, for which it received a total of 45 proposals; and

WHEREAS, the Sourcewell Bid Review Committee awarded the IFB to various contractors who have the required experience with IDIQ construction work by region/graphic area, including The Watts Group LLC, who was selected to provide IDIQ project work for Regions 1 through 7 as requested from a participating entity; and

WHEREAS, Sourcewell’s designated representative and contract administrator is the Gordion Group, Inc., whose support includes preparing the Construct Task Catalogs and related technical specification, providing information management systems, training to contractors, administering fee collection, and assisting with proposal or work order development; and

WHEREAS, the City is seeking to contract with the Contractor to provide services related to the renovation of the Department of Public Affairs and Marketing Office as provided in Work Order No. 144070.00 (the “Work Order”) dated June 6, 2025 attached as Exhibit “A”, and subject to the terms and conditions of Job Order Contract FL-R6-GC-092524-WATT and the Sourcewell IFB and General Terms and Conditions attached as Exhibit “B” (collectively, the “Services”); and

WHEREAS, the parties wish to incorporate the Sourcewell IFB and General Terms and Conditions of the IFB attached as Exhibit “B” (collectively the “Sourcewell Contract”); and

WHEREAS, in accordance with the Sourcewell General Terms and Conditions, the City will issue Purchase Order(s) for the required services, which will include the Scope of Work set forth in the Work Order based upon the Purchase Order Price and within the completion time set forth on the Purchase Order(s), which may include a notice to proceed; and

WHEREAS, Section 38-116(3)(b)10. of the City Code, provides authority for the City to acquire goods or services utilizing a contract from a government entity that was competitively procured as an exemption from the City’s otherwise required competitive selection process; and

WHEREAS, on August 5, 2025, the City Commission adopted Resolution No.2025/ ____, approving an agreement with the Contractor, utilizing the terms and pricing of the Sourcewell Contract, in an amount not to exceed \$72,054.86 for the Services.

WHEREAS, the City desires to enter into this Agreement with Contractor based upon the Work Order, Sourcewell's IFB and its General Terms and Conditions, attached as Exhibits "A" and "B".

NOW THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Term.** The term of this Agreement commences upon execution and shall remain in effect until all required Services are fully completed and accepted by the City.

Section 2. **Contract Terms.** The Contractor agrees to complete the Services, as provided in Contractor's Work Order, attached as Exhibit "A", consistent with the terms and conditions in the Sourcewell General Terms and Conditions, attached as Exhibit "B", except as otherwise provided herein.

2.1 **PUBLIC RECORDS.**

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Public Records:	HEATHER MONTEMAYOR, CITY CLERK
Mailing address:	150 N.E. 2ND AVE., DEERFIELD BEACH, FL 33441
Telephone number:	954-480-4213
Email:	WEB.CLERK@DEERFIELD-BEACH.COM

2.2 **VERIFICATION OF EMPLOYMENT ELIGIBILITY**

Contractor shall comply with Sections 448.09 and 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Agreement. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. All costs incurred to initiate and sustain the aforementioned program shall be the responsibility of the Contractor in accordance with Sections 448.09 and 448.095, Florida Statutes. Contractor is liable for additional costs incurred by the City as a result of termination of this Agreement. If this Agreement is terminated for a violation of the statute by Contractor, Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

2.3 **SCRUTINIZED COMPANIES.**

a. Contractor certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subconsultants are found to have submitted a false certification; or if Contractor, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, Contractor certifies that it and its subconsultants are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if Contractor, its affiliates, or its subconsultants are found to have submitted a false certification; or if Contractor, its affiliates, or its subconsultants are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

d. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

2.4 **NON-COERCION AFFIDAVIT FOR LABOR OR SERVICES.** In accordance with Section 787.06(13), Florida Statutes, as Contractor is a nongovernmental entity doing business with the City, Contractor is required to attest that it does not use coercion for labor or services. At the time of execution of this Agreement, Contractor shall submit the required Affidavit, which will be provided by the City's Procurement Division.

2.5 **FOREIGN COUNTRIES OF CONCERN AFFIDAVIT.** In accordance with Section 287.138, Florida Statutes, the Contractor is required to attest that it does not meet any of the criteria set forth in Paragraph 2 (a)-(c) of Section 287.138, Florida Statutes, as such terms are defined therein, as updated. At the time of execution of this Agreement, Contractor shall submit the required Affidavit, which will be provided by the City's Procurement Division.

Section 3. Compensation. The City shall compensate Contractor pursuant to the Work Order Proposal dated June 6, 2025, attached as Exhibit "A", in amount not to exceed \$72,054.86 for the Services, which amount shall be accepted by Contractor as full compensation for all such work. Contractor acknowledges that Purchase Order(s) will be issued related to the work to be done. It is acknowledged and agreed that this amount on the Purchase Order(s) is the maximum payable and constitutes a limitation upon the City's obligation to compensate Contractor for the Services related to this Agreement. This amount, however, does not constitute a limitation, of any sort, upon Contractor's obligation to perform all items of work required by or which can be reasonably inferred from the Agreement. No amount shall be paid to Contractor to reimburse its

expenses, unless authorized in this Agreement.

Section 4. **Assignment.** Neither party may assign its rights or obligations under this Agreement without the written consent of the other.

Section 5. **Notice.** Notwithstanding anything to the contrary in the Master Agreement, notice hereunder shall be provided in writing by certified mail return receipt requested, or customarily used overnight transmission with proof of delivery, to the following parties, with mandatory copies, as provided below:

For City: Rodney Brimlow, City Manager
 City of Deerfield Beach
 150 N.E. 2nd Avenue
 Deerfield Beach, Florida 33441

Copy to: Anthony C. Soroka, City Attorney
 City of Deerfield Beach
 2255 Glades Road, Suite 200-E
 Boca Raton, Florida 33431

For Contractor: _____

Section 6. **Termination.** In addition to the Termination provisions set forth in Exhibit “B”, this Agreement may be terminated for convenience by the CITY. Termination for convenience by the CITY shall be effective on the termination date stated in the written notice provided by CITY, which termination date shall be not less than thirty (30) days after the date of such written notice. This Contract may also be terminated by the City Manager upon such notice as the City Manager deems appropriate under the circumstances in the event the City Manager determines that termination is necessary to protect the public health, safety, or welfare

Section 7. **Governing Law.** This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. All parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Contract, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS CONTRACT, CONTRACTOR AND CITY HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS CONTRACT.**

Section 8. Severability. If any provision of this Agreement or the application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 9. Entire Agreement. This Agreement, including the Master Agreement, sets forth the entire agreement between Contractor and City with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties. This Agreement may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature.

ATTEST:

**CITY OF DEERFIELD BEACH,
FLORIDA**

Heather Montemayor, City Clerk

By: _____
Rodney Brimlow, City Manager

Date: _____, 2025.

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance of
the City of Deerfield Beach, Florida, only.

By: _____
Anthony C. Soroka, City Attorney

Contractor

ATTEST:

Corporate Secretary

By: _____
Signature

WITNESS:

Print Name: _____

By: _____
Signature

Title: _____

By: _____
Signature

Date: _____, 2025.

EXHIBIT “A”

**SOURCEWELL/GORDIAN WORK ORDER NO. 144070.00 DATED JUNE 6, 2025 WITH
THE WATTS GROUP, LLC (EZIQC CONTRACT NO. FL-R6-GC-092524-WATT)**

EXHIBIT “B”

SOURCEWELL IFB AND GENERAL TERMS AND CONDITIONS



Work Order Signature Document

EZIQC Contract No.: FL-R6-GC-092524-WATT

☒

New Work Order



Modify an Existing Work Order

Work Order Number.: 144070.00

Work Order Date: 06/06/2025

Work Order Title: City of Deerfield Beach - City Hall - PAM office

Owner Name: City of Deerfield Beach

Contractor Name: The Watts Group LLC

Contact: Zannetha Newell

Contact: Marcel Moreno

Phone: 561 895 0087

Phone: 470-557-7296

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-WATT.

Brief Work Order Description:

Time of Performance

Estimated Start Date:

Estimated Completion Date:

Liquidated Damages

Will apply:



Will not apply:



Work Order Firm Fixed Price: \$72,054.86

Owner Purchase Order Number:

Approvals

Owner

Date

Marcel Moreno

Contractor

6-13-2025

Date

Detailed Scope of Work

To: Marcel Moreno
The Watts Group LLC
8310 N River Highlands PL
Tampa, FL 33617
470-557-7296

From: Zannetha Newell
City of Deerfield Beach
401 SW 4th Street
Deerfield Beach, FL 33441
561 895 0087

Date Printed: June 06, 2025

Work Order Number: 144070.00

Work Order Title: City of Deerfield Beach - City Hall - PAM office

Brief Scope:

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-WATT**.

Marcel Moreno

Contractor

6-13-2025

Date

Marcel
Moreno

Digitally signed by
Marcel Moreno
Date: 2025.06.13
06:54:45 -04'00'

Owner

Date

Contractor's Price Proposal - Summary

Date:	June 06, 2025	
Re:	IQC Master Contract #:	FL-R6-GC-092524-WATT
	Work Order #:	144070.00
	Owner PO #:	
	Title:	City of Deerfield Beach - City Hall - PAM office
	Contractor:	The Watts Group LLC
	Proposal Value:	\$72,054.86

Section - 01	\$19,861.30
Section - 02	\$13,162.52
Section - 03	\$4,340.07
Section - 06	\$738.44
Section - 07	\$101.86
Section - 09	\$33,850.67
Proposal Total	\$72,054.86

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: June 06, 2025

Re: IQC Master Contract #: FL-R6-GC-092524-WATT
 Work Order #: 144070.00
 Owner PO #:
 Title: City of Deerfield Beach - City Hall - PAM office
 Contractor: The Watts Group LLC
 Proposal Value: \$72,054.86

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
Section - 01					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$1,249.10
			Installation	Quantity 1,000.00 x Unit Price 1.00 x Factor 1.2491 = Total 1,249.10	
			Permits		
2	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$3,747.30
			Installation	Quantity 3,000.00 x Unit Price 1.00 x Factor 1.2491 = Total 3,747.30	
			Allowance for wood cabinet		
3	01 22 20 00 0010		HR	ElectricianFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$3,345.09
			Installation	Quantity 40.00 x Unit Price 66.95 x Factor 1.2491 = Total 3,345.09	
				1 Electrician for 5 days to disconnect, cap, and relocate affected devices as required for partition changes and pass rough and final inspections	
4	01 22 20 00 0015		HR	LaborerFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,696.26
			Installation	Quantity 48.00 x Unit Price 44.97 x Factor 1.2491 = Total 2,696.26	
				2 labors for 3 days for first and final cleaning	
5	01 22 20 00 0023		HR	PlastererFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$5,009.39
			Installation	Quantity 80.00 x Unit Price 50.13 x Factor 1.2491 = Total 5,009.39	
				2 drywall labor for 5 days to correct all damage drywall areas before painting and patch and finish all areas to match adjacent surfaces	
6	01 22 20 00 0031		HR	Pipefitters, Air Conditioning And RefrigerationFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,171.64
			Installation	Quantity 24.00 x Unit Price 72.44 x Factor 1.2491 = Total 2,171.64	
				1 HVAC labor for 3 days to Relocate and reconnect existing supply diffusers and install one new return diffuser	
7	01 74 19 00 0013		EA	15 CY Dumpster (2 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,642.52
			Installation	Quantity 2.00 x Unit Price 657.48 x Factor 1.2491 = Total 1,642.52	
Subtotal for Section - 01					\$19,861.30

Contractor's Price Proposal - Detail Continues..

Work Order Number: 144070.00

Work Order Title: City of Deerfield Beach - City Hall - PAM office

Section - 02

8	02 41 16 13 0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck						\$13,162.52
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,424.00	x	7.40	x	1.2491	=	13,162.52

Subtotal for Section - 02

\$13,162.52

Section - 03

9	03 54 16 00 0003	SF	1/4" Thick Self Leveling Cementitious Underlayment For FloorsIncluding Surface Preparation						\$4,340.07
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,424.00	x	2.44	x	1.2491	=	4,340.07
		Floor preparation							

Subtotal for Section - 03

\$4,340.07

Section - 06

10	06 65 00 00 0003	LF	3-1/2" High, Base, Plastic Molding						\$738.44
		Installation	Quantity	Unit Price	Factor	=	Total		
			118.00	x	3.98	x	1.2491	=	586.63
		Demolition	118.00	x	1.03	x	1.2491	=	151.82

Subtotal for Section - 06

\$738.44

Section - 07

11	07 84 13 19 0006	EA	2" Diameter Hole With 1/2" Pipe, Sealed With Intumescent Firestop Sealant (3M CP 25WB+)						\$101.86
		Installation	Quantity	Unit Price	Factor	=	Total		
			5.00	x	16.31	x	1.2491	=	101.86
		Fire-Caulking							

Subtotal for Section - 07

\$101.86

Section - 09

12	09 51 13 00 0009	SF	2' x 2' x 1" Thick, Square Edge, Fiberglass Acoustical Ceiling Panel (Armstrong Lyra™)						\$16,933.40
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,424.00	x	9.26	x	1.2491	=	16,470.93
		Demolition	1,424.00	x	0.26	x	1.2491	=	462.47
13	09 53 13 00 0005	EA	2" Corner Section Axiom Perimeter Trim						\$595.95
		Installation	Quantity	Unit Price	Factor	=	Total		
			10.00	x	47.71	x	1.2491	=	595.95
14	09 53 23 00 0004	SF	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System						\$2,012.67
		Installation	Quantity	Unit Price	Factor	=	Total		
			615.00	x	2.36	x	1.2491	=	1,812.94
		Demolition	615.00	x	0.26	x	1.2491	=	199.73
15	09 53 23 00 0011	LF	1" x 1/8" Flat Bar Bracing For Suspended Ceiling						\$222.59
		Installation	Quantity	Unit Price	Factor	=	Total		
			60.00	x	2.24	x	1.2491	=	167.88
		Demolition	60.00	x	0.73	x	1.2491	=	54.71
16	09 65 43 00 0002	SF	Linoleum Tile (Forbo Marmoleum Composition Tile, MCT)						\$12,788.99
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,424.00	x	6.42	x	1.2491	=	11,419.37
		Demolition	1,424.00	x	0.77	x	1.2491	=	1,369.61
		Flooring as per plans and specs							

Work Order Number: 144070.00
Work Order Title: City of Deerfield Beach - City Hall - PAM office

17	09	91	23	00	0065	SF	2 Coats Paint, Brush Work, Paint Interior Plaster/Drywall Walls				\$1,297.07		
						Installation	Quantity		Unit Price		Factor	=	Total
							944.00	x	1.10	x	1.2491	=	1,297.07
						Painting as per plans and specs							

Proposal Total	\$72,054.86
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The Percentage of NPP on this Proposal: %

Subcontractor Listing

Date: June 06, 2025

Re: IQC Master Contract #: FL-R6-GC-092524-WATT
Work Order #: 144070.00
Owner PO #:
Title: City of Deerfield Beach - City Hall - PAM office
Contractor: The Watts Group LLC
Proposal Value: \$72,054.86

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00

Project Title: City of Deerfield Beach City Hall PAM Office Interior Remodeling

Work Order: 141449.00

Date: June 5, 2025

General Description

This project consists of the interior renovation of approximately 1424 square feet within the existing **Deerfield Beach Public Affairs Office, located at 150 NE 2nd Avenue, Deerfield Beach, Florida**. The work includes selective demolition and the construction of new non-rated interior partitions, ceiling modifications, mechanical adjustments, new finishes, and associated accessories. The scope is limited to interior improvements only; no exterior work is included under this contract..

Scope Includes

- Provide all labor, materials, equipment, and supervision to complete the interior renovation of approximately 1424 SF per contract drawings and applicable codes (FBC 2023, FFPC, NFPA 101). Coordinate with all trades; verify dimensions and field conditions prior to installation.
- Selective demolition of interior partitions, doors, ACT ceiling components, and all floor finishes within designated area. Protect adjacent finishes and tenant spaces; remove all debris off-site.
- Construct new non-rated metal stud GWB partitions to 8'-0" ceiling height. Install one new solid-core wood door with aluminum frame and specified hardware. Extend and repair existing ACT ceiling in Open Office; install new hard ceiling in Work Room. Install painted wood base (B-1) at all new and existing walls in scope area. Apply specified interior paint (PT-1) on all new and existing GWB walls.
- Provide and install Forbo linoleum tile flooring (F-1) over prepared concrete substrate throughout all rooms in scope. Perform substrate prep as required for proper adhesion and level finish.
- Relocate and reconnect existing air diffusers; install new ductwork and return as shown. All devices to match building standard (ACT lay-in type or sidewall, aluminum, off-white). Insulate ductwork as required; provide volume dampers at all flex connections.

Project Specific Conditions and Exclusions

- Work will be performed during normal business hours, as defined in the General Clarifications.
- The anticipated duration for completion is 3 weeks, weather permitting.
- All operations shall comply with applicable safety standards and City requirements.

Global Exclusions

The following items are not included in the contractor's scope of work unless specifically stated otherwise:

Unforeseen Conditions & Hazardous Materials

- Hidden site conditions, unknown utilities, or latent defects.
- Hazardous materials abatement (asbestos, lead, mold, contaminated soil).
- Design or engineering services beyond scope.
- Certified as-built drawings
- Phased work unless explicitly stated.
- Third-party testing unless specified.

Insurance and Financial

- Builder's risk insurance (unless reimbursed).
- Payment and performance bond (unless reimbursed).
- Certified payroll / Davis-Bacon wages (unless required).

- Liquidated damages (unless contractually agreed).
- Sales tax (unless otherwise specified).
- DBE/SBE/MWBE/SLBE participation (unless required).

Permits and Utilities

- Permit fees (client to reimburse).
- Environmental or specialty permits (e.g., wetlands, historical).
- Utility relocations or modifications unless specified.
- Traffic control beyond approved MOT plan.

Work Scope and Materials

- Extended warranties beyond standard 1-year.
- Responsibility for delays by third parties.
- LEED or sustainability certifications (unless included).
- Special insurance policies (e.g., pollution, professional liability).

Safety and Logistics

- Job site security beyond standard safety.
- Aerial lifts or scaffolding for elevated work (unless stated).
- Fire watch.
- Material substitutions subject to change post-submittal.
- After-hours/weekend work (unless noted).

General Clarifications**Work Schedule and Coordination**

- Normal business hours: Monday–Friday, 7:00 AM – 5:00 PM (excluding holidays).
- After-hours work: Sunday–Thursday, 8:00 PM – 5:00 AM (only if explicitly stated).
- Work to be completed in one continuous mobilization unless otherwise noted.
- Owner to provide unrestricted site access during work hours.

Permits and Inspections

- Contractor will obtain permits as required. Owner shall reimburse permit fees.
- Contractor will coordinate with municipalities and utility companies as needed.

Submittals, Testing, and Closeout

- Standard submittals and applicable testing included only if specified.
- Certified as-builts are not included unless noted.
- Final cleanup included.
- Assumes owner-provided staging area. No off-site storage or site security included.
- Contractor will protect adjacent work areas from dust, debris, and damage.



IFB #FL-092524
Invitation for Bids
for
Indefinite Delivery-Indefinite Quantity
Construction Contracts
in the
State of Florida

Bid Due Date: September 25, 2024, 4:30 p.m., Central Time

Sourcewell, a State of Minnesota local government entity and public agency, is issuing this Invitation for Bids (IFB) on behalf of its participating entities to create indefinite delivery-indefinite quantity construction (IDIQ) contracts that may be used by those participating entities for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property.

This IFB consists of the following parts:

1. Invitation for Bid, including Map of Regions
2. Template IDIQ Contract
3. IDIQ Contract General Terms and Conditions
4. Construction Task Catalogs
5. Technical Specifications

A full copy of the IFB can be found on the Sourcewell Procurement Portal (<https://proportal.sourcewell-mn.gov>), and only bids submitted through the Sourcewell Procurement Portal will be considered. Bids are due no later than September 25, 2024, at 4:30 p.m. Central Time, and late bids will not be considered.

Solicitation Schedule

Notice of Solicitation Published:	August 20, 2024
Pre-bid Conference:	September 3, 2024, 9:00 a.m., Central Time
Question Submission Deadline:	September 18, 2024, 4:30 p.m., Central Time
Bid Due Date:	September 25, 2024, 4:30 p.m., Central Time Late responses will not be considered.
Opening:	September 25, 2024, 6:30 p.m., Central Time See Article VII. G. for more information.

I. ABOUT SOURCEWELL AND ITS PARTICIPATING ENTITIES

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and contract award process for the benefit of its participating entities across the United States. Sourcewell's solicitation process complies with State of Minnesota law and policies.

Sourcewell's participating entities in the State of Florida may include:

- Federal and state government
- Cities, towns, and counties/parishes
- Education service cooperatives
- K-12 and higher education
- Tribal government
- Some nonprofits
- Other public entities

For a listing of current participating entities visit Sourcewell's website: <https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator>.

II. INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION PROGRAM

Sourcewell is soliciting bids for its IDIQ construction program. IDIQ contracting offers participating entities access to competitively solicited and awarded contracts for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property.

Sourcewell has engaged The Gordian Group, Inc. (Gordian) to provide management of its IDIQ construction program. In this role, Gordian provides support to Sourcewell in the administration of the program, including: preparing Construction Task Catalogs and related technical specifications, providing information management systems and licenses to contractors, training to contractors, administering fee collection, consulting services to Sourcewell, and assisting with proposal package or work order development. Participating Entities access Sourcewell IDIQ contracts resulting from this IFB through relevant purchasing authority, and work directly with Contractors awarded through this IFB.

Under IDIQ, an awarded Contractor furnishes management, labor, materials, equipment, and incidental design support needed to perform the work. Details of the program's operation can be found within the Contract, and General Terms and Conditions document included in this IFB.

III. REQUIRED BIDDER QUALIFICATIONS

In determining a Bidder's responsibility and ability to perform under a Contract, Sourcewell has the right to investigate and request information concerning the financial condition, experience record, personnel, equipment, facilities, principal business location and organization of the Bidder, the Bidder's record with environmental regulations, and the claims and litigation history of the Bidder. Sourcewell reserves the right to verify the Bidder's information and may request clarification from a Bidder.

A. A Bidder's business must be normally engaged in performing the type of work specified within this IFB and must have adequate organization, facilities, equipment, and personnel to ensure prompt and efficient service to a Sourcewell participating entity (as solely determined by Sourcewell).

B. Bidders responding to a General Contracting solicitation must be willing and capable of providing all or a majority of the various types of construction work as specified in the Construction Task Catalog either through its own forces or by using subcontractors. Bidder must provide documentation of all applicable required licensure(s).

C. Bidders responding to **HVAC/Mechanical, Electrical, Roofing, Paving Asphalt/Concrete, Site/Civil Construction, and/or Marine Construction** solicitations must perform at least **51%** of all contracted work with its own organization and forces. The percentage calculation does not include field superintendents or office management personnel.

IV. BID OVERVIEW AND PREPARATION INSTRUCTIONS

A. REQUESTED INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION SERVICES. The IDIQ services specified include General Construction, HVAC/Mechanical, Electrical, Roofing, Paving Asphalt/Concrete, Site/Civil Construction, and Marine Construction. At this time, no specific projects have been identified; work and work volume from any resulting contract are not guaranteed. Specific description of work and summary of duties for each category of construction can be found in the Technical Specifications.

B. PREPARATION INSTRUCTIONS. Strict compliance with the following instructions is required for properly preparing a bid. Before submitting a bid, it is the responsibility of each Bidder to:

- 1) Examine the IFB Documents thoroughly;
- 2) Consider all applicable federal, state and local laws, regulations, ordinances, and procurement codes that may affect costs, progress, performance, or furnishing of a participating entity's work; and,
- 3) Notify Sourcewell of all conflicts, errors, or discrepancies in the IFB Documents of which Bidder knows.

The submission of a Bid constitutes a representation by the Bidder to Sourcewell that it has complied with the above requirements and that, without exception, its Bid is premised upon performing and furnishing the Work required by this IFB.

Bidders should include all relevant information in its bid. Sourcewell cannot consider information that is not provided in the bid.

C. ESTIMATED CONTRACT VALUE AND USAGE. Based on past volume of similar contracts, the estimated annual value of each contract resulting from this IFB is \$4 Million for General Construction, Paving Asphalt/Concrete, and Roofing and \$2 Million for HVAC/Mechanical, Electrical, Site/Civil Construction, and Marine Construction contracts. Sourcewell anticipates considerable activity under the contract(s) awarded from this IFB; however, work and work volume from any resulting contract are not guaranteed.

V. BID PRICING

A. CONSTRUCTION TASK CATALOG AND ADJUSTMENT FACTOR. In order to evaluate bid pricing and the retain consistency within contract pricing, Sourcewell uses Gordian's proprietary Construction Task Catalog (CTC). The CTC as a comprehensive listing of specific repair and construction related Tasks, together with a specific unit of measurement and a pre-set unit price (Unit Price). All Unit Prices within the CTC are based on local labor, material, and equipment prices for the direct cost of construction.

Under this IFB, Bidders will offer price adjustments (Adjustment Factors) that will be applied to CTC Unit Prices. The Adjustment Factors represent either an increase to the present Unit Prices (such as 1.1000) or a decrease from the preset Unit Prices (such as 0.9800).

A participating entity's cost for a specific task will be determined by multiplying the preset Unit Prices by the appropriate quantities and by the appropriate Adjustment Factor (e.g., specific task cost = preset unit price in CTC * quantity needed * Adjustment Factor).

- 1) Each Bidder must submit 5 Adjustment Factors to be applied to every task in the CTC. The bid must be either an adjustment "decrease from" (e.g. 0.9800) or "increase to" (e.g. 1.1000) the Unit Prices listed in the CTC.
- 2) The Bidder's Adjustment Factors must include all of the Bidder's direct and indirect costs. This includes, but is not limited to, its costs for overhead, profit, bond premiums above the reimbursable amount, insurance, mobilization, purchase order proposal development, and all contingencies in connection therewith. See pages 00-1 – 00-6 of the CTC for a complete explanation of what is and is not included in the Unit Prices. Note, where applicable, the bidder must comply with all applicable prevailing wage laws. The wage rates in the CTC were current at the time these IFB Documents were issued.
 - a. *The first Adjustment Factor* will be applied to work to be accomplished during Normal Working Hours and performed in Non-Secure Areas.
 - b. *The second Adjustment Factor* will be applied to work to be accomplished during Other Than Normal Working Hours and performed in Non-Secure Areas.
 - c. *The third Adjustment Factor* will be applied to work to be accomplished during Normal Working Hours and performed in Secured Areas.
 - d. *The fourth Adjustment Factor* will be applied to work to be accomplished during Other than Normal Working Hours and performed in Secured Areas.
 - e. *The fifth Adjustment Factor* will be for work tasks not identified in the Construction Task Catalog. IQCC includes a provision for establishing of prices for Work requirements which are within the general scope of IQCC but were not included in the CTC at the time of Contract award. These Tasks are referred to as "Non Pre-priced Tasks (NPP)." NPP Tasks may require new specifications and drawings and may subsequently be incorporated into the CTC. The bidders will offer an Adjustment Factor to be applied to the actual material, equipment, and labor cost for NPP work Tasks.

- 3) Adjustment Factors may be specified to the fourth decimal place. For example:

1	.	1	0	0	0
---	---	---	---	---	---

Or

0	.	9	8	0	0
---	---	---	---	---	---

- 4) For bid evaluation purposes only, the following weighing of the Adjustment factors will be used to determine the Combined Adjustment Factor. Complete the following information within the Sourcewell Procurement Portal:

Adjustment Factors	Weight
Non-Secure Areas, Normal Working Hours	50%
Non-Secure Areas, Other than Normal Working Hours	20%
Secure Areas, Normal Working Hours	10%
Secure Areas, Other than Normal Working Hours	10%
Non-Pre-Priced Adjustment Factor	10%

B. ADMINISTRATIVE FEES. Awarded contractors must pay an administrative fee in exchange for the administration of the contracts by Sourcewell and Sourcewell's contract administrator, Gordian. The bidder must include the administrative fee in calculating the Contractor's Adjustment Factors.

Detailed information about Sourcewell's administrative fee can be found in Article VII. B of the General Terms and Conditions.

VI. CONTRACT

Bidders awarded a contract will be required to execute the Contract (including its General Terms and Conditions) attached to this IFB.

VII. BIDDING PROCESS

A. PRE-BID CONFERENCE. Sourcewell will hold a non-mandatory pre-bid conference via webcast on the date and time noted in the Solicitation Schedule and on the Sourcewell Procurement Portal. The purpose of this conference is to allow potential bidders to ask questions regarding this IFB. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Vendor Account. Pre-bid conference attendance is optional but highly encouraged.

B. QUESTIONS REGARDING THIS IFB AND ORAL COMMUNICATION. Any questions regarding this IFB must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this IFB. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a Bidder or generally related to the IFB, must be submitted using this process. Do not contact individual Sourcewell staff (or any representative of Gordian) to ask questions or request information as this may disqualify the Bidder from responding to this IFB. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA. Sourcewell may modify this IFB; however, no Addenda will be issued later than 5 days prior to the Bid Due Date, except an Addendum that withdraws or postpones this IFB. Addenda issued by Sourcewell become a part of the IFB and will be delivered to potential Bidders through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a bid will be accepted through the Sourcewell Procurement Portal, all addenda, if any, must be acknowledged by the Bidder by checking the box for each addendum. It is the responsibility of the Bidder to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a Bidder submitted its Bid, the Sourcewell Procurement Portal will WITHDRAW the submission and change the Bidder's Bid status to INCOMPLETE. The Bidder can view this status change in the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account. The Bidder is solely responsible to check the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account periodically after submitting its Bid (and up to the Bid due date). If the Bidder's Bid status has changed to INCOMPLETE, the Bidder is solely responsible to:

- 1) make any required adjustments to its bid,
- 2) acknowledge the addenda, and
- 3) ensure the re-submitted bid is received through the Sourcewell Procurement Portal no later than the Bid Due Date and time shown in the Solicitation Schedule above.

D. BID SUBMISSION. Bidder's complete bid must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule and on the Sourcewell Procurement Portal. Any other form of bid submission, whether electronic, paper, or otherwise, will not be considered by Sourcewell. Late bids will not be considered. It is the Bidder's sole responsibility to ensure that the bid is received on time. To ensure receipt of the latest information and updates via email regarding this solicitation, or if the Bidder has obtained this IFB from a third party, the onus is on the Bidder to create a Sourcewell Procurement Portal Vendor Account and register for this solicitation opportunity.

Within the Procurement Portal, all bids must be digitally acknowledged by an authorized representative of the Bidder attesting that the information contained in the bid is true and accurate. By submitting a bid, Bidder warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential contract award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a contract award and may subject the Bidder to remedies available by law.

It is recommended that Bidders allow sufficient time to upload the bid and to resolve any issues that may arise. The time and date that a bid is received by Sourcewell is solely determined by the Sourcewell Procurement Portal web clock. In the event of problems with the Sourcewell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to 24 hours to respond to certain issues.

Upon successful submission of a bid, the Portal will automatically generate a confirmation email to the Bidder. If the Bidder does not receive a confirmation email, contact Sourcewell's support provider at support@bidsandtenders.ca.

E. GENERAL BID REQUIREMENTS. Bids must be:

- In substantial compliance with the requirements of this IFB or it will be considered nonresponsive and be rejected
- Complete—a bid will be rejected if it is conditional or incomplete
- Submitted in English
- Valid and irrevocable for 180 days following the Bid Due Date

Any and all costs incurred in responding to this IFB will be borne by the Bidder.

F. BID MODIFICATION WITHDRAWAL. A submitted bid may not be modified, withdrawn, or cancelled by the Bidder for a period of 180 calendar days following the time and date designated for the receipt of bids. Prior to the deadline for submission of bids, any bid submitted may be modified or withdrawn through the Sourcewell Procurement Portal.

G. OPENING. The Opening of Bids will be conducted electronically through the Sourcewell Procurement Portal. A list of all Bidders will be made publicly available in the Sourcewell Procurement Portal after the Bid Due Date, but no later than the Opening time listed in the Solicitation Schedule.

To view the list of Bidders, verify that the Sourcewell Procurement Portal opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Bid Due Date and Time.

VIII. EVALUATION AND AWARD

A. EVALUATION. Only responsive bids will be evaluated. A responsive bid must have been submitted on time and materially satisfy all mandatory requirements identified in this IFB. Deviations or exceptions stipulated in Bidder's response, while possibly necessary in the view of the Bidder, may result in disqualification.

B. AWARD(S). It is the intent of Sourcewell to award each Contract to the lowest, responsive, responsible Bidder(s) based on the Combined Adjustment Factor as calculated by Sourcewell within each Region.

C. CONTRACT TERM. The term of the resulting contract(s) awarded by Sourcewell under this solicitation will be 2 years. Sourcewell and Contractor may agree to up to three additional one-year extensions. Sourcewell retains the right to consider additional extensions beyond five years as required under exceptional circumstances.

A Bidder will not be awarded more than one same scope Contract within any Region. The maximum number of contracts to be initially awarded by geographic region and contract type are reflected in the tables below:

Region 1 – Northwest Florida:	
General Construction	8 contracts
HVAC/Mechanical	3 contracts
Electrical	3 contracts
Roofing	3 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	3 contracts

Region 2 – Northeast Florida:	
General Construction	10 contracts
HVAC/Mechanical	2 contracts
Electrical	2 contracts
Roofing	3 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	3 contracts

Region 3 – North Central Florida:	
General Construction	10 contracts
HVAC/Mechanical	4 contracts
Electrical	4 contracts
Roofing	3 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	3 contracts

Region 4 – Central Florida:	
General Construction	10 contracts
HVAC/Mechanical	3 contracts
Electrical	3 contracts
Roofing	4 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	4 contracts
Marine Construction	3 contracts

Region 5 – South Suncoast Florida:	
General Construction	8 contracts
HVAC/Mechanical	3 contracts
Electrical	3 contracts
Roofing	3 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	3 contracts
Marine Construction	3 contracts

Region 6 – Goldcoast Florida:	
General Construction	10 contracts
HVAC/Mechanical	3 contracts
Electrical	4 contracts
Roofing	3 contracts
Paving Asphalt/Concrete	3 contracts
Civil/Site Construction	3 contracts
Marine Construction	3 contracts

Region 7 – South Florida:	
General Construction	12 contracts
HVAC/Mechanical	6 contracts
Electrical	5 contracts
Roofing	4 contracts
Paving Asphalt/Concrete	4 contracts
Civil/Site Construction	4 contracts
Marine Construction	3 contracts

Sourcewell reserves the right to award additional contracts from this solicitation, above the stated maximum number, if it is determined to be in the best interests of Sourcewell and participating entities, for a period of 180 Days (or longer, if mutually agreeable to both the proposer and Sourcewell).

Sourcewell retains the right to waive any informality in a Bidder's response. Sourcewell reserves the right to reject all bids and advertise again if, in Sourcewell's opinion, the bids received do not meet or exceed the minimum needs and expectations of Sourcewell and its participating entities. Sourcewell reserves the right to award additional Contracts from this solicitation up to 180 calendar days after the close of the IFB.

Competitive Range. If Sourcewell receives a wide margin of bid Adjustment Factors, either too high or too low, then the Sourcewell Bid evaluation committee may establish a Competitive Range for the IFB. If it is determined that a Bidder's Combined Adjustment Factor is too far outside the Competitive Range, then the Bidder can be removed from consideration. The Bidder will be notified that it was determined to be outside the Competitive Range after award of the contracts.

Unbalanced Bid. A Bid may be removed from consideration if it is determined that the Bidder has mathematically unbalanced its Bid to gain a competitive advantage. The Bid will be considered to be unbalanced if any Adjustment Factor is found to not cover the contractor's reasonable actual cost. Those costs would include a reasonable prorated share of its anticipated profit, overhead cost, and other indirect costs that the bidder anticipates for the performance of the work as determined by the Sourcewell Bid Review Committee.

Other Than Normal Working Hours Adjustment Factors. A Bidder's Other Than Normal Working Hours Adjustment Factors must be higher or equal to its Normal Working Hours Adjustment Factors.

Non Pre-Priced Adjustment Factors. A bidder's Non Pre-Priced adjustment factor must not be lower than 1.0000.

IX. ASSIGNMENT OF WORK

See the Contract, and General Terms and Conditions for a detailed description of how work will be assigned.

X. PROTESTS OF AWARDS

Any protest made under this IFB by a Bidder must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. All documents that comprise the complete protest package must be received no later than 10 calendar days following Sourcewell's notice of contract award(s) or non-award and must be time stamped by Sourcewell no later than 4:30 p.m., Central Time.

A protest must allege a procedural or technical defect, with supporting documentation. A request for re-evaluation of a bid's content will not be entertained.

A protest must include the following items:

- The name, address, and telephone number of the protester
- The original signature of the protester or its representative
- Identification of the solicitation by IFB number
- A precise statement of the relevant facts
- Identification of the alleged breakdown in procedure or technical issues
- Identification of the legal or factual basis
- Any additional supporting documentation
- Protest bond in the amount of \$20,000, except where prohibited by law or treaty

Protests that do not address these elements will not be reviewed.

XI. RIGHTS RESERVED

This IFB does not commit Sourcewell to award any contract, and a bid may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Bids that contain false statements or do not support an attribute or condition stated by the Bidder may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this IFB at any time
- Reject any and all bids received
- Reject bids that do not comply with the provisions of this IFB
- Independently verify any information provided in a Bid
- Disqualify any Bidder that does not meet the requirements of this IFB, is debarred or suspended by the United States or Canada, State of Minnesota, participating entity's state; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the bids received
- Clarify any part of a bid
- Award a contract if only one responsive bid is received if it is in the best interest of participating entities
- Award a contract to one or more Bidders if it is in the best interest of participating entities

XII. DISPOSITION OF BIDS

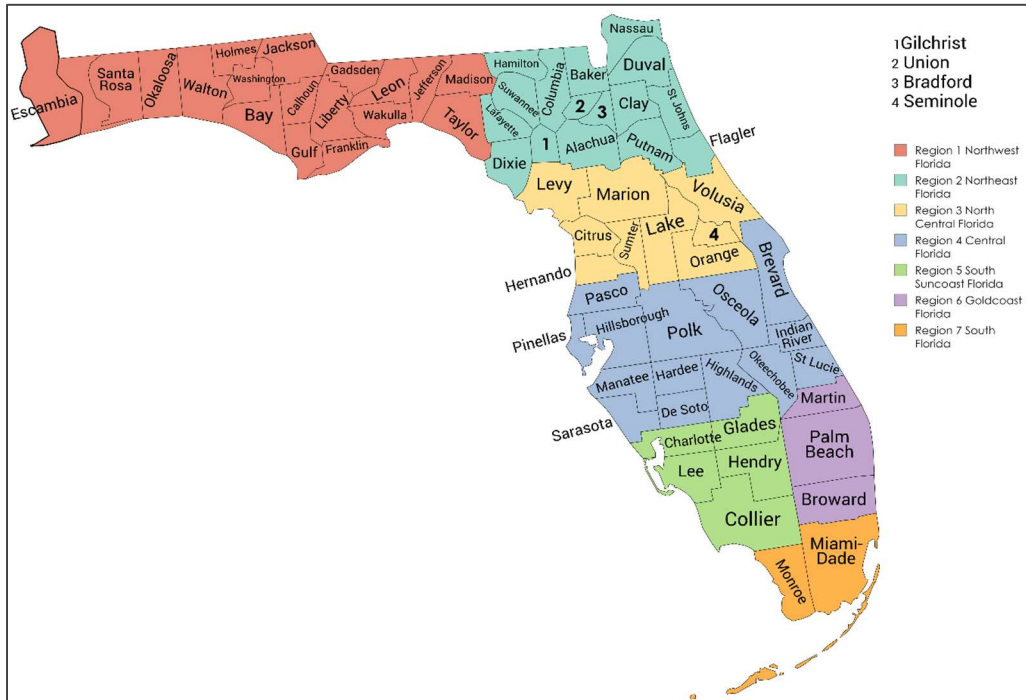
All materials submitted in response to this IFB will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591. It is the Bidder's responsibility to clearly identify any data submitted that it considers to be protected. Bidder must also include a justification for the classification citing the applicable Minnesota law.

Sourcewell will not consider the prices submitted by the Bidder to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a Bidder is not considered trade secret under the statutory definition.

The Bidder understands that Sourcewell will reject bids that are marked confidential nonpublic, either substantially or in their entirety.

[Map of Regions to Follow]

MAP OF SOURCEWELL CONTRACT REGIONS Solicitation #FL-092524



Region 1 Northwest				
Bay	Calhoun	Escambia	Franklin	Gadsden
Holmes	Jackson	Jefferson	Leon	Liberty
Okaloosa	Santa Rosa	Taylor	Wakulla	Walton
Gulf	Madison	Washington		

Region 2 Northeast				
Alachua	Baker	Bradford	Clay	St. Johns
Columbia	Dixie	Duval	Flagler	Suwannee
Gilchrist	Hamilton	Lafayette	Nassau	Union
Putnam				

Region 3 North Central				
Citrus	Hernando	Lake	Levy	Marion
Orange	Seminole	Sumter	Volusia	

Region 4 Central				
Brevard	De Soto	Hardee	Highlands	Hillsborough
Indian River	Manatee	Okeechobee	Osceola	Pasco
Pinellas	Polk	Sarasota	St. Lucie	

Region 5 South Suncoast				
Charlotte	Collier	Glades	Hendry	Lee

Region 6 Goldcoast				
Broward	Martin	Palm Beach		

Region 7 South				
Miami-Dade	Monroe			



08/23/2024

Addendum No. 1

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Please provide a link to the Webcast pre-bid conference.

Answer 1:

Login instructions will be provided to registered plan takers by email two business days prior to the web conference. At this time, instructions will also be posted to the documents section of this bid.

Question 2:

Please provide the previous bid tabulation / bid results for the IDIQ Construction Contract - Florida for prior years [sic].

Answer 2:

A tabulation and all solicitation and contract information for the most recent IDIQ Construction in Florida solicitation is found on the Sourcewell website at the following link: <https://www.sourcewell-mn.gov/solicitations/10487>.

Question 3:

Are we able to submit a bid only for Section 33 - Utilities? Or any individual sections that meet our scope of work [sic]?

Answer 3:

Sourcewell is soliciting for the following trades: General Construction, HVAC/Mechanical, Electrical, Roofing, Paving Asphalt/Concrete, Site/Civil Construction, and Marine Construction. Contractors may choose to respond to one or all of them. Bidders responding to trades other than General must perform at least 51% of all contracted work with its own organization and forces. The percentage calculation does not include field superintendents or office management personnel.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 08/23/2024, is required at the time of proposal submittal.



08/27/2024

Addendum No. 2

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

The link in the answer to question 2 in addendum 1 does not work. Can you post the bid tab and solicitation information for the past IDIQ Construction in Florida solicitations?

Answer 1:

The incorrect link was provided in Addendum #1, Question 2. Please use this link: <https://www.sourcewell-mn.gov/solicitations/10487>.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 08/27/2024, is required at the time of proposal submittal.



09/04/2024

Addendum No. 3

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Do you have an idea of how many residential construction projects you anticipate?

Answer 1:

Refer to IFB Section IV. Bid Overview and Preparation Instructions, Articles A and C. Sourcewell anticipates considerable activity under the contract(s) awarded from this IFB; however, work and work volume from any resulting contract are not guaranteed. At this time, no specific projects have been identified.

Question 2:

Are there any specific GC [General Construction] licenses/requirements for the State of Florida?

Answer 2:

While contractors are required to ensure that they have all the required licenses and meet all requirements, it appears licenses are required in the State of Florida and it applies to general contractors and specialty trades.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/04/2024, is required at the time of proposal submittal.



09/06/2024

Addendum No. 4

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

What is the percentage that Sourcewell charges and where we should include it in our proposals?

Answer 1:

Refer to IFB Section V. Bid Pricing, Article B. Administrative Fees. Awarded contractors must pay an administrative fee in exchange for the administration of the contracts by Sourcewell and Sourcewell's contract administrator, Gordian. The bidder must include the administrative fee in calculating the Contractor's Adjustment Factors. Detailed information about Sourcewell's administrative fee can be found in Article VII. of the General Terms and Conditions.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/06/2024, is required at the time of proposal submittal.



09/16/2024

Addendum No. 5

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Can you please provide the Plan holder list for this IFB (sic)?

Answer 1:

The list of registered plan takers for this solicitation is not yet public data.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/16/2024, is required at the time of proposal submittal.



09/17/2024

Addendum No. 6

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

If a contractor is awarded a contract, but then during a joint scope meeting it is determined that the participating entity has a scope in mind that would result in a loss for the contractor (eg. quantities resulting in work below our company's minimum charge or requiring the contractor to pack up and mobilize to multiple locations in a day doing only small quantities of work in each location), would the contractor have the right to respectfully decline the project? Although this unreasonable situation is extremely rare, this contractor has encountered the scenario more than once during its tenure and there is no protection for this scenario in the current Construction Task Catalog for our type of work. [sic]

Answer 1:

Acceptance or Non-Acceptance of work is a business decision for the contractor to make at the initiation of a project. Contractors do have first right of refusal in this program.

Question 2:

In the General Terms and Conditions document, under section III General Conditions subsection W, a one-year warranty is required for non-compliance, among other things. In this contractor's line of work, a project is guaranteed compliant at completion, but new issues or changes may occur or reoccur to the completed work due to tree roots, water, settling, and other natural and man-made causes outside of the contractor's

control. Therefore, in specific contracts for our type of work, the contract does not hold the contractor responsible for these types of changes after completion. Can you please clarify whether changes like these would be exempt from the intended meaning behind this section? [sic]

Answer 2:

Additional Terms and Conditions with regards to an individual project can be made at the initiation of a project on a project-by-project basis. Acceptance of the additional terms and conditions must be agreed upon by the participating agency and the contractor.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/17/2024, is required at the time of proposal submittal.



09/20/2024

Addendum No. 7

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Could you please clarify the specific security measures required for projects in secure areas? The provided specifications do not detail the protocols or restrictions, and this information is essential for us to accurately estimate time and cost factors related to secure access and compliance.

Answer 1:

Secure Areas are work areas that require heightened security measures and adherence to strict protocols due to the sensitive nature of the location. Secure areas may include, but are not limited to portions of courthouses, correctional facilities, hospitals, and any other areas requiring inventory checks to access the work site.

Question 2:

Can you confirm the designated off-hours work times, and whether there are any limitations or restrictions on working during off-hour periods? Clear guidance on allowable off-hours will enable us to properly schedule and estimate labor costs.

Answer 2:

Determination on any off-hours restrictions will happen during the joint scope meeting on a project by project basis. Normal Working Hours are 7:00 AM to 4:00 PM Monday

through Friday, except Holidays. Other Than Normal Working Hours are 4:00 PM to 7:00 AM Monday to Friday and any time Saturday, Sunday and the Holidays.

Question 3:

Are there any restrictions on the type of equipment, machinery, or trucks that can be used on-site, particularly for secure or sensitive areas? Understanding any limitations on size, type, or brand will help us plan/estimate accordingly for mobilization and logistics.

Answer 3:

Determination on any restrictions to equipment and machinery that can be used on site happen during the joint scope meeting on a project-by-project basis.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/20/2024, is required at the time of proposal submittal.



09/24/2024

Addendum No. 8

Solicitation Number: IFB FL-092524

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Florida

Consider the following to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

The IFB due date has been extended due to severe weather conditions in the southeastern region of the United States. The IFB submission deadline has been extended to October 4, 2024.

	IFB Timeline (Revised)
Bid Due Date:	October 4, 2024 , 4:30 p.m., Central Time Late responses will not be considered.
Opening:	October 4, 2024 , 6:30 p.m., Central Time See Article VII.G. for more information

Consider the following Question(s) and Answer(s) to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Due to hurricane approaching our region, may this due date be extended? this allows our team to prepare accordingly [sic]

Answer 1:

See amendment above. The due date has been extended to October 4, 2024 at 4:30 p.m., Central Time.

End of Addendum

Acknowledgement of this Addendum to IFB FL-092524 posted to the Sourcewell Procurement Portal on 09/24/2024, is required at the time of proposal submittal.



**Indefinite Delivery-Indefinite Quantity Construction Contract
General Terms and Conditions
for
Solicitation: IFB #FL-092524**

I. DEFINITIONS

The following definitions apply to all articles of the Contract and General Terms and Conditions.

A. ADJUSTMENT FACTORS. The Contractor's competitively bid price adjustment to the Unit Prices that are published in the Construction Task Catalog. Adjustment Factors are expressed as an increase to or decrease from the Construction Task Catalog's published prices and may be modified periodically during the term of this Contract, through written amendment.

B. BID SAFE. A proprietary software product of Gordian that offers a secure, online construction procurement process. This software may not be applicable in a particular region or project.

C. CONSTRUCTION TASK CATALOG (CTC). The CTC is Gordian's proprietary comprehensive listing of specific construction-related tasks created and customized for the solicitation under which this Contract was awarded. Each task has an assigned specific unit of measurement and Unit Price using current local labor, material, and equipment costs. The CTC is incorporated by reference into this Contract.

D. CONTRACT DOCUMENTS. The following documents comprise the Contract Documents in the following order of precedence:

1. Participating Entity's Purchase Order which may include plans, drawings, and supplemental technical specifications
2. Standard specifications of the Participating Entity (if any)
3. This Contract, which also includes the General Terms and Conditions
4. Construction Task Catalog
5. Technical Specifications

E. DAYS. Calendar days, unless specifically stated otherwise.

F. DETAILED SCOPE OF WORK. A document created by the Participating Entity, in conjunction with the Gordian and the Contractor, following a Joint Scope Meeting that details the work the Contractor will perform for a particular Purchase Order.

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G. THE GORDIAN GROUP, INC. OR GORDIAN. Sourcewell's designated representative and contract administrator for this Contract. Gordian's support includes preparing Construct Task Catalogs and related technical specifications, providing information management systems, training to contractors, administering fee collection, and assisting with proposal or work order development.

H. HOLIDAYS. Specific days designated as legal holidays of Participating Entity, including those designated holidays under its Project Labor Agreement, and those days that Sourcewell designates as Holidays: New Year's Day (January 1), Memorial Day, Independence Day (July 4), Labor Day, Thanksgiving Day, Friday after Thanksgiving, Christmas Eve Day (December 24), and Christmas Day (December 25); when a holiday falls on a Saturday, the preceding Friday will be observed as a holiday and when it falls on a Sunday, the following Monday will be observed as a holiday.

I. JOINT SCOPE MEETING. The Contractor, Participating Entity representative, and Gordian representative assemble at the Site to discuss the Project and Scope of Work. The Participating Entity will present the Project in detail, with a job site visit by the Contractor, prior to preparing and submitting a Detailed Scope of Work.

J. NON-PRE-PRICED TASK (NPP). A task not included in the Construction Task Catalog, but that is within the general scope and intent of this Contract.

K. PARTICIPATING ENTITY. An entity accessing this Contract in order to accomplish the work with the Contractor. Participating entities include state and local government, education, nonprofit, tribal government, and other public agencies located within the Service Region described in the Contract.

L. PRICE PROPOSAL. The proposed pricing document prepared for the Participating Entity by the Contractor using the Construction Task Catalog, Adjustment Factors, and appropriate quantities.

M. PROJECT. The work to be accomplished by the Contractor in satisfaction of a requirement or group of related requirements pursuant to one or more Purchase Orders.

N. PROJECT MANAGER. The person or firm designated by a Participating Entity and authorized to represent the Participating Entity in connection with a signed Purchase Order.

O. PROPOSAL PACKAGE. A group of documents and files consisting of the: Price Proposal; incidental drawings, sketches, or specification information; quantity take-offs supporting all material quantities; catalog cuts providing information on materials or products, as specifically requested; list of known Subcontractors; construction schedule; back-up for any Non Pre-Priced Tasks; warranty information on special equipment or materials; and or other such documentation as the Participating Entity may require.

P. PURCHASE ORDER. The document establishing the engagement by the Participating Entity to the Contractor to complete a Detailed Scope of Work for the Purchase Order Price within the Purchase Order Completion Time. The Purchase Order may consist of a notice to proceed, signed work order, or other Participating Entity required documentation.

Q. PURCHASE ORDER COMPLETION TIME. The period of time set forth in the Purchase Order by which the Contractor must complete the Detailed Scope of Work.

R. PURCHASE ORDER PRICE. The value of the approved Price Proposal and not to exceed price to be paid to the Contractor by the Participating Entity for completing the Detailed Scope of Work within the Purchase Order Completion Time.

S. REQUEST FOR PROPOSAL. The Participating Entity's written request for a contractor to prepare and submit a Proposal Package for a specific Detailed Scope of Work. A request for proposal is not a guarantee of work.

T. SITE. The area upon or in which the Contractor performs the Detailed Scope of Work and such other areas adjacent thereto as may be designated by the Participating Entity.

U. SUBCONTRACTOR. Any person, firm, or corporation, other than employees of the Contractor, that contracts with the Contractor or its subcontractors to furnish, or actually furnishes labor, or labor and materials, or labor and equipment, at the Site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor.

V. SUPPLEMENTAL PURCHASE ORDER. A purchase order issued to add, delete, or change work from an existing related Purchase Order.

W. TECHNICAL SPECIFICATIONS. The comprehensive listing of standards for quality of workmanship and materials, and the standard for the required quality of the work. The Technical Specifications are numbered and organized in the Construction Specification Institute's (CSI) master format, and are incorporated into this Contract by reference. All specifications are filed in divisions per CSI guidelines. Except when substitutions are clearly impermissible, all references in the Technical Specifications or the CTC to a specific manufacturer, trade name, or catalog is intended to be descriptive but not restrictive and only to indicate to the Contractor those items that will be satisfactory.

X. UNIT PRICE. The price published in the Construction Task Catalog for a task.

Y. WORK. The labor, material, equipment, and services necessary or convenient to the completion of Purchase Order(s).

II. PARTICIPATING ENTITY CONTRACT ACCESS

The benefits of this Contract should be available to all Participating Entities that can legally access the Scope of Work of this Contract. Any entity accessing the benefits of this Contract will be considered a Service Member of Sourcwell during such time of access. The Contractor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and that each Participating Entity reserves the right to obtain construction services from any other source.

III. GENERAL CONDITIONS FOR PERFORMING WORK

A. COMPLIANCE.

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1. *Legal and Contractual.* The work will be conducted by the Contractor in strict compliance with this Contract and all applicable federal, state, and local laws, regulations, codes, directives, standards, and specifications; this includes, but is not limited to city building codes, the specific Detailed Scope of Work, and Technical Specifications of a Purchase Order. If the Purchase Order specifies a standard that is different or more stringent than a particular law, code, or regulation, the standard set forth in the Purchase Order will control.
2. *Licenses.* The Contractor must maintain valid and current federal, state, and local licenses, bonds, and permits required for the operation of the business that the Contractor conducts with Sourcewell and Participating Entities. The Contractor will keep these documents properly posted at the Site at all times during the performance of the work.
3. *Permits and Filings.* The Contractor will make the necessary arrangements for and obtain all filings and permits required for the work, including the preparation of all drawings, sketches, calculations and other documents and information that may be required therefor. If the Contractor is required to pay an application fee for filing a project, a fee to obtain a building permit, or any other permit fee to the city, state or some other governmental or regulatory agency, then the amount of such fee paid by the Contractor will be treated as a reimbursable task to be paid a mark-up of 10%. The Contractor will submit a copy of the receipt for payment of such fees. The 10% mark-up will cover all costs over and above the filing and permit fees, including expeditor fees.

B. PUBLIC FACILITIES, IDENTIFICATION, AND SECURITY REQUIREMENTS. The Contractor's employees may be required to perform work at government-owned facilities, including schools. The Contractor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with the applicable Participating Entity's policies and procedures, and all applicable laws. The Contractor will comply with all identification and security requirements that the Participating Entity may establish.

In the event the Contractor is required to work within a secured facility where labor, material, and equipment must be inspected to pass through a secured perimeter, and all work must be constantly monitored by facility personnel (such as a department of corrections prison) the Contractor will be paid for the labor time lost as a result of such perimeter inspection, as well as any loss of time resulting from a temporary shutdown of the work site required by the facility (such as a temporary shutdown to move prisoners).

C. CONTRACTOR RECORDS AND REPORTS. The Contractor will maintain accurate and complete records, files and libraries of documents to demonstrate compliance with federal, state, and local regulations, codes, applicable laws listed herein; including manufacturers' instructions and recommendations which are necessary and related to the work to be performed.

The Contractor will prepare and submit required reports, maintain current record drawings, and submit required information to Gordian and/or the Participating Entity, as applicable. The Contractor will provide: materials lists that include trade names and brand names, and model materials lists that include trade names, brand names, model number, and ratings (if appropriate) for all materials necessary to complete the Purchase Order. Upon full payment for the Project, the documents created by Contractor for the Participating Entity that are specific to

the Project will become the property of the Participating Entity; including all applicable intellectual property rights.

D. **GORDIAN IQCC SYSTEM.** Gordian's proprietary IQCC system includes Gordian's proprietary JOC software applications (JOC Applications) and construction cost data (Construction Task Catalog®), which shall be used by the Contractor solely for the purpose of fulfilling its obligations under this Contract, including the preparation and submission of Price Proposals, subcontractor lists, and other requirements specified by the Owner. Contractor's use, in whole or in part, of Gordian's JOC Applications, Construction Task Catalog® and other proprietary materials provided by Gordian for any purpose other than to execute work under this Contract for the Owner is strictly prohibited unless otherwise approved in writing by Gordian. The Contractor hereby agrees to abide by the terms of the following IQCC System License.

IQCC System License

Gordian hereby grants to the Contractor for the term of this Contract, a non-exclusive right, non-transferable, privilege, and license to Gordian's proprietary IQCC System (comprised of the JOC software applications and support documentation, the CTC, construction cost data, Technical Specifications, training materials, marketing materials and any other proprietary materials provided to Contractor by Gordian (collectively referred to as "Proprietary Information"). The Proprietary Information will be used for the sole purpose of executing Contractor's responsibilities to Sourcewell and the Participating Entities under this Contract ("Limited Purpose"). In the event this Contract expires or terminates as provided herein, or the Gordian's contract with Sourcewell expires or terminates, this IQCC System License will terminate and the Contractor will return all Proprietary Information in its possession to Gordian.

Contractor acknowledges that Gordian will retain exclusive ownership of all proprietary rights to the Proprietary Information, including all U.S. and international intellectual property and other rights such as patents, trademarks, copyrights and trade secrets. Contractor will have no right or interest in any portion of the Proprietary Information except the right to use the Proprietary Information for the Limited Purpose set forth herein. Except in furtherance of the Limited Purpose, Contractor must not distribute, disclose, copy, reproduce, display, publish, transmit, assign, sublicense, transfer, provide access to, use or sell, directly or indirectly (including in electronic form), any portion of the Proprietary Information.

Contractor acknowledges and agrees to respect the copyrights, trademarks, trade secrets, and other proprietary rights of Gordian in the Proprietary Information during and after the term of this Contract, and must at all times maintain complete confidentiality with regard to the Proprietary Information provided to Contractor, subject to federal, state and local laws related to public disclosure. Contractor further acknowledges that a breach of any of the terms of this Contract by Contractor will result in irreparable harm to Gordian for which monetary damages would be an inadequate remedy, and Gordian will be entitled to injunctive relief (without the necessity of posting a bond) as well as all other monetary remedies available at law or in equity. In the event that it becomes necessary for either party to this IQCC System License to enforce the provisions of this Contract or to obtain redress for the breach or violation of any of its provisions, whether by litigation, arbitration or other proceedings, the

prevailing party will be entitled to recover from the other party all costs and expenses associated with such proceedings, including reasonable attorney's fees.

In the event of a conflict in terms and conditions between this IQCC System License and any other terms and conditions of this Contract or any Order, Purchase Order or similar purchasing document (Purchase Order) issued by Sourcewell or a Participating Entity, this IQCC System License will take precedence.

E. REVIEW OF FIELD CONDITIONS. Before submitting a Price Proposal, the Contractor must: carefully study the Detailed Scope of Work, as well as the information furnished by the Participating Entity; take field measurements of any existing conditions related to the work; and observe any conditions at the Site affecting the Price Proposal. Any design errors or omissions, other errors, inconsistencies, or omissions discovered by the Contractor must be reported promptly to the Project Manager. It is recognized that the Contractor's review is made in the Contractor's capacity as a Contractor and not as a licensed design professional. The Contractor is not required to ascertain that the Detailed Scope of Work is in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, any nonconformity discovered by or made known to the Contractor must be reported promptly to the Project Manager.

F. PERSONNEL. The Contractor will employ competent personnel for the development of the Project's Detailed Scope of Work, the preparation of the Price Proposal and the execution of the work. During the performance of the work, the superintendent assigned to the Project will represent the Contractor, and communications given to the superintendent will be as binding as if given to the Contractor. Important communications must be confirmed in writing. Other communications will be similarly confirmed on written request in each case.

G. SUPERVISION. The Contractor must enforce strict discipline and good order among the Contractor's employees and other persons carrying out the work. The Contractor will supervise and direct the performance of the Detailed Scope of Work, using the Contractor's best skill and attention. The Contractor will be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. If the Detailed Scope of Work gives specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor will evaluate the Site safety thereof and, except as stated below, will be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor will give timely written notice to the Project Manager and will not proceed with that portion of the work without further written instructions from the Project Manager.

The Contractor will be responsible to the Participating Entity for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the work for or on behalf of the Contractor or any of its Subcontractors.

The Contractor will be responsible for inspection of portions of work already performed to determine that such portions are in proper condition to receive subsequent work.

H. WORKMANSHIP AND QUALITY. The Contractor may make substitutions only with the written consent of the Project Manager. The Contractor will not permit employment of unfit persons or persons not skilled in the portions of the work assigned to them.

I. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

1. Shop drawings, product data, samples, and similar submittals are not considered as Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Detailed Scope of Work for which submittals are required by the Contract Documents the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Detailed Scope of Work. Submittals that are not required by the Contract Documents may be returned by the Project Manager without action.
2. The Contractor must review for compliance with the Contract Documents, approve and submit to the Project Manager shop drawings, product data, samples and similar submittals required with reasonable promptness and in such sequence as to cause no delay in the work or in the activities of the Participating Entity or of separate contractors. Submittals that are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Project Manager without action.
3. By approving and submitting shop drawings, product data, samples and similar submittals, the Contractor represents that it has determined and verified materials, field measurements, and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Detailed Scope of Work and of the Contract Documents.
4. The Contractor must perform no portion of the work for which the Contract Documents require submittal and review of shop drawings, product data, samples, or similar submittals until the respective submittal has been approved by the Project Manager.
5. The work will be performed in accordance with approved submittals except that the Contractor will not be relieved of responsibility for deviations from requirements of the Contract Documents by the Project Manager's approval of shop drawings, product data, samples or similar submittals unless the Contractor has specifically informed the Project Manager in writing of such deviation at the time of submittal and a) the Project Manager has given written approval to the specific deviation as a minor change in the work, or b) a Supplemental Purchase Order or written notice has been issued authorizing the deviation. The Contractor will not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittals by the Project Manager's approval thereof.
6. The Contractor will direct specific attention, in writing or on resubmitted in shop drawings, product data, samples or similar submittals, to revisions other than those requested by the Project Manager on previous submittals. In the absence of such written notice the Project Manager's approval of a resubmission will not apply to such revisions.

7. All costs for normal submittal information (shop drawings, cut sheets, performance information, installation or erection drawings, etc.) are included in the CTC line item costs.
8. The Contractor will not be required to provide professional services which constitute the practice of architecture or engineering unless such services are specifically requested by the Participating Entity and required by the Detailed Scope of Work; or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures, and such services are approved by the Participating Entity. The Contractor will not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Detailed Scope of Work, the Participating Entity will specify all performance and design criteria that such services must satisfy, and the costs associated with such services will be represented by including the appropriate tasks from the CTC. The Contractor will cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal must appear on all drawings, calculations, specifications, certifications, shop drawings and other submittals prepared by such professional. Shop drawings and other submittals related to the work designed or certified by such professional, if prepared by others, will bear such professional's written approval when submitted to the Project Manager. The Participating Entity will be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the Participating Entity has specified to the Contractor all performance and design criteria that such services must satisfy. The Project Manager will review, approve, or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Detailed Scope of Work. The Contractor will not be responsible for the adequacy of the performance or design criteria required by the Detailed Scope of Work. The Participating Entity will have the right to provide, or designate a representative to provide, any architectural or engineering services necessary for completion of the Work.

J. CUTTING AND PATCHING.

1. The Contractor will be responsible for cutting, fitting, or patching required to complete the Detailed Scope of Work or to make its parts fit together properly.
2. The Contractor will not damage or endanger a portion of the work, or fully or partially completed construction of the Participating Entity or separate contractors, by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor will not cut or otherwise alter such construction by the Participating Entity or a separate contractor except with written consent of the Participating Entity and of such separate contractor. The Contractor will not unreasonably withhold from the Participating Entity or a separate contractor the Contractor's consent to cutting or otherwise altering the work.

K. CLEAN UP.

1. The Contractor will keep the Site and surrounding areas free from accumulation of waste materials or rubbish caused by operations under the Purchase Order. At completion of the work, the Contractor will remove from and about the Site all waste materials, rubbish, Contractor's tools, construction equipment, machinery, and surplus materials.
2. If the Contractor fails to clean up, the Participating Entity may do so, and the cost thereof will be charged to the Contractor.

L. ACCESS TO THE WORK. The Contractor will provide the Project Manager access to the work at all times.

M. SUBCONTRACTORS.

1. The Contractor, as soon as practicable after award of the Purchase Order, will furnish in writing to the Project Manager the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each portion of the work. The Project Manager will promptly reply to the Contractor in writing stating whether or not, after due investigation, the Contractor has reasonable objection to any such proposed person or entity. Failure of the Project Manager to reply promptly will constitute notice of no reasonable objection.
2. The Contractor will not subcontract with a proposed person or entity with whom the Participating Entity or Project Manager has made reasonable and timely objection. Similarly, the Contractor will not be required to subcontract with anyone with whom the Contractor has made reasonable objection.
3. If the Participating Entity or Project Manager has reasonable objection to a subcontractor proposed by the Contractor, the Contractor will propose another to whom the Participating Entity or Project Manager has no reasonable objection.

N. COORDINATION WITH OTHER CONTRACTORS.

1. The Participating Entity reserves the right to perform construction or operations related to the Purchase Order with the Participating Entity's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the Site.
2. The Participating Entity will provide for coordination of the activities of the Participating Entity's own forces and of each separate contractor with the work of the Contractor, who will cooperate with them. The Contractor will participate with other separate contractors and the Participating Entity in reviewing their construction schedules when directed to do so. The Contractor will make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules will then constitute the schedules to be used by the Contractor, separate contractors, and the Participating Entity until subsequently revised.

O. PROPRIETARY RIGHTS, PATENT AND COPYRIGHT INFRINGEMENT.

1. Contractor will defend any action or proceeding brought against Sourcewell or any Participating Entity based on any assertion or claim that the Work, or any part thereof, or the operation thereof or use of the Work or any part thereof, constitutes infringement of any third party proprietary rights, trademark, patent or copyright, now or hereafter issued "Proprietary Rights." Contractor will defend, indemnify and hold harmless Sourcewell or any Participating Entity from and against all damages and costs, including attorney's fees, awarded against Sourcewell or Participating Entity or Contractor in any such action or proceeding. Contractor further agrees to keep Sourcewell and any Participating Entity informed of all developments in the defense of such actions or proceedings.
2. In the event a Participating Entity is enjoined from the completion of the Work, or any part thereof in connection with any claim of infringed proprietary rights, Contractor will at its sole expense take reasonable steps to procure the right or license to operate or use the Work. If Contractor cannot so procure the aforesaid right within a reasonable time, Contractor will then, promptly at Contractor's option and Contractor's expense and in consultation with the Participating Entity, (a) modify the Work so to avoid infringement of any Proprietary Rights; or (b) replace said Work with Work that does not infringe or violate any such Proprietary Rights.
3. Sections 1 and 2 above will not be applicable to any action or proceeding based on infringement or violation of a Proprietary Right (a) relating solely to a particular process or the product of a particular manufacturer specified by the Participating Entity and such processes or products are something other than that which has been offered or recommended by Contractor to the Participating Entity; or (b) arising from modifications to the Work by the Participating Entity or its agents after acceptance of the Work.

P. REQUESTS OF EXTENSION OF TIME.

1. The Purchase Order Completion Time will be extended for such reasonable time as the Project Manager may determine, if the Contractor is delayed at any time in the commencement or progress of the Detailed Scope of Work by:
 - An act or neglect of the Participating Entity or its Project Manager, their employees, or agents
 - A separate contractor employed by the Participating Entity
 - Changes ordered in the work by the Participating Entity
 - Labor disputes or civil unrest
 - Fire
 - Unusual delay in deliveries
 - Unavoidable casualties or other causes beyond the Contractor's control
 - Other causes for which the Project Manager may determine justify a delay
2. The Contractor will not make any claim for damages for the delay in the performance of any Purchase Order occasioned by any act or omission of the Participating Entity,

Project Manager, or any of their representatives; and agrees that any such claim will be fully compensated for by an extension of time as provided herein.

Q. PARTIAL OCCUPANCY OF TIME.

1. The Participating Entity may occupy or use any completed or partially completed portion of the work at any stage when it is consented to by the authorized public authorities having jurisdiction over the work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Participating Entity and the Contractor agree in writing to the conditions of such use, including payment and any other required terms. Consent of the Contractor to partial occupancy or use will not be unreasonably withheld.
2. Immediately prior to such partial occupancy or use, the Participating Entity, the Contractor and Project Manager will jointly inspect the area to be occupied or portion of the work to be used in order to determine and record the condition of the work.
3. Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the work will not constitute acceptance of work that does not comply with the requirements of the Contract Documents.

R. PROTECTION OF PERSONS AND PROPERTY. The Contractor must take reasonable precautions for safety of, and will provide reasonable protection to prevent damage, injury, or loss to:

1. Employees on the work and other persons who may be affected thereby;
2. The work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or sub-subcontractors; and
3. Other property at the Site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

The Contractor will give notices and comply with applicable laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

The Contractor will erect and maintain, as required by existing conditions and performance of the Detailed Scope of Work, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying Participating Entity and users of adjacent sites and utilities.

When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the work, the Contractor will exercise

utmost care and carry on such activities under supervision of properly qualified personnel.

The Contractor will promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property caused in whole or in part by the Contractor, a Subcontractor, a sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible, except damage or loss attributable to acts or omissions of the Participating Entity or Project Manager or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's other obligations included herein.

The Contractor will designate a responsible member of the Contractor's organization at the Site whose duty will be the prevention of accidents. This person will be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Project Manager.

The Contractor will not permit any part of the construction or Site to be loaded in a manner that endangers safety.

S. HAZARDOUS MATERIALS.

1. If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to lead based paint, asbestos or polychlorinated biphenyl (PCB), encountered on the Site by the Contractor, the Contractor will, upon recognizing the condition, immediately stop the work in the affected area and report the condition to the Project Manager in writing.
2. The Participating Entity will obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. Unless otherwise required by the Contract Documents, the Participating Entity will furnish in writing to the Contractor and Project Manager the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the Task of removal or safe containment of such material or substance. The Contractor and the Project Manager will promptly reply to the Participating Entity in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Participating Entity. If either the Contractor or Project Manager has an objection to a person or entity proposed by the Participating Entity, the Participating Entity will propose another to whom the Contractor and the Project Manager have no reasonable objection. When the material or substance has been rendered harmless, the work in the affected area will resume upon written agreement of the Participating Entity and Contractor. The Purchase Order Completion Time will be extended appropriately.

3. The Participating Entity will not be responsible for materials and substances brought to the Site by the Contractor unless such materials or substances were required by the Detailed Scope of Work.

T. TESTS AND INSPECTIONS.

1. Tests, inspections and approvals of portions of the work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction will be made at an appropriate time. Unless otherwise provided, the Contractor will make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Participating Entity, or with the appropriate public authority. The Contractor will give the Project Manager timely notice of when and where tests and inspections are to be made so that the Project Manager may be present for such procedures.
2. If the Project Manager, Participating Entity, or public authorities having jurisdiction determine that portions of the work require, through no fault of the Contractor, additional testing, inspection or approval, the Project Manager will instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Participating Entity, and the Contractor will give timely notice to the Project Manager of when and where tests and inspections are to be made so that the Project Manager may be present for such procedures. Such costs will be at the Participating Entity's expense.
3. If such procedures for testing, inspection or approval reveal failure of the portions of the work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Project Manager's services and expenses will be at the Contractor's expense.
4. Required certificates of testing, inspection or approval will, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Project Manager.
5. If the Project Manager is to observe tests, inspections or approvals required by the Contract Documents, the Project Manager will do so promptly and, where practicable, at the normal place of testing.
6. Tests or inspections conducted pursuant to the Contract Documents will be made promptly to avoid unreasonable delay in the work.

U. PARTICIPATING ENTITY'S RIGHT TO STOP WORK AND COMPLETE WORK. A Participating Entity may order the Contractor to stop the work on any Purchase Order, or any portion thereof, at any time for any reason. If the Contractor has been ordered to stop the work, the Participating Entity may, without prejudice to other remedies, have the work completed by any available means.

V. SURVIVAL OF WORK. Any Purchase Order issued prior to the expiration of this Contract may survive after the expiration of this Contract. This means work may continue to be performed, payments may be made, and the guarantee period may continue.

W. WARRANTY. All work furnished under this Contract will be guaranteed against defective materials and workmanship, improper performance, and non-compliance with the Contract Documents for a period of one year after final acceptance of the work (Warranty Period); except as otherwise specified in other parts of the Contract Documents, or within such longer period of time as may be prescribed by law or provided by the manufacturer.

During the Warranty Period, the Contractor will repair and replace at Contractor's own expense, all work that may develop defects whether such defects may be inherent in the equipment or materials, in the functioning of the piece of equipment, or in the functioning and operation of pieces of equipment operating together as a functional unit. Any equipment or material that is repaired or replaced will have the Warranty period extended for a period of one year from the date of the last repair or replacement.

If the Contractor fails to repair, replace, rebuild, or restore such defective or damaged work promptly after receiving such notice, the Participating Entity will have the right to have the work done by others and to deduct the cost thereof from the monies owed to the Contractor. If the amount owed is insufficient to cover such costs, the Contractor will be liable to pay such deficiency on demand. The Project Manager's certificate setting forth the fair and reasonable cost of repairing, replacing, rebuilding or restoring any damaged or defective work when performed by one other than the Contractor will be binding and conclusive as the amount thereof upon the Contractor.

The Contractor must obtain all manufacturer's warranties and guarantees of all equipment and materials required by this Contract in the name of the Participating Entity.

IV. SCOPE AND PROCEDURE FOR ORDERING WORK

A. REGION. The Contractor will primarily perform work in the Region designated at the top of this Contract. However, if the parties agree, the Contractor may work in another area using its awarded Adjustment Factors and appropriate Construction Task Catalog. If a contractor does not have a contract for the area work in which the work is to be performed, but maintains more than one contract with Sourcewell, it will use the contract that results in the lowest price for the Participating Entity.

B. SCOPE. Work will be offered to the Contractor only through an authorized Purchase Order issued in accordance with this Contract. Purchase Orders will contain the Detailed Scope of Work required for the Contractor to complete the Project for a Participating Entity. The Contractor will provide all pricing, management, incidental drawings, shop drawings, samples, documents, work, materials, supplies, parts (to include system components), transportation, plant, supervision, labor, and equipment needed to complete each Purchase Order. The Contractor will also be responsible for Site safety as well as Site preparation and cleanup during and after construction.

The Contractor is not guaranteed to receive a Purchase Order under this Contract.

C. CONTRACTOR SELECTION METHODOLOGY. After the Participating Entity has developed a draft Scope of Work, it will select a contractor using one of the following methods:

1. *Directly Selecting a Contractor*. Depending upon the procurement requirements of the Participating Entity, it may choose to directly select an available Sourcewell-contracted contractor, or
2. *Use of BidSafe to Select Contractor*. When available for the Project, the Participating Entity may use Gordian's BidSafe to issue a Request for Quotation to two or more contractors in order to determine the award of a Purchase Order. The use of BidSafe will be subject to Gordian's BidSafe requirements.

D. PURCHASE ORDER COMPLETION PROCESS. Upon selection of a contractor as described in Section C. above, the Participating Entity and Gordian will work with the Contractor to complete the following:

1. **JOINT SCOPING MEETING**. The Contractor will attend the Joint Scope Meeting with the Participating Entity and Gordian to discuss, at a minimum:
 - a. The general Scope of Work
 - b. Alternatives for performing the work and value engineering
 - c. Access to the Site and protocol for admission
 - d. Hours of operation
 - e. Staging area
 - f. Requirements for professional services, sketches, drawings, and specifications
 - g. Construction schedule
 - h. Requirement for bonding
 - i. The presence of hazardous materials
 - j. Date on which the Proposal Package is due
2. **DETAILED SCOPE OF WORK**. Upon completion of the joint scoping meeting, Gordian, the Participating Entity, and the Contractor will work together to create a Detailed Scope of Work referencing any sketches, drawings, photographs, and specifications required to document accurately the work to be accomplished. The Detailed Scope of Work will be the basis on which the Contractor will develop its Proposal Package. The Contractor does not have the right to refuse to perform any task or any work in connection with a particular Project.
3. **REQUEST FOR PROPOSALS**. Upon completion of the Detailed Scope of Work, the Participating Entity will issue a Request for Proposal to the Contractor. The Contractor will use Gordian's IQCC System to prepare its Price Proposal.
4. **PROPOSAL PACKAGE CONTENTS**. Upon issuance of the Participating Entity's Request for Proposal, the Contractor will create a Proposal Package that includes:
 - a. **Price Proposal**: The Price Proposal will be based on the following:
 - 1) *Pre-Priced Tasks*: Pre-Priced tasks described, and for which a Unit Price is set forth, in the CTC. The Contractor will identify the Task and the quantities required.
 - 2) *Non-Pre-Priced Tasks*: A Non Pre-priced Task is a task that is not in the CTC.

a) For Non Pre-Priced Work Performed with the Contractor's Own Forces: The Contractor will submit three independent quotes for all materials to be installed and will provide a breakdown of the labor and equipment costs.

The final price submitted for Non Pre-Priced Tasks will be according to the following formula, and each Non Pre-Priced Task must be supported with the necessary back-up documents including the calculation below:

- i. The hourly rate for each trade classification not in the CTC multiplied by the quantity.
- ii. The rate for each piece of Equipment not in the CTC multiplied by the quantity.
- iii. Lowest of three independent quotes for all materials.

Total Cost for Non-Pre-Priced Tasks performed by contractor's own forces = (i + ii + iii) x Non-Pre-Priced Adjustment Factor.

b) For Non-Pre-Priced Work performed through a Subcontractor: The Contractor must submit three independent bids from Subcontractors. The Contractor may not submit a quote or bid from any supplier or Subcontractor that the Contractor is not prepared to use during the Project. The Participating Entity may require additional quotes and bids if the suppliers or Subcontractors are not acceptable or if the prices are not determined to be reasonable. If the Contractor cannot obtain three quotes or bids, the Contractor will provide this information in writing to the Sourcewell Participating Entity for review and approval.

The final price submitted for Non Pre-Priced Work performed through a Subcontractor will be the lowest of three Subcontractor quotes.

The Total Cost for Non-Pre-priced Tasks performed by Subcontractors = Lowest of Three Subcontractor Quotes X Non-Pre-Priced Task Adjustment Factor.

At the discretion of Gordian, Non-Pre-Priced Tasks, as well as other Tasks, may be added to the CTC during the course of the Contract. Unit prices will be established based on actual quotes from material suppliers and installers and fixed as a permanent Pre-priced Task in the CTC.

Gordian's determination as to whether an item is a Pre-Priced Task or a Non-Pre-Priced Task will be final, binding and conclusive as to the Contractor.

The means and methods of construction will be such as the Contractor may choose; subject however, to the Participating Entity's right to reject means and methods proposed by the Contractor that: Will not produce finished work in accordance with the terms of the Contract; or

Unnecessarily increases the price of the Purchase Order when alternative means and methods are available.

- 3) *Additional Costs.* In the event the Contractor is required to work within a secured facility, such as a prison, the Contractor will be paid for the labor time lost as a result of such perimeter inspection, as well as any loss of time resulting from a temporary shut down of the work site required by the facility, such as a temporary shut down to move prisoners.

The value of the Price Proposal will be calculated by summing the total of the calculations for each Pre-Priced Tasks (Unit Price x quantity x Adjustment Factor) plus the value of all Non-Pre-Priced Tasks.

- b. Incidental drawings, sketches, or specification information,
- c. Quantity take-offs supporting all material quantities,
- d. Catalog cuts providing information on materials or products, as specifically requested,
- e. The list of known Subcontractors,
- f. Construction schedule,
- g. Back-up data for any Non-Pre-Priced Tasks (identified above),
- h. Warranty information on special equipment or materials, and
- i. Other such documentation as the Participating Entity may require.

By submitting a Price Proposal to the Participating Entity, the Contractor agrees to accomplish the Detailed Scope of Work in accordance with the Request for Proposal at the price it submits. It is the Contractor's responsibility to include the necessary tasks and quantities in the Price Proposal and apply the appropriate Adjustment Factor(s) prior to delivering it to the Participating Entity. However, when trade jurisdiction rules or small quantities, the cost of a minor task in the Price Proposal is less than the cost of the actual labor and material to perform such task, the Participating Entity may permit the Contractor to be paid for such task as a Non-Prepriced Task, or use Prepriced labor tasks and material component pricing to cover the actual costs incurred. Provided that there is no other work for that trade on the Project or other work for that trade cannot be scheduled at the same time and the final charge does not exceed \$5,000.

E. WAGE RATES AND GOALS REQUIRED BY LAW. If other wage rates are required by law (such as prevailing wage), the Contractor must pay such wages to all workers in accordance with the applicable laws. If the Work is performed in whole or in part using federal funding, then the Davis Bacon Wages for that area will apply.

The wage rates used in the CTC were the prevailing wage rates, if any, in effect at the time the IFB was issued. If prevailing wage rates are revised prior to completion of the Project, the revised rate will apply to this Contract from the effective date of such revision; however, such revision will not entitle Contractor to any increased compensation under the terms of the Contract.

The Contractor must meet any goals or requirements established by the Participating Entity ordering the work, and/or satisfy the intent of said goals or requirements, with regard to small,

local, minority, women, veteran or disadvantaged business enterprises. Additional participation goals may be incorporated into the detailed scope of work.

F. TIME FOR SUBMITTAL OF THE PROPOSAL PACKAGE.

1. The Proposal Package will be submitted by the date indicated on the Request for Proposal. All incomplete Proposal Packages will be rejected. The time allowed for preparation of the Proposal Package will depend on the complexity and urgency of the Project but should average between seven and 14 days. On complex Projects, such as those requiring incidental engineering/architectural drawings and approvals and permits, allowance will be made to provide adequate time for preparation and submittal of the necessary documents.
2. In emergency situations and for Projects requiring immediate completion, the Proposal Package may be required quickly and the due date will be so indicated on the Request for Proposal or, the Contractor may begin work immediately, with the paperwork to follow.
3. If the Contractor fails to meet the deadline for submittal of the Proposal Package, this may be reason to suspend issuance of this particular Purchase Order.
4. If the Contractor requires clarifications or additional information regarding the Detailed Scope of Work in order to prepare the Proposal Package, the request must be submitted so that the submittal of the Proposal Package is not delayed.

G. REVIEW OF THE PROPOSAL PACKAGE.

1. Gordian and/or the Participating Entity will evaluate the Price Proposal by evaluating the nature and number of Tasks proposed against the agreed upon Detail Scope of Work and will determine the reasonableness of approach. Furthermore Gordian or the Participating Entity may compare the Price Proposal to the cost estimate for the Detailed Scope of Work. Gordian or the Participating Entity reserves the right to reject a Price Proposal based on unjustifiable/unsupported (with take off details) quantities and/or Tasks, schedule, inadequate documentation, or for any other reason.
2. If Gordian and/or the Participating Entity finds any part of the Price Proposal unacceptable, Gordian or the Participating Entity may request the Contractor to re-submit its Price Proposal or cancel the Project. The Contractor is expected to submit correct Price Proposals the first time. Adjustments to the Price Proposal may occasionally need to be made after review by Gordian and the Participating Entity. In that event, Gordian may permit the Contractor to submit the first Price Proposal and a second Price Proposal for each Purchase Order.
3. Additionally, Gordian and/or the Sourcewell Participating Entity will evaluate all other components of the Proposal Package and may request revisions thereto.
4. Requested revisions to any and all of the Proposal Package components should be made by the Contractor and resubmitted in no more than three working days. If after the

second review by Gordian and/or the Participating Entity, Gordian and/or the Participating Entity finds requested revisions to the Proposal Package that were not made, this may be reason to suspend that particular Purchase Order.

5. Failure by the Contractor to submit Proposal Packages, and revisions thereto, in a timely manner (within time frames described above) is grounds for suspension of all future Purchase Orders.
6. The Participating Entity reserves the right to obtain Price Proposals from any or all of the contractors awarded an IQC contract.
7. If the Contractor continues to submit Price Proposals that are rejected by Gordian, Sourcewell may declare the Contractor in default and initiate termination of the Contract.

H. DELIVERY OF THE PROPOSAL PACKAGE. After Gordian reaches an agreement with the Contractor on the Proposal Package and any requested revision thereto, if applicable, Gordian will assemble and deliver the Proposal Package for the Participating Entity's consideration.

If the Contractor submits a Proposal Package with inaccurate Adjustment Factors, the Contractor waives all rights to any further compensation above the Purchase Order Price submitted in the Proposal Package.

The Contractor cannot delay submission of the Proposal Package past the due date to take advantage of a scheduled update of the Adjustment Factors. In that event, the Contractor must use the Adjustment Factors that would have been in effect without the delay.

I. REVIEW OF THE PROPOSAL PACKAGE BY THE PARTICIPATING ENTITY AND ISSUANCE OF PURCHASE ORDER.

1. The Participating Entity will evaluate the entire Proposal Package.
2. The Participating Entity may reject a Proposal Package for any reason.
3. The Participating Entity may request changes to or clarifications of any part of the Proposal Package. A Participating Entity may also require a certificate of insurance or labor, material payment, or performance bonds. The Contractor and Gordian will work together to make any requested revisions in a timely manner and resubmit a revised Proposal Package.
4. Upon approval of the Proposal Package by the Participating Entity, the Participating Entity may issue a signed Purchase Order, Notice of Award, or similar document accepting the Contractor's offer. The document will include:
 - a) Reference to the Detail Scope of Work
 - b) The Purchase Order Price
 - c) Start date, Purchase Order Completion Time (duration) and completion date
 - d) Whether liquidated damages will apply

5. Once the Contractor accepts the Purchase Order, the Contractor may not refuse to perform the work. Such actions may be grounds for termination of this Contract or other disciplinary action at the option of Sourcewell.
6. If performance and payment bonding is required, or if a separate and/or special insurance certificate is required, the Contractor will deliver such requirement to the Participating Entity within 10 days of notification of the requirement.
7. Within two business days of receipt of a Purchase Order from an Agency, the Contractor must provide notification to Gordian by forwarding a copy of the Purchase Order to Gordian.
8. Within two business days of receiving initial payment from an Agency, the Contractor must provide notification to Gordian of the initial payment by forwarding a copy of the submitted invoice to Gordian.

J. CHANGES TO THE SCOPE OF WORK.

1. The Participating Entity reserves the right to make, in writing, at any time during the work, changes in the Detailed Scope of Work as are necessary to satisfactorily complete the Project, and to delete in whole or in part, or to add to, the Detailed Scope of Work. Such changes, deletions, or additions will not invalidate the Contract or the Purchase Order nor release the surety, if any, and the Contractor agrees to perform the work as altered.
2. All changes, deletions, and additions to the Detailed Scope of Work will be reflected in a Supplemental Purchase Order developed and priced in accordance with the procedure for developing and approving all Price Proposals.

K. PUNCH LIST COMPLETION.

1. The Contractor understands and agrees that time is of the essence in closing out the work of each Purchase Order under this Contract. Upon Substantial Completion of the work, the Punch List will be transmitted to the Contractor from the Participating Entity. The Contractor agrees to begin performance of Punch List Work immediately after receipt of the Punch List.
2. Failure of the Contractor or its Subcontractors to begin the Punch List Work within three business days after receipt of the Punch List will be construed as failure to prosecute the work of the Contract.
3. Punch List Work will be continuously prosecuted once begun and completed within 30 Days from the receipt of the Punch List. Should the Contractor fail to complete the Punch List within this period of time, the liquidated damages as identified in by the Participating Entity's Purchase Order will apply.

L. BONDS: PAYMENT AND PERFORMANCE OR MATERIAL AND WORKMANSHIP. If required by the Participating Entity for a particular Purchase Order, the Contractor will deliver a Labor and

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Material Payment Bond and a Performance Bond in the amount of such Purchase Order. If required by the Participating Entity for a particular Purchase Order, the Contractor will deliver Material and Workmanship Bonds in the amount required by the Participating Entity. The bonds must be in a form, and executed by a surety, acceptable to the Participating Entity. The bonds must be received before the Notice to Proceed will be issued. The Contractor will be compensated for the cost of the bonds up to 2% of the Work Order Price through the Reimbursable Fee work task in the Construction Task Catalog. The Contractor will apply a 1.1000 Adjustment Factor to the Reimbursable Fee work task rather than applying the Contractor's competitively bid Adjustment Factor.

M. TERMINATION OF ORDERS. Participating Entities may terminate a Purchase Order, in whole or in part, immediately upon notice to the Contractor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the work
2. Federal or state laws or regulations prohibit the work
3. The Contractor commits any material breach of this Contract or Purchase Order

N. PURCHASE ORDER GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's Purchase Order will be determined by the Participating Entity.

V. ADJUSTMENT FACTORS AND PAYMENTS

A. PREVAILING WAGE RATES AND PARTICIPATION REQUIREMENTS. When applicable, the Contractor will be responsible for paying prevailing wages to all workers in accordance with the applicable laws; and the wage rates in the CTC will be the prevailing wage rates. If the state in which the work is located revises its prevailing rate of hourly wages prior to completion of the Project, the revised rates will apply to this Contract from the effective date of the revision; however, any such revision will not entitle the Contractor to any increased compensation under the terms of this Contract.

If other wage rates are required by law, the Contractor must pay those wages to all workers in accordance with the applicable laws. If the Purchase Order is performed in whole or in part using federal funding, then the Davis Bacon Wages for that area will apply.

B. CONSTRUCTION TASK CATALOG (CTC) UPDATE. Prior to the annual update of the Construction Task Catalog, Gordian must submit a request in written format by completing the Price and Product Change Request Form and signed by an authorized Gordian representative. A complete restatement of pricing must be submitted to Sourcewell in which all changes are subject to review and approval by Sourcewell. The CTC issued with this Solicitation will be in effect for the first year of the Contract, then it will be automatically updated in eGordian annually on the anniversary date of this Contract. The updated CTC will only apply to Work Orders issued after the annual renewal anniversary, and will have no impact on Work Orders issued prior to its update.

C. MATERIAL PRICE SPIKE ADJUSTMENT. A “major spike” in material price is defined as a spike in a specific material cost of more than 25% above the cost of that material on the date the CTC was issued.

1. In the event a major spike occurs in a specific material cost, Contractor may submit a request for a price modification to a Unit Price or individual Job Order. In order to initiate such a request, Contractor must:
 - a. Identify the specific material that has experienced a major spike;
 - b. Identify Pre-priced Task(s) or Job Orders that require the material experiencing a major spike; and,
 - c. Demonstrate that the spike exists by submitting a minimum of three quotes on material supplier letterhead to show that the current price meets the “major spike” definition above.
2. The Participating Entity, after review of a request, may elect to adjust the Unit Price or Job Order by considering it a Non-Pre-Priced item. The adjustment will be for the difference between the material cost at the time the CTC was issued multiplied by the quantity stated in the Job Order. The adjustment will not include any other markup, and the Non-Pre-Priced adjustment factor will not apply.
3. Participating Entity, at its option, may also determine that a drastic decrease in a material cost warrants the same Non-Pre-Priced adjustment downward in the Unit Price or a Job Order.

D. PARTIAL PAYMENTS.

1. The Contractor may submit a monthly Application for Payment for Work completed to date. The Contractor will submit Certified Payroll Records, and such other supporting documentation as may be required by the Project Manager. The Contractor may be required to submit Certified Payroll Records online. The Project Manager will inspect the work within a reasonable time and the Participating Entity will make partial payments to the Contractor based on the approved value of completed work.
2. As permitted by the law or policy of the Participating Entity, the Participating Entity may withhold retainage per purchase order until completion of the Project.
3. The Contractor must promptly pay each Subcontractor, upon receipt of payment from the Participating Entity, out of the amount paid to the Contractor on account of such Subcontractor’s portion of the work, the amount to which said Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of such Subcontractor’s portion of the work. The Contractor will, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to its sub-Subcontractors in a similar manner.

E. FINAL PAYMENTS.

1. The Contractor will notify the Project Manager when the Detailed Scope of Work is complete and ready for final inspection. The Project Manager will promptly make such inspection. If the Project Manager finds the Detailed Scope of Work complete and all final documentation submitted, the Project Manager will notify the Contractor that a final Application for Payment may be submitted.
2. The Contractor may then submit a final Application for Payment. The Contractor will submit Certified Payroll Records and such supporting documentation as may be required by the Project Manager. The Participating Entity will make final payment to the Contractor.
3. Acceptance of final payment by the Contractor, a Subcontractor or material supplier will constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

VI. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. The Contractor will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell and Gordian if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell, Gordian, and Participating Entity inquiries; and
- Business reviews with Sourcewell, Gordian, and Participating Entities, if applicable.

B. BUSINESS REVIEWS. The Contractor must perform a minimum of one business review with Sourcewell and Gordian per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

VII. CONTRACT ACTIVITY REPORT AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT ACTIVITY REPORT. The Contractor must report contract activity within eGordian and complete all required fields.

The Report must contain the following fields related to Purchase Orders received from Participating Entities:

- Participating Entity Name,
- Participating Entity's Complete Address,
- Sourcewell Assigned Participating Entity Number,
- Brief Description of the work,
- Transaction Date,
- Total Sales Amount, and
- Applicable Sourcewell Contract Number.

B. ADMINISTRATIVE FEE. The Contractor must pay an administrative fee in exchange for the administration of the contracts by Sourcewell and Sourcewell's contract administrator, Gordian. If the Contract is utilized by Entities, the Contractor agrees to pay Gordian a 7.50% administrative fee. Unless otherwise agreed with Gordian, Contractor shall make progress payments for the administrative fee in proportion to the percentage of construction completed to be invoiced at milestones reasonably established by Gordian. Contractor shall pay all Gordian invoices within thirty (30) days of date of invoice and payment will be sent as specified by Gordian. Administrative Fees not paid by the specified deadline shall bear an interest rate of 1.5% per month until paid.

The Contractor shall keep Gordian reasonably informed of the construction status of each active construction project, which shall include responding to Gordian inquiries regarding construction status within 5 days. Additionally, the Contractor shall:

- Within two business days of receipt of a Purchase Order from an Agency, the Contractor must provide notification to Gordian by forwarding a copy of the Purchase Order to Gordian.
- Within two business days of receiving initial payment from an Agency, the Contractor must provide notification to Gordian of the initial payment by forwarding a copy of the submitted invoice to Gordian.

Sourcewell designates Gordian as its contract administrator. The Administrative Fee payments must be made payable to The Gordian Group and sent to the following address:

**The Gordian Group, Inc.
PO Box 74008498
Chicago, IL 60674-8498**

In order to audit this section, Sourcewell or Gordian may request records from the Contractor for all work performed under this Contract. If a discrepancy exists between the actual activity and the Administrative Fees paid, Gordian will provide written notification to the Contractor of the discrepancy and allow the Contractor 10 days from the date of notification to resolve the discrepancy. In the event the Contractor does not resolve the discrepancy to the satisfaction of Sourcewell or Gordian, Sourcewell or Gordian reserve the right to engage a third party to conduct an independent audit of the Contractor's records. In the event the Contractor is found not to be in compliance with this Contract, the Contractor will reimburse Sourcewell or Gordian for the cost and expense related to such audit.

In the event the Contractor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any bid or proposal submitted by the Contractor to a Sourcewell or a Participating Entity. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

C. TAXES. The Contractor will pay all sales, consumer, use and other similar taxes required by law for which a valid exemption does not exist. If the Contractor is required to pay sales tax on non-exempt material, equipment, services, or other items purchased in connection with a

Purchase Order, the Member will reimburse the Contractor for such tax, without mark-up, provided the Contractor submits the appropriate documentation therefore. Should Gordian, or any applicable tax authority, conclude that any sales and/or use tax shall be imposed on any part of the of the transactions contemplated herein, said tax shall be collected from the Job Order Contractor, in addition to the fees set forth herein, and remitted by Gordian.

VIII. ADDITIONAL TERMS

A. SURVIVAL OF TERMS. The following Articles of these General Terms and Conditions survive the expiration or cancellation of this Contract: III. A, C, O, V, and W; IX; XIII; and XV.

B. ASSIGNMENT. Neither the Contractor nor Sourcewell may assign or transfer any rights, interest, or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement.

C. AMENDMENTS. Any amendment of, including extension to, this Contract must be in writing and will not be effective until it has been fully executed by the parties.

D. WAIVER. If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

E. CONTRACT COMPLETE. This Contract contains all negotiations and agreements between Sourcewell and the Contractor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

G. SEVERABILITY. If the Contract Documents contains any unlawful provision not an essential part of the Contract Documents and which will not appear to have been a controlling or material inducement to the making thereof, the same will be deemed of no effect and will, upon notice by either party, be deemed stricken without affecting the binding force of the remainder.

H. GRATUITIES. As it relates to this Contract, or any of the Contractor's efforts to secure this Contract or any of the work that may be offered or assigned hereunder, the Contractor is prohibited from offering or giving gratuities or favors, of any form, to Sourcewell, Gordian, or Participating Entities, including any of their representatives or agents.

Sourcewell may immediately cancel this Contract and notify proper authorities in the event Sourcewell determines that the Contractor or any of its agents offered or gave gratuities or favors of any form, including but not limited to: entertainment, gifts, cash, promise or forgiveness, or any other form of gratuity or favor to any employee or agent of Sourcewell, Gordian, or the Participating Entity.

IX. LIABILITY

The Contractor must indemnify, save, and hold Sourcewell, Gordian, and Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees, arising out of the performance of this Contract by the Contractor or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the work performed and any products provided under this Contract to the extent the work has been used according to its specifications and Project.

X. AUDITS

Sourcewell reserves the right to review the books, records, documents, and accounting procedures and practices of the Contractor relevant to this Contract for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract. The Contractor must provide verifiable documentation and tracking in a timely manner.

XI. GOVERNMENT DATA PRACTICES

The Contractor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell or Gordian under this Contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Contractor under this Contract.

XII. MARKETING

A. MARKETING. The Contractor must adhere to the following when preparing marketing materials and web sites, and in the use of trademarks and service marks:

1. The Contractor will include the Sourcewell logo and website address on all marketing materials and web sites that mention this Contract or have any relation to this Contract.
2. The Contractor will include Gordian's logo, and website address (www.Gordian.com) on all marketing materials and web sites that mention this Contract.
3. The Contractor is authorized to use Sourcewell's and Gordian's names, logos, trademarks, service marks and other provided materials solely for the presentation and promotion of the availability and use of this Contract to Participating Entities.
4. All publicity and marketing materials must be coordinated with and approved by Sourcewell.
5. The Contractor must not claim that Sourcewell or Gordian endorses its work or services.
6. The Contractor must avoid all conflicts of interest with the promotion of this Contract to any Participating Entity.

XIII. GOVERNING LAW, JURISDICTION, AND VENUE

This Contract, between the Contractor and Sourcewell, will be governed by Minnesota substantive and procedural law. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

For any action or claim between the Participating Entity and the Contractor, the governing law and venue will be determined by the Participating Entity accessing this Contract.

XIV. FORCE MAJEURE

Neither party will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party delaying or defaulting under this provision must provide the other party prompt written notice of the delay or default.

XV. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then the parties will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

XVI. PERFORMANCE, DEFAULT AND REMEDIES, AND LIQUIDATED DAMAGES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues. The resolution process is as follows:

1. *Notification*. The Parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, the Parties will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of the Parties.
2. *Escalation*. If Parties are unable to resolve the issue in a timely manner, as specified above, the Parties may escalate the resolution of the issue to a higher level of management within their organization. The Contractor will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Contractor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Contractor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Contractor.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity Purchase Order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate this Contract or any portion thereof, including any orders issued against the Contract.

C. LIQUIDATED DAMAGES. The Participating Entity may assess liquidated damages for each day after the Purchase Order Completion Time in the Detailed Scope of Work is not complete. It is understood and agreed by and between the Contractor, Sourcewell, and the Participating Entity, that time is of the essence in all matters relating to Liquidated Damages.

The liquidated damages will be determined on a Purchase Order by Purchase Order basis.

XVII. INSURANCE

A. REQUIREMENTS. At its own expense, the Contractor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State where the Project is located. Participating Entities must follow their own laws and practices regarding insurance requirements; and may require additional coverage or limits. Each policy must have an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability*. Workers' Compensation: As required by any applicable law or regulation in the state in which the Project is located.
Employer's Liability Insurance must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance*. The Contractor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office (ISO) Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage
\$1,000,000 Personal and Advertising Injury
\$2,000,000 aggregate for Products-Completed operations
\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, the Contractor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must comply with the motor vehicle laws of the state in which the Project is located and apply to the use in connection with the work in the Contract Documents. The terms must be no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$2,000,000 each accident, combined single limit

4. *Umbrella Insurance.* During the term of this Contract, the Contractor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *All Risk and Builders Risk Insurance.* Where specifically required in the Detailed Scope of Work, the Contractor will provide, before the Purchase Order is issued, Builders' Risk Insurance in an amount at least equal to the Purchase Order Price in a form and by a carrier acceptable to the Participating Entity. The cost of such Builders Risk Policy will be reimbursed to the Contractor as a reimbursable task.

6. *Pollution Liability Insurance.* If a Project involves asbestos abatement encapsulation or other activities involving hazardous materials, the Contractor, Subcontractor or other party responsible for such work will procure and maintain a liability insurance policy issued to and covering the liability, of the Contractor, Subcontractor or other party engaged in the removal, or handling of hazardous materials, for bodily injury, illness, sickness or property damage caused by exposure.

Minimum Limits:

\$2,000,000 per occurrence

\$2,000,000 aggregate.

The cost of Pollution Liability Insurance is included in the Unit Prices and will not be reimbursed separately.

Failure of the Contractor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default, or the Participating Entity cancel the Purchase Order for default.

If at any time any of the above-required insurance policies should be cancelled, terminated, or modified so that insurance is not in effect as above required, then, if Sourcewell will so direct, the Contractor will suspend performance of the work. If the work is suspended, no extension of time to complete the work will be due. If the work is not suspended, then Sourcewell or the Participating Entity may, at its option, obtain insurance affording coverage equal to that above required, the cost of such insurance to be payable by the Contractor.

Should the awarded Contractor retain a Subcontractor to perform any of the services mentioned herein, it is the Contractor's responsibility to ensure that the Subcontractor(s) maintains the same types of insurance coverage in accordance with the requirements and amounts indicated herein.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, the Contractor must furnish to Sourcewell a certificate of insurance, as evidence of the Workers' Compensation, General Liability, Commercial Automobile, and Umbrella insurance required under this Contract. A Participating Entity may require a Certificate of Insurance as evidence of additional coverages it requires. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or emailed to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. All policies must include there will be no cancellation, suspension, non-renewal, or reduction of coverage without 30 days' prior written notice to the Contractor.

Failure to request certificates of insurance by Sourcewell, or failure of the Contractor to provide certificates of insurance, in no way limits or relieves the Contractor of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. The Contractor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Contractor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of the Contractor, and products and completed operations of the Contractor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. The Contractor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Contractor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Contractor or its subcontractors. Where permitted by law, the Contractor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

XVIII. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

The Contractor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract, Contractor declares bankruptcy, the Contractor must immediately notify Sourcewell in writing.

The Contractor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government; or any Participating Entity. The Contractor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. The Contractor further warrants that it will provide immediate written notice to Sourcewell if there is a threat of change to any of these certifications.

XIX. UNITED STATES FEDERAL REQUIREMENTS

From time to time, Participating Entities may use United States federal grant or FEMA funds for work under this Contract and may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications.

The following list only applies when a Participating Entity intends to fully or partially fund the Project with United States federal money; and the Contractor will comply with all United States federal laws and regulations when working on or completing a Project, including, but not limited to, the following.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The

decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Master Agreement. Supplier certifies that during the term of an award for all agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Master Agreement will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Master Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in

guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier is not to use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

XX. CONTRACT SUSPENSION OR TERMINATION

A. Sourcewell may, in Sourcewell's discretion:

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1. Terminate this Contract for any reason upon 60 days' prior written notice to the Contractor;
2. Suspend the Contractor for violation of the terms of this Contract, and prohibit the Contractor during such suspension from submitting Price Proposals with respect to the Projects of Sourcewell and the Projects of any one or more Sourcewell member; or
3. May immediately terminate the Contract, if the Contractor:
 - a. Persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
 - b. Fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
 - c. Persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction; or
 - d. Otherwise is guilty of material breach of a provision of the Contract Documents.

B. In the event of Contract termination, if an unpaid balance of one or more Purchase Orders exceeds the costs of finishing the work, such excess will be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor will pay the difference to Sourcewell.

C. A Participating Entity has no authority to unilaterally terminate this Contract between Sourcewell and the Contractor.

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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. 2025-351

Agenda Date: 8/5/2025

Status: DEPARTMENTAL BUSINESS

In Control: City Commission

Title

ORDINANCE 2025/ - AN ORDINANCE OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF DEBT OBLIGATIONS OF THE CITY ("OBLIGATIONS"), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,750,000, TO PROVIDE FUNDS TO PAY THE COST OF PURCHASING CERTAIN EQUIPMENT, INCLUDING, WITHOUT LIMITATION, REIMBURSEMENT TO THE CITY FOR PREVIOUSLY PURCHASED EQUIPMENT TO THE EXTENT PERMISSIBLE UNDER THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING THAT SUCH OBLIGATIONS SHALL BE SECURED BY AND PAYABLE FROM MONEYS DEPOSITED IN THE DEBT SERVICE FUND ESTABLISHED FOR THE OBLIGATIONS DERIVED FROM THE CITY'S COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES, AS SHALL BE SET FORTH OR PROVIDED FOR IN A SUPPLEMENTAL RESOLUTION TO BE ADOPTED BY THE CITY COMMISSION PRIOR TO THE ISSUANCE OF THE OBLIGATIONS; PROVIDING THAT, SUBJECT TO THE LIMITATIONS HEREIN CONTAINED, THE TERMS OF SUCH OBLIGATIONS SHALL BE ESTABLISHED OR PROVIDED FOR AND THE OBLIGATIONS SHALL BE SOLD AS PROVIDED IN THE SUPPLEMENTAL RESOLUTION; AUTHORIZING THE TAKING OF OTHER ACTIONS RELATING TO THE OBLIGATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action

Commission to vote on Ordinance and set public hearing for August 19, 2025

Voting Requirement

Adoption requires a 3/5 vote of the City Commission

Fiscal Impact

Costs: NOT TO EXCEED \$5,750,000

Account Name: General Capital Fund/Capital Lease Proceeds

Account Number: 399-000-130-0000-000-38400-384200

Secondary Account Name: Solid Waste Capital Fund/Capital Lease Proceeds

Secondary Account Number: 452-000-130-0000-000-38400-384200

Background/History

The City of Deerfield Beach seeks capital equipment financing to provide funds to pay the cost of purchasing equipment and to reimburse the City for previously purchased several large-dollar municipal service-related vehicles and large equipment apparatus, including, but not limited to, general government vehicles, solid waste vehicles, stormwater utility vehicles, and other personal property. These vehicles and equipment (collectively, the "Equipment") have been approved for debt financing. More specifically, on October 17, 2023, the City Commission approved a "resolution of intent" to issue tax-exempt debt in an amount not to exceed \$7.5 million to finance the purchase, acquisition, and installation of the Equipment and to use a portion of the proceeds of such debt to

reimburse expenditures paid or incurred prior to the date of issuance. The approval of the resolution was the initial required step when there is an expectation of payment for expenditures related to these debt-financed projects that will occur prior to the actual associated issuance of debt on a tax-exempt basis. Loan financing will allow the usage of assets that the City may otherwise not be able to afford.

Current Activity

City staff, along with financial management consultants and the legal team, considered and evaluated several funding strategies to assess and understand the potential impacts of each strategy as it pertains to cash flow, debt service coverage, and reserve positions. The goal was to provide the funding needed for the Equipment, preserve as much flexibility as possible, and identify/mitigate risks.

An RFP for Direct Bank Loan financing was distributed on May 28, 2025 to over 90 national, regional, and local lending institutions to finance the purchase/reimbursement to the City for costs associated with various City Equipment and Vehicles.

After the initial distribution, Davenport, the City's financial advisor, reached out to the potential bidders to assess their interest in the financing and address any questions they had. Responding institutions were asked to provide proposals for a Special Obligation Non-Ad Valorem Revenue Note (the "2025 Note"), secured by a covenant to budget and appropriate ("CB&A"), with a par amount of up to \$5,500,000 originally, and subsequently increased to \$5,750,000 for a 4-year or 5-year term.

Section 3.16(4) of the City Charter requires an Ordinance adopted by the City Commission in order to authorize the borrowing of money. The enclosed Ordinance authorizes the issuance of debt obligations in the aggregate principal amount not to exceed \$5,750,000 to provide funds for the purchase of certain equipment, including but not limited to reimbursement to the City for previously purchased equipment to the extent permitted by law.

Recommendation

Staff recommends approval of this Ordinance.

ORDINANCE NO. 2025/

AN ORDINANCE OF THE CITY OF DEERFIELD BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF DEBT OBLIGATIONS OF THE CITY (“OBLIGATIONS”), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,750,000, TO PROVIDE FUNDS TO PAY THE COST OF PURCHASING CERTAIN EQUIPMENT, INCLUDING, WITHOUT LIMITATION, REIMBURSEMENT TO THE CITY FOR PREVIOUSLY PURCHASED EQUIPMENT TO THE EXTENT PERMISSIBLE UNDER THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING THAT SUCH OBLIGATIONS SHALL BE SECURED BY AND PAYABLE FROM MONEYS DEPOSITED IN THE DEBT SERVICE FUND ESTABLISHED FOR THE OBLIGATIONS DERIVED FROM THE CITY’S COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES, AS SHALL BE SET FORTH OR PROVIDED FOR IN A SUPPLEMENTAL RESOLUTION TO BE ADOPTED BY THE CITY COMMISSION PRIOR TO THE ISSUANCE OF THE OBLIGATIONS; PROVIDING THAT, SUBJECT TO THE LIMITATIONS HEREIN CONTAINED, THE TERMS OF SUCH OBLIGATIONS SHALL BE ESTABLISHED OR PROVIDED FOR AND THE OBLIGATIONS SHALL BE SOLD AS PROVIDED IN THE SUPPLEMENTAL RESOLUTION; AUTHORIZING THE TAKING OF OTHER ACTIONS RELATING TO THE OBLIGATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Ordinance is enacted pursuant to (a) Chapter 166, Florida Statutes, as amended; (b) the City Charter of the City of Deerfield Beach, Florida; (c) Article VIII, Section 2, of the Florida Constitution; and (d) other applicable provisions of law.

SECTION 2. DEFINITIONS, CAPTIONS AND HEADINGS.

(a) As used herein, unless the context otherwise requires:

“City” means the City of Deerfield Beach, Florida.

“City Commission” means the City Commission of the City.

“Code” means the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder.

“Equipment” means certain municipal services-related vehicles and large equipment apparatus, including, but not limited to, general government vehicles, solid waste vehicles, stormwater utility vehicles, and other personal property to be purchased, acquired and installed by or on behalf of the City and financed, in whole or in part, with the proceeds of the Obligations, which equipment shall be generally described in the Supplemental Resolution.

“Non-Ad Valorem Revenues” means all revenues of the City derived from any source whatsoever other than revenues derived from ad valorem taxes imposed on real or personal property, but only to the extent that such revenues are legally available to pay the principal of and interest on the Obligations and make other payments required by the Supplemental Resolution and/or the loan agreement entered into by the City in connection with the issuance of the Obligations.

“Obligations” mean bonds, notes or any other type of debt obligations issued by the City under authority of this Ordinance and a Supplemental Resolution to finance all or a portion of the cost of the Equipment.

“Supplemental Resolution” means and includes any resolution of the City Commission supplemental to this Ordinance relating to the Obligations.

“Tax-Exempt Obligations” means Obligations issued with the intent that the interest thereon be excludable from the gross income of the owners thereof under the Code.

(b) All capitalized terms used herein without definitions shall have the meanings specified in this Ordinance, the Supplemental Resolution or any loan or other financing agreement authorized thereby, as applicable, unless the context otherwise requires.

(c) The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any section, subsection, paragraph, subparagraph, sentence, clause, phrase or word contained herein.

SECTION 3. FINDINGS. It is hereby ascertained, found, determined and declared that:

(a) Pursuant to the Florida Constitution and Chapter 166, Florida Statutes, as amended, the City has all powers of local self-government to perform municipal functions and to render municipal services, to acquire and finance certain municipal equipment in furtherance thereof and to provide for the financing of the same, except as otherwise provided by law, and such power may be exercised by the City through the enactment of appropriate ordinances and resolutions.

(b) It is in the best interests of the City and its residents to purchase, acquire, and install the municipal services-related vehicles and large equipment apparatus, including, but not limited to, general government vehicles, solid waste vehicles, stormwater utility vehicles, and other personal property that are to be financed in whole or in part with the proceeds of the Obligations.

(c) It is desirable for the City Commission to authorize, by this Ordinance, as the same shall be supplemented by a Supplemental Resolution, the issuance and sale of the

Obligations as herein provided and to use the proceeds thereof to pay for all or a portion of the cost of the Equipment and the costs of issuance of the Obligations.

(d) The Obligations shall be secured by and payable from moneys deposited in the debt service fund to be established for the Obligations pursuant to the Supplemental Resolution, which moneys shall be derived from the City's covenant to budget and appropriate Non-Ad Valorem Revenues.

(e) The proposed issuance of the Obligations serves a valid and proper municipal purpose and public purpose.

(f) Subject to the terms hereof, the terms and details of the Obligations shall be as set forth or provided for in a Supplemental Resolution.

SECTION 4. AUTHORIZATION OF OBLIGATIONS.

(a) The City Commission hereby authorizes and approves the issuance and sale of the Obligations, in the aggregate principal amount of not to exceed \$5,750,000, for the purpose of (i) providing funds to pay the cost of purchasing the Equipment, including, without limitation, reimbursement to the City for previously purchased equipment to the extent permissible under the Code and (ii) paying the costs of issuance of the Obligations. The principal amount of the Obligations shall be determined by, or provided for in, a Supplemental Resolution. The Obligations shall be dated, shall bear interest at a rate or rates, shall be payable, shall mature, shall be subject to redemption, and shall have such other characteristics as shall be provided for in a Supplemental Resolution; provided, however that (i) the principal amount of the Obligations shall not exceed \$5,750,000, (ii) the final maturity thereof shall not exceed five (5) years from their date of issuance, and (iii) the interest rate thereon shall not exceed the maximum interest rate permitted by applicable law. The Supplemental Resolution for the Obligations shall also provide for the award and manner of sale of such Obligations.

(b) The Obligations shall be designated as set forth in the Supplemental Resolution.

(c) The Obligations shall be secured by and payable from moneys deposited in the debt service fund to be established for the Obligations pursuant to the Supplemental Resolution, which moneys shall be derived from the City's covenant to budget and appropriate Non-Ad Valorem Revenues.

(d) The Obligations may be issued as Tax-Exempt Obligations or as taxable Obligations.

(e) The following conditions shall be complied with prior to the issuance of the Obligations:

(i) Prior to the issuance and sale of the Obligations to the original purchaser, the City Commission shall have adopted a Supplemental Resolution specifying the terms of the Obligations as required hereby or delegating to the City Manager the authority to

determine the terms of the Obligations within the parameters set forth herein and in said Supplemental Resolution.

(ii) Prior to the issuance and sale of the Obligations to the original purchaser, the City Commission shall have adopted a Supplemental Resolution (which may be the resolution described in (i) above) providing for the negotiated sale and award of the Obligations to the original purchaser within the parameters set forth herein and in the Supplemental Resolution.

SECTION 5. AUTHORIZATION OF EQUIPMENT. The City Commission hereby authorizes the Equipment and the application of the proceeds of the Obligations to pay the costs thereof and the costs of issuance of the Obligations.

SECTION 6. AUTHORIZATION OF NEGOTIATIONS. The City Manager, the Chief Financial Officer, the City Attorney, bond counsel to the City and the financial advisor for the City are each hereby authorized to negotiate with banks or other financial institutions for the purchase of the Obligations and with respect to the terms of the Obligations. The City Manager is hereby authorized to accept the commitment from the institution offering, in his opinion, after consultation with the financial advisor and bond counsel, the best terms for the purchase of the Obligations. The final terms of the Obligations, as so agreed to by the City Manager, shall be set forth in the Supplemental Resolution or in the form of the loan or other financing agreement approved thereby. The City Attorney and bond counsel to the City are hereby authorized to draft documents and to do all other things necessary to accomplish the issuance and sale of the Obligations.

SECTION 7. GENERAL AUTHORITY. The members of the City Commission, the City Manager, the Chief Financial Officer, the City Attorney, the City Clerk and the officers, attorneys and other agents or employees of the City are hereby authorized to do all acts and things required of them by this Ordinance, the Supplemental Resolution or any loan or other financing agreement approved thereby, desirable or consistent with the requirements of this Ordinance, the Supplemental Resolution or the loan or other financing agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained herein or therein, and each member, employee, attorney and officer of the City Commission, the City Manager, the Chief Financial Officer, the City Clerk and the City Attorney is hereby authorized and directed to execute and deliver any and all papers and instruments and to do and to cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereunder.

SECTION 8. COMPLIANCE WITH OPEN MEETING LAW. It is found and determined that all formal actions of the City Commission concerning and relating to the enactment of this Ordinance were taken in open meetings of the City Commission and that all deliberations of the City Commission and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 286.011, Florida Statutes and the City Charter.

SECTION 9. CONFLICT. All ordinances or resolutions or parts thereof in conflict herewith are to the extent of such conflict superseded and repealed.

SECTION 10. SEVERABILITY. In case any section or provision of this Ordinance, or any covenant, agreement, stipulation, obligation, act or action, or part thereof, made, assumed, entered into or taken under this Ordinance or any application thereof is held to be illegal or invalid for any reason by a court of competent jurisdiction, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder thereof or any other section or provision of this Ordinance, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained herein. Any illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, covenant, agreement, stipulation, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law from time to time.

SECTION 11. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and enactment on second reading.

PASSED 1ST READING ON THIS ____ DAY OF AUGUST, 2025.

PASSED 2ND READING ON THIS ____ DAY OF AUGUST, 2025.

(SEAL)

CITY COMMISSION OF THE CITY
OF DEERFIELD BEACH, FLORIDA

By: _____
Todd Drosky, Mayor

(ATTEST)

By: _____
Heather Montemayor, City Clerk

2025 Equipment Financing – Summary of Proposals

City of Deerfield Beach, Florida



August 5, 2025

Bank Loan RFP Overview

- An RFP for a Direct Bank Loan financing was distributed on May 28, 2025 to over 90 National, Regional, and Local lending institutions to finance the purchase / reimbursement to the City for costs associated with various City Equipment and Vehicles (*see the Appendix for detailed list of Vehicles / Equipment*).
- After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had. Responding institutions were asked to provide proposals for a Special Obligation Non-Ad Valorem Revenue Note (the “2025 Note”), secured by a covenant to budget and appropriate (“CB&A”), with a par amount of up to \$5,500,000 originally, and subsequently increased to \$5,750,000 for a 4-year or 5-year term.
- The City received five proposals from the following banks:
 - Huntington Public Capital Corporation (“Huntington”);
 - TD Equipment Finance (“TD”);
 - United Community Bank (“United Community”);
 - Webster Bank (“Webster”); and
 - Wells Fargo Bank, N.A. (“Wells Fargo”).
- A summary of all proposals received is included in the Appendix of this summary.

Summary of Proposals

Original Submission on 6/24/25

	A	B	C	D		E
	Bank (Alphabetical)	Term	Interest Rate Tax-Exempt	Whole/Part	Timing Penalty	Rate Lock
1	Huntington	4 Year	4.21%	Prepayable in whole only at any time, subject to a 1% penalty if prepaid before 3/1/2027, and no penalty thereafter.		Rate is locked through August 28, 2025, if accepted by July 14, 2025.
		5 Year	(Fixed)			
★ 2	TD Equipment Finance	4 Year	Option A: 3.54% Option B: 3.60% (Indicative)	Option A: Prepayable in whole only at any time subject to a penalty of the Greater of Yield Maintenance or 1%. Option B: Prepayable in whole only at any time subject to a penalty of 1%.		Upon notification of intent to move forward with TD, they will lock the rate. Once locked, the rate is fixed for the life of the financing.
		5 Year	Option A: 3.56% Option B: 3.62% (Indicative)	Option A: Prepayable in whole only at any time subject to a penalty of the Greater of Yield Maintenance or 1%. Option B: Prepayable in whole only at any time subject to a penalty of 1%.		To lock the rate, the City will need to confirm the par amount, term, amortization and closing date. Principal can be increased / decreased by 5% without triggering a rate reset. The Bank has confirmed once locked, the rate would be held firm through August 28th.
3	United Community Bank	4 Year	4.60% (Fixed)	Prepayable with no penalty, with the timing and amount (whole or part) yet to be determined.		No rate lock terms specified.
		5 Year	4.65% (Fixed)			
★ 4	Webster	4 Year	3.70% (Fixed)	Prepayable in whole only on any payment date subject to the following timing: Year 1 - No Call, Year 2 - 2% penalty, no penalty thereafter.		Rate is locked through August 28, 2025, if the bank receives preliminary indication they are the recommended proposer by July 14, 2025.
		5 Year	3.76% (Fixed)	Prepayable in whole only on any payment date subject to the following timing: Year 1 - No Call, Year 2 - 2% penalty, Year 3 - 1% penalty, no penalty thereafter.		
5	Wells Fargo	4 Year	4.25% (Indicative)	Prepayable in whole only at any time without penalty one year after the closing date (i.e. 1 year no call).		Rate will be locked at the time of funding, or two business days prior thereto. Once locked, the rate will be fixed for the life of the financing.
		5 Year	4.22% (Indicative)			

*Interest rate is indicative and subject to change.



REFLECTS INITIAL LOW RATE PROVIDER – UPDATE PROPOSAL REQUESTED

Proposal Summary | TD vs. Webster

Revised Bank Proposals as of 7/9/25

Lender	TD Equipment Finance 		Webster Bank 	
Term	4 Year	5 Year	4 Year	5 Year
1 Interest Rate	<u>Option A: 3.59% (Indicative)</u> <u>Option B: 3.63% (Indicative)</u>		3.70% (Fixed)	3.76% (Fixed)
2 Prepayment Language	<u>Option A:</u> Whole at any time, subject to a prepayment penalty based on the greater of Yield Maintenance ⁽¹⁾ or 1%. <u>Option B:</u> Whole at any time, subject to a 1% penalty.		Year 1: No Call Year 2: 2% On/after year 2: No Penalty	Year 1: No Call Year 2: 2% Year 3: 1% On/after year 3: No Penalty
3 Acceptance / Rate Expiration	Upon notification of intent to move forward with TD, they will lock the rate. Once locked, the rate is fixed for the life of the financing. To lock the rate, the City will need to confirm the par amount, term, amortization and closing date. Principal can be increased / decreased by 5% without triggering a rate reset. The Bank has confirmed once locked, the rate would be held firm through August 28th.		Rate is locked through August 28, 2025, if the bank receives preliminary indication they are the recommended proposer by August 6, 2025.	
4 Bank Fees	None		None	
5 Lender's Counsel	Womble Bond Dickinson No Fee		Gilmore & Bell \$5,000	
6 Credit Approval	Subject to final credit approval.		Subject to final credit approval.	
7 Other Considerations	-CB&A covenants consistent with TD's existing CB&A debt to the City: Additional debt secured by either a covenant to budget and appropriate or specific non-ad valorem revenue(s) may not be issued unless legally available non-ad valorem revenues cover pro-forma MADS by at least 1.5x. - City must maintain at least one Public Debt Rating and rating(s) shall not fall below Baa3/BBB-.		The City must meet a 1.5x anti-dilution test in order to issue or incur additional CB&A debt.	

*Interest rate is indicative and subject to change.

(1) Yield Maintenance is calculated as follows: The bond equivalent yield for United States Treasury securities with a maturity date closest to the remaining term of this note, shall be subtracted from the state interest rate on this financing, or default rate if applicable. If the result is zero or a negative number, there shall be no Yield Maintenance due and payable. If the result is a positive number, then the resulting percentage shall be multiplied by the scheduled outstanding principal balance for each remaining monthly period of this lease. Each resulting amount shall be divided by 360 and multiplied by the number of days in the monthly period. Said amounts shall be reduced to present values calculated by using the above referenced current costs of funds divided by twelve (12). The resulting sum of present values shall be the "fixed prepayment charge" due to TDEF upon prepayment of the principal of this note plus any accrued interest, unpaid Rental Payments and any other amounts due as of the prepayment date. Such notice shall set forth therein the date on which the prepayment is to be made by the Lessee.

Debt Service Comparison | 5 Year Option

Proposals as of 7/9/25

See Appendix for More
Details



	A	B
<u>Lender</u>	TD Bank	Webster Bank
Term	5-Year (Option B)	5-Year
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- The matrix to the left compares the 5-Year Proposals of TD (Option B) and Webster Bank.
- While the 4-Year Proposals reduce the total interest expense the City would pay over the life of the Note by approximately \$115,000* to \$121,000, they would increase the annual debt service on the Note in FYs 2026 through 2029 by approximately \$285,000.

Note: TD's interest rates are indicative as of July 9th and are subject to change ahead of locking the rate.

Davenport will have updated rates to present at the Commission's August 5th meeting that will be eligible to lock.

*Preliminary and subject to change. TD's indicative rates were quoted as of 7/9/2025 and will need to be refreshed ahead of locking.

Recommendation and Next Steps



Recommendation

- Based on discussions with City Staff and Bond Counsel, Davenport respectfully recommends the City move forward with either TD or Webster’s 5-Year Proposal for the 2025 Note as the 5-year term provides the City with a lower annual debt service payment compared to the 4-year term.

Next Steps

Date	Task
August 5 th	■ City Commission Meeting — First reading of Authorizing Ordinance. — Commission considers selecting the winning proposer.
August 19 th	■ City Commission Meeting — Second reading and enactment of Authorizing Ordinance. — Commission adopts Authorizing Resolution to formally award and proceed with the 2025 Bond.
August 28 th	■ Close on the 2025 Bond, funds available to City.



Appendix

Detailed List of Equipment / Vehicles Funded

Vehicle / Equipment	Department	Purchase Price
FY 2025 Purchases		
TRUCK - DUMP	Environmental Services	\$ 169,023.00
BUS - PASSENGER	Community Services	163,017.00
TRUCK - PICK-UP	Sustainable Management	64,168.00
MISC SHOW MOBILE	Parks & Recreation	235,686.00
VAN - PASSENGER	Parks & Recreation	43,667.00
MISC EQUIP- BACKHOE	Parks & Recreation	148,165.00
TRUCK - PICK-UP	Parks & Recreation	51,414.00
TRUCK - PICK-UP	Parks & Recreation	51,414.00
TRUCK - PICK-UP	Parks & Recreation	51,414.00
MISC EQUIP-TRACTOR BCH	Parks & Recreation	98,470.92
ALL TERRAIN VEHICLE - ATV BCH	Parks & Recreation	13,243.14
ALL TERRAIN VEHICLE - ATV BCH	Parks & Recreation	13,243.14
TRUCK - PICK-UP	Environmental Services	51,414.00
TRUCK - ROLLOFF	Sustainable Management	272,338.00
TRUCK - PICK-UP	Sustainable Management	44,975.00
TRUCK - FEL	Sustainable Management	450,978.00
TRUCK - ASL	Sustainable Management	492,362.60
TRUCK - ASL	Sustainable Management	492,362.60
MISC SHRED TRAILER	Sustainable Management	-
FIRE RESCUE AMBULANCE	Office of Public Safety	561,000.00
FIRE PLATFORM	Office of Public Safety	2,000,000.00 (1)
Subtotal Purchased in FY 2025		\$ 5,468,355.40
FY 2024 Purchases		
SPORT UTILITY VEHICLE	Community Services	55,942.00
VAN - PASSENGER	Parks & Recreation	47,613.00
MISC EQUIP- SKID STEER	Parks & Recreation	73,894.40
Subtotal Purchased in FY 2024		\$ 177,449.40
Total		\$ 5,645,804.80

(1) Estimated purchase price. Purchase price to be determined by Public Safety department.

Debt Service Comparison | 4 Year Option

Proposals as of 7/9/25

	A	B	C
<u>Lender</u>	TD Bank	TD Bank	Webster Bank
Term	4-Year (Option A)	4-Year (Option B)	4-Year
1 Call Provisions	Whole at any time, subject to a prepayment penalty based on the greater of Yield Maintenance or 1%.	Whole at any time, subject to a prepayment penalty of 1%.	Year 1: No Call Year 2: 2% On/after year 2: No Penalty
2 Interest Rate	3.59% (Indicative)*	3.63% (Indicative)*	3.70% (Fixed)
3 <u>Souces of Funds</u>			
4 Par Amount*	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
5 Total	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
6 <u>Uses of Funds</u>			
7 Project Fund*	5,665,000	5,665,000	5,660,000
8 Bank Fees / Lender's Counsel	-	-	5,000
9 Local Costs of Issuance	85,000	85,000	85,000
10 Contingency / Additional Proceeds	-	-	-
11 Total	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
12 Closing Date*	8/28/2025	8/28/2025	8/28/2025
13 First Interest Payment	3/1/2026	3/1/2026	3/1/2026
14 First Principal Payment	3/1/2026	3/1/2026	3/1/2026
15 Final Maturity	3/1/2029	3/1/2029	3/1/2029
16 <u>Debt Service*</u>			
17 Fiscal Year			
18 2026	1,543,733	1,544,799	1,546,418
19 2027	1,543,274	1,544,784	1,546,456
20 2028	1,543,685	1,544,621	1,547,287
21 2029	1,543,212	1,544,534	1,547,102
22 2030	-	-	-
23 Total	\$ 6,173,904	\$ 6,178,736	\$ 6,187,263

*Preliminary and subject to change. TD's indicative rates were quoted as of 7/9/2025 and will need to be refreshed ahead of locking.

Debt Service Comparison | 5 Year Option

Proposals as of 7/9/25

	A	B	C
<u>Lender</u>	TD Bank	TD Bank	Webster Bank
Term	5-Year (Option A)	5-Year (Option B)	5-Year
1 Call Provisions	Whole at any time, subject to a prepayment penalty based on the greater of Yield Maintenance or 1%.	Whole at any time, subject to a prepayment penalty of 1%.	Year 1: No Call Year 2: 2% Year 3: 1% On/after year 3: No Penalty
2 Interest Rate	3.60% (Indicative)*	3.66% (Indicative)*	3.76% (Fixed)
3 <u>Souces of Funds</u>			
4 Par Amount*	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
5 Total	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
6 <u>Uses of Funds</u>			
7 Project Fund*	5,665,000	5,665,000	5,660,000
8 Bank Fees / Lender's Counsel	-	-	5,000
9 Local Costs of Issuance	85,000	85,000	85,000
10 Contingency / Additional Proceeds	-	-	-
11 Total	\$ 5,750,000	\$ 5,750,000	\$ 5,750,000
12 Closing Date*	8/28/2025	8/28/2025	8/28/2025
13 First Interest Payment	3/1/2026	3/1/2026	3/1/2026
14 First Principal Payment	3/1/2026	3/1/2026	3/1/2026
15 Final Maturity	3/1/2030	3/1/2030	3/1/2030
16 <u>Debt Service*</u>			
17 Fiscal Year			
18 2026	1,256,519	1,258,696	1,261,998
19 2027	1,256,644	1,258,176	1,261,401
20 2028	1,257,018	1,258,892	1,262,007
21 2029	1,256,898	1,259,051	1,261,977
22 2030	1,257,230	1,258,619	1,261,274
23 Total	\$ 6,284,309	\$ 6,293,434	\$ 6,308,658
24 Difference vs. Respective 4-Year Option	\$ 110,405	\$ 114,697	\$ 121,395

*Preliminary and subject to change. TD's indicative rates were quoted as of 7/9/2025 and will need to be refreshed ahead of locking.

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