

Regular City Commission Meeting Agenda

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

Mayor Bill Ganz
Vice Mayor Bernie Parness
District 1 Commissioner Michael Hudak
District 2 Commissioner Ben Preston
District 4 Commissioner Todd Drosky

Tuesday
August 4, 2020
7:00 PM

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF CITY COMMISSION MINUTES

Regular City Commission Meeting Minutes

Attachment: July 7, 2020

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes

Attachment: January 14, 2020 , January 29, 2020, February 11, 2020 , February 26, 2020 , March 10, 2020

Hillsboro Inlet District Meeting Minutes

Attachment: June 15, 2020

APPROVAL OF THE AGENDA

August 4, 2020

ZOOM MEETING

Join Zoom Meeting by clicking the below link:
https://deerfield-beach.zoom.us/j/88935712059?pwd=eDNIZzZ1L0RSKzFxaVVEUnBndHl6QT09

Join Zoom Meeting via telephone by dialing:
Call-in Number: (301) 715-8592
Meeting ID: 889 3571 2059#
Participant ID: #
Passcode: 239292#

For complete instructions on joining and/or participating during Public Comment, please download the agenda packet.

Attachment: Zoom Instructions

AWARDS & RECOGNITION

1. **Presentation by Sheriff Gregory Tony providing an overview of the Broward Sheriff's Office (BSO) Community Initiatives.**

   Sponsor: Mayor Bill Ganz

2. **Certificate of Recognition presented to Water Plant Operations Staff for receiving the Most Improved Water Treatment Plant (WTP) Class A for 2019 by the American Water Works Association Florida Section.**

   Sponsor: Department of Environmental Services

3. **Certificate of Recognition presented to the City of Deerfield Beach and the Budget and Performance Division for receiving the Distinguished Budget Presentation Award.**

   Sponsor: Department of Financial Services

   Attachment: Distinguished Budget Presentation Award

VISTA CLARA

4. **P.H. 2020-063: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 8.4 ACRES LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE FROM RS-5 RESIDENCE, SINGLE FAMILY, RM-10 RESIDENCE, MULTI-FAMILY AND B-3 BUSINESS, GENERAL TO PLANNED DEVELOPMENT DISTRICT ("PDD") (VISTA CLARA); PROVIDING FOR A MAXIMUM OF 326 MULTI-FAMILY DWELLING UNITS; PROVIDING FOR DEVELOPMENT REGULATIONS AND OTHER REQUIREMENTS APPLICABLE TO THE PDD; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.** ***(Public Hearing - 2nd Reading - First Reading approved on March 4, 2020)***

   Suggested Action: Commission to vote on Ordinance

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

   Sponsor: Department of Planning & Development Services

   Attachment: Vista Clara Rezoning

5. P.H. 2020-071: Application 19-P-222 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.

Proposal: Request to amend restrictive plat note on "Antibes Development Plat" (Plat Book 150, Page 11) to ancillary parking garage to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).

Location: The property is generally described as ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A, more particularly described in the file, and located at 414 N.E. 1st Avenue

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: Vista Clara Plat Note Amendment - Antibes Development

6. P.H. 2020-072: Application 19-P-223 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.

Proposal: Request to amend restrictive plat note on "Pennell Family Plat" (Plat Book 160, Page 23) to 179 mid-rise dwelling units on Parcel A and Parcel B to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).

Location: The property is generally described as COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOTS 1,2,3,7 & 8 TOG WITH THATPT OF VAC COSDEN ST LYING WITHIN SAID LOTS,TOG WITH PENNEL FAMILY PLAT 160-23 PAR B, more particularly described in the file, and located at 412 North River Drive & 454 NE 1st Avenue

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: Vista Clara Plat Note Amendment - Pennell Family

7. P.H. 2020-073: Application 19-P-224 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.

Proposal: Request to amend restrictive plat note on "Antibes Development Plat II" (Plat Book 150, Page 6) to ancillary parking garage to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).

Location: The property is generally described as ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL 'A', more particularly described in the file, and located at 430 N.E. 1st Avenue.

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: Vista Clara Plat Note Amendment - Antibes Development II

8. P.H. 2020-066: APPLICATION NO. 19-PDD-01 (Vista Clara Apartments Site Plan) *(Quasi-Judicial Public Hearing)*

Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.

Proposal: Major site plan application seeking approval for 326 multi-family dwelling units (apartments), attached parking garage and associated site improvements.

Location: The property is generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, and located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue.

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: Vista Clara Site Plan

9. P.H. 2020-074: Application 19-A-195 (Vista Clara Apartments Abandonment)

Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.

Proposal: Abandonment application seeking approval to abandon existing easements to accommodate a proposed 326 unit multi-family residential development.

Location: The property is generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, and located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue.

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: Vista Clara Abandonment

10. Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Development Agreement with the Developer of the Vista Clara multi-family residential development to be located on 8.4 acres at 414, 430, 454, & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, Deerfield Beach, Florida; providing for an effective date.

Suggested Action: Commission to vote on Resolution

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

Sponsor: Department of Planning & Development Services

Attachment: Vista Clara Development Agreement

PUBLIC HEARINGS – SECOND READING

11. **P.H. 2020-064: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, 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: Towing Ordinance

12. **P.H. 2020-065: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING ARTICLE VII "USE OF CITY RIGHTS-OF-WAY" OF CHAPTER 2 "ADMINISTRATION" TO CONFORM WITH STATE LAW; AMENDING SECTION 2-454 TO PROVIDE FOR ADMINISTRATIVE APPROVAL OF CERTAIN APPLICATIONS FOR USE OF CITY RIGHTS-OF-WAY BY PERSONS OTHER THAN A COMMUNICATIONS SERVICE PROVIDER; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

    Suggested Action: Commission to vote on Ordinance

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

    Sponsor: Department of Environmental Services & Office of the City Attorney

    Attachment: Use of City Rights-of-Way

13. P.H. 2020-057: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LARGE SCALE CORRECTIVE LAND USE PLAN AMENDMENT TO AMEND THE BOUNDARIES AND DENSITY OF THE CENTURY VILLAGE DASHED LINE AREA ON THE CITY OF DEERFIELD BEACH FUTURE LAND USE (FLU) MAP FOR CONSISTENCY WITH COUNTY'S FUTURE LAND USE MAP AND THE DENSITY THAT EXISTS WITHIN THE CENTURY VILLAGE COMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(First Reading approved on August 20, 2019)*

Suggested Action: Commission to vote on Ordinance

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

Sponsor: Department of Planning & Development Services

Attachment: Century Village Land Use Plan Amendment

PUBLIC COMMENT

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

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

14. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Construction Agreement with the Florida Department of Transportation for installation of brick pavers, curbing, landscaping, bollard lighting, and street lighting within a portion of State Road A1A/South Ocean Drive; authorizing execution of the Agreement; and providing an effective date.** ***(Tabled from July 7, 2020)***

    Suggested Action: **Motion to Table Indefinitely**

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

    Sponsor: Community Redevelopment Agency & Department of Economic Development

    Attachment: Construction Agreement with FDOT

15. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the First Amendment to the Interlocal Agreement with Broward County for disbursement of HOME Program Funds for the Housing Rehabilitation Program for fiscal year 2018-2019 to extend the term of the Interlocal Agreement; authorizing Mayor and City Manager to execute the First Amendment; and providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

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

    Sponsor: Department of Community Development

    Attachment: HOME Program Funds for FY 2018-2019

16. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an Amendment to the Agreement with the State of Florida, Division of Emergency Management, for the implementation and administration of the Hurricane Loss Mitigation Program Grant for fiscal year 2019-2020; providing for execution and an effective date.**

    Suggested Action: Commission to vote on Resolution

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

    Sponsor: Department of Community Development

    Attachment: Hurricane Loss Mitigation Program

17. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Subrecipient Agreement with Florida Housing Finance Corporation for the distribution of State Housing Initiatives Partnership ("SHIP") Coronavirus Relief Funds; authorizing the Mayor and City Manager to execute the Agreement; and providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

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

    Sponsor: Department of Community Development

    Attachment: Coronavirus Relief Funds

18. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Interconnection Agreement with Florida Power and Light for customer-owned renewable energy generation; authorizing the City Manager to execute the Agreement; and providing for an effective date.**

    Suggested Action: Commission to vote on Resolution

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

    Sponsor: Department of Sustainable Management

    Attachment: FP&L Interconnection Agreement

DEPARTMENTAL BUSINESS

19. **Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield, Florida, approving the design for an Arboretum Wall Mural; providing for an effective date.** ***(Tabled from July 7, 2020)***

    Suggested Action: **Motion to Table Indefinitely**

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

    Sponsor: Department of Parks & Recreation

    Attachment: Arboretum Wall Mural

COMMENTS BY ADMINISTRATION & LEGAL

COMMENTS BY MAYOR & CITY COMMISSION

ADJOURNMENT

FUTURE CITY COMMISSION MEETINGS

Regular City Commission Meeting - Monday, August 17, 2020

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 7, 2020 | **7:00 PM** | **Commission Chambers**

CALL TO ORDER AND ROLL CALL

The meeting was called to order on the above date by Mayor Bill Ganz at 7:00 p.m., via electronic meeting connection.

Present: 5 – Commissioner Todd Drosky
Commissioner Michael Hudak
Commissioner Ben Preston
Vice Mayor Bernie Parness
Mayor Bill Ganz

Also Present: 3 – City Manager David Santucci
City Attorney Anthony Soroka
City Clerk Samantha Gillyard

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Parness.

APPROVAL OF CITY COMMISSION MEETING MINUTES

Regular City Commission Meeting Minutes – June 16, 2020

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

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

Nays: 0

ACKNOWLEDGEMENT OF CITY BOARD MINUTES

Code Compliance Meeting Minutes - November 5, November 19 & December 10, 2019

Hillsboro Inlet District Meeting Minutes - May 18, 2020

Fire Pension Board Meeting Minutes - March 9, 2020

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

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

Nays: 0

APPROVAL OF CITY COMMISSION AGENDA

July 7, 2020

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

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

Nays: 0

AWARDS & RECOGNITION

1. Certificate of Recognition presented to Kevin Hoag, Roman Strohmenger and Darby Weppner for their assistance in a life-saving rescue.

David Santucci, City Manager, recognized Ocean Rescue staff for manning the beaches throughout the pandemic, whereas, they assured that the beaches were vacant during the necessary times and overseeing the patrons during the reopening. Thereafter, he introduced Mike Brown, Ocean Rescue Chief, to outline the recent rescue by ocean rescue.

Chief Brown recognized the lifeguards and displayed a photograph of them accepting their certificate. A letter was received from a resident, Erica Hartzell, outlining her observation of the lifeguards taking efforts to save the life of a man who nearly drowned in the ocean. She pointed out that lifeguard Weppner dove into the ocean to assist the victim; within minutes, both Hoag and Strohmenger came to assist. They shaded the victim from the sun and administered oxygen and Weppner stayed with the victim until ambulance transport arrived. Chief Brown applauded his team and expounded on their history together.

PUBLIC COMMENT

Adam & Morgan Ucena, 1070 NW 45th Street, Deerfield Beach, said they have lived at their residence for over 10 years and enjoy their environment. Recently, the house next door was renovated and became an Airbnb, which has become a nuisance to the neighborhood. There are parties every day, all day and even after contacting the police regarding the hours of the noise ordinance, they were not helpful. Mr. Ucena said he knows a fine can be issued as a violation of the noise ordinance; additionally, they are not following COVID-19 guidelines. The home is listed on Airbnb and allows 10 to 12 people with 1400 square feet. He asked that staff look into this matter and possibly revoke the short term rental permit.

Continuing, Ms. Ucena said she has reached out to Code Enforcement and anyone she felt could assist; however, she has not made any leeway. Also, she and other neighbors have contacted Airbnb without any results. Last Friday, they took pictures showing 16 total cars in front of the home and two (2) to five (5) people in every car totaling almost 50 people in the home. She works remotely from home and all day long, it is ongoing and has impacted how she performs her job. Ms. Ucena asked that someone do something as they have no other recourse except moving. They have tried to work with the owner who did not express any concern toward the matter. Ms. Ucena continued to outline various events that have taken place. Lastly, Ms. Ucena said the owner sent them a threatening letter via certified mail.

Mayor Ganz said staff will see what can be done through City efforts.

CONSENT – BOARD APPOINTMENTS

2. Resolution 2020/079 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, appointing Clem "Butch" Santy to the Historic Preservation Board; and providing for an effective date.

The Resolution was read by title only.

CONSENT – BOARD APPOINTMENTS – CONTINUED

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

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to approve Item 2, adopted Resolution 2020/079. Voice Vote:

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

Nays: 0

CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

3. Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Construction Agreement with the Florida Department of Transportation for installation of brick pavers, curbing, landscaping, bollard lighting, and street lighting within a portion of State Road A1A/South Ocean Drive (S-Curve); authorizing execution of the Agreement; and providing an effective date.

The Resolution was read by title only.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to table Item 3 until August 4, 2020. Voice Vote:

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

Nays: 0

4. Resolution 2020/081 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the 2018 Edward Byrne Memorial Justice Assistance Grant Award; approving the Subrecipient Agreement for the Grant; approving the Memorandum of Understanding ("MOU") and amendment to the MOU with the participating agencies for administration of the grant funds by the City of Pompano Beach; authorizing execution of the agreements; and providing for an effective date.

5. Resolution 2020/082 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, accepting the 2019 Edward Byrne Memorial Justice Assistance Grant Award; approving the Subrecipient Agreement for the Grant; approving the Memorandum of Understanding ("MOU") with the participating agencies for administration of the grant funds by the City of Pompano Beach; authorizing execution of the agreements; and providing for an effective date.

Mayor Ganz 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 Vice Mayor Parness, seconded by Commissioner Preston, to approve Items 4 & 5. Roll Call:

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

Nays: 0

DEPARTMENTAL BUSINESS

6. Presentation of Other Post-Employment Benefits (OPEB) Report by Foster and Foster Actuaries and Consultants.

David Santucci, City Manager, advised that the Comprehensive Annual Financial Report was recently completed and presented to the Commission, whereby, positive changes to the OPEB were outlined.

Peter McCloud, Foster & Foster, said the other post-employment benefit plan covers retiree medical and life insurance. There were significant changes in the last couple of years that will be addressed during the presentation.

Agenda – Mr. McCloud advised that the full report will not be outlined tonight, only a summary of the results, as well as, an outline of the expenses and demographics.

Executive Summary – Mr. McCloud said the highlights of the evaluation summary include a total liability of approximately $30 million; however, the expenses resulted in income due to all the changes over the last couple of years. Thereafter, he outlined the number of active participants, 357; retirees and covered spouses, 244.

Summary of Significant Changes – Mr. McCloud outlined the plan changes. The plan was amended to remove post 65 subsidized coverage and dental and vision. The plan change lowered the liability by $26 million, which is not uncommon as there are not a lot of subsidized post 65 plans in the public sector and the change likely brought the City in line with other plans. The change resulted in a lot of former retirees not continuing coverage since it was no longer subsidized as such, there was another drop of almost $25 million. Furthermore, there was an additional expense load on the Affordable Care Act, but since it was repealed from the Act, the liability was reduced by an additional $3.6 million.

Changes in Total OPEB Liability – Mr. McCloud said as of September 30, 2018, the liability was approximately $77 million which was measured as of 2016; thereafter, he outlined the changes by category. The service cost is the cost accrued over the year for new benefits earned by current active employees; interest on liabilities; decreases between actual and change in benefit terms; changes in assumptions and others. The current liability is approximately $30 million; whereas, the liabilities have significantly decreased due to plan changes and participants reaction to the plan change.

GASB 75 Expense/(Revenue) – Mr. McCloud advised that the main item of interest is the OPEB Expense column which is included in the City's income statement. There will always be service cost and interest, nevertheless, he reiterated the decrease based on the plan change and other items that are amortized over time. The $26 million decrease should not be expected every year and in the future, the number would be around $5 million between service cost and interest.

Participant Demographics – Mr. McCloud advised that this slide breaks out the participants among groups which can be discussed further if necessary. Thereafter, he entertained questions by the Commission.

In response to Mayor Ganz's question, Ms. Taylor Walling, Foster & Foster, replied that there are 62 BSO retirees and 149 are in the general plan.

Mayor Ganz asked how many Deerfield Beach residents were there.

Ms. Walling replied that they may not have access to that information.

Mr. McCloud replied that he would have to look into that; however, they may not have enough data to determine it.

7. Presentation regarding the redevelopment of the central area of Deerfield Beach.

Kris Mory, Director of Economic Development, provided a PowerPoint presentation.

Central City Redevelopment – Feasibility Consideration – Ms. Mory explained what the presentation will consist of; methodology, areas under consideration and demographic information, projected tax increment revenue and comparisons of the areas as well as others. The goal for the presentation is to provide as much information as

DEPARTMENTAL BUSINESS - CONTINUED

possible and determine the Commission's desires.

Background – Ms. Mory said during a recent City Commission meeting, Commissioner Preston asked the administration to have staff review the feasibility of redeveloping the central area in District 2. Since the City Commission also sits as the CRA Board, they are aware of the discussions over the past couple of years to redevelop outside the existing CRA. It has also been discussed that central Deerfield Beach is lagging behind the rest of the City in development and investment, the need to stimulate that local economy and enhance property values; a larger goal would be instilling civic pride.

Methodology – Ms. Mory said staff reviewed socioeconomic and development conditions in different areas to analyze the necessity for redevelopment, look at conditions impairing sound growth, assessing potential tax increment revenue within various areas and redevelopment options that can be considered.

Current CRA Tax Increment Revenue – Ms. Mory outlined the tax increment revenue for the existing community redevelopment agency from inception to today. When it was created in 1999, the tax base was frozen at $119 million. Since then, there have been investments in infrastructure and business development to spur growth in that area; whereby, the tax base has increased. She explained that any new taxes paid on that additional value were returned to the CRA instead of going to other taxing agencies. In the first year, the CRA collected approximately $56,000.

Current CRA TIF by Contributing Agency – Ms. Mory explained how the different taxing agencies contribute to the CRA. Since Deerfield Beach has roughly the same tax rate as Broward County, the City and County contribute almost the same amount; however, North Broward Hospital District pays significantly less. It is hard to project where tax values will go due to COVID-19; whereas, when the recession occurred in 2006/2007, it took some time for the value of the tax increment revenue to drop, but it dropped significantly for six (6) years. Unfortunately, there is no predictor as to what will happen in light of the pandemic. She advised that the CRA has been increasing by approximately 6% to 7% annually, but staff prefers not to make that overly ambitious projection. For this analysis, a moderate 2% increase was chosen and could make up for any losses in property value over the next couple years. Furthermore, Ms. Mory projected that from 2022 – 2029, the existing CRA would collect $16.3 million from Broward County.

Redevelopment by Neighborhoods – Ms. Mory outlined various areas within the central area in need of redevelopment. The first area is the Dixie Business Residential (DBR) Zone which is comprised of only 84 acres of land; however, it is a prime arterial area. Other neighborhoods include Pioneer Grove, Hillsboro Boulevard, Alwood Homes and the existing Opportunity Zone. The existing CRA is 169 acres which is larger than each neighborhood outlined.

Current Conditions – Ms. Mory displayed photos of the current conditions and the neighborhoods' infrastructure. The DBR is characterized by vacant lots and undeveloped land; Alwood Homes is characterized by single family homes, vacant lots and close proximity to a heavy industrial area; Hillsboro Boulevard corridor has some vacancy, but is mostly commercial. Ms. Mory commented on Pioneer Grove and explained that Local Activity Center zoning has already taken place; notwithstanding, Planning staff has completed a preliminary infrastructure study for the area but there is not an overall redevelopment strategy to identify projects or funding mechanisms. Lastly, the Opportunity Zone is between SW 10th Street, SW 15th Street, I-95 and Dixie Highway.

Dixie Business Residential (DBR) – Ms. Mory provided socioeconomic demographics for the DBR. She advised that the area was challenged and had economic problems before, whereby, the data provided is likely worse due to COVID-19. Thereafter, she outlined the poverty, unemployment rate and lack of owner occupied homes. Any changes in the local economy will cause those who are income sensitive susceptible to displacement. Secondly, over half the area is vacant land which yields to slum and blight conditions, making it prime for redevelopment.

Alwood Homes Neighborhood – Ms. Mory said this neighborhood is mostly residential, north of Hillsboro Boulevard, but is the highest poverty neighborhood in the City, almost 33% pre COVID-19. One area of concern is the extremely low level of owner occupied housing at 24%; making renters susceptible to changes in market value since the homes are not homesteaded. Lastly, about 25% of the area is vacant parcel.

Hillsboro Boulevard Corridor – Ms. Mory said this area was considered because it is the front door to the City which needs improvement and could be included in a redevelopment plan.

DEPARTMENTAL BUSINESS - CONTINUED

Pioneer Grove – Ms. Mory said this area does have vacant parcels, high poverty, renter centric neighborhood and is being considered for redevelopment due to the local activity center and many projects that have occurred are starting to spur interest.

Opportunity Zone – Ms. Mory said the area data reveals high poverty which makes it prime for redevelopment and though it appears to be a single family neighborhood, only half the homes are owner occupied. There are 22 acres of vacant parcels, but of those, one (1) parcel is 11 acres and controlled by one (1) person.

Dixie Business Residential – Ms. Mory said staff reviewed the areas to determine the potential revenue for all the areas. If a CRA were implemented by 2022, by year 5, the tax increment revenue is projected at approximately $13,000. After many years, to 2047, without outside intervention, it may only generate $245,000 per year which is sparse for a meaningful redevelopment project.

DBR and Pioneer Grove – Ms. Mory said to generate more tax increment revenue, staff decided to expand the area to include Pioneer Grove. The bar graph shows the revenue that could be generated by combining those zones. After five (5) years, the revenue would only be $52,000 a year.

DBR, Pioneer Grove, Hillsboro Boulevard – Ms. Mory said because Hillsboro Boulevard is largely a commercial district, it will generate more tax increment revenue. Nevertheless, she explained that each area has slightly different characteristics and as the area is expanded, though more revenue will be generated, a larger list of projects maybe expected which could be more challenging to fund.

DBR, Pioneer Grove, Hillsboro, Alwood Homes – Ms. Mory said when Alwood Homes is included, the revenue increases slightly because Alwood Homes has low values and significant vacant land.

DBR + Catalytic Projects – Ms. Mory said this scenario was provided based on catalytic projects in 2022. In the first year, if a $6 million grocery store were landed and a $5 million medium density workforce housing development, it would spur redevelopment that the $12,000 figure without intervention turns to approximately $70,000 in year 2. By year 10, $168,000 is being generated. Though it is not enough to fund a redevelopment project, it is more than not having an intervention.

DBR, Pioneer Grove + Catalytic Projects – Ms. Mory displayed projected revenues with combining different zones and catalytic projects.

DBR, Pioneer Grove, Hillsboro + Catalytic Projects – Ms. Mory displayed projected revenues for the aforementioned combinations.

DBR, Pioneer Grove, Hillsboro, Alwood + Catalytic Projects - Ms. Mory displayed projected revenues for the aforementioned combinations. Only one (1) catalytic project was considered, but if there were others in subsequent years, the bars would go up more. The projections here are very conservative.

DBR, Pioneer Grove, Hillsboro, Alwood + Catalytic Projects + Vista Clara – Ms. Mory said the Vista Clara project is coming and freezing the tax base before this project is important as it impacts the tax base on a potential redevelopment area.

Redevelopment Process – Ms. Mory said the existing CRA is successful because of the existing plan, projects and a funding source. She explained that it works well, but mostly because of capacity through staff, the CRA Board and knowledgeable investors and property owners. She said capacity building is the third key to redevelopment success which should be included in the redevelopment project.

Capacity Building – Ms. Mory said she has experienced that property owners do not have a wide knowledge of redevelopment in terms of what can be built on the property, zoning, density, etc. These are things the community stakeholders should be able to answer, participate in and be knowledgeable to create a plan. Thereafter, Ms. Mory expounded on how neighborhood and business collaboration is essential in redevelopment. Due to the susceptibility of residents being forced out through improvements, redevelopment may be best if it comes from within.

DEPARTMENTAL BUSINESS - CONTINUED

The Redevelopment Plan – Ms. Mory said none of the zones have a fully developed plan. There is not a roadmap to practical solutions to community problems or a plan to seek funding and the plan must outline specific projects. Moreover, there must be communication with Broward County. The redevelopment plan model followed in the existing CRA was extremely successful; whereas, the Urban Land Institute was used to work through various obstacles. They created a roadmap that helped move projects forward. She said using them is an idea to help the community; staff would also assist in creating a plan based on the community's desires.

Community Redevelopment Agency – Ms. Mory said the creation of a city sponsored CRA is beneficial, but she hopes the presentation reveals that a CRA may not be enough on its own.

Current CRA TIF by Contributing Agency – Ms. Mory said this slide was reviewed earlier in the presentation and is being brought back to discuss the early sunset of the existing CRA. Currently, Broward County is easily indebted to the CRA between 2022 and sunset (2029) for approximately $16 million. A negotiated early sunset was floated and a portion of the $16 million would be paid forward to the City as seed money to start a new redevelopment agency. If the CRA sunsets in 2022, the City would have to assume the existing debt service that the CRA has. A $1 million debt service payment is paid every year for old bonds. If the CRA is no longer there, the City would have to take over the payment. Since the City is already contributing approximately $2 million annually, the City is already able to make the payment, but the silver lining is that the City would realize an additional $1 million per year that would not have to be paid to the CRA.

New CRA Timeline – Ms. Mory provided a timeline to create a new CRA. If direction were given in August 2020, negotiations would start with the County on an early sunset with a portion of future funding paid forward. A slum and blight study would have to be done to create the CRA and the results would be presented to the Commission. The earliest possible time to have the CRA in place would be December so the base year would become 2022. This coincides with what is committed to CRA funding and projects which she would manage both.

Community Development Corporation (CDC) – Ms. Mory said if the CRA does not work alone to generate enough money, the CDC could be layered with a CRA. A CDC is a community based model, not for profit organization, that focuses on revitalizing low income, underserved neighborhoods. The Northwood Village area in West Palm Beach is an example of a successful CDC. She explained how the structure of a CDC helps with local buy-in. Also, as a not for profit, the CDC can apply for grants that the City may not.

Business Improvement District (BID) – Ms. Mory said this was considered for the Cove after the parking lot was remodeled to fund group marketing; whereby, a successful BID can be found in Coconut Grove. A BID is an organization formed by private property owners, requires 51% buy-in from the owners and generates funding for them. They pay a special tax above their existing millage to be used for marketing, streetscaping, community policing and special events; lastly, the BID could be independent of the CRA or partnered. Ms. Mory said this group tends to be more successful in retail areas and homogenous type businesses.

Arts/Cultural District – Ms. Mory said this model on top of a CRA can bring a lot of energy to the area. Staff discussed it more for the Pioneer Grove area, but there is no reason it cannot be implemented in some of the larger redevelopment areas. This model looks at bringing in the creative class of people, younger, those with disposable income and redeveloping the area through arts and culture.

Layering of Project Funding – Ms. Mory said CRA funding will not result in enough funding for catalytic projects; thus, she provided other opportunities which will be detailed.

Economic Development Area – Ms. Mory said Deerfield Beach is already in an economic development area, but this program is a federal designation administered through the South Florida Regional Planning Council. As such, if a redevelopment plan is created, proposals for direct grants could be written from the Economic Development Administration and assist businesses with tapping into low interest loans available through the revolving loan program.

CDBG: Community Development Block Grant Program – Ms. Mory commented on the Community Development Department's budget and how funds were reprogrammed through the mega program. CDBG does play a role in redevelopment and when funds are spent on housing, economic development activities, they result in community assets and is a resource available to layer on top of a CRA.

DEPARTMENTAL BUSINESS - CONTINUED

Housing First Focus? – Ms. Mory said because of the County's lack of decent, affordable workforce housing and large swaths of vacant land in many of the neighborhoods outlined tonight, and COVID-19's probable devastation of local retail, the Commission may want to consider a different type of redevelopment effort that puts housing first. There have been many models where redevelopment areas invest in housing and once investors see new roots and incomes increasing, they may start to look at their own investments in the area. It could be very successful in the DBR and all the other areas highlighted. She explained the importance of addressing housing and steps that could be taken to enhance housing programs. Habitat for Humanity has been successful, making a housing focus very successful in the areas.

Deerfield Beach Opportunity Zone – Ms. Mory said this zone is already in place and while there is not a lot of commercial land in the area, it should be considered. A fund has not been created because there is only 22 acres of vacant land in the area with 11 being owned by one (1) person. Nevertheless, it can be created and used as a resource to fund commercial development between SW 10th Street and SW 15th Street on Dixie Highway. A fund and marketing would be necessary to pursue investments.

City Resources – Ms. Mory said the City has a good amount of land and with the recent approval of property disposition, staff could start marketing the property to developers to encourage private redevelopment. There has also been a lot of discussion on the large amount of unused and underused public right-of-way in the areas and working with developers to leverage and increase envelope size for projects. Now, there is a significant expertise in negotiating lease and construction agreements with FDOT. This is very important especially on the Dixie Business Residential corridor where many people believed they owned the sidewalk, but do not as there would be potential to work with FDOT and bring those right-of-way areas into private sector development projects. She advised that the City's Planning Director planned to look at the Dixie Business Residential corridor this next year to try and make it more development friendly in ways to reflect community needs.

Commissioner Preston said the presentation reveals a high level of poverty that must be considered in the various areas highlighted. The blighted areas must be dealt with; wherein, the area has remained as is for many years without any push to revitalize the area in comparison with Districts 1, 3 and 4. Considering it is lagging behind the rest of the City economically, a plan must be developed to address it. Furthermore, Commissioner Preston said when he originally talked about this, he asked that the County be contacted about an early sunset. Should the County reject the offer, it would be over; however, he believes they will be amenable to having a conversation because from 2022 to 2029, they would owe $16 million. Additionally, the presentation also revealed that should a new CRA start, it would not have a funding mechanism; tax increment revenue would be very low. Thus, he recommended a negotiation clause with the County presenting an early sunset for $10 million, along with a plan to show how the funds would be used.

Continuing, Commissioner Preston said due to the pandemic, the City is in an economic crisis with a shortfall in its budget. If a new CRA were approved, it results in $1 million being saved in the General Fund and helping reduce the shortfall. Also, if the County approved the funding, the CRA starts with a base of $10 million for projects until the time to work with various agencies to secure buy-in on the federal level and keep it solvent.

Mayor Ganz asked if the current CRA has to be sunset in order to start the new CRA.

Ms. Mory replied no, whereas, the City is able to create another CRA district within the City at any time, and the funding would only be the City's portion.

Mayor Ganz said sunsetting the current CRA is in hopes of gaining $1 million a year to the General Fund or entice Broward County to kick in funds toward the new CRA.

Commissioner Preston said if a sunset clause were negotiated, it gives the City the ability to have a funding engine to deal with projects. Further, the current CRA is trying to find projects in order to spend money, therefore, he believes the present CRA has done its job. With the County being on the hook for $16 million, splitting the difference would give the City $8 to $10 million to start projects and eliminating poverty. He explained that having commercial projects would have an overall effect in the area of rehabilitating and lifting the residents by providing opportunities that do not presently exist.

DEPARTMENTAL BUSINESS - CONTINUED

Mayor Ganz clarified that Commissioner Preston is willing to sacrifice $16 million to get $8 million for the area.

Commissioner Preston said he is willing to negotiate a sunset clause and believes the County may be amenable to giving more. Additionally, the CRA Board is struggling to find projects in the current CRA as there are limited options for opportunities.

Mayor Ganz said an injection to the community is needed to kick start things; however, the (Alwood) community residents presented concerns when the Deerfield Beach Country Club was being removed. He advised that their concerns was an increase in property value. Although they are homesteaded, the potential increase is minimal. Nevertheless, as property values increase it may become difficult for people to keep their home and brings concerns to him on gentrification and removing the impoverished. He asked how the changes would affect District 2

Commissioner Preston replied that gentrification is a challenge and is something that has to be considered. The greater problems lie in the high poverty level, a lack of opportunity, and other areas in the City thriving at a higher level with District 2 lagging behind. While there is a risk for gentrification, the overall picture must be considered and gentrification should not be the criteria to not do anything as it will worsen conditions. This is an opportunity to bring it to a standard where other districts are and it has to change as the current conditions have been ongoing for a long time. This is an opportunity and if the funding is available, in two (2) to three (3) years, District 2 can look like all the other districts. He further commented on the changes in Delray Beach after redevelopment. Lastly, if no decisions are made to change it, it will remain the same.

Mayor Ganz said in Delray Beach, residents were displaced. Pineapple Grove has gone into the neighborhood and those people have been moved out. A CRA is not going to grow with the money it brings in unless there is an increase with property tax wherein, residents are concerned about being removed from their home. Mayor Ganz commented on funding from the County, $10 million, and asked for consideration on project costs of current CRA projects; whereby, he does not know how putting those funds in the district will make the necessary changes to bring people out of poverty. The risk is that changes can be made to the look and feel of District 2, but having a job on Dixie Highway will mean getting out of poverty, as people can work in other areas to do so.

Continuing, Mayor Ganz said District 2 is very unique and there are people with insidious intentions who will criticize District 2 because of the overall property values in the City and a median household income range is nowhere near other cities. Lower values throughout the City bring the overall value down; bringing them up risks displacing people. Mayor Ganz said he wonders how to help without eliminating people who have been here for generations.

Commissioner Hudak said some of the challenges he has seen in District 2 have been there for years. First, 70% of the residents do not own, but rent. Since the homeowners are bringing in rental income, they are not interested in bringing the area up, whereas, if the area is brought up, it will adversely affect the renters. Second, there is vacant land, but it is owned by many who and cannot agree on what they want to do with their lots; there is also an unrealistic idea of the property value, which are things holding back District 2. He commented on the impoverished areas in District 1, i.e. Tallman Pines who are in the same situation as many areas in District 2, but there is no conversation about it.

Additionally, Commissioner Hudak agreed with workforce housing and advised that the hospital district is looking for affordable housing and reminded everyone of the vacant parcels near Riva. Although there has been great progress in the current CRA, it has taken years. Further, there has been a unified game plan and that is also needed for District 2 as well as buy-in from the owners to make anything succeed which is his concern. While he understands using the funds from the County to fund a new CRA, without buy-in from stakeholders, nothing will happen. Pioneer Grove is a tremendous example as zoning was changed but there were no incentives for development. He advised that incentives are needed and believes that would be through workforce housing. He said throwing money at the situation is not the answer.

Vice Mayor Parness said the problem has to get better or it will get worse. Their job is to find a solution, to uplift the community and make it better. He said he has seen entire cities disappear when the atmosphere changed and does not want that to happen with District 2. He said they must find the solution, whether it is bringing more business in the area, better housing or jobs; therefore, people who are impoverished can get out of poverty with help from the City Commission as no one can get ahead alone. Moreover, he said he does not think cancelling one CRA for $8 to

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$10 million is the answer, but it has to be decided together; notwithstanding, the Commission must find ways to improve the community as it will not stay the same.

Commissioner Drosky said he drove the central portion of the City from the south to north and agreed that something has to be done for the area as it is a representation for people traveling to the City. The discussion tonight is about making improvements which is needed. While there has been a clear intention of bringing businesses and housing to the City, it has not happened, so there must be a different approach. He also believes a workforce housing solution should be considered to restimulate the area; whereby, bringing in housing prompts people to spend in the City, where they are living.

Continuing, Commissioner Drosky said he believes the analysis between a CRA in District 1 and 2 is not comparable and believes the County giving the City $8 million to sunset is generous; however, he does not want to give $8 million away for free. The City is entitled to $16.3 million and the portion from the North Broward Hospital District, so giving it away is not practical. Thereafter, he referenced the PowerPoint and geographical area and commented on how to stimulate either Pioneer Grove or the Opportunity Zone with workforce housing as people would be willing to work, shop, and stay. He also commented on trying to bring businesses in for decades which means there must be new considerations. Commissioner Drosky said if housing were in place, the catalytic project would come. He said he would like to see an emphasis on that going forward as it is a new path and opportunity. Moreover, he said this area is what everyone sees coming into the City and it is too important to lose, but thought must be given to the best way to revitalize and find new ideas going forward.

Commissioner Preston thanked everyone for their input and explained the two (2) criteria for a CRA, blight and slum. He said imagine all that money that could have been gained if the CRA started in District 2. Further, without funding in District 1, there would not be a Sullivan Park; thus, funding is necessary to bring about change. If just tax increment from certain areas were only considered there would not be a lot of money and it would be a long time before projects could start. The Commission can look at ways to safeguard against gentrification, by including the community and becoming a part of it; if a CRA is created today without any funding, there wouldn't be any changes. To get those funds, the present CRA should be sunset which could effectuate change. Although no one wants to lose $8 million, that amount was taken away from District 2 in 1999 as there was more slum and blight in District 2. Had District 2 been chosen then, there would be more changes than there are now.

Continuing, Commissioner Preston recommended developing a plan to go to the County and providing a comprehensive plan on housing, a commercial corridor and other elements that interest them. While there is a challenge to leaving money behind, one area has suffered and it would be very different if the right things had been done in the past.

Mayor Ganz said regardless of the time frame, help has always been needed. He said from a financial aspect, there is no comparison as the values of the properties near the beach will always be higher than other areas. The decision made in the past was based on getting the most money possible as the values will increase and lock in monies for the City that will not be achieved in any other district. Therefore, the monies would not be close to what is coming in now. Additionally, Mayor Ganz commented on the backlash received as the Commission has tried to make changes in the City; i.e. Freedom Marine being redeveloped.

Continuing, Mayor Ganz said even if the City received $10 million from the County, $6 million is being sacrificed; nevertheless, if that money is reinvested into that area, the money needed to carry on in that district is based on the tax increment increases that will be locked in. This means the $10 million has to yield property value increases which have to be enough to sustain future endeavors. Anything that goes above what the value is now goes above that district into the CRA, but the values of the properties must increase and will the residents agree. Thereafter, he commented on changes in the past to boost the central area; i.e. two (2) community centers, but it still was not enough and more needs to be done. He said he would like to see it move forward, but is concerned with the tradeoff, placing people out of their homes, increasing values that will help spur projects and grow the revenue. Lastly, Mayor Ganz asked what the $10 million would be used for if the County agreed.

Commissioner Preston replied that he is unsure right now. Further, he said he understands Mayor Ganz's concerns, but residents in District 2 are ready for change and want to grow and realize that they are in a community left behind. When words like poverty and lack of jobs are used, there is another factor, there are not an influx of young people

DEPARTMENTAL BUSINESS - CONTINUED

that want to move and settle into District 2 because they don't see anything. Until people see change, there will always be challenges and with any change, there will be disagreement; nevertheless, he wondered what the current conditions would be if Deerfield followed Delray Beach's plan. There is a probability that some people were hurt in the change, but the people he has spoken with are happy and the transformation has given hope. Without a funding engine, nothing will be done, but money from the present CRA can be infused into the community. Commissioner Preston opined that the change in the central area will spread to other areas throughout the City and make things equal. Currently, coming off I-95 and driving east to the beach, a business person will not want to invest as nothing motivates a business to start there. Thereafter, he provided various options to incentivize businesses. Without changing the aesthetics, businesses will not be prompted to come and creating a funding mechanism things will stay the same.

Commissioner Hudak said everyone agrees that something must be done and after working with Habitat for Humanity, he has seen amazing changes with the properties as well as the influx of families and the pride they take in their homes. This is the sort of option to consider; he reiterated using the land near Riva Motors and commented on the push to develop last year. These type projects would not cost the City a lot of money and can improve the area and set the table to attract businesses as there must be incentives. Commissioner Hudak said he is sure that the private companies are willing to partner with the City to develop a Habitat for Humanity area in District 2 and attract people District 2 needs as 70% of District 2 are renters. He said these people will be displaced if they have been renting for 20 years whereas, no one wants to adversely affect those people. Commissioner Hudak continued to outline opportunities for advancement, development of property near Riva Motors, private partnerships and purchasing land for a Habitat development and later, businesses will want to come to the areas.

David Santucci, City Manager, said the first thing that must occur is a study and plan; without those things, it is not advisable to approach the County. When the time comes, there would be conversation about the County's desires. He said the plan would have to go to the County Administrator before anything is considered by the County Commission.

Mayor Ganz said that's where he believes the Urban Land Institute (ULI) would be useful.

Commissioner Preston agreed with Mayor Ganz as he believes the ULI would bring an unbiased plan.

Mayor Ganz commented on his pleasant experiences with ULI; moreover, he provided a brief history of developers who wanted to make changes which were not favorable as well as his opposition to eminent domain. Thereafter, he opened the public hearing.

Samantha Gillyard, City Clerk, read various e-mailed comments into the record.

Cynthia Hicks, no address provided, spoke in favor of a CRA for District 2.

Wayne Adams, no address provided, spoke in favor of a CRA for District 2. He also provided a historic timeline that he and his family have spent in the City.

DD Wilson, no address provided, spoke in favor of a CRA for District 2.

Stacey Daise, no address provided, spoke in favor of a CRA for District 2; she also commented on her family's lineage dating back to the 1900s. Also, Ms. Daise said people coming off I-95 heading east see District 2 first and there is a marked difference between the communities. She also advised that Black owned businesses are needed as well as a consistent approach to economic development. Ms. Daise recommended no dumping signs or monitoring with live cameras which may also deter crime. She also advised that when people dump illegally on her property, she is fined, but no additional action is taken to circumvent those actions.

No other e-mails were received.

Gwyndolen Clarke-Reed, 1430 SW 6th Court, Deerfield Beach, said District 2 had an opportunity years ago to become a CRA, but there were so many different opinions about what would happen in District 2 if a CRA were implemented, so the option went away. She said she is not sure the County will consider this option; however, the

DEPARTMENTAL BUSINESS - CONTINUED

residents must understand that uplifting the community could come with a raise in taxes and they will have to accept that to move forward. Further, Ms. Clarke-Reed said projects for the DBR were planned to come forward with the City's input, but have not taken place. There is blame all around with this issue; nonetheless, something needs to happen in District 2. Lastly, she welcomed the Urban Land Institute and hopes there will be an educational component that outlines the pros and cons.

Mayor Ganz closed the public hearing. Thereafter, he commented on how property values increasing in order for the CRA to be successful which in turn increases property taxes. He thanked former Commissioner Clarke-Reed on the history of the 1999 CRA and advised that when the residents heard about what could happen to their neighborhoods, they were not onboard which has always been a problem. Mayor Ganz said this is not about one section being shafted in the last 15 years, nor is it a black and white thing. Further, this could be an opportunity to move forward, but in doing so, could disrupt the change. This should be considered a chance to uplift the central portion of the City and allowing the ULI to provide feedback and public meetings to share the outcome with the residents is necessary to decide what is best for the City.

Commissioner Preston thanked the Commission for having this difficult conversation. He said he believes Mayor Ganz that it is not black and white, but from Miami north, all Black neighborhoods look the same. It is a matter of Black people adjusting in the community, but if nothing is done, nothing changes. He agreed with having the ULI come in, but reiterated the need for funding to make changes. Commissioner Preston said as the study goes forward, decisions can be made.

MOTION was made by Commissioner Hudak, seconded by Commissioner Preston, to move forward with a study by the Urban Land Institute. Roll Call:

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

Nays: 0

8. Resolution 2020/083 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, amending the 2019/2020 schedule of City Commission Meetings; providing for an effective date.

The Resolution was read by title only.

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

Vice Mayor Parness said elections are scheduled for both August 18, 2020 and November 3, 2020, whereas, the City Commission has meetings scheduled. Therefore, he suggested amending the Commission's meeting calendar so people are allowed to exercise their constitutional right and allow others to help with the elections.

Commissioner Drosky said he has no objection changing the August date and recommended Monday, August 17, 2020 instead of August 18th.

Vice Mayor Parness motioned approval.

Anthony Soroka, City Attorney, clarified the motion; amending the current schedule to reflect the following meeting dates: August 17, September 3 and September 14, 2020.

In response to Commissioner Hudak's comment, Mayor Ganz advised that conflicts with election dates will be addressed at a future meeting.

DEPARTMENTAL BUSINESS - CONTINUED

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to approve Item 8 as amended, to include August 17, September 3, and September 14, 2020. Voice Vote:

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

Nays: 0

9. Resolution 2020/084 - A Resolution of the City Commission of the City of Deerfield, Florida, approving the design for an Arboretum Wall Mural; providing for an effective date.

The Resolution was read by title only.

Preston Pooser, Director of Parks & Recreation, said staff was approached by Friends of the Arboretum to have a paint by numbers mural. The wall at Constitution Park is facing Hillsboro east to the Mattress Barn and would be funded by Friends of the Arboretum. The installation would have children volunteers and City staff assisting with the actual painting. Thereafter, he provided renderings of the location and explained the proposed changes; lastly, the rendering were shown.

In response to Commissioner Hudak's question, Mr. Pooser replied that the City owns the lot.

Commissioner Drosky said the sign gets a little lost if the intent is to read from Hillsboro Boulevard. If standing in the park, it is great, but if the object is to see it and know what it is from the street, it is not practical. He then asked who the mural is intended for.

Mr. Pooser said it is meant to draw attention to the Arboretum for people who are going west, leading to the entrance to Constitution Park. He said staff is willing to work with the artist on possibly making it more visible with larger lettering.

Commissioner Drosky said he does not want to take away the artistic design, but if the objective is to see if from far away, he is not sure the rendering is accomplishing that.

Mr. Pooser said it is meant to dress up the area as well.

Mayor Ganz agreed with Commissioner Drosky and while it is an improvement, he does not support the design due to having the white lettering on the background as people will not be capable of seeing it especially to recognize that the Arboretum is there. If the purpose is to beautify the area, then it is serving its purpose.

Commissioner Hudak said he does not know if it will be highly visible to people driving down the road and recommended placing something on the crossroads. If the idea is for beautification, it is a good idea, especially with the children doing paint by number; however, if only to identify the Arboretum's location, it will get lost.

Vice Mayor Parness said a sign is needed on Hillsboro, directing people to the Arboretum; without that, he could not support it. Further, he said the sign may not be read by many people.

Commissioner Drosky commended the artist for the amount of work she has done for the City and suggested that the item be tabled; staff can outline their concerns. The artist can evaluate whether the sign is intended to be seen from Hillsboro; and the outcome can be discussed at the next meeting.

Mayor Ganz concurred that the artist is extremely talented and he is sure she will convey the intent of the sign. Thereafter, Mayor Ganz opened the public hearing; however, there were none to speak and the public hearing was closed.

DEPARTMENTAL BUSINESS - CONTINUED

MOTION was made by Commissioner Drosky, seconded by Vice Mayor Parness, to table Item 9 until August 4, 2020. Voice Vote:

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

Nays: 0

10. Resolution 2020/085 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the ranking and recommendation of the Evaluation Committee to qualify and allow the top four ranked firms responsive to Request for Qualifications #20-18-IG for design build services, JWR Construction Services, Inc., Kaufman Lynn Construction, Inc., MBR Construction, Inc. and Di Pompeo Construction Corporation to participate in the Request for Proposals Phase of the Design Build Contractor Selection Process for the City Hall Remodel and Upgrade Project; and providing for an effective date.

The Resolution was read by title only.

Priscilla Cygielnik, Assistant Director of Engineering, said she is presenting the ranking for design build services for City Hall; thereafter, she provided a PowerPoint presentation.

Purpose – Ms. Cygielnik advised that the Resolution seeks approval of the ranking. The evaluation committee is recommending the top four (4) ranked firms, JWR Construction Services, Kaufman Lynn Construction, MBR Construction and Di Pompeo Construction. This allows participation in step two (2), request for proposals.

Project Scope – Ms. Cygielnik outlined the scope of the project, structural upgrades, replacement of existing building windows to hurricane rated glazing, roofing updates, remodel of the City Commission Chambers and other upgrades.

Background – Ms. Cygielnik outlined the process for the RFQ; whereas, eight (8) proposals were received in March and the public evaluation meeting was held on Tuesday, June 9, 2020 via Zoom.

Current Activity – Ms. Cygielnik said two of the proposers were tied for first ranking, JWR and Kaufman Lynn, followed by MBR Construction, Di Pompeo, Gulf Building, West Construction, Hernandez Consulting and Critical Path. The evaluation committee decided to move forward with the top four (4) proposers to go into step 2, the procurement process for the RFP.

Renderings – Ms. Cygielnik provided proposed renderings of the new City Hall.

Recommendation – Ms. Cygielnik recommended approval in order to move forward with the next step.

David Santucci, City Manager, asked that the correlation of the HMGP Grant to this project be provided. Also, the renderings provided have been shown before and the material being used should fit in the budget. Once the design is underway, there should be opportunities to make adjustments.

Ms. Cygielnik said the Hazard Mitigation Grant is for wind and drainage retrofits; whereas, wind retrofits will address some of the hardening items and drainage improvements would be used for the surface streets in front of City Hall to the west and north.

Mr. Santucci said the Hazard Mitigation Grant is through FEMA and came through a previous hurricane from funding that came down. This project was in the design phase, so it was right to seek grant funding at the time; it was awarded and previously approved by the City Commission.

Mayor Ganz opened the public hearing.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, asked if the number of commissioners were possibly extended through the Census, could there be room in expanding the Chambers during this renovation.

DEPARTMENTAL BUSINESS – CONTINUED

Mayor Ganz said that is not something that could be considered.

Mr. Santucci advised that the renovation would be done to increase seating for the public.

Thereafter, there was a brief discussion regarding Ms. Clarke-Reed's question; wherein, the City Attorney advised that the Census would not prompt an increase in commissioners.

Mayor Ganz closed the public hearing.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to approve Item 10, adopted Resolution 2020/085. Roll Call:

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

Nays: 0

11. Resolution 2020/086 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Neighbors Helping Neighbors Program to provide assistance to qualified residents with utility bill payments; providing for implementation and an effective date.

The Resolution was read by title only.

David Santucci, City Manager, advised that the proposed resolution is a result of COVID-19. Utility billing is still suspended for shut offs and late fees, which coincides with the Governor's no eviction order extended through August 1st. It is recognized that programs are needed to assist the residents; thus, this item provides the framework for voluntary donations to assist residents who are in need.

Commissioner Preston volunteered $100 to assist and motioned approval.

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

Commissioner Drosky volunteered $100 as well.

During the roll call, Vice Mayor Parness also pledged assistance.

MOTION was made by Commissioner Preston, seconded by Commissioner Drosky, to approve Item 11, adopted Resolution 2020/086. Roll Call:

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

Nays: 0

12. Resolution 2020/087 - 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, 2020; 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.

David Santucci, City Manager, outlined Item 12, setting the fire assessment rate for Fiscal Year 2021; whereby, the recommendation is to keep the rate status quo at $235.

Mayor Ganz opened the public hearing.

DEPARTMENTAL BUSINESS - CONTINUED

Samantha Gillyard, City Clerk, read the one (1) email provided.

Glenn Sullivan, 2377 Deer Creek Trail, Deerfield Beach, said based on the GSG study, the fee should be $301 per residential dwelling. Last year the fee was increased and should be increased again to cover all costs. He advised that by not imposing the full fee, the Commission shifts the costs to those with higher valuations which is unfair as all residents receive the same level of service. Lastly, he asked for a breakdown of what activities are covered by the fee, the capital items included and a budget breakdown, if applicable.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, said she believed the fee was raised last year to a significant rate, whereby, it would not have to be raised this year.

Mayor Ganz advised that rates can change from year to year, but the proposed rate is the same as last year. Also, there is no way to determine what the costs will be from year to year. Thereafter, he closed the public hearing.

Commissioner Drosky said according to the GSG study, the fee should be $301, but the proposed fee is $235 and asked who subsidizes the difference as the resident implicated that the higher property values do which he does not believe to be accurate and it is everyone evenly.
Mr. Santucci replied that Fire Rescue services are funded through various sources with one being the fire assessment fee. Additionally, fire inspection revenue supports the operation along with smaller revenue sources; what remains is made up by ad valorem taxes. He said he believes the resident suggestion was to maximize the rate to reduce the strain on ad valorem taxes which are based off the property value.

There was a brief discussion between Commissioner Drosky and Mr. Santucci regarding the assessment of the fee to residents as being a flat rate.

Mayor Ganz said the $235 rate is residentially only, whereby, the commercial rate is charged differently. Further, he clarified that the non-profit agencies are still not being charged.

Mr. Santucci said that is correct; non-profit agencies are categorized as industrial.

Commissioner Preston asked if there was room for a reduction to the fee due to COVID-19.

Mr. Santucci replied that it was not considered due to the revenue shortfalls the City is facing this fiscal year and the next. Not only are residents and businesses being impacted, but so are localities; therefore, no fee change was recommended.

Vice Mayor Parness agreed that the rate should not be raised this year due to the virus and people hurting economically and has no objections making up the difference from the General Fund this year. Therefore, he disagreed with decreasing the fee as he believes doing so would affect services which is extremely important. Lastly, he spoke in support of the proposed rate.

Commissioner Hudak asked if it is possible to charge the non-profit agencies 25% at a 25% rate of what other businesses are charged as it may help make up the difference considering the budget deficit.

Mr. Santucci said what is proposed here today was not considered.

Mayor Ganz advised that it was discovered that non-profit agencies would have to be treated like businesses; thus, the valuation would be based on square footage. Because the number was exorbitant for the churches, the backlash was significant and the Commission reneged. He said other options may have to be considered in the future.

Commissioner Hudak suggested looking into the possibility next year.

There was a brief discussion regarding the classification of churches/non-profits as a business.

Mayor Ganz asked that the City Attorney investigate the possibility of charging non-profit agencies at a reduced rate as suggested by Commissioner Hudak.

DEPARTMENTAL BUSINESS - CONTINUED

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to approve Item 12, adopted Resolution 2020/087. Roll Call:

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

Nays: 0

13. Resolution 2020/088 - 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.

Mayor Ganz opened the public hearing; however, there were none to speak and the public hearing was closed. Thereafter, he said it is good that the number is going down as it shows people are caring for their properties better and the City is able to recoup fees that have been spent.
There were no additional comments by the Commission.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Hudak, to approve Item 13, adopted Resolution 2020/088. Roll Call:

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

Nays: 0

14. ORDINANCE 2020/ - AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

David Santucci, City Manager, said many localities are implementing this type ordinance to recoup parking revenue for tickets that are still outstanding. He then introduced Harvey Figueroa, Parking Supervisor, who presented the proposed ordinance to him which he deemed necessary to present to the Commission.

Mr. Figueroa said there is a need to amend the current towing ordinance that allows the towing of vehicles that have a minimum of two (2) parking citations to secure monies due to the City and residents. He advised that other enforcement tools will be outlined during the presentation.

Late Notice Letters – Mr. Figueroa said this slide represents enforcement tool #1. When parking citations are issued, the City grants a 10-day grace period for people to pay without late fees. If the grace period is ignored, a notice is sent out on day 11; if also ignored, a second notice is sent out 30 days thereafter. He outlined the number of citations issued under notice #1, #2 and final late notice. He also outlined the total citations of those with state of Florida tags and the fees not being collected.

Collection Agency – Mr. Figueroa said Penn Credit is being used to collect unpaid parking citations. The figures provided are pre and post 2017 collections; whereby, the collection rate is 11.36%. Mr. Figueroa advised that the collection rate is not the best because when the City first introduced Penn Credit, they were given 8,000 parking citations to collect. On the far right, unpaid parking citations with Penn Credit represents $845,000 for Florida tag holders. This is not the best way to entice payment.

DEPARTMENTAL BUSINESS - CONTINUED

Enforcement Tool – 3 – Mr. Figueroa said this is another enforcement tool, vehicle registration holds. The column on the left show that 231 license plates have been forwarded to the Department of Motor Vehicles and accumulated 961 parking citations. So far, the City has collected from five (5) of those license plates that have accumulated 26 parking citations resulting in $1,900 in revenue; however, $62,000 is still outstanding. This is an effective tool because it compels people to pay and anyone who has owned a vehicle knows that when the registration is renewed, the owner will have to go back to the city owed.

One Vehicle – 13 Parking Citations – Mr. Figueroa said one (1) vehicle owed 13 parking citations and was rejected for registration and ended up paying the City $845.

Towing (Proposed) – Mr. Figueroa said this is enforcement tool #4. Currently, towing is outsourced to Emerald Towing who pays the City an annual franchise fee of $100,000 yearly over 12 months. The column on the left shows the number of citations currently owed to the City, and the far right column shows the amount due for collection. He explained that the vehicles can only be pursued in Deerfield Beach city limits and they must be captured during patrols with the license plate reader technology. Unless those two (2) things occur, the money will remain uncollected.

Other Municipalities – Mr. Figueroa advised that other cities along the coast have introduced a towing ordinance. There is also an immobilization method for collecting which is being charged to remove the boot. Registration holds are also being used and lastly, the collection agency being used is outlined.

State of Florida – Mr. Figueroa outlined the components of the pie chart which provide a clear picture of what is owed; most of the citations are in collections, $845,000. From an enforcement tool standpoint, the registration holds will be collected, but it will take some time. Towing revenue has the potential for collection, but those two (2) things mentioned earlier must occur.

Enforcement Tool – 5 – Mr. Figueroa said the P.A.I.D is an amnesty program designed to stimulate action. There are 13,000 license plates with a minimum of one (1) parking citation. If it is possible to stimulate an action from those who owe, this could be another avenue to collect and compel payments.

P.A.I.D. – Mr. Figueroa advised that the acronym stands for parking assistance in Deerfield Beach and will be established by the City Commission.

Summary – Mr. Figueroa outlined the current enforcement tools as well as those proposed, towing (minimum of 2 unpaid citations), immobilization which is booting, and amnesty program for those with a minimum of 1 unpaid citation.

Mr. Santucci referenced the P.A.I.D slide and advised that the Commission only needs to take action on towing. Immobilization was shown as an additional method of enforcement which is prevalent with other coastal cities as it is not currently an enforcement method in the City nor is the amnesty program. He said it is important to note that the registration holds just started and did not require Commission action as it is allowed by State Statute, but the information must be provided to the Department of Motor Vehicles. Since it has been implemented, revenue is anticipated.

Commissioner Preston spoke in opposition to the proposed ordinance as it will effect various people, i.e. the elderly population which he explained. He also provided other scenarios where the towing ordinance would take away people's ability to make money.

Commissioner Hudak spoke in support of the proposed ordinance as the individuals have more than three (3) parking tickets, it is not one (1) parking ticket that was forgotten. Also, multiple notices are sent and people have chosen to ignore them. Thereafter, he asked if license plate readers are located throughout the City or will the program target one specific area. Also, when the parking meters are used, license plate numbers are typed in and since the parking meter company has that data, is there a way to tap into that data to see if they have a number of outstanding citations.

Mr. Santucci said the license plate reader (LPR) camera system is predominantly located where the metered parking is and attached to the enforcement vehicle. As the enforcement vehicle goes around to various places where there is metered parking, they are reading every license plate as they go by. This would apply to any vehicle that has already received two (2) parking tickets and has not paid within the time frame. If fined a third time, within the parking

DEPARTMENTAL BUSINESS - CONTINUED

system, the LPR system would have that information, therefore, as the license plate is installed at the meter, it is communicating to the enforcement and reports on the back end.

Commissioner Drosky said he thinks once can be perceived as a mistake, but twice is not. He opined that these individuals are stiffing the City on parking. Commissioner Drosky provided various enforcement options he considered; first time – no penalty; second – boot; third – towing. Thus, he has no objection to the proposed ordinance. He further outlined the appeals process that allows for those accidentally tickets as an option for help.

Vice Mayor Parness said in New York, if you don't pay at a meter, the vehicle is towed; thus, the proposed ordinance is lenient. Nevertheless, he agreed with starting leniently and then upping enforcement. Vice Mayor Parness continued to comment on how things work in New York. He further commented on the steps in the proposed ordinance as three (3) tickets before towing is lenient but sends a message. Additionally, he advised that in Fort Lauderdale, even people with handicapped placards are required to pay or receive a ticket. Lastly, he said he supports the item.

Commissioner Preston expressed the importance of awareness of the economic environment and this is not a full proof measure. Thereafter, he provided an example of how the system has failed when his wife received a parking ticket even though their tag was registered in the database.

Mayor Ganz opened the public hearing; however, there were none to speak and the public hearing was closed. He advised that while people make mistakes, after the third ticket, there has to be stronger enforcement. One (1) or two (2) tickets could be a mistake, but beyond that, it is problematic. He asked for clarification as to whether the system advises staff on someone who has received tickets back to back within the same week resulting in towing.

Mr. Figueroa replied that the system is state of the art and everything inside the vehicle will denote the number of tickets. He noted that a first late notice is issued on day 11; the second late notice is day 30 and now there is a 60 day notice with the final 90 day notice going to the collection agency.

In response to Mayor Ganz's question, Anthony Soroka, City Attorney, replied that if someone were ticketed multiple times in one week, the notice must be provided and they would still have the opportunity to pay within the given timeline. Thus, the time to pay wouldn't have come up nor would the notices.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Hudak, to approve Item 14 on first reading and hold second reading on August 4, 2020. Roll Call:

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

Nays: 1 - Commissioner Preston

15. ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING ARTICLE VII "USE OF CITY RIGHTS-OF-WAY" OF CHAPTER 2 "ADMINISTRATION" TO CONFORM WITH STATE LAW; AMENDING SECTION 2-454 TO PROVIDE FOR ADMINISTRATIVE APPROVAL OF CERTAIN APPLICATIONS FOR USE OF CITY RIGHTS-OF-WAY BY PERSONS OTHER THAN A COMMUNICATIONS SERVICE PROVIDER; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Ordinance was read by title only.

Anthony Soroka, City Attorney, advised that regulation of telecommunication service providers is heavily regulated at the state level and significantly limits what the City can do in terms of limiting use of their rights of way for their communications facilities. There have been a number of state law changes over the year, but there was one last year that limited municipalities' ability to request registration renewals. Albeit, registration is required to use the rights of way. Previously renewals could be done every two (2) years, now it is five (5) years. This ordinance amends to add recent state law. This ordinance also provides that colocation requests, on an existing city pole, can take place through administrative approval.

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

DEPARTMENTAL BUSINESS - CONTINUED

Commissioner Drosky spoke in opposition of the proposed ordinance as it an attack on home rule, whereby, it takes away the City's ability to regulate.

Mr. Soroka agreed.

Commissioner Hudak asked what the Commission's options are.

Mr. Soroka replied that there are little options, but the Commission could try to speak with the state legislature to reverse course and confront a substantial lobby from the telecommunications industry.

In response to Vice Mayor Parness' question, Mr. Soroka replied that the Commission can vote no, if desired. He advised that the aspect on telecom providers is to conform to state law, the other aspect regarding administrative approval for colocation of non-communication equipment is not tied to state law. With respect to the implementation provisions, regardless of how the Commission votes, the state law should be applied when dealing with telecommunication applicants to avoid potential litigation. Additionally, a resolution could be done urging them to rollback regulations.
Mr. Soroka outlined the process that has been undertaken, such as advertising and should the Commission decide to deny it, he recommended a hearing of the item.

Mayor Ganz "passed" the gavel.

MOTION was made by Mayor Ganz, seconded by Commissioner Preston, to approve Item 15 on first reading and hold second reading on August 4, 2020. Roll Call:

Yeas: 3 - Commissioner Hudak, Commissioner Preston, and Mayor Ganz

Nays: 2 - Commissioner Drosky and Vice Mayor Parness

ADDENDUM

16. Resolution 2020/089 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, extending the State of Local Emergency regarding COVID-19 until August 17, 2020; authorizing the City Manager to take appropriate actions; providing an effective date.

The Resolution was read by title only.

Anthony Soroka, City Attorney, said if not approved, the current state of local emergency would end on July 17, 2020. He advised that the Governor has extended the statewide local emergency for another 60 days.

Mayor Ganz 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 Vice Mayor Parness, seconded by Commissioner Preston, to approve Item 16, adopted Resolution 2020/089. Voice Vote:

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

Nays: 0

COMMENTS BY ADMINISTRATION AND LEGAL

CITY ATTORNEY

Vacation Rentals – Anthony Soroka, City Attorney, advised that the Governor has allowed vacation rentals to open in the County, but are subject to strict State guidelines. The Attorney's Office will work with Code Enforcement staff to assure awareness and make sure they are following up.

Mayor Ganz said this may help with the problem regarding the previously mentioned rental home.

David Santucci, City Manager, said there are existing code cases on that exact issue. As soon as it can go before the magistrate, it will and he will make sure enforcement is on top of it also.

CITY MANAGER

17. COVID-19 Fiscal and Economic Impact Update.

David Santucci, City Manager, provided a PowerPoint presentation on the fiscal impact for the current fiscal year budget.

FY20 Financial Update – Mr. Santucci outlined the content of the presentation: economic indicators, state revenues, CARES Act Funding, revenue analysis, expenditure analysis and budget status overview.

Historic Unemployment – Mr. Santucci said this graph shows the decline in unemployment since COVID hit. Though there has been some improvement, as the cases are currently rising, this trend downward may go in the other direction.

Stock Markets – Mr. Santucci provided a graph that shows the decline in the stock market due to COVID.

Airline Travel – Mr. Santucci provided a graph depicting a decline in airline travel due to COVID.

Oil Prices – Mr. Santucci provided a graph showing changes in oil prices due to COVID.

State Revenue Disbursement Data – Mr. Santucci said revenues cannot be provided in real-time because many of the revenues are outside the ad valorem and come from third parties. Thereafter, he outlined when revenue information will come in based on various categories. Hopefully, by mid-August, there will be good end of year figures from the State, so staff can provide an additional update which will be given monthly to the Commission.

State Revenue Shortfalls – Mr. Santucci said the year to date overage in terms of the State's revenue projection in January was in surplus, but in April/May, and shows a shortfall of over $1 billion. Though there are $7 billion in reserves, there is confidence that the State will make it through.

CARES Act Funding Eligible Expenses – Mr. Santucci outlined the eligible expenses for funding that are provide by the City: adult day care, PPE expenses, cleaning and disinfecting; health screenings for customers and employees and others.

CARES Act Funding Eligible Expenses (May) – Mr. Santucci outlined the estimated expenses to be submitted under CARES funding: personal protective equipment, public safety payroll expenses, administrative costs and others.

Revenue Analysis – Mr. Santucci provided a revenue analysis that shows the impact of COVID from FY 2018, FY 2019 and FY 2020. He advised that after May, no revenue information is available; nevertheless, in May, the revenue received was $3.5 million.

Revenue Shortfall – Mr. Santucci said he is sure these figures will be refined as more information is received from the State; however, the direction is unknown. He reiterated that the figures for both expenses and revenues will change as more information is received; notwithstanding, the expected revenue shortfall is $6.2 million.

COMMENTS BY ADMINISTRATION AND LEGAL - CONTINUED

Expenditure Analysis – Mr. Santucci advised that the June report will be provided by July 15th and it is shown that expenditures have been reduced. Although there is not a lot of consistency from year to year as it depends on when payments are made on large purchases like capital improvement and debt services.

FY20 General Fund Expenditures – Mr. Santucci said the budget as amended was approximately $110 million; whereby, there are anticipated expenditures being held on purchase orders for contractual services, reoccurring supplies, etc. He advised that any encumbered funds on a purchase order, remaining unused, will go back to the account. The current unencumbered amount is $35 million with 32% being unencumbered.

Expenditure Reductions – Mr. Santucci outlined the changes made to reduce the gap expected at the end of the year. There were vacancies from October to March, then from March to October, vacant positions were frozen, and salaries were reduced through natural attrition. There were expenditure reductions through the CIE pay policy, reduced staffing levels, some employees are in a no pay status, reduced work schedules and the recent implementation of furloughs requiring each employee to take six (6) days by September 25, 2020.

Additionally, Mr. Santucci advised that from an operating and capital savings standpoint, programs and events were cancelled due to social distancing and stay at home orders. Contractual service reductions were implemented, as well as deferred capital and service level reductions due to closures.

Budget Gap Analysis – Mr. Santucci said these figures were previously provided; whereby, there is an estimated $2.7 million personnel savings; operating expenditures have been recognized by the departments and will be captured into a contingency, so it is not used for the remainder of the fiscal year. Capital projects was easily identified and will not change. Lastly, at the $6.2 million revenue shortfall and the proposed expenditure shortfall, where revenues are showing today, there would be a $1.2 million best case scenario. If there were a shortfall of $9.2 million, the estimated general fund cap is about $4.2 million.

FY20 Budget Status Overview – Mr. Santucci outlined the General Fund with the original budget on expenditures and revenues, what has been spent and/or received in revenues to this date. Realizing that the $75.6 million includes both the actuals and encumbrances; the difference is $7.7 million. That is closing since the last presentation as it was $13.5 million which includes the hardest period through COVID; thus, no decrease is expected unless the same restrictions are put in place through emergency orders.

Mr. Santucci outlined the current changes that have been implemented by various municipalities. He advised that although the numbers are rising, there is no official status update from the County. Further, the Governor has remained steadfast that there will not be any additional closures; however, localities have the ability to implement further restrictions than the State. Thereafter, he entertained questions of the Commission.

Commissioner Drosky said the best case scenario during the last update was a $3 million gap, average $6 million and worst case scenario $9 million; however, this presentation shows a best case scenario of $1.2 million and worst case $4.2 million, and asked if this is the correct range.

Mr. Santucci advised that worst case and best case last month was based on revenue shortfalls which were a bit different. Staff is now realizing further reductions in the expenditures; thus, using the mid-range revenue shortfall of $6.2 million, and worst case $9.2 million shortfall has decreased. Therefore, the shortfall of $9.2 million is now $4.2 million. Staff will continue to analyze the shortfall as State revenues are continually monitored. Additionally, revenue from September will not be realized until mid-November which is why it takes so long to close the books.

ADDENDUM – CONTINUED

18. Discussion and potential action regarding recycling and solid waste holiday pickup schedule.

David Santucci, City Manager, presented a PowerPoint presentation regarding recycling.

Holiday Collections – Mr. Santucci said because recycling impacts next year's budget, direction is needed on how to proceed. Currently, the City provides collection on all holidays except Christmas; 11 paid holidays. The estimated savings by removing 10 holidays from the schedule would be approximately $17,000 per holiday. Thereafter, he

ADDENDUM – CONTINUED

provided a list of the holiday suspension schedule for fiscal year 2021. He advised that the only way to realize the savings is to collect on the next regularly scheduled day instead of the day after the holiday. Thereafter, Mr. Santucci entertained questions by the Commission.

In response to Commissioner Hudak's question, Mr. Santucci replied that one (1) holiday was removed from the list, the day after Thanksgiving.

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

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to suspend holiday collections. Roll Call:

Yeas: 2 - Commissioner Hudak and Vice Mayor Parness

Nays: 3 - Commissioner Drosky, Commissioner Preston and Mayor Ganz

Motion failed by 2-3 vote.

CITY COMMISSION BUSINESS

19. Discussion regarding the selection of a voting delegate to the Florida League of Cities 2020 Annual Conference on August 14th in Orlando.

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

There was a brief discussion regarding the voting delegate; whereby, Commissioner Hudak was selected to serve again for the upcoming conference.

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

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

Nays: 0

20. Resolution 2020/092 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, designating Juneteenth as an official city holiday; providing for an effective date.

The Resolution was read by title only.

Commissioner Preston said a Juneteenth would be the right decision for the City as it is not only the day that slavery officially ended in America, but also the day that Blacks in America became free and truly became Americans. If the Resolution were passed, recognizing Juneteenth as a citywide holiday, it would make Deerfield Beach a better city. Also, adopting the Resolution would begin the arduous task of bringing the City together and encourage an inspirational wave that would settle into every corner of our disjointed communities. Being on the right side of what is right to do and permeate beyond our city borders into the moral conscious of our neighbors. There are a number of positives for the City: 1) increased morale; 2) increased work productivity; 3) no fiscal cost for fireworks; and 4) no extra cost for police presence. He said 49% of the City's workforce is African American and this would boost their morale and lift the entire City. Commissioner Preston provided a personal outlook on celebrating Independence Day when he knew that not all Black people were free. Lastly, he asked that Juneteenth be made a citywide holiday.

Mayor Ganz opened the public hearing.

Cynthia Hicks, no address given, spoke in support of Juneteenth being recognized as a citywide holiday. She also provided a brief history of her residency in the City.

CITY COMMISSION BUSINESS – CONTINUED

Wayne Adams, Deerfield Beach, spoke in support of Juneteenth as a citywide holiday and what it means to him. He also advised that in 1979, Texas became the first state to make Juneteenth an official holiday; today, 47 states recognize Juneteenth as a state holiday.

Glenn Sullivan, 2377 Deer Creek Trail, Deerfield Beach, said designating Juneteenth as an official city holiday is not advisable due to fiscal concerns. He suggested adding Juneteeth as a city holiday, instead of the one (1) day designated by the City Manage. This would be cost neutral and also provide an opportunity for the people of the United States to learn more about the past experiences that shaped the United States. If not possible, he does not support it due to the cost and the benefits provided to employees.

Mayor Ganz closed the public hearing.

Vice Mayor Parness spoke in support of Juneteenth as a city holiday. There has been an awakening in the Country and it is important to consider their blight. He said Juneteenth is as much of a holiday as Independence Day.

Thereafter, Vice Mayor Parness motioned approval and Commissioner Preston seconded.

Commissioner Drosky asked for clarification on whether the holiday will be a paid holiday as the backup indicates a financial impact of $110,000; whereas, the City Manager just outlined a revenue shortfall of $1.2 to $4.2 million. If it is a paid holiday, how will it be paid?

Commissioner Preston said when he presented it, it was his intention that it be paid. The City has the ability to pay from the General Fund balance; nevertheless, the dollar amount is not the issue as the City will recover from the shortfall. For the residents and the City, it sends the right message as it is the right thing to do. Thereafter, he commented on his conversations with colleagues regarding Juneteenth; whereas, they were unaware of the date. He asked that the Commission understand that it is right as it makes a statement of bringing the City together.

Mayor Ganz said he was unaware of what Juneteenth meant to the African-American community and it is a day that is relatively new to him which is a shame; thus, an educational component is needed. He advised that instead of giving employees a paid day off, that employees have a day to float and celebrate that day at their choosing. From a financial aspect, Mayor Ganz said he would like to do something to acknowledge Juneteenth as was done with Haitian Flag Day. Further, adding Juneteenth may not accomplish bringing the City together, but helping people understand what the holiday means may be possible. Mayor Ganz reiterated the opportunity to educate instead of simply giving employees a day off.

Commissioner Preston said bringing this forward would include education and reiterated how all Americans were not truly free when Independence Day was being celebrated. Thereafter, he provided a historic overview of the Black community and advised that approving Juneteenth as a city holiday will be recognized by generations to come to know that those in charge tried to bring the community together. He advised that money will always be a factor, but some things outweigh the cost. Commissioner Preston commented on how the peaceful protest included many races as well as police officers and how the past shapes the future.

There was a lengthy discussion regarding bringing Juneteenth up in the past as well as changes to celebrate Martin Luther King Jr Day as a national holiday.

Commissioner Drosky expressed concern over the fiscal impact. Further, he recommended a unanimous vote on the Resolution. He also agreed with Mayor Ganz to use a personal day or making Juneteenth in lieu of the personal day.

Commissioner Hudak said using the personal day waters down the holiday. Further, he said he does not have knowledge on Juneteenth, but that does not mean it is not important to the vast majority. He agreed on having a unanimous vote. Though there is a cost to things, these are unprecedented times for the budget; however, he understands a large minority of the City's population that have been abused and neglected for years. Commissioner Hudak also commented on how things were in the 60s and how he thought normalcy for all was a reality, but there is still a lot of hate and bigotry going on in the United States. Additionally, the decision should be made moralistically and not monetarily.

CITY COMMISSION BUSINESS – CONTINUED

Vice Mayor Parness said the City loses money on camps every summer, but if the price is increased some are cut out. Essentially, he does not like to exclude anyone from summer camp. Whereby, he outlined the importance of approving the holiday to recognize the freedom of African-Americans and not doing so until 1865 is an embarrassment that has to be lived with. Therefore, allowing the holiday in the City shows respect to brothers who were slaves and now emancipated; thus, celebrating them as equals in the County.

Mayor Ganz reopened the public hearing.

Richard Rosenzweig, 97 Farnham E, Deerfield Beach, spoke in support of Juneteenth as a City holiday, but that it be included with July 4th as that holiday recognizes various people as being free.

Gwyndolen Clarke-Reed, 1430 SW 6th Way, Deerfield Beach, spoke in support of Juneteenth as a City holiday in June. The holiday has been acknowledged in Pompano Beach for a number of years and Deerfield Beach has an opportunity to bring communities together and acknowledging what the African-American community means to the City.

Mayor Ganz closed the public hearing.

Mr. Santucci said the employees' personal day is for use at their discretion; notwithstanding, an employee can use a vacation day to celebrate Juneteenth. Further, he cautioned swamping the personal day for Juneteenth as some use it for religious reasons. Also, in the past, city managers have given an additional day off during the holiday season,

although City Hall is not closed. Furthermore, the fiscal impact of $110,000 is the all in cost and includes non-productivity costs and holiday pay within various departments that would still need to operate on any holiday, Ocean Rescue, Solid Waste and the Water Plant; those costs are around $10,000 or less for holiday pay.

Commissioner Preston thanked the Commission for having this discussion as it is difficult. Additionally, he agreed with Vice Mayor Parness and Commissioner Hudak; while both Mayor Ganz and Commissioner Drosky made valid points. He further commented on how he has been on the receiving end of racism and bigotry. He then asked that the Commission support the Juneteenth holiday in the City as it shows understanding to 49% of the workforce who are African-American and tells other races in the City that it is time to come together. Commissioner Preston continued to outline the history in America from slavery to the writing of the Constitution.

Commissioner Drosky applauded Commissioner Preston for bringing this forward and the passion he has presented; however, as a financial steward, he cannot overlook the associated costs. He suggested making Juneteenth the holiday in lieu of the city manager's discretionary holiday as it would be a financial wash.

Mayor Ganz said considering the ugliness recently seen, he believes the public is blindsided on this and it will have an opposite effect of bringing people together because many residents will still be working and may not understand the holiday. Though it is the right thing to do, the approach is wrong. Additionally, if approved, he would like money to go toward celebrating the holiday and not just giving people a day off. People will see this as a free holiday to employees as not many residents have provided feedback. Also, people may feel that Juneteenth costs more than 4th of July; whereby, not allowing an opportunity for education as the focus will be myopic.

Commissioner Preston said the great American experiment is about freedom; Americans were denied freedom and acknowledging others place in the Country stifles it. While he understands the challenges, he motioned approval of Juneteenth as a City holiday.

There was a lengthy discussion regarding using the City Manager's optional day to commemorate Juneteenth and those who may or may not celebrate.

Vice Mayor Parness seconded Commissioner Preston's motion.

In response to Vice Mayor Parness' question, Mayor Ganz replied that a unanimous vote is not required, but it is in the best interest of the City to do so.

CITY COMMISSION BUSINESS – CONTINUED

Vice Mayor Parness withdrew his second to address the possibility of tabling the item.

Commissioner Preston expressed disappointment with tabling the item; thereafter, he commented on freeing slaves and how many people did not embrace it, but fought it. He did agree that education is needed, but delaying it will not change that and believing that many people will not support it is not correct since many protests were supported by the White race.

Commissioner Drosky said he did not hear any objection about using the city manager's holiday. He suggested an amended motion to use the floating holiday as it is not a personal day. Thus, the item can be approved and move forward.

Commissioner Preston said if it is done that way, it would not be a citywide holiday.

Mayor Ganz said of course it is, the employees will receive exactly what Commissioner Preston desires; however, it is not a citywide holiday because most people still work. Notwithstanding, it is making that day a holiday and being acknowledged by the City.

Mr. Santucci clarified that traditionally, the City Manager has given a tribe day during the holiday season, around Christmas time, in addition to Christmas as a way to thank the employees with a day off. That day was not taken all at once and employees were allowed to take it within a 2 to 3 week period at different times. He suggested removing that day and using that day cumulatively for everyone on this June holiday.
In response to Commissioner Preston's question, Mr. Santucci replied that the city manager's discretionary day would go away, if approved.

Mayor Ganz asked that an educational component be added and include celebratory items like banners to recognize the holiday.

MOTION was made by Commissioner Preston, seconded by Vice Mayor Parness, to approve Item 20, removing the city manager discretionary day and including an educational component, adopted Resolution 2020/092. Roll Call:

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

Nays: 0

21. Resolution 2020/090 - A Resolution of the City Commission of the City of Deerfield Beach, Florida, condemning bias and discrimination against individuals on the basis of their race, color, ethnicity, religion, or natural origin; providing for severability and an effective date.

The Resolution was read by title only.

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

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to approve Item 21, adopted Resolution 2020/090. Voice Vote:

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

Nays: 0

22. Resolution 2020/091 - A Resolution of City Commission of the City of Deerfield Beach, Florida, designating the Least Tern as the Official City Bird; providing for an effective date.

The Resolution was read by title only.

CITY COMMISSION BUSINESS – CONTINUED

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

Commissioner Hudak said the Least Tern is a bird not natural to the City and the only reason it came to Deerfield Beach is because the beach was closed. The Least Tern is an endangered species whose population has declined by approximately 88% between 2015 and 2016. A colony has shown up at the beach and is the only colony in southeast Florida, south of Brevard County. The birds will only be here for the rest of the month and will likely never return because during mating season, the beach will probably be open. Commissioner Hudak advised that this may be the only time to see the bird and encouraged people to go out and see them. Therefore, since Deerfield Beach does not have a city bird, he would like the Least Tern to become the City's bird.

Commissioner Drosky expressed concerns with memorializing the bird since it will probably never return. He also commented on the process as it does not allow for much public comment nor have any of the city's advisory boards vetted it.

Mayor Ganz said there was an attempt by a group to do a city tree and bird before, but did not have buy-in; therefore, in respecting those efforts, he may not be able to support it.

MOTION was made by Commissioner Hudak, seconded by Commissioner Preston, to approve Item 22, adopted Resolution 2020/091: Voice Vote:

Yeas: 3 - Commissioner Hudak, Commissioner Preston and Vice Mayor Parness

Nays: 2 - Commissioner Drosky and Mayor Ganz

COMMENTS BY MAYOR AND CITY COMMISSIONERS

COMMISSIONER HUDAK DISTRICT 1

Office Hours – Commissioner Hudak said he will be open for Saturday office hours on July 11th from 10 a.m. till 12 p.m. and to contact the City Manager's Office to schedule an appointment.

Food Drive – Commissioner Hudak advised that a food drive will be held on Friday, July 10th at Quiet Waters Park at 9 a.m. and encouraged anyone in need to attend.

COMMISSIONER PRESTON DISTRICT 2

Agenda Topics – Commissioner Preston thanked the Commission for their support as the items were challenging.

COVID-19 – Commissioner Preston said the testing center at Oveta McKeithen Recreational Complex is up and running. Testing is the only way to get a handle on the virus and thanked staff for their assistance with the testing center; furthermore, there has been a lot of positive feedback.

VICE MAYOR PARNESS DISTRICT 3

August Election – Vice Mayor Parness said residents will have an opportunity to meet all candidates running in the August 18th election on Monday, Tuesday and Wednesday next week. He will provide a Zoom meeting link to anyone wanting to attend starting at 7:00 p.m. He advised that this is non-political and paid by him personally.

COMMISSIONER DROSKY DISTRICT 4

Office Hours – Commissioner Drosky said his Saturday office hours will be held on Saturday, July 11th from 10 a.m. till 12 p.m. at City Hall, since last Saturday was a holiday.

Recycling – Commissioner Drosky said the blue recycling bins are being put out as garbage, but have not been picked up. He explained that many calls have been received because residents feel the communication was not clear; therefore, he suggested an update be sent informing residents when bins will be picked up. Whereas, people in his area are leaving the bins out on trash days.

COMMENTS BY MAYOR AND CITY COMMISSIONERS – CONTINUED

COMMISSIONER DROSKY DISTRICT 4 – CONTINUED

Green Road – Commissioner Drosky said he discussed with the City Manager an issue regarding many trucks traveling through neighborhoods from Military Trail to Powerline Road on Green Road, despite having signs reading "no thru trucks" shown by photos; whereby, the challenges affect both Districts 3 and 4. On Saturday, July 4th, he met a resident and they both watched the traffic go by on Green Road in the morning and even on the holiday, there were still trucks traveling back and forth. His concern is that new pavement and sidewalks are being installed and will ruin FDOT's project by the trucks. Commissioner Drosky asked that staff find out what is happening on 10th Street to eliminate as much truck traffic as possible since it has become a shortcut to and from the dump or other areas. He provided the photographs to the City Manager for further handling.

Car Thefts – Commissioner Drosky said car thefts are rampant in The Lakes, Lakeside Villas and Crystal Key Point; residents are concerned and feel unprotected. On July 16th at 6:30 p.m., the Crystal Key community will be holding a homeowner's association meeting and asked that BSO police attend with him.

Homeless Population – Commissioner Drosky said the vacant gas station at Powerline Road and SW 4th Street, which is the entrance to the Deer Run community is being used by homeless again. He said a yellow car is being used by homeless people as well as others using the building and bushes out back and asked police to address the issue.

City Manager Memorandum – Commissioner Drosky advised that City Manager Santucci sent a memorandum to the City Commission advising that he will be taking a 10% salary reduction. He said this fits into the budgetary shortfall and recommended memorializing this action by motion to have it on record.

MOTION was made by Commissioner Hudak, seconded by Vice Mayor Parness, to accept a voluntary pay reduction for David Santucci, City Manager, by 10% until the end of Fiscal Year 2020 and allow staff to take necessary action to enforce it. Roll Call:

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

Nays: 0

City Commission Pay – Commissioner Drosky said he suggested a salary reduction of 10% for the Commission to show solidarity; however, the City Attorney provided him the Charter provision that does not allow the Commission to increase or decrease their pay until the next term.

MAYOR BILL GANZ

Census – Mayor Ganz encouraged completion of the census and explained its importance for the City as the response rate is extremely low. Further, he commented on how certain communities distrust the government especially with the type of questions posed in the Census. He asked that communication be extend to people even through language barriers to promote the Census. If not, the City will miss out on a lot of opportunities.

Mayoral Conference Call – Mayor Ganz said during the mayoral conference call, there was a discussion concerning the spike in COVID cases; whereas, Deerfield Beach is up to 646 as of this morning. He thanked Commissioner Preston and Vice Mayor Parness for their help in opening testing sites. Furthermore, he advised that many of the mayors asked that there not be a knee jerk reaction by government to shut things down. Mayor Ganz commented on the spread of the virus because of people who do not follow the rules and why people decided to no longer wear masks as they felt they were not protecting themselves, but others.

Additionally, Mayor Ganz said it is possible that government has already decided and believes businesses will start to close, which will hurt them; nevertheless, Mayor Ganz said there needs to be strict enforcement and for those who do not want to wear a mask, to fine them. He said hospitals have capacity, but are running out of staffing well enough to deal with the sickness; without staffing to treat sick people, there will be a problem. There was a compelling case being plead from hospital staff. He encouraged people to wear their masks.

COMMENTS BY MAYOR AND CITY COMMISSIONERS – CONTINUED

MAYOR BILL GANZ - CONTINUED

Juneteenth – Mayor Ganz thanked Commissioner Preston for bringing Juneteenth forward as well as the opportunity to communicate their opinions. He also commented on not coming together and losing the message of what the protests are about. This is an opportunity to educate each other and show compassion.

COVID-19 - Mayor Ganz asked that everyone contact their County Commissioners to address a new way of handling the virus *[sic]* as things are becoming contentious. Lastly, Mayor Ganz asked that everyone follow the CDC guidelines as not doing so will have a devastating impact.

City Manager Leadership – Mayor Ganz thanked the City Manager for his leadership and taking a voluntary pay cut.

ADJOURNMENT

There was no further business to discuss.

MOTION was made by Vice Mayor Parness, seconded by Commissioner Preston, to adjourn the meeting at 12:25 a.m. Voice Vote:

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

Nays: 0

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BILL GANZ, MAYOR

_____
Samantha Gillyard, CMC, City Clerk

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

January 14, 2020

Eugene Steinfeld Presiding

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

PRESENT: Bernard Pita, Code Compliance Supervisor
Gregory Wienbarg, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Angelica Morales, Code Compliance Inspector
Silvio Baca, Code Compliance Inspector
Marcio Chaves, Code Compliance Inspector
Sheryl Salvage, Code Compliance Inspector
Shariann Pearson, Special Magistrate Clerk

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

Case Nr.	Owners Name	Property Address	Violation	Disposition
19110026	NORFLEET,CRAIG	1319 SE 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	RESPONDENT NOT PRESENT CONTINUED T0 2-11-2020

			88.(b) - Off-street parking and loading.	
19030083	LEWIS,JOHNNIE JR	170 SE 3 ST, DEERFIELD BEACH, FL 33441 A	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020
19100104	KING,LIANA	1239 SE 12 TER, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(a) - Parking prohibitions; enforcement	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2020
19100121	BLOCK TO BEACH LLC	381 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	RESPONDENT WAS PRESENT-DENNIS YARBROUGH CONTINUED 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading	
19090082	CIRIGLIANO,DAVID & RUBIA	1632 SE 4 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement	RESPONDENT NOT PRESENT EXTENDED TO 2-7-2020
19100145	J & C REMODELING GROUP CORP	214 SE 11 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards	RESPONDENT WAS PRESENT-JOSE COUTO EXTENDED TO 2-7-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
19090074	BLACK RIVER REAL ESTATE CORP %MENEGHINI MUNHOZ,VALMAR	1100 SE 12 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT EXTENDED TO 2-7-2020
19090076	CACIC,JACK	1955 NE 4 ST, DEERFIELD BEACH, FL 33441 1-3	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT WAS PRESENT-JACK CACIC EXTENDED TO 3-6-2020

19100071	BAPTISTA,RINA V H/E BAPTISTA,ADONAY S	177 SW 7 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19100073	SEFTON,ROBERT W	1965 SE 4 ST, DEERFIELD BEACH, FL 33441 1-2	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
19100001	BETHEL AME CHURCH OF DEERFIELD	370 N DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Section 110.15 Building Safety Inspection Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONSENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY

19100074	SIOUI,CHRISTIAN	1030 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION
19100083	MCQUAIDE,WILLIAM F EST C/O REX MCQUAIDE	1518 SE 12 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST
19100062	DIGNON,GAVIN DIGNON,TARA	904 SE 12 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST

19100063	MENDILLO FAM IRREV TR MENDILLO,BARBARA LE ETAL	2051 NE 1 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT CONTINUED 3-10-2020
19110029	540 SW 11 ST DEERFIELD BCH LD TR TIRONI,JOHN TRSTEE	540 SW 11 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST

19110032	CHRISTY,ALLEN	81 NE ELLER ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III. - ZONING DISTRICT REGULATIONS Section 98-55(b)(1-22)- B-3 general business	RESPONDENT WAS PRESENT- ALLEN CHRISTY MONICA CHRISTY FINDING OF FACT ORDER ISSUED
19110011	ASSOCIATION OF MEADOWS CRYSTAL	2300 SW 17 CIR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ATTORNEY STEVEN RAPPORT TERRY ROBINSON RON MASLOFF CONTINUED TO 3-10-2020
19110025	TIDEWATER ESTATES CO-OP INC	1802 FLAMINGO PL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- BARRY RICHTER CONTINUED TO 3-10-2020

19100170	BRE/ESA P PORTFOLIO LLC %EXTENDED STAY-PROPERTY TAX 0328	1200 SW 11 WAY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST
16010043	DEERFIELD 21 CORP-LESSEE	2096 NE 2 St DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e). - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
19100153	ALCANTARA,RENATA	4321 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19110007	MENDONCA,MARIA NAZARE	4410 NW 6 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19110008/CM/COST	DIVERSIFIED RE HOLDINGS	551 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECTION COST
19100090/CM/COST	LAKE ISLAND RENTALS LLC	560 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
19100097	LAKE ISLAND RENTALS LLC	420 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19100092	EVARISTE,BERNARD	530 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19100093	FASSEA,FRANCIS J LE POOLER,RONALD	510 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19100095	RUSSELL,KARL H	470 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY

19100096	TAH 2018-1 BOROWER LLC	460 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19100100	F&L ARMSTRONG INVESTMENTS LLC	336 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19100106	VIEDRAH,ANDREW	4138 NW 1 DR, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY

19100107	WALDEN,TAMEKIA	4401 NW 3 TER, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19110049	AW HOLDINGS DEERFIELD INC	1205 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(d) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV.	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020

			SUPPLEMENTARY REGULATIONS Sec. 98-80(L)(2) - Landscape Requirements	
19100175	TIVOLI PARK MASTER ASSN INC %NEAL PROPERTY MANAGEMENT	901 SW NATURA BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-5. (b) – Permits Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-DONALD ANDERSON CONTINUED TO 2-11-2020
19100178	WEINGARTEN NOSTAT INC %PAUL WILKE	3600 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST

19110020	GOMES DE SOUZA,MARCOS DUARTE MEJIA,BESSY DANELIA	4120 NE 2 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
19110024	HILLSBORO GARDEN INVESTMENTS LLC	400 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-14. (b) - Maintenance, violations, enforcement and remedies Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-	RESPONDENT WAS PRESENT-DONALD ANDERSON CONTINUED TO 3-10-2020

			80(L)(2) - Landscape Requirements	
19110051	DE SANTANA,HONORIO LIBORIO	266 NE 42 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAYP PER VIOLATION $80 PROSECUTION COST

19080149	NUZZO & ASSOCIATES LTD	5101 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT-MARK NUZZO CONTINUED TO 3-10-2020
19050065	NEWCASTLE INVESTMENTS LLC	501 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III.	RESPONDENT WAS PRESENT-DONALD ANDERSON CONTINUED TO 3-10-2020

			- ZONING DISTRICT REGULATIONS; Sec. 98-54(b) (1-38) - B-2 highway business, Permitted uses. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements	
19050031	DURHAM,NAOMI	346 SW 31 AVE, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(h)(2) - Landscape requirements	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY
19060025	HUTCHINS,NORMA JEAN	424 SW 2 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY PER VIOLATION

			80(n) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
19110047	BAYLISS,JOHN M	1558 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-87.(5) - Docking and mooring facilities	RESPONDENT NOT PRESENT FINL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST
19120033	PROGRESS RESIDENTIAL BORROWER 10 LLC	3948 NW 1 PL, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 1-24-2020 $150 PER DAY PER VIOLATION $80 PROSECUTION COST

			91(a)(2) - Miscellaneous uses	
19110066	WELLS FARGO BANK NA	1030 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 1-24-2020 $100 PER DAY $80 PROSECUTION COST
19090036	LARSON,MARK B	557 SE 13 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards	RESPONDENT WAS PRESENT-MARK LARSON EXTENDED TO 2-7-2020
19030061/CM/COST	MCBRIEN,KEVIN D	915 SE 14 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards	RESPONDENT WAS PRESENT-KEVIN MCBRIEN CERTIFIED WITH $80 PROSECUTION COST

19060102	MCBRIEN,KEVIN D	915 SE 14 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	RESPONDENT WAS PRESENT-KEVIN MCBRIEN CONTINUED TO 3-10-2020
19100081	KUMAR, AKANKSHA S	817 SE 16 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2020

19090039	KRAFT,BARBARA FERREIRA	515 SE 10 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-LOUIS FEA CONTINUED TO 3-10-2020
19070112	PETRILAK,TIMOTHY	3370 SW 2 CT, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(n) - Landscape requirements	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020
18070200	BALTA,DENIZ /Attorney Larry Shandell- Tab 84- 221	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 101	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Section 98-80. (u) - Landscape requirements . Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	

18070226	DE AGUIAR,MONICA FILGUEIRA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 102	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV.	

			- SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070184	ERMANOV, IRINA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 103	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements.	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	

18070237	FERRULLI,GIUSEPPE & FERRULLI,MARIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 104	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070261	VEGA,LAZARO M & ALLY N	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 105	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements.	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	

18070198	JALIK,MICHAEL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 106	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070207	SCHERMERHORN,MARY P MARY P SCHERMERHORN REV TR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 107	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070131	ALLARD,ROGER E & ALLARD,MARY T	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 108	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	

			98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-	

			80. (n) (1-2) - Landscape requirements	
18070151	LOPES,JOAO MARCELO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 110	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV.	

			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070256	CALABREE,LAUREN FEAMAN,KYLE J	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 111	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070244	ERMANOV,RAFAIL H/E ERMANOV,IRINA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 112	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070163	MORAES,PATRICIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 114	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070202	JONES,PATRICIA H/E JONES,ERIC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 115	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070150	LOPES,JOAO MARCELO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 116	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070201	BARBOSA,VANIA MARA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 117	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070190	GOMEZ DALMAU,MARIO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 118	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070133	ANDROCHUK,LYNN L	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 119	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070247	PACHECO,SANTOS JULIANA MURILLO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 120	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070268	HUTZLER,MARC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 121	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070179	SAMDAHL,EVAN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 122	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070266	JEAN-PIERRE,ASHLEY H/E ROSE,PHILIP	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 123	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070253	PINHEIRO,MARIA A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 124	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070239	FURQUIM,FERNANDO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 125	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070227	DE OLIVEIRA,KELLEN CRISTINA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 126	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070233	ESTRADA,ANA E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 128	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070157	MONDESIR,JEAN WENDELL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 129	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070228	DEACY,JOSHUA P	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 130	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070136	BLOMBERG,EMILEY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 131	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070132	ANDERSON REV TR ANDERSON,HAROLD & ETHEL TRSTEE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 133	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070130	ALLARD,JOHN T	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 134	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070174	ROSS,ROBIN E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 135	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070168	SHORE,COREY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 136	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070185	NAEEM,MOQTADIR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 137	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070214	CHAVANTES,BRUNO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 138	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070149	LIN,QIAORONG	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 139	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070195	HOCKMAN,ELMER J ELMER J HOCKMAN REV TR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 140	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070154	MARSHALL,ROBERT III	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 141	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070162	MOORE,JAMES TERRANCE JR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 142	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070257	ANNIE MAMIN LLC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 143	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070252	PETROVA,TEODORA N	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 144	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070210	CAMPBELL,ONEIL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 145	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

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18070203	KASHNER,JILL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 146	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070175	ALVES, ROGERIO TEODORO H/E ALVES, DANIELA FERNANDES	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 147	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070267	JEFFERIES,REUBEN JR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 148	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070167	SHI,XIU E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 163	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070217	COLWELL,JOHN P JR & JENNIFER A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 171	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070229	DESPLAN,KEZIAH	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 172	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070173	WALLACE,ROY E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 174	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070215	CHRISTIAN,RICHARD	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 201	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070158	MONICA BRAGA LLC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 202	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070260	TAYAR,MICHAEL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 203	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070171	SINTIA MARTINS LLC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 204	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070191	HALL,ANDREW	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 207	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070199	BALICKI,DEBORAH A LE DEBORAH A BALICKI REV LIV TR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 208	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070176	RUTLEDGE,GLORIA ANGEL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 209	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070145	LEE-CARROLL,ALVA MAY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 210	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070265	SANTIAGO, SILAS	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 211	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

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18070155	COSTA,RICCELLI, DA SILVA, MARILIA G	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 212	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070156	MOFFITT,BERTHA C MOFFITT,VICTOR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 214	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

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18070177	SAFEWRIGHT,WILLIAM	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 215	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070164	MULLER,ERIC JEAN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 224	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV.	

			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070204	KATZ,MELISSA H/E KATZ,TALMA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 225	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070218	CRADDOCK,MARK A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 226	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070234	FAGONDO,ISABELLE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 227	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	

			98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

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18070212	CARVALHO,HELOISA HELENA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 228	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS -	

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			98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070148	LIN,QI LIANG,SHOU QUAN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 229	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	

			98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070242	GERUSHALME,KEITH B	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 230	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

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			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	

18070146	LENARD,EDWARD W COUTINHO,OTILIA R	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 231	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070249	PAVLOVA,LILIYA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 232	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98	

			-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements	

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070269	IGNATIADIS,GEORGE & LUZDARY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 233	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE GEORGE IGNATIUS CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV.	

			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

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			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070140	ANGLADE,PHILIP H/E ANGLADE,CAROLE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 234	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070186	NETO,ANTONIO VIDAL TARDINI,LUCIANA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 235	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES	

			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070254	PIRES,JOAQUIM L PIRES,MARIA A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 236	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			- SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED	

			PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT	

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			- SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	

18070182	ANOBILE,ANTONIO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 237	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. –	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070192	HARPER,AMY J	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 238	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070178	SALAMONE,MELISSA ANN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 239	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070223	CURY,JANE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 240	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070216	CLAYMAN,JANET	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 241	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070250	PEREZ GONZALEZ,ALBERT	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 242	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070142	LANCONI,EDNEIA A TEIXEIRA,ALEXANDRE N	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 243	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070264	ADLER,JAMES H	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 244	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	

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			98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

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18070263	MCDOWELL,KATHLEEN L	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 245	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	

			ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	

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			160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT	

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			98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070248	PARSNEAU MILL,CAROLE-ANNE LUESBY,ISHTAR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 246	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	

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			ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL	

			COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

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18070219	DEAGUSTINI,NANCY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 247	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	

			98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	

			Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	

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18070180	SB GENERAL SERVICES CORP	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 248	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	

			98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070241	BIANCHI,HUGUETTE, BIANCHI,MARIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 249	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070259	SURLES,STEPHANIE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 250	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070161	SHANNON,DANIEL J & SHANNON,PATRICIA A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 251	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070160	SFORCA,DULCIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 253	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070165	QUADRI,RICHARD A, QUADRI,BRUNO E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 254	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070220	RADZIKHOVSKY,DIMITRY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 255	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070183	ARGETSINGER,BREE MICHALSKY,DANIEL	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 256	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070197	BACKMAN,ALYSSA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 257	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070262	ZHANG,XIAOXUN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 258	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070270	IZAR,DAGMAR DE FATIMA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 259	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070232	DUGAN,CAROL J	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 260	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070211	BIANCHI,MARIA H/E BIANCHI,HUGUETTE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 261	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070213	CASTELLANO,MIGUEL A	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 262	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070246	GOLEMINOV,SIMEON KOSTADINOVA,IVELINA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 263	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070231	DRUMMOND,J C DRUMMOND,T W	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 264	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

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18070222	SEIDEN,LINDA EST C/O EVELYN SEIDEN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 265	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	

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18070230	PELAEZ,PEDRO RANDO,THAIS	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 266	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070251	SOUZA,CARLOS	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 267	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	

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18070255	NASCIMENTO,ROBERTO G JR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 268	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-	

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			98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements	
18070193	HASTMAN,DORIS J DORIS J HASTMAN REV TR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 269	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070159	SERRANO,ADRIANA VANEGAS	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 270	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

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18070143	LASSO,LUIS	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 272	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT	

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18070135	BERKOLAYKO,ALEXEY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 274	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070243	EDMONDSON,LISA G	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 G252	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	

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18070139	PETKOV, PLAMEN	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 156	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section	

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18070209	BREWSTER,ROQUILDA BRAGA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 158	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070206	BETTER WAY RENOVATIONS INC	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 159	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070170	SIMON,ALISON	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 160	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070245	GOLD,BRUCE E H/E GOLD,CARL E & LYNN E	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 161	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. -	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070188	GOMES,FRANCIMAR R	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 162	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070141	BOUNPASTORE,NICHOLAS J	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 164	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070224	DANAHER, COREY P	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 165	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. -	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070181	ANNUNZIATA,JAMES & MONICA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 166	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070189	GOMES,VALDIVINA FERREIRA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 167	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	

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18070172	VIGNOLA,GAETANO & ELIZABETH	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 168 #Unit 168	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070138	BOOSE,ELEANOR F LE BONDY,LISA & BLOOMFIELD,LINDA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 169	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070235	FARACI,DAVID & TRICIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 170	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070153	MAIA,RENATO VIANNA & LILIANE N MAIA,CAROLINA NETTO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 223	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070238	FONG,SHIRLEY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 222	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070166	SHI,SAI YAN H/E SHI,XIU YUE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 149	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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18070258	SPINO,JOSEPH JOSEPH D SPINO REV LIV TR	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 221	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements.	

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			standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE	

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			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070147	LEPORE,LORENA E H/E DA SILVA,ELIANDRO	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 220	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070236	FERRUCCIO,ANTONINO & FERRUCCIO,PINA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 150	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070240	GALLIANI,GIORGIO H/E GALLIANI,JOSEPH	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 219	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070144	LAUGHERY,KATHY	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 152	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

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			80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES	

			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

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			REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070187	NEVES,MARCELO AYRES	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 218	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE	

			IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES	

			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-	

			80.(n)(1-2) - Landscape requirements	
18070205	KENSEL,BARBARA J	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 153	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT- ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES	

			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirement Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070152	MAIA,MYRLEIA	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 217	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE	

			IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES	

			AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
18070169	SILVA,MARCILENE ALVES	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 155	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE	

			IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-	

			80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements Chapter 14 - BUILDINGS REGULATIONS Section 98-80(f)(1-2) - Landscape requirements	

18070137	BLOSS,SUE	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 216	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT WAS PRESENT-ATTORNEY GEORGE MCCARDLE CONTINUED TO 3-10-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f)(1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT	

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
19100089/CM/COST	CHENG,SAMSON	580 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
19100099	MOSHE & AVIGAIL LLC	340 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 102 - Signs Section 102-8.(f)(9) - Signs allowed. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 AT $100 PER DAY PER VIOLATION

			14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	
19100160	LIGHTBOURN,YORVANIA	230 NW 5 ST, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19100162	DUPLER,JUDITH A H/E DUPLER,JAMES R	2661 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance. Chapter 46 - OFFENSES Section 46-13 - Trees, bushes and shrubs—Encroaching on public right-of-way.	RESPONDENT WAS PRESENT-RHONA KANTROWITZ EXTENDED TO 3-6-2020
19100163	AMOS,DOROTHY HOLLOWAY LE THOMPSON,NEDRA ATRIAMITS	1210 SW 6 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-DOROTHY AMOS EXTENDED TO 2-7-2020

17060039	HARMON,BLAKE M & CYNTHIA M	1329 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2020
19100177	BATTLE,GLORIA J E	1240 SW 6 WAY, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT WAS PRESENT-GLORIA BATTLE CONTINUED TO 3-10-2020

19010054	TRIANA INVESTMENTS GROUP LLC -	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 509	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010055	ALFRED,JACSON	399 SW 13 PL, DEERFIELD BEACH, FL 33441 609	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010060	DEERFIELD INVESTMENTS GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 606	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010061	DEERFIELD INVESTMENTS GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 607	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010062	DEERFIELD INVESTMENTS GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 621	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010059	DEERFIELD INVESTMENTS GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 624	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010057	BARWOOD GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 602	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010058	BARWOOD GROUP INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 613	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010065	BARWOOD GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 304	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010067	BARWOOD GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 203	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010010	BARWOOD GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 421	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010050	BARWOOD GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 520	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010056	MORTGAGE FUNDING CORP OF AMERICA INC	399 SW 13 PL, DEERFIELD BEACH, FL 33441 616	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010070	CONZE,KERNES	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 202	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030107	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 322	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19030108	ROBITAILLE,GLEN RICHARD	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 324	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030114	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 318	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030112	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 314	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010071	DEERFIELD INVESTMENT GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 204	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010074	DEERFIELD INVESTMENTS GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 213	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010068	DEERFIELD INVESTMENTS GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 214	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19030113	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 303	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030111	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 301	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030110	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 307	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19030105	DEERFIELD INVESTMENTS GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 311	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030106	CAUVIN,MARAINE	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 317	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010034	SCHREIER, RAGNAR	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 524	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010076	DEERFIELD INVESTMENTS GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 219	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010075	DEERFIELD INVESTMENTS GROUP INC	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 223	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010016	DEERFIELD INVESTMENTS GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 402	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010018	DEERFIELD INVESTMENTS GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 405	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010022	OPPERMAN,WILLIAM	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 424	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010044	EUTHENIA USA LLC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 523	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010043	EUGENE,RAMCES	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 519	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010046	FLORES,ALVARO A	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 516	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010073	SINGH, CHITRA	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 218	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010077	GEFFRARD,MARIE THERESE H/E GEFFRARD,ST JUSTE	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 215	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010053	TOLANI,CHANDNI N	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 515	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010035	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 518	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010032	CIANCHI,JULIO C	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 512	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010049	KAPOK INVESTMENT PROPERTIES INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 506	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19030109	DEERFIELD INVESTMENT GROUP INC	1331 S DIXIE HWY, DEERFIELD BEACH, FL 33441 305	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010051	SAINTIL,FANISE	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 505	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010048	MORTGAGE FUNDING CORP OF AMERICA INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 507	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010180	MORTGAGE FUNDING CORP OF AMERICA	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 504	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010052	SOBRINHO,ANETE R	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 501	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010025	RAMOS,GILMAR	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 416	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010028	SANTO,MAURICIO	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 415	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010009	AXXON RENT REV LAND TR AXXON RENT LLC TRSTEE	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 401	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010008	ANCONETANI,ANA KARINA MOLENTINO,PAOLA	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 423	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010017	DEERFIELD INVESTMENT GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 410	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010015	DEERFIELD INVESTMENTS GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 411	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010012	DEERFIELD INVESTMENT GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 413	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010036	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 502	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010019	DEERFIELD INVESTMENTS GROUP INC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 418	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010014	MARTIN,SARAY	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 420	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010026	RIBEIRO,MARCOS PIRES JR	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 419	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010023	PITA,ANTONIO RODRIGUES JR	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 417	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010031	ALMONOR,NICAISE	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 522	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010007	ALMONOR,NICAISE	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 414	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010027	RIBEIRO,MARGARETH	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 412	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010030	SUNNY QUEST HOLDINGS LLC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 409	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010011	CASIMIR,JAQUOT	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 408	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010021	LACOMBE,GUERTA	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 407	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010013	TRIANA INVESTMENTS GROUP LLC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 406	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010024	SUNRISE AFFORDABLE HOUSING LLC	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 404	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010029	SAINT LOUIS,JACCINETTE	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 403	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010039	DOS SANTOS,ADRIANA DOS SANTOS,MAURYSIO	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 514	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010020	DOS SANTOS,MAURYSIO DOS SANTOS,ADRIANA	1335 S DIXIE HWY, DEERFIELD BEACH, FL 33441 422	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010041	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 521	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19010064	AXXON RENT REV LAND TR AXXON RENT LLC TRSTEE	1333 S DIXIE HWY, DEERFIELD BEACH, FL 33441 224	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010037	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 517	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

19010040	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 511	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010045	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 510	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020
19010038	DEERFIELD INVESTMENTS GROUP INC	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 508	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN EXTENDED TO 3-6-2020

			CODE Section 98-16 - Maintenance of development	
19120020/need final order	MORTGAGE FUNDING CORP OF AMERICA	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 503	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
19120053/need final order	MORTGAGE FUNDING CORP OF AMERICA	405 SW 13 PL, DEERFIELD BEACH, FL 33441 123	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- RAGNAR SCHREIER JASMINE VALINTIN FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST

19120054/need final order	MORTGAGE FUNDING CORP OF AMERICA	405 SW 13 PL, DEERFIELD BEACH, FL 33441 116	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WER PRESENT- RAGNAR SCHREIER JASMINE VALINTIN FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
19110056	EMMANUEL,PAUL E	1250 SW 11 AVE, DEERFIELD BEACH, FL 33441 A	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT WAS PRESENT- PAUL EMMANUEL FINDING OF FACT ORDER ISSUED COST WAIVED
19110057	JEAN,JULDAMENE	1240 SW 11 AVE, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED COST WAIVED

19120031	FRIEDSON, ROMAN EST%JERMAINE FRIEDSON	310 NW 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT NOT PRESENT REPEAT FINAL ORDER ISSUED FOR $200 PER DAY $80 PROSECUTION COST
19120034	HOMELAND INVESTMENTS LLC	DIXIE HWY, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT WAS PRESENT-EMAD AOVIDA REPEAT FINAL ORDER ISSUED FOR $200 PER DAY $80 PROSECUTION COST
19120038	BROOKS,ALTA LE MCDONALD,LINDA	1061 SW 11 CT, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED. COST WAIVED
19110030	HERNANDEZ,CARLOS	571 DURHAM T, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY $80 PROSECUTION COST

			Section 98-113(a) Building permits	
19110059	AMENG, ANGEL & MARGARITA /BUILDING PERMITS	1983 DISCOVERY CIR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ANGEL AMENG CONTINUED TO 2-11-2020
19080215/CM/COST	SILVA,NILSON	4340 NW 5 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19080195	BROWN,FELICIA & RICHIE	320 NW 37 ST, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY PER VIOLATION
19100109	HUFER,SASCHA M /BUILDING PERMITS	1060 CRYSTAL LAKE DR, DEERFIELD BEACH, FL 33064 102	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY

			Section 98-113(a) Building permits	
19100155	VEROLA,MARCUS	4340 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-10-2020 FOR $100 PER DAY PER VIOLATION

19080252	SUAREZ,ERIC J MATOS,SHARICK	250 NW 43 PL	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ERIC SUAREZ EXTENDED TO 2-7-2020
19080141	DE LIMA,RONALDO LUIS	340 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

			Section 98-113(a) Building permits	
19080194	RILEY, MUGHNI	300 NW 37 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-MUGHNI RILEY CONTINUED TO 3-10-2020
16080183	CENVILL INVESTORS INC CENTURY VLG ADMIN BLDG	2522 CENTURY BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements	RESPONDENT NOT PRESENT VACATED IMPOSITION OF FINE AND CLAIM OF LIEN

16070022	ANZALONE, MARK/WILMINGTON SAVINS FUND SOCIETY TRSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST/Attorney Theodore A. Topouzis	445 NW 45 TER, DEERFIELD BEACH, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7). - Exterior building and structure standards	RESPONDENT WAS PRESENT-ATTORNEY BRANDON BAKER SETTLEMENT IN THE AMOUNT OF $1,000 TO BE PAID BY 3-10-2020
15-1598	RAMCO-GRESHENSON PROPERTIES LP	1015 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-161(b). - Certificate of use permit requirements	RESPONDENTS WERE PRESENT- ATTORNEY JANA LHOTA ROBB SEBASTION SETTLEMENT IN THE AMOUNT OF $1,330 TO BE PAID IN FULL BY 2-11-2020
13-5248	RAMCO-GRESHENSON PROPERTIES LP	1015 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section	RESPONDENTS WERE PRESENT- ATTORNEY JANA LHOTA ROBB SEBASTION VACATED IMPOSITION OF FINE AND CLAIM OF LIEN

			98-161(b). - Certificate of use permit requirements	
15120022	RAMCO-GRESHENSON PROPERTIES LP	1015 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-161(b). - Certificate of use permit requirements	RESPONDENTS WERE PRESENT-ATTORNEY JANA LHOTA ROBB SEBASTION SETTLEMENT IN THE AMOUNT OF $3, 080 TO BE PAID IN FULL BY 3-10-2020
18040072	MERISSIER, JEAN R	4181 NW 36 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-JEAN MERISSIER SETTLEMENT IN THE AMOUNT OF $750 TO BE PAID IN FULL BY 4-7-2020

19080014	LUCK DUCK PROPERTIES LLC/ALEX K INVESTMENT LLC	1477 SE 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT NOT PRESENT VACATED THE IMPOSITION OF FINE AND CLAIM OF LIEN
18060057	VALCIN, FRANTZ	295 NE 45 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENTS WERE PRESENT- JESSICA ELIOECIVE MARIE ELIEZAIRE SETTLEMENT IN THE AMOUNT OF $7,500 TO BE PAID IN FULL BY 4-7-2020
18030150	POEM HOUSE LLC	4230 NE 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT	RESPONDENT WAS PRESENT- LEONEL HARARI SETTLEMENT IN THE AMOUNT OF $7,500 TO BE PAID IN FULL BY 4-7-2020

			REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	
18060130	DAVIS, ANTHONY L & MARGARET A/PNC BANK	197 ELLER ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CERTIFIED SETTLEMENT OF $38,080
19070050	NORTH BROWARD LODGE NO 404 INC	1280 SE 6 SVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 -	RESPONDENT NOT PRESENT EXTENDED TO 3-10-2020

			Maintenance of development	
19080034	VILBURN, KARL V	350 NE 44 CT, DEERFIELD BEACH,FL 330064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements	RESPONDENT NOT PRESENT VACATED VIOLATION

19080309	LAVEUS GISELEH/E BERTHOMIUX BERSON ET	440 NE 44 ST DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDIN Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT VACATED THE IMPOSITION OF FINE AND CLAIM OF LIEN
17060092	NUNES, JAIME	3860 NW 7 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-JAIME NUNES SETTLEMENT IN THE AMOUNT OF $8,000 TO BE PAID IN FULL BY 7-7-2020
18030111 18040037 18050011 19010095 19020014 19030031	LAPLAYA HOLDINGS LLC/WILSON, JUDITH	817 SE 9 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT SETTLEMENT IN THE AMOUNT OF $25,000

			Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements Chapter 102 - Signs Section 102-5. (a) – Permits Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards Chapter 102 - Signs Section 102-7. (3)- Certain sign or sign structures prohibited	

			Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement	

SPECIAL MAGISTRATE MINUTES

CITY OF DEERFIELD BEACH, FLORIDA

_____ _____

Eugene Seinfeld, Special Magistrate Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

January 29, 2020

Douglas Gonzales Presiding

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

PRESENT: Bernard Pita, Code Compliance Manager
Lenore Graber, Sr Code Compliance Inspector
Greg Wienbarg, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Angelica Morales, Code Compliance Inspector
Marcio Chavez, Code Compliance Inspector
Silvio Baca, Code Compliance Inspector
Shariann Pearson, Special Magistrate Clerk

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

Case Nr.	Owner Name	Property Address	Violation	Disposition
19120023	BAF 1 LLC	4311 NE 6 TER, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 - Parking or storage for over 72 hours restricted Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement	RESPONDENT WAS PRESENT- CRYSTAL HAWKINS CONTINUED TO 2-11-2020
19120024	ATTIS,MARIE	1300 SW 9 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 - Parking or storage for over 72 hours restricted	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $225 PER DAY $80 PROSEUTION COST
19120002	SEQUOIA GARDENS CONDO ASSN INC	510 SE 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $150 PER DAY PER VIOLATION $80 PROSECTION COST

			Parking or storage for over 72 hours restricted Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION Section 58-84. (4) - General service customer's duties and liability. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	

			SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
19110068	ROUSSONICOLOS,ASSIMINA LE PARLIONAS,MARGARITA/ LANDSCAPE AND BUILDING PERMITS	1021 SE 13 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $125 PER DAY PER VIOLATION $80 PROSECUTION COST

			REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permit	
19050043	JOSEPH,PRINCIPAL	4351 NE 6 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENTS WERE PRESENT- NATT FULLER JOSEPH PRINCIPAL CONTINUED TO 3-25-2020
19100012	POITIER,SEBREN E	772 N DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Section 110.15 Building Safety Inspection Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $250 PER DAY $80 PROSECUTION COST
19100048	MESHKOV,VARVARA ASRIYEVA,LARISSA M/	418 SE 2 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONENT NOT PRESENT CONTINUED TO 2-26-2020

19100053	GOPEESINGH,MITRA	57 DEER CREEK RD, DEERFIELD BEACH, FL 33442 F10519100053	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020
19100058	MANNARINO,CLAIRE MANNARINO,GUY	1924 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Require	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020
19100157	MOISE,JEAN S H/E MOISE,MARIE A	1320 SW 7 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-KAREN MOISE FINES IMPOSED AS OF 1-24-2020 FOR $75 PER DAY
19010099	REALTY INCOME PROPERTIES 4 LLC % PORTFOLIO MANAGEMENT #2738	3701 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $200 PER DAY

			98-16 - Maintenance of development	
19120027	LAKE ISLAND RENTALS LLC	4407 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $125 PER DAY $80 PROSECUTION COST
19120028	LAKE ISLAND RENTALS LLC	4346 NW 5 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $125 PER DAY $80 PROSECUTION COST
19120008	2018-3 IH BORROWER LP % INVITATION HOMES - TAX DEPT	692 NW 38 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMLY BY 2-21-2020 $150 PER DAY $80 PROSECUTION COST

18100093	SANDS,SATURN L	340 NW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(6) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $175 PER DAY PER VIOLATION
19120032	ASSANTES,ROBERT & MARY	5001 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020

			REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements	
19100174	170 E HILLSBORO LLC	160 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT-BRETT ETKIN CONTINUED TO 3-25-2020
19120017	ANTHONY C DIVITO REV LIV TR DIVITO,ANTHONY TRSTEE	1320 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-7. (3)- Certain sign or sign structures prohibited Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020

			98-16 - Maintenance of development.	
19120018	DEERFIELD CENTRE LLC	700 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-7. (3)- Certain sign or sign structures prohibited.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $200 PER DAY $80 PROSECUTION COST
19110072	AMARAL,ADILCE	22 SE 7 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020
19120005	LMD SPORTS LLC	3650 SW 10 ST, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
17120057	STROWBRIDGE,ROOSEVELT & ELLA R	230 SW 7 CT, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III. - ZONING DISTRICT REGULATIONS Sec. 98-46(a-b) - RS-7 residence, single-family. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020

19100149	LEONARD ASSOCIATES INC	1662 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 46 - OFFENSES Section 46-33(k) Littering	RESPONDENT WAS PRESENT-ANN CHACKMAN REPEAT FINAL ORDER ISSUED FOR $50 PER DAY PER VIOLATION $80 PROSECUTION COST
19090087	SAWGRASS PROMENADE % CENTRECORP MGMT SERVICES INC/ZONING	1301 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 102 - Signs Section 102-14.(b) - Maintenance, violations, enforcement and remedies	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $125 PER DAY $80 PROSECUTION COST
19080073	STONEY,DENEASE EQLE STONEY,JAMES A SR EST/LANDSCAPE	1210 SW 10 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-DENEASE STONEY FINAL ORDER ISSUED COMPLY BY 2-21-2020 $50 PER DAY $80 PROSECUTION COST \
19070022/cm/cost	SUMPTER,IDA MAE H/E SUMPTER,JANNIE M EST	560 SW 11 DR, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

			SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(n) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	
18120027	MONTAGUE,PATRICK	246 PRESCOTT M , DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $200 PER DAY
19120009	ROBINSON,SHELDON M & YOLANDA L	3921 NE 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $250 PER DAY $80 PROSECUTION COST

20010064	COX, VERA E EST	218 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $175 PER DAY $80 PROSECUTION COST
19100044	PARIC,MATTHEW PARIC,MAUREEN	1330 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-75(1)(b) - Residential walls, fences and hedges	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $150 PER DAY $80 PROSECUTION COST
19080085/cm/cost	SUNRIDER BEACH RESORT LLC ATTN: AUDREY	100 NE 20 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19110066	WELLS FARGO BANK NA	1030 SE 14 DR,DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $100 PER DAY
19080259	WORRALL,JANICE D	341 SW 15 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	RESPONDENTS WERE PRESENT- ATTORNEY LEONARD TOWNSEND JANICE WORRALL EXTENDED TO 2-21-2020

19090058	RESTREPO,ASDRUBAL	1230 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-ASDRUBAL RESTREPO EXTENDED TO 2-21-2020
19090097	TAH 2017-1 BORROWER LLC % TRICON AMERICAN HOMES LLC/LANDSCAPE	920 NE 50 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80. (n) (1-2) - Landscape requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $100 PER DAY PER VIOLATION
19090069	SILA INVESTMENTS LLC	3751 NW 9 AVE, DEERFIELD BEACH, FL 33064 1-4	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading	RESPONDENT WAS PRESENT-RUI CUNHA CONTINUED TO 2-26-2020

19120046	HILLSBORO RIVER APARTMENTS LLC	61 NE 7 CT, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED. COST WAIVED
19120026	MASSEY,MILDRED H/E TORRES,DINO	4201 NE 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70. (f) - Preparation of bulky yard and vegetative wastes Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL; Sec. 58-6 (f) - Unlawful acts. (f) Hazardous waste	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020

20010103	CHINAPOO, BRENDA	507 SE 7 AVE, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT- BRENDA CHINAPOO REPEAT FINAL ORDER ISSUED NO FINES. COST WAIVED
19080037	RAMOS, FRANCES; ACEVEDO, PATRICIA ETAL	511 SE 13 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 AT $100 PER DAY
19080263	OSSLUND,ERNEST N	371 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 2-11-2020
19080330/cm/cost	FLORES,ALEIDA O	305 NW 43 PL, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

19080120	POTTINGER,GILES	730 SW 14 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 1-24-2020 FOR $75 PER DAY PER VIOLATION
19120025	BATMASIAN,JAMES H & MARTA	101 NE 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-DONALD ANDERSON CONTINUED TO 2-26-2020
19120015	SOUSA,GERALDO SOUSA,AUREA	4401 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020

19120016	CALL PROPERTIES LLC	4341 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 2-26-2020
19080313	SOEIRA,FABIO /LANDSCAPE	1457 SW 26 AVE, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-21-2020 $150 PER DAY $80 PROSECUTION COST
19080315	DE OLIVEIRA,PEDRO /BUILDING PERMITS	170 NW 44 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020
20010171	PARRISH, LADRIKA, PARRISH DAN JR	105 NW 5 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $225 PER DAY $80 PROSECUTION COST

20010189	2201 REALTY LLC	2215 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 102 - Signs Section 102-7. (17)- Certain sign or sign structures prohibited. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 2-7-2020 $250 PER DAY PER VIOLATION $80 PROSECUTION COST
19080152/cm/cost	US BANK NA TRSTEEE%OCWEN LOAN SERVICING LLC	182 SE 10 ST. DEERFIELD BEACH,FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
19080298/cm/cost	RIBEIRO, CELIO BARRETO	510 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

17020089	HAYNES, FREDDIE MAE H/E HAYNES, RAYMOND D & HAYES, F EST	712 NW 2 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7). - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading	RESPONDENT WAS PRESENT-VANESSA CHILES SETTLEMENT IN THE AMOUNT OF $180 TO BE PAID IN FULL BY 3-25- 2020
18100110	WALKER, JESSIE	209 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-14. (a) - Maintenance, violations, enforcement and remedies. Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -	RESPONDENT WAS PRESENT-JESSIE WALKER CONTINUED TO 2-11-2020

			88(j)(1) Off-street parking chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading ND loading.	
18050057	ROMAY, MARION	3470 SW 15 ST, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENTS WERE PRESENT- MONICA PENEVOLPE MARIO ROMAY SETTLEMENT OF $2,500 TO BE PAID IN FULL BY 2-26-2020

19030055	ELKOURI, VICTOR , CLAUDETTE L./Attorney Adan A. Aulet, Jr	3051 SW 4 STREET, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements	RESPONDENTS WERE PRESENT- ATTORNEY ADAN A. AULET VICTOR ELKOURI SETTLEMENT IN THE AMOUNT OF $400 TO BE PAID IN FULL BY 2-26-2020
19080055	ROOPCHAN, POORAN ROOKMIN	4040 NW 3 TER, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and land Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENTS WERE PRESENT- SHANE ROOPCHAN POORAN ROOPCHAN SETTLEMENT IN THE AMOUNT OF $600 TO BE PAID IN FULL BY 2-26-2020

			REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements scape areas	
18040100 19100118 19060089 13-3151	THOMPSON, DAVID L LE, GASSETT-WILLIAMS, CHELSEA	4301 NE 6 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 - Parking or storage for over 72 hours restricted Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading. Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or	RESPONDENTS WERE PRESENT-ATTORNEY NATHANIEL GREEN LORETTA WHITE SETTLEMENT IN THE AMOUNT OF $7,500 TO BE PAID IN FULL BY 4-22-2020

			agents for keeping areas free of garbage, recyclable materials, and trash, etc. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards	
19050044	EAST COAST FLORIDA HOUSING LLC	4301 NW 6 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. -	RESPONDENT WAS PRESENT-MERRITT PORTER SETTLEMENT IN THE AMOUNT OF $6,750 TO BE PAID IN FULL BY 5-27-2020

			DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
16080123	MITCHELL, PETER/FRANT, SAMANTHA	631 W SAMPLE RD	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1). - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas. Chapter 46 - OFFENSES Section 46-28.(a) - Storage of materials. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) -	RESPONDENT WAS PRESENT-PETER MITCHELL FINES SETTLED FOR $1,500 TO BE PAID BY 2-26-2020

			Preparation and storage of - residential refuse	

Douglas Gonzales, Special Magistrate

Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

February 11, 2020

Eugene Steinfeld Presiding

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

PRESENT: Bernard Pita, Code Compliance Manager
Lenore Graber, Senior Code Compliance Inspector
Gregory Wienbarg, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Angelica Morales, Code Compliance Inspector
Marcio Chavez, Code Compliance Inspector
Sheryl Salvage, Code Compliance Inspector
Silvio Baca, Code Compliance Inspector

For the record Shariann Pearson, Special Magistrate Clerk, swore the attendees.

	CASE NR	OWNER NAME	PROPERTY ADDRESS	VIOLATION	DISPOSITION
	19110026/ zoning	NORFLEET,CRAIG	1319 SE 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
	19070049	FLORIDA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS	1250 SE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-14.(a) - Maintenance, violations, enforcement and remedies. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards.	RESPONDENT WAS PRESENT-DEJUSMA LOUVINCE CONTINUED TO 3-1-2020

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	
	19120024	ATTIS,MARIE	1300 SW 9 AVE	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted.	RESPODENT WAS PRESENT- MELINDA DAQUIEN MARIE ATTIS EXTENDED TO 5-8-2020
	19090082	CIRIGLIANO,DAVID & RUBIA	1632 SE 4 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT WAS PRESENT- RUBIA CIRIGLIANO EXTENDED TO 4-3-2020

	20010199/ post	PEARL CONDO 8427 LLC	1308 SE 1 TER	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- CHRIS KJOS STATUS HEARING CONTINUED TO 4-7-2020
	16100083	HIGHLAND VILLAGE MHC LLC/ attys Arbeiter, Hinden	4900 NE 2 Ave DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(c). - Minimum standards for yard and landscape areas.	RESPONDENTS WERE PRESENT- ATTORNEY SHAWN ARBEITER BRAD HOLCOMB JERI NUPP CONTINUED TO 3-10-2020

	19090074/ vacation rental	BLACK RIVER REAL ESTATE CORP %MENEGHINI MUNHOZ,VALMAR	1100 SE 12 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY
	19100074/ vacation rental	SIOUI,CHRISTIAN	1030 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY
	19100083	MCQUAIDE,WILLIAM F EST C/O REX MCQUAIDE	1518 SE 12 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY

	19100062	DIGNON,GAVIN DIGNON,TARA	904 SE 12 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY
	19110029	540 SW 11 ST DEERFIELD BCH LD TR TIRONI,JOHN TRSTEE	540 SW 11 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY
	19100170/ cm with cost	BRE/ESA P PORTFOLIO LLC %EXTENDED STAY-PROPERTY TAX 0328	1200 SW 11 WAY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

	19060007	STONE,KAREN	312 SW 34 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT – JEFF LESTER EXTENDED TO 4-3-2020
	19100094	SOTELLO,FRANCISCO & SOTELLO,VICTOR	500 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
	19040103	POITIER,SYLVIA	85 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ATTORNEY TOM CONNICK CONTINUED 4-7-2020

	19120088/ post/ btr	WHITMAN ORGANIZATION LLC	50 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
	19120094	LEONARD ASSOCIATES INC	1662 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT- ANN CHACKMAN FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 COST PROSECUTION COST
	19120100/ post	2201 REALTY LLC	2215 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT WAS PRESENT- LUIS GERRERO DOUG KENNEDY CONTINUED 3-10-2020

				SUPPLEMENTARY REGULATIONS Sec. 98-88(j)(5)(5) Light Illumination	
	19100175/ bldg	TIVOLI PARK MASTER ASSN INC %NEAL PROPERTY MANAGEMENT	901 SW NATURA BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-5.(b) - Permits. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-DONALD ANDERSON FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
	19100172	TRUE VINE CHURCH	408 NW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT WAS PRESENT-WALLACE MCLEOD CONTINUED TO 5-12-2020

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88(d) - Off-street parking and loading.	
	19100178	WEINGARTEN NOSTAT INC %PAUL WILKE	3600 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAR
	19110020	GOMES DE SOUZA,MARCOS DUARTE MEJIA,BESSY DANELIA	4120 NE 2 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020

	19110051	DE SANTANA,HONORIO LIBORIO	266 NE 42 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY
	19070077	LEWIS,REGINA	1261 SW 10 TER, DEERFIELD BEACH, FL 33441	Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY

	20010189	2201 REALTY LLC	2215 W HILLSBORO BLVD	Chapter 102 - Signs Section 102-7. (17)- Certain sign or sign structures prohibited. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area.	RESPONDENT WAS PRESENT – LUIS GERRERO DOUG KENNEDY FINES IMPOSED AS OF 2-7-2020 FOR $200 PER DAY PER VIOLATION
	20010242	FOLEY,STEVEN L	1010 SE 11 AVE	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance.	RESPONDENT WAS PRESENT –GARY FERRILLI STEVEN FOLEY CONTINUED TO 3-10-2020
	19090036/ cm with cost	LARSON,MARK B	557 SE 13 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

				Section 14-105(7) - Exterior building and structure standards.	
	19110047	BAYLISS,JOHN M	1558 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-87.(5) - Docking and mooring facilities.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $100 PER DAY PER VIOLATION
	19120009	ROBINSON,SHELDON M & YOLANDA L	3921 NE 4 AVE	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $250 PER DAY
	20010064/ nab	COX,VERA E EST	218 SW 3 ST	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $175 PER DAY

	20010171/ nab/cm with cost	PARRISH,LADRIKA PARRISH,DAN JR	105 NW 5 ST	Chapter 34 - ENVIRON ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	19100163	AMOS,DOROTHY HOLLOWAY LE THOMPSON,NEDRA ATRIA	1210 SW 6 TER, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	19110059	AMENG, ANGEL & MARGARITA	1983 DISCOVERY CIR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020

	19080169	TWINS REAL ESTATE PROPERTIES CORP	3701 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-KAROLINA SOUZA CONTINUED TO 3-10-2020
	19080167	FIDELE,GERARD	3911 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS PRESENT-GERARD FIDELE CONTINUED TO 3-10-2020

				Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	
	19080023	DEAN,JANICE M	820 NE 50 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(5) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT WAS PRESENT-JANICE DEAN CONTINUED TO 4-7-2020

				SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements.	
	19120079/ bldg	2095 WESTBURY LLC	2095 WESTBURY H, DEERFIELD BEACH, FL 33442 2095	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-SHERONE GRENBERT CONTINUED TO 3-10-2020

	19120080/bldg	BENAC,CID	4018 CAMBRIDGE A, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-CID BENAC CONTINUED TO 3-10-2020
	19120081	ALBURY,MARSHA J ALBURY,TANESHA	4183 CRYSTAL LAKE DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-TANESHA ALBURY CONTINUED TO 4-7-2020
	19120089	H-WRONG INCORPORATED	370 TILFORD Q, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-RAFAEL MONTILLA CONTINUED TO 3-10-2020

	19120090/ bldg	RARE CAPITAL INVESTMENTS LLC	606 SW NATURA BLVD, DEERFIELD BEACH, FL 33441 206	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENS WERE PRESENT- ALBERTO URREO AUGUST DUJOIS CONTINUED TO 3-10-2020
	19120092/ bldg	RITTEL,SHEYLA P	661 W SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- SHEYLA RITTEL CONTINUED TO 5-12-2020
	19120095/ post/ bldg	HAGEN,DAVID N DAVID N HAGEN REV LIV TR	1359 SE 3 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE;	RESPONDENT WAS PRESENT- DAVID HAGEN CONT 4-7-2020

				Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(e) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	

				ENFORCEMENT Section 98-113(a) Building permits	
	19120096/ post/ bldg	MERCADO,EDNA H/E MALDONADO,MIGUEL JR	250 FARNHAM K, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-EDNA MERCADO CONTINUED TO 3-10-2020
	19120070/ bldg	STRADA STONE INC LEHER LLC	23 SW 13 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT NOT PRESENT CONT 4-7-2020

				ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	19120072/ post	URREGO,ALBERTO	606 SW NATURA BLVD, DEERFIELD BEACH, FL 33441 208	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ALBERT URREO CONT 4-7-2020
	19120073/ post	COSTA,SHERRI R & VITOR B	4008 EASTRIDGE CIR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST

	19120075/ post	VERRILLO,TERESA	396 TILFORD S, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
	19120077	COSENTINO,MARIA P	358 MARKHAM P, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
	19120060/ post	DURANTE,MABYLEAN	4011 NW 7 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST

	19120056/ post	CAAMANO,JOSE	305 LINCOLN CT, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-JOSE CAAMANO CONTINUED TO 3-10-2020
	19120062	ROBINSON,SHELDON M & YOLANDA L	3921 NE 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $150 PER DAY PER VIOLATION $80 PROSECUTION COST
	19120069	CRANDALL,JAYSON A CRANDALL,LISA J	3041 NEWPORT N, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020

				ENFORCEMENT Section 98-113(a) Building permits	
	19120074/ bldg	SZUMELDA,EWA	3500 SW NATURA BLVD, DEERFIELD BEACH, FL 33441 204	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT - EWA SZUMELDA CONTINUED TO 4-7-2020
	19120065/ bldg	BRAGANCA,RUTH	3821 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

	19120084/ post	TORTORICI,SERAFINA LE CANTAZARO,PELLEGRINO LE ETAL	3039 HARWOOD D, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020
	19120059/ post/ bldg	DUBOIS,IDETTE E	4110 NW 8 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
	19120061	TEIXEIRA,PAULO CESAR	2225 SW 15 ST, DEERFIELD BEACH, FL 33442 227	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST

	19120063/ bldg	943 INVESTMENTS LLC	943 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-DONALD ANDERSON CONTINUED TO 3-10-2020
	19120066/ post/ bldg	DIONISIO,WILLIAM N DIONISIO,TERESA	147 NEWPORT J, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY $80 PROSECUTION COST
	19120068/ post/ bldg	KILBY,DONALD L	3029 NEWPORT H, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020

	19120055/ bldg	OLIVEIRA,TEODORO	201 NW 46 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-6-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	19120058/ post/ bldg	DEVANEY, MICHAEL MALDONADO, RIGOBERTO	285 NE 39 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020
	19110030/ cm with cost	HERNANDEZ,CARLOS	571 DURHAM T, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	19080252	SUAREZ,ERIC J MATOS,SHARICK	250 NW 43 PL, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020

				ENFORCEMENT Section 98-113(a) Building permits	
	19080141	DE LIMA,RONALDO LUIS	340 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020
	19080142	CHARLES,DOMINGOS M	332 NW 46 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT WAS PRESENT – FABRICIA CHARLES EXTENDED TO 4-3-2020

				SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation.	
	19070057	FUSIKOVA,IVANA	261 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $200 PER DAY PER VIOLATION

	19080139	SRA/PALM TRAILS PLAZA LLC	1101 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-7-2020 FOR $125 PER DAY
	20010164	DURANTE,MABYLEAN	4011 NW 7 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards.	RESPONDENT NOT PRESENT REPEAT ORDER ISSUED FOR $200 PER DAY UNTIL COMPLY BY 3-6-2020. $80 COST PROSECUTION COST
	19080263	OSSLUND,ERNEST N	371 NW 46 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT EXTENDED TO 5-12-2020

	20010095	CILIEN,LEON CILIEN,YRMA	182 SW 3 ST	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	RESPONDENT WAS PRESENT-LEON & YRMA CILIEN FINDING OF FACT ORDER ISSUED. COST WAIVED
	20010245	WILLIAMS,ARTHUR EST	1260 SW 9 AVE	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED. COST WAIVED
	20010247	AZEVEDO,ROVANA	169 SW 2 CT	Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT NOT PRESENT FINDING OF FACT ORDER ISSUED. COST WAIVED

	19080162	IH6 PROPERTY FLORIDA LP % INVITATION HOMES - TAX DEPT	4036 NW 5 DR, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT SPECIAL MAGISTRATE ISSUED VACATE ON THE IMPOSITION OF FINE AND CLAIM OF LIEN
	13-787	AHE ENTERPRISES INC	829 SE 9 ST	BUILDING PERMITS REQUIRED	RESPONDENT WAS PRESENT – $5,500 TO BE PAID BY 3-10-2020 PLUS $80 PROSECUTION COST

	15100128	BARRETT,CHARLES & BARRETT,MARGARET	4000 NE 2 AVE	Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. - STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY Section 66-59.(b) - Parking on residentially zoned lots.	RESPONDENT WAS PRESENT-CHARLES BARRETT $2,000 TO BE PAID BY 3-10-2020
	19080042	HEELAN,CYNTHIA	4326 NW 4 AVE	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT WAS PRESENT – $250 TO BE PAID BY 3-10-2020

	19080083	HERRERA,MICHAEL F & HERRERA,ALVARO F	4710 NE 2 TER	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	RESPONDENT WAS PRESENT – CYNTHIA HEELAN MITIGATION HEARING RESCHEDULED TO 2-26-2020

				ENFORCEMENT Section 98-113(a) Building permits	
	12-5213	LEITNER, ARTHUR W	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020
	14-2014	LEITNER, ARTHUR W	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020
	15-2006	LEITNER, ARTHUR W	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020

	15100210	LEITNER,ARTHUR W LEITNER,KATHERINE T EST	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY-Section 34-91.-Parking or storage for over 72 hours restricted. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - ABANDONED REAL PROPERTY Section 34-101.(a)- Maintenance requirements. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES DIVISION 2. - SANITARY NUISANCES - Section 34-57(c)(2). - Declaration of nuisance.	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020
	16070059	LEITNER,ARTHUR W LEITNER,KATHERINE T EST	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Sec. 34-144. - Maintenance requirements.	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020

	17030054	LEITNER,ARTHUR W LEITNER,KATHERINE T EST	611 SW 14 CT	NUISANCE ABATEMENT PROGRAM Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT WAS PRESENT – HARRY DIAMOND CONTINUED TO 3-10-2020
	19080152	US BANK NA TRSTEE % OCWEN LOAN SERVICING LLC	182 SE 10 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(2) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	RESPONDENT NOT PRESENT FINAL ORDER DATE EXTENDED TO BRING THE PROPERTY INTO COMPLIANCE. $80 COST IS STILL DUE

	18100110	WALKER,JESSIE	209 W HILLSBORO BLVD	Chapter 102 - Signs Section 102-14.(a) - Maintenance, violations, enforcement and remedies. Chapter 102 - Signs Section 102-7.(3)- Certain sign or sign structures prohibited. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. - REGULATIONS, GENERALLY Section 66-68. (a)- Parking of a vehicle, trailer, boat or boat trailer offered for sale. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	RESPONDENTS WERE PRESENT- LATRON RANDELL JESSIE WALKER $3,500 TO BE PAID BY 5-12-2020

				REGULATIONS Section 98 -88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(B)(2) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading.	
	18080091	MISURACA,MARIO	26 COLUMBIA CT,	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT WAS PRESENT – MARIO MISURACA $3,000 TO BE PAID BY 3-10-2020 PLUS $80 PROSECUTION COST

	18110054	MISURACA,MARIO	26 COLUMBIA CT,	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(5) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements.	RESPONDENT WAS PRESENT – MARIO MISURACA $80 PROSECUTION COST

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Eugene Steinfeld, Special Magistrate Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

February 26, 2020

Douglas Gonzales

Presiding

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

PRESENT: Bernard Pita, Code Compliance Supervisor
Lenore Graber, Senior Code Compliance
Gregory Wienbarg, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Angelica Morales, Code Compliance Inspector
Marcio Chaves, Code Compliance Inspector
Silvio Baca, Code Compliance Inspector
Winlett Banton-Jordan, Special Magistrate Clerk

For the record Shariann Pearson, Special Magistrate Clerk, swore the attendees.

	Case Nr.	Owner Name	Property Address	Violation	Disposition
	19100040/ cm with cost	BUSHEY,MATTHEW BUSHEY,MICHAEL F	1313 SW 1 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(a) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	19120002	SEQUOIA GARDENS CONDO ASSN INC	510 SE 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 - Parking or storage for over 72 hours restricted.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $150 PER DAY PER VIOLATION

				Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION Section 58-84.(4) - General service customer's duties and liability.	
	19110068	ROUSSONICOLOS,ASSIMINA LE PARLIONAS,MARGARITA	1021 SE 13 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 66 - TRAFFIC AND VEHICLES Section 66-117.(b) - Parking prohibitions; enforcement. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $125 PER DAY PER VIOLATION
	20010028 /bldg. Cases 20010028 to 20010031 all have the same violations listed	SCHUCHMANN,HELENA R	1100 SE 4 AVE, DEERFIELD BEACH, FL 33441 34	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	RESPONDENTS WERE PRESENT- ROB ANDREWS ATTORNEY ROBERT SWEETAPPLE CONTINUED TO 3-25-2020

				ENFORCEMENT Section 98-113(a) Building permits	
	18070322 to 18070347 All have the same violations listed Addresses 711 721, and 731	EGENLAUF,BRENDA L EGENLAUF,WILLIAM	711 SE 1 WAY, DEERFIELD BEACH, FL 33441 A9	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(n) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements.	RESPONDENT WAS PRESENT – VIVI SOTOROV CONTINUED TO 5-27-2020

				Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	18070347	KENNELLY,SCOTT BARTON	731 SE 1 WAY, DEERFIELD BEACH, FL 33441 B21	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(n) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. -	RESPONDENT WAS PRESENT – VIVI SOTOROV CONTINUED TO 5-27-2020

				SUPPLEMENTARY REGULATIONS Section 98-80.(v) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	19100048/ vacation rental	MESHKOV,VARVARA ASRIYEVA,LARISSAM	418 SE 2 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY $80 PROSECUTION COST
	19100053/ vacation rental	GOPEESINGH,MITRA	57 DEER CREEK RD, DEERFIELD BEACH, FL 33442 F105	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY $80 PROSECUTION COST
	19100058/ vacation rental	MANNARINO,CLAIRE MANNARINO,GUY	1924 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT

				REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY $80 PROSECUTION COST
	19100012	POITIER,SEBREN E	772 N DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Section 110.15 Building Safety Inspection Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $250 PER DAY
	19100011/ bldg	MOORER,MARGARET F MOORER,EPHRAIM ETAL	417 NE 1 AVE, DEERFIELD BEACH, FL 33441	Section 110.15 Building Safety Inspection Sec 110.15 (B)(1) Building Safety Inspection 40 Year	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $100 PER DAY
	19120027/ landscape	LAKE ISLAND RENTALS LLC	4407 NW 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $125 PER DAY
	19120028	LAKE ISLAND RENTALS LLC	4346 NW 5 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY	RESPONDENT NOT PRESENT

				REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	CERTIFIED WITH $80 PROSECUTION COST
	19120008	2018-3 IH BORROWER LP % INVITATION HOMES - TAX DEPT	692 NW 38 TER, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	18080163	VETTO,ROBERT & REGINA	14 NW ELLER ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES NOT IMPOSED
	20010053	WHITE,JEB TAYLOR H/E WHITE,HOWARD D & MARTHA J	1261 SE 10 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(I)(7) - Landscape Requirements.	RESPONDENT NOT PRESENT NUISANCE ABATEMENT FINAL ORDER ISSUED COMPLY BY 3-20-2020 $175 PER DAY $80 PROSECUTION COST

	20010061	YEUNG,OI LIN	476 NW 38 TER, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY Sec. 34-121. - Declaration of nuisance.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $200 PER DAY $80 PROSECUTION COST
	19120032	ASSANTES,ROBERT & MARY	5001 N DIXIE HWY, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-17-2020 $175 PER DAY PER VIOLATION $80 PROSECUTION COST
	19120017	ANTHONY C DIVITO REV LIV TR DIVITO,ANTHONY TRSTEE	1320 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section	RESPONDENT NOT PRESENT CONTINUED TO 4-22-2020

				98-16 - Maintenance of development.	
	19110072	AMARAL,ADILCE	22 SE 7 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 3-20-2020 $175 PER DAY $80 PROSECUTION COST
	19120018	DEERFIELD CENTRE LLC	700 S FEDERAL HWY, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-7. (3)- Certain sign or sign structures prohibited.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $200 PER DAY
	19090087	SAWGRASS PROMENADE % CENTRECORP MGMT SERVICES INC	1301 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 102 - Signs Section 102-14.(b) - Maintenance, violations, enforcement and remedies.	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 2-21-2020 FOR $125 PER DAY
	19080073	STONEY,DENEASE EQLE STONEY,JAMES A SR EST	1210 SW 10 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

	19120106	TRAIL PLAZA LLC	1831 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 102 - Signs Section 102-7. (3)- Certain sign or sign structures prohibited.	RESPONDENT WAS PRESENT – DONALD ANDERSON CONTINUED TO 3-25-2020
	20010238/ nab	LCR 2009 NE 2ND LLC	2009 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT NUISANCE ABATEMENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY $80 PROSECUTION COST
	20010210	WARD,MAVIS GREEN THOMPSON,GEORGIA BELL	409 NW 2 WAY, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT NUISANCE ABATEMENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY $80 PROSECUTION COST
	19060004	SCHAD SOUTH LLC	5311 NE 10 AVE, DEERFIELD BEACH, FL 33064	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements.	RESPONDENT NOT PRESENT CONTINUED TO 5-27-2020

	19100044/ cm with cost	PARIC,MATTHEW PARIC,MAUREEN	1330 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-75(1)(b) - Residential walls, fences and hedges.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
	19080259	WORRALL,JANICE D	341 SW 15 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	RESPONDENT WAS PRESENT – ATTORNEY LEONARD TOWNSEND JANICE WORRALL EXTENDED TO 3-20-2020
	19120026	MASSEY,MILDRED H/E TORRES,DINO	4201 NE 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes. Chapter 58 - SOLID WASTE DIVISION 4. –	RESPONDENT WAS PRESENT – MILDRED MASSEY FINDING OF FACT ORDER ISSUED

				COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL; Sec. 58-6 (f) - Unlawful acts. (f) Hazardous waste	COST WAIVED
	20020020	JEAN-BAPTISTE,LES-DEMMICA LAMOUR,PHILOMENE EST ETAL	211 NW 40 St	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes. Chapter 58 - SOLID WASTE DIVISION 4. - COMMERCIAL REFUSE COLLECTION; Sec. 58-86 Responsibility of owners or agents for keeping areas free of garbage, recyclable materials, and trash, etc.	RESPONDENT NOT PRESENT NUISANCE ABATEMENT FINAL ORDER ISSUED COMPLY BY 3-7-2020 $250 PER DAY PER VIOLATION $80 PROSECUTION COST
	18040057	MILLER,SHIRLENE A H/E MILLER,DAVID	561 SE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards.	RESPONDENT NOT PRESENT

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 - Parking or storage for over 72 hours restricted. Chapter 46 - OFFENSES Section 46-13 - Trees, bushes and shrubs—Encroaching on public right-of-way. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading.	CONTINUED TO 5-27-2020

	19080313	SOEIRA,FABIO	1457 SW 26 AVE, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT – FABIO SOEIRA EXTENDED TO 3-20-2020
	18120026	NEUTRON 3 CORP	1301 SW 34 AVE, DEERFIELD BEACH, FL 33442	FIRE PREVENTION CODE 13.3.2.28 (woodworking operations)Florida Fire Prevention code FIRE PREVENTION CODE 43.1.3.1.6 spray room construction FIRE PREVENTION CODE 43.1.3.7.2 Floor Spray Area FIRE PREVENTION CODE 43.1.7 PROTECTION FIRE PREVENTION CODE 43.1.8 Operations and Maintenance	RESPONDENT NOT PRESENT FINAL EXTENSION EXTENDED TO 5-22-2020
	20010007	DUARTE,AMAURI MEIRELES GONCALVES,ROXIL ANDREY CORREA	227 PRESCOTT L, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020
	19120101	DEAN,JANICE M	820 NE 50 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT

				REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	CONTINUED TO 4-7-2020
	19120102	VALA, JOSE L & VALA, LUISA	540 SE 2 AVE, DEERFIELD BEACH, FL 33441 J2	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permit	RESPONDENT WAS PRESENT – JOSE VALA CONTINUED TO 3-25-2020
	19090058	RESTREPO,ASDRUBAL	1230 SW 6 AVE	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT NOT PRESENT CONTINUED TO 3-10-2020
	19080083	HERRERA,MICHAEL F & HERRERA,ALVARO F	4710 NE 2 TER	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENTS WERE PRESENT - ALVARO HERRERA MICHAEL HERRERA FINES MITIGATED FOR $1,500 TO BE PAID BY 4-22-2020

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	19080037	RAMOS, FRANCES; ACEVEDO, PATRICIA ETAL	511 SE 13 DR	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENTS WERE PRESENT – MONICA GONZALEZ CONTINUED TO 4-17-2020
	18100096/ mail copy	BLANCHARD,MARIE BLANCHARD,MEDARD	200 NW 39 CT	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS	RESPONDENT WAS PRESENT- MARIE BLANCHARD FINES MITIGATED FOR $1,400 TO BE PAID BY 8-25-2020

				Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74 - Display of street numbers on buildings. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 - 88(j)(1) Off-street parking and loading. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	

				REGULATIONS Section 98-88.(b) - Off-street parking and loading.	
	16120020	BUENO,RICARDO	660 NE 44 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160. - Parking or storage for over 72 hours restricted. Chapter 46 - OFFENSES Section 46-28.(a) - Storage of materials. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse Chapter 58 - SOLID WASTE	MITIGATION NOT HEARD

				DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	
	17050043	BUENO,RICARDO	660 NE 44 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 46 - OFFENSES Section 46-28(a) - Storage of materials. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	MITIGATION NOT HEARD
	18020084	BUENO,RICARDO	660 NE 44 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	MITIGATION NOT HEARD

				ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-94(2) - Growth of plants and placement of objects in the right-of-way. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
	18080140/ email	CILIEN,LEON CILIEN,YRMA	182 SW 3 ST	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements.	RESPONDENT NOT PRESENT NO ACTION TAKEN
	16080215/ email	BELUGA INVESTMENT LLC/ Stan Switzer	180 NE 39 CT	Chapter 102 - Signs Section 102-8.(f)(9) - Signs allowed. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(4). - Exterior building and structure standards.	RESPONDENT WAS PRESENT – STAN SWITZER CONTINUED UNTIL ATTORNEYS

				Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(c) - Preparation and storage of residential refuse. Modified Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69.(g) - Preparation and storage of residential refuse	
	19100145	J & C REMODELING GROUP CORP	214 SE 11 ST	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT SM ISSUED VACATE ORDER DUE TO PERMIT # 20-2165

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Douglas Gonzales, Special Magistrate Date

CODE COMPLIANCE OF DEERFIELD BEACH

MINUTES OF A CODE COMPLIANCE HEARING

March 10, 2020

Eugene Steinfeld Presiding

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

PRESENT: Bernard Pita, Code Compliance Manager
Lenore Graber, Senior Code Compliance Inspector
Gregory Wienbarg, Code Compliance Inspector
Jean Placide, Code Compliance Inspector
Angelica Morales, Code Compliance Inspector
Marcio Chavez, Code Compliance Inspector
Sheryl Salvage, Code Compliance Inspector
Silvio Baca, Code Compliance Inspector
Maritza Martinez, Administrative Assistant

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

Case Nr.	Owner Name	Property Address	Violation	Disposition
20010141	MCKEITHS,GWENDOLYN E	1221 SW 10 TER, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted. Chapter 66 - TRAFFIC AND VEHICLES ARTICLE II. - STOPPING, STANDING, PARKING; DIVISION 3. - REGULATIONS, GENERALLY · Section 66-56(1)(L). - Prohibitions	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

			relative to stopping, standing or parking in specific places Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	
20010148	DIVIAGGIO,CARUSSO	810 SW 12 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted	RESPONDENT WAS PRESENT-CARUSSO DIVIAGGIO FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(b) - Off-street parking and loading.	
19100121	BLOCK TO BEACH LLC	381 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88.(f) Off-street parking and loading	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
19070050	NORTH BROWARD LODGE NO 404 INC	1280 SE 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. -	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

			SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	
19110026	NORFLEET,CRAIG	1319 SE 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY PER VIOLATION

			REGULATIONS Section 98-88. (b) - Off-street parking and loading.	
20010192	GUTHRIE, SAVANNAH R ; GUTHRIE, SYMANTHA	631 NW 37 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(6) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT CONTINUED TO 5-12-2020

			REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	
20010193	PARADISE 2 LLC	2080 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441 107	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
20010194	PARADISE 2 LLC	2080 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441 201	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1)	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

			Vacation Rental Registration Requirement	
20010195	PARADISE 2 LLC	2080 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441 303	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
20010196	PARADISE 2 LLC C/O VINCENT LAURENZO	2080 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441 108	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1)	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

			Vacation Rental Registration Requirement	
19090076	CACIC,JACK	1955 NE 4 ST, DEERFIELD BEACH, FL 33441 1-3	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT EXTENDED TO 4-7-2020
19100177	BATTLE,GLORIA J	1240 SW 6 WAY, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(N)(1) - Landscape Requirements	RESPONDENT NOT PRESENT CONTINUED TO 5-12-2020

19100063	MENDILLO FAM IRREV TR MENDILLO,BARBARA LE ETAL	2051 NE 1 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT WAS PRESENT-ATTORNEY STEVE BRAVERMAN CONTINUED TO 5-12-2020
16100083	HIGHLAND VILLAGE MHC LLC	4900 NE 2 Ave DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(c). - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT-ATTORNEY SHAWN ARBITER CONTINUED TO 4-7-2020
20010253	KOWALSKI,ANNE M EST	1313 SE 2 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(C)(3) - Landscape Requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

19100152	MEADOWLAKES ASSOCIATION INC	1260 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENT WAS PRESENT-ATTORNEY JEFF GREEN BOB BOLLON CONTINUED TO 5-12-2020
19110011	ASSOCIATION OF MEADOWS CRYSTAL /Attorney Steven Rapport	2300 SW 17 CIR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENT WAS PRESENT-ATTORNEY REBECCA ZISSE CONTINUED TO 4-7-2020
19100094	SOTELLO,FRANCISCO & SOTELLO,VICTOR/LANDS CAPE	500 NW 43 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading.	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST

20010093	SE PETRO ONE LLC	301 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 102 - Signs Section 102-14. (a) - Maintenance, violations, enforcement and remedies. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards	RESPONDENT NOT PRESENT CONTINUED TO 6-9-2020
20010094	SAWGRASS PROMENADE % CENTRECORP MGMT SERVICES INC	1301 S MILITARY TRL, DEERFIELD BEACH, FL 33442	Chapter 102 - Signs Section 102-14. (b) - Maintenance, violations, enforcement and remedies Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-2. (b) - Storage and accumulation of refuse and solid wastes	RESPONDENT WAS PRESENT- ELIZABETH HAGDORN CONTINUED TO 5-12-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
20010063	L&B 100 MILITARY TRAIL INC	100 S MILITARY TRL, DEERFIELD BEACH, FL 33442 1	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENTS WERE PRESENT- ANN CHACKMAN LINDA FRIEDAN CONTINUED TO 7-7-2020
20010222	JP MORGAN CHASE BANK NA	1140 E HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading.	
19110024	HILLSBORO GARDEN INVESTMENTS LLC	400 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-14. (b) - Maintenance, violations, enforcement and remedies. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(3) - Exterior building and structure standards Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(L)(2) - Landscape Requirements	RESPONDENT WAS PRESENT- PROPERTY MANAGER'S SON CONTINUED TO 6-9-2020

19050065	NEWCASTLE INVESTMENTS LLC	501 E SAMPLE RD, DEERFIELD BEACH, FL 33064	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE III. - ZONING DISTRICT REGULATIONS; Sec. 98-54(b) (1-38) - B-2 highway business, Permitted uses. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IX. - CERTIFICATES OF USE Section 98-161(b) - Certificate of use permit requirements	RESPONDENT WAS PRESENT- DONALD ANDERSON CONTINUED TO 4-7-2020
19120088	WHITMAN ORGANIZATION LLC	50 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY

19120094	LEONARD ASSOCIATES INC	1662 W HILLSBORO BLVD, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development.	RESPONDENTS WERE PRESENT- ANN CHACKMAN LINDA FRIEDMAN EXTENDED TO 7-3-2020
19100175	TIVOLI PARK MASTER ASSN INC %NEAL PROPERTY MANAGEMENT	901 SW NATURA BLVD, DEERFIELD BEACH, FL 33441	Chapter 102 - Signs Section 102-5. (b) – Permits Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- DONALD ANDERSON EXTENDED TO 5-8-2020
20010191	RANDALL,LIMBERT EST	182 SW 6 ST, DEERFIELD BEACH, FL 33441	Chapter 38 - FINANCE AND TAXATION Section 38-263. - Local business tax receipt required Chapter 66 - TRAFFIC AND VEHICLES DIVISION 3. - REGULATIONS, GENERALLY Section 66-59. (c)(1)(a)- Parking on residentially zoned lots.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-91(a)(2) - Miscellaneous uses.	
20010241	CNC VENTURES III LLC	68 NE 11 WAY, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
20010242	FOLEY,STEVEN L	1010 SE 11 AVE, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE DIVISION 1. - GENERALLY Section 34-121 - Declaration of nuisance.	RESPONDENT NOT PRESENT CONTINUED TO 3-25-2020
19060102	MCBRIEN,KEVIN D	915 SE 14 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
19070112	PETRILAK,TIMOTHY	3370 SW 2 CT, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(n) - Landscape requirements	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY $80 PROSECUTION COST
18070200	BALTA, DENIZ / Attorney William Epstein/Tab # 62-195 Case #18070200 to 1807017 all have the same violation listed for Address 1428 SE 4 Ave	1428 SE 4 AVE, DEERFIELD BEACH, FL 33441 101	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted.	RESPONDENT WAS PRESENT-ATTORNEY LARRY SHENDELL CONTINUED TO 6-9-2020

			Chapter 46 - OFFENSES Section 46-33(k) Littering Chapter 58 - SOLID WASTE ARTICLE I. - IN GENERAL Section 58-3. - Maintenance of area. Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-69. (g) - Preparation and storage of residential refuse Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98 -88(j)(1) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(a)(7) - Landscape requirements.	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(f) (1-2) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80(r)(4) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (v) - Landscape requirements	

			Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (f) Off-street parking and loading Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	
19090104	STYLES,BETTYE	930 NE 51 ST, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS Sec. 98-80.(n)(1-2) - Landscape requirements	RESPONDENTS WERE PRESENT- BETTYE STYLES GREG STYLES CONTINUED TO 4-7-2020
19100162	DUPLER,JUDITH A H/E DUPLER,JAMES R	2661 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020

19120020/Tab# 198 to 276 Case#19120020 to 19010032 all have the same violation listed address 1335 & 1337 S Dixie Hwy, 399 SW 13 PL and 405 SW 13 PL	MORTGAGE FUNDING CORP OF AMERICA	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 503	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- JIM ADLER TOM LAUBERTHAL JASMINE VALENTIN EXTENDED TO 5-8-2020
19010032	CIANCHI,JULIO C	1337 S DIXIE HWY, DEERFIELD BEACH, FL 33441 512	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE II. - DEERFIELD BEACH LAND DEVELOPMENT CODE Section 98-16 - Maintenance of development	RESPONDENTS WERE PRESENT- JIM ADLER TOM LAUBERTHAL JASMINE VALENTIN EXTENDED TO 5-8-2020

20020037	FRIERSON, ROMAN EST% JERMAINE, FRIERSON	310 NW 4 AVE, DEERFIELD BEACH, FL 33441	Chapter 58 - SOLID WASTE DIVISION 3. - RESIDENTIAL COLLECTION Section 58-70.(f) - Preparation of bulky yard and vegetative wastes.	RESPONDENT WAS PRESENT-ANGELA FULMORE REPEAT FINAL ORDER ISSUED $50 PER DAY $80 PROSECUTION COST
20010099	BOIVIN,NICOLE TREMBLAY,GASTON	53 UPMINSTER C, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-RAMON AEDO CONTINUED TO 4-7-2020
20010113	FLORES,ALEYDA	304 NW 43 PL, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY $80 PROSECUTION COST

20010117	CUNHA,ELI	320 NW 43 PL, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY PER VIOLATION $80 PROSECUTION COST
20010120	HENRY,CARLINE M	4448 CRYSTAL LAKE DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY $80 PROSECUTION COST
20010122	COSCHIGNANO,ANTHONY J	4444 CRYSTAL LAKE DR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-ANTHONY COSCHIGNANO CONTINUED TO 4-7-2020

20020012	WILLIAMS,DERRICK	250 NW 38 PL, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (d)- Minimum standards for maintenance of premises. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (1) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (2) (a) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (3) (b) - General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (4) (b) -	RESPONDENT WAS PRESENT- LIZA LATONA CONTINUED TO 5-12-2020

			General interior maintenance requirements. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (c)- Minimum standards for maintenance of premises Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (I) (2) - Minimum standards for interior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (k) (2) - Minimum standards for interior of structures. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (m) (2) - Minimum standards for interior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (1) - Minimum standards for interior of structures	

			Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (10) - Minimum standards for interior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-8 (b) (2) - Minimum standards for interior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (1) - Minimum standards for exterior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (5) - Minimum standards for exterior of structures. (b) Exterior walls. Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (c) (1) - Minimum standards for exterior of structures Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-12 (a) - Porches, balconies, decks, exterior	

			stairs, walkways and appurtenances Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-6 (d) - Responsibilities of occupants Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. SUPPLEMENTARY REGULATIONS Sec. 98-80(A)(1) (a-I) - Landscape Requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
20020026	JUSTIN,JOHNSON JUSTIN,MURAL	3205 SW 2 CT, DEERFIELD BEACH, FL 33442	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT- JOHNSON JUSTIN CONTINUED TO 4-7-2020

			Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-7. (d)- Minimum standards for maintenance of premises Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (1) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (2) (a) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (3) (b) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-10 (4) (b) - General interior maintenance requirements Chapter 94 MIN HOUSE CHAPTER 94 HOUSING; Sec. 94-9 (b) (1) -	

			Minimum standards for exterior of structures Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
19120079	2095 WESTBURY LLC	2095 WESTBURY H, DEERFIELD BEACH, FL 33442 2095	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- SERONE GREENBERG CONTINUED TO 5-12-2020
19120080	BENAC,CID	4018 CAMBRIDGE A, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- CID BENAC CONTINUED TO 4-7-2020

19120096	MERCADO,EDNA H/E MALDONADO,MIGUEL JR	250 FARNHAM K, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT- EDNA MERCADO CONTINUED TO 4-7-2020
19120056	CAAMANO,JOSE	305 LINCOLN CT, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINAL ORDER ISSUED COMPLY BY 4-3-2020 $100 PER DAY $80 PROSECUTION COST
19120084	TORTORICI,SERAFINA LE CANTAZARO,PELLEGRINO LE ETAL	3039 HARWOOD D, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
19120058	DEVANEY, MICHAEL MALDONADO, RIGOBERTO	285 NE 39 CT, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND	RESPONDENT WAS PRESENT- MICHAEL DEVANEY CONTINUED TO 6-9-2020

			ENFORCEMENT Section 98-113(a) Building permits	
19110059	AMENG, ANGEL & MARGARITA	1983 DISCOVERY CIR, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
19080167	FIDELE,GERARD	3911 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

			REGULATIONS Section 98-81(L)(1)(a-g) - Tree preservation	
19120073	COSTA,SHERRI R & VITOR B	4008 EASTRIDGE CIR, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT EXTENDED TO 5-8-2020
19120075	VERRILLO,TERESA	396 TILFORD S, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-TERESA VERRILLO EXTENDED TO 4-3-2020
19120060	DURANTE,MABYLEAN	4011 NW 7 AVE, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY

19120062	ROBINSON,SHELDON M & YOLANDA L	3921 NE 4 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(1) - Exterior building and structure standards. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY PER VIOLATION
19120065	BRAGANCA,RUTH	3821 NW 3 AVE, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas. Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY

19120059	DUBOIS,IDETTE E	4110 NW 8 TER, DEERFIELD BEACH, FL 33064	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-IDETTE DUBOIS EXTENDED TO 4-3-2020
19120061	TEIXEIRA,PAULO CESAR	2225 SW 15 ST, DEERFIELD BEACH, FL 33442 227	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $100 PER DAY
19120066	DIONISIO,WILLIAM N DIONISIO,TERESA	147 NEWPORT J, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020
19120068	KILBY,DONALD L	3029 NEWPORT H, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020

19120055	OLIVEIRA,TEODORO	201 NW 46 CT, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS ARTICLE IV. - PROPERTY EXTERIOR MAINTENANCE CODE; Section 14-105(8) - Exterior building and structure standards Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY- Section 34-160 -Parking or storage for over 72 hours restricted Chapter 66 - TRAFFIC AND VEHICLES Section 66-117. (b) - Parking prohibitions; enforcement Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-81(d)(1) - Tree preservation Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS	RESPONDENT WAS PRESENT- TEODORO OLIVEIRA EXTENDED TO 5-8-2020

			ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	
19100048	MESHKOV, VARVARA, ASRIYEA, LARISSA M	418 SE 2 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $250 PER DAY
19100053	GOPEESINGH, MITRA	57 DEER CREEK RD. DEERFIELD BEACH, FL 33442 F105	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT FINES IMPOSED AS OF 3-6-2020 FOR $250 PER DAY

19100058	MANNARINO, MANNARINO GUY	1924 NE 2 ST, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020
20010061	YEUNG, OI LIN	476 NW 38 TER, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VI. - NUISANCE ABATEMENT PROPERTY CODE; DIVISION 1. - GENERALLY Sec. 34-121. - Declaration of nuisance	RESPONDENT WAS PRESENT- YANG CHENG CERTIFIED WITH $80 PROSECUTION COST
20010238	LCR 2009 NE 2 ND LLC	2009 NE 2 ST. DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT CERTIFIED WITH $80 PROSECUTION COST
20010210	WARD, DAVIS GREEN THOMPSON, GEORGIA BELL	409 NW 2 WAY, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT FINES CERTIFIED AS OF 3-7-2020 FOR $250 PER DAY

19090058	RESTREPO, ASDRUBAL	1230 SW 6 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas.	RESPONDENT NOT PRESENT CONTINUED TO 4-7-2020
20010064	COX,VERA E EST	218 SW 3 ST, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT VACATED IMPOSTION OF FINE AND CLAIM OF LIEN ISSUED
12-5213	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY-Section 34-91.-Parking or storage for over 72 hours restricted	RESPONDENT NOT PRESENT NO MITIGATION
14-2014	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY-Section 34-91.-Parking or storage for over 72 hours restricted	RESPONDENT NOT PRESENT NO MITIGATION

15-2006	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY-Section 34-91.-Parking or storage for over 72 hours restricted	RESPONDENT NOT PRESENT NO MITIGATION
15100210	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE IV. - JUNKED VEHICLES AND ABANDONED PROPERTY-Section 34-91.-Parking or storage for over 72 hours restricted.	RESPONDENT NOT PRESENT NO MITIGATION
16070059	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Sec. 34-144. - Maintenance requirements	RESPONDENT NOT PRESENT NO MITIGATION
17030054	LEITNER, ARTHUR W	611 SW 14 CT, DEERFIELD BEACH, FL 33442	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT NO MITIGATION

16100064	GIBSON, RUFUS H/E GIBSON, BERTHA M	35 NE 6 CT, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(8). - Exterior building and structure standards. Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-74. - Display of street numbers on buildings Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80.(u) - Landscape requirements	RESPONDENT WAS PRESENT- BERTHA GIBSON SETTLEMENT IN THE AMOUNT OF $830 TO BE PAID IN FULL BY 4-7-2020
19100083	MCQUAIDE, WILLIAM F EST C/O REX MCQUAIDE	1518 SE 12 CT, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT EXTENDED TO 4-3-2020

19100074	SIOUI, CHRISTIAN	1030 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS; Sec 98-106 (d) (1) Vacation Rental Registration Requirement	RESPONDENT NOT PRESENT VACATED FINAL ORDER AND IMPOSITION OF FINE AND CLAIM OF LIEN ISSUED
19010138	J & C REMODELING GROUP CORP	214 SE 11 ST, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-80. (u) - Landscape requirements Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE IV. - SUPPLEMENTARY REGULATIONS Section 98-88. (b) - Off-street parking and loading.	RESPONDENT WAS PRESENT- JOSE COUTO SETTLEMENT IN THE AMOUNT OF $3,500 TO BE PAID IN FULL BY 6-9-2020

19110066	WELLS FARGO BANK NA	1030 SE 14 DR, DEERFIELD BEACH, FL 33441	Chapter 34 - ENVIRONMENT - ARTICLE III. - NUISANCES ARTICLE VII. - ABANDONED REAL PROPERTY Section 34-144 - Maintenance requirements	RESPONDENT NOT PRESENT VACATED IMPOSITION OF FINE AND CLAIM OF LIEN ISSUED
17120119	OCEAN BREEZE 777 LLC	148 SE 20 AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-105(7) - Exterior building and structure standards Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT – DANIEL RADISON SETTLEMENT IN THE AMOUNT OF $1, 480 TO BE PAID IN FULL BY 4-7-2020
16060089	GOODWIN, LESTER	572 N DEERFIELD AVE, DEERFIELD BEACH, FL 33441	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b). - Minimum standards for yard and landscape areas.	RESPONDENT WAS PRESENT- SHAQUANNA JACKSON SETTLEMENT IN THE AMOUNT OF $6, 580 TO BE PAID IN FULL BY 6-9-2020

18040004	HELLER, MOSHE	293 DURHAM H, DEERFIELD BEACH, FL 33442	Chapter 98 - LAND DEVELOPMENT REGULATIONS - ARTICLE IV. - SUPPLEMENTARY REGULATIONS ARTICLE V. - ADMINISTRATION AND ENFORCEMENT Section 98-113(a) Building permits	RESPONDENT WAS PRESENT-HENRY MOSHE SETTLEMENT IN THE AMOUNT OF $5,080 TO BE PAID IN FULL BY 4-7-2020
19070057	FUSIKOVA, IVANA	261 NE 42 ST, DEERFIELD BEACH, FL 33064	Chapter 14 - BUILDINGS AND BUILDING REGULATIONS Section 14-106(b) - Minimum standards for yard and landscape areas	RESPONDENT WAS PRESENT-MICHAEL ALMEIDA REQUEST TO VACATE LIEN DENIED

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Eugene Steinfeld, Special Magistrate Date

HILLSBORO INLET DISTRICT
Minutes of Regular Monthly Meeting, Monday, June 15, 2020
Held through the Use of Communications Media Technology

MEMBERS PRESENT:
Chairman John H. "Jack" Holland
Vice Chair Laurence Gore
Commissioner Scott Loesel
Commissioner Hank Sarkis
Commissioner Mohamed "Mo" Tarifi
Commissioner Randy Strauss

OTHERS PRESENT:
David N. Tolces, Weiss Serota Helfman Cole & Bierman, P.L.
Captain Woodworth R. Draughon III
Assistant Captain Alexander Cuevas
Robert M. Andrews, Accountant
Kimberly Longo, District Secretary

QUORUM PRESENT: The Secretary called the roll and established a quorum for the regular meeting. The meeting was called to order by Chair Holland at 7:30 P.M.

APPROVAL OF MINUTES: A Motion to approve the May 18, 2020 Regular Meeting Minutes was made by Vice Chair Gore and seconded by Commissioner Sarkis. The Motion was approved unanimously.

APPROVAL OF OUTSTANDING BILLS: A Motion was made by Vice Chair Gore and seconded by Commissioner Loesel for approval of all outstanding bills in the amount of $45,956.35. The bills were reviewed and discussed in detail. The motion was approved unanimously.

APPROVAL OF CURRENT MONTH'S EXPENSES: Motion was made by Vice Chair Gore and seconded by Commissioner Loesel to approve current month's expenses of approximately $30,000.00. The motion was approved unanimously.

DREDGE LOG: Captain Draughon advised the Board that there was 28.5 hours of dredging time resulting in 12,825 cubic yards of sand bypassed south to Pompano Beach.

INLET STATUS REPORT: Captain Draughon advised the Board that the workboat is currently being rehauled at Cable Marine, and the crew is moving bumpers and taking off zincs to repair. The crew is also taking off the remaining items that need to get sent out for repair. The crew also performed general maintenance.

Chair Holland reviewed the dredging volumes report and advised the Board that 15,975 cubic yards of sand was pumped in May and 81,000 cubic yards of sand has been pumped so far this year.

NEW BUSINESS:

RENEWAL LINE OF CREDIT WITH BB&T FOR 2020-21 FISCAL YEAR: District Accountant, Robert Andrews discussed the Line of Credit renewal with BB&T and advised that he will bring a term sheet to next month's meeting.

2020-21 BUDGET AND MILLAGE DISCUSSION: The Board discussed the proposed Budget and Millage for the upcoming fiscal year. Chair Holland discussed maintaining the Millage Rate at the same rate as the current year to build up reserve to purchase a trailer, build a platform, work on boats, signs and other expenses. Commissioner Sarkis discussed his concerns about the Millage Rate and stated that it is still unknown what the cities are going to do with respect to shortfalls caused by the coronavirus pandemic. Attorney Tolces provided the Budget and Millage dates. The first budget meeting will be held on September 14, 2020 and the final budget and regular meeting will be held on September 21, 2020.

RATIFICATION OF AGREEMENT WITH CABLE MARINE FOR REHAULING OF INLET 1: Captain Draughon advised the Board that some additional work needs to be done to Workboat #1. Cable Marine might have to build the cleats back up. It has been 6-8 years since it has been done and Chair Holland advised that they have never sandblasted where cleats are on the upper deck. It is the first time the top has been cleared. The additional work that will be done amends the original Agreement of $41,775.00 to add the Amendment amount of $17,575.00 for a total of $59,350.00. Commissioner Sarkis stated that he does not like last minute changes to an Agreement. Chair Holland stated that Cable Marine is the only company to do this with the location and that the District has a good relationship with Cable Marine. Motion was made by Vice Chair Gore and seconded by Commissioner Loesel to ratify the Agreement and Amendment executed by Chair Holland. The motion was approved unanimously.

UPDATE ON NORTH JETTY MATTERS: Attorney Tolces advised the Board that he wrote to the United States Coast Guard but has not heard back from them yet relating to signage at the North Jetty.

Attorney Tolces advised the Board that he has placed a call to Broward County regarding District's permit and the required monitoring of the coral that was transplanted in association with the South Jetty Reconstruction. Mr. Tolces advised that Mark Hartman will be our new Environmental/Permitting Project Manager as Leila AtallahBenson is leaving Coastal Systems International, Inc.

OLD BUSINESS:

DISCUSSION OF DISTRICT'S TRAILER AND TRUCK: Captain Draughon discussed the three quotes he received from the auto dealerships for the truck purchase. Captain Draughon advised that he went to Plantation Ford and took a look at a F250 4x4 long bed on the lot and

advised that is all the District needs as they do not need a F350. The Board inquired if Captain Draughon received a quote for a F250. Commissioner Tarifi stated that if the prices are close that the District should purchase the F350. Captain Draughon advised that he did not receive a quote from Duval Ford but that he will contact them to receive a quote from them as well. Motion was made by Commissioner Sarkis and seconded by Vice Chair Gore to authorize the purchase of a truck not to exceed $35,500.00. The motion was approved unanimously.

The Board discussed the disposal of the current truck and the possibility of having it go to a non-profit organization, Captain Draughon advised that he would provide a value of the truck at next month's meeting.

Attorney Tolces advised that he will contact the United States Coast Guard to make sure we are on the same page to obtain approval for a new District trailer.

COMMISSIONER COMMENTS:

Attorney Tolces advised our July meeting will be held on July 20, 2020.

ADJOURNMENT: Motion was made by Vice Chair Gore to adjourn the meeting and seconded by Commissioner Loesel. The meeting was adjourned at 8:21 PM by Chair Holland.

Respectfully submitted,

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Kimberly Longo, District Secretary

City Commission Meeting – August 4, 2020

DEERFIELD BEACH – YOU ARE HEREBY NOTIFIED that the **Regular City Commission** meeting will be held on **Tuesday, August 4, 2020, at 7:00 PM in the City Commission Chambers located at the City Hall Complex, 150 NE 2nd Avenue, Deerfield Beach, Florida, and/or utilizing communications media technology** with elected officials and City staff participating through video conferencing.

To ensure compliance with the latest CDC recommendations, the August 4, 2020, regular City Commission meeting may 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 with such attendees required to adhere to a temperature check, wear facial coverings and maintain social distancing. A copy of the agenda for the August 4, 2020 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. **Zoom**

   a. **Via Zoom Online** - Access to the meeting will begin at 6:45 PM on August 4, 2020.
      i. Use the following link below to access the meeting via Zoom:
https://deerfield-beach.zoom.us/j/88935712059?pwd=eDNIZzZ1L0RSKzFxaVVEUnBndHl6QT09
      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: 889 3571 2059#, Participant ID: #, Password: 239292#

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

2. **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 4, 2020, and can be found by

clicking the camera icon in the Media column at http://www.deerfield-beach.com/1554/Meetings-Agendas.

Providing Public Comment:

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

1. **Via Email** - Public comments and documents may be submitted via email to web.clerk@dfb.city. Public comments will be read aloud during the meeting and added to the record. Emails can be submitted prior to the meeting or until the public hearing session is closed.

2. **Live Zoom Video Participation** - If attending via Zoom online, at the appropriate public comment period, click "raise hand" on the bottom of the "participants" tab, and your audio will be unmuted when you are recognized.

3. **Live Zoom Telephone Participation** – If attending via Zoom by telephone, at the appropriate public comment period, press *9 to "raise your hand" and your audio will be unmuted when you are recognized.

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

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-508

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

Agenda Date: 8/4/2020 **Status:** AWARDS & RECOGNITION

In Control: City Commission

Title
Certificate of Recognition presented to the City of Deerfield Beach and the Budget and Performance Division for receiving the Distinguished Budget Presentation Award.

Background/History
The Government Finance Officers Association of the United States and Canada (GFOA) announced the City received the GFOA's Distinguished Budget Presentation Award for its Fiscal Year 2020 budget. This award represents the commitment of the City Commission as well as City management and staff to meet the highest principles of governmental budgeting. In order to receive this award, the City must satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as a policy document, a financial plan, an operations guide, as well as a communications device.

It would not have been possible to earn this award without the commitment and dedication of our Budget Manager, Allison Teslia. Ms.Teslia serves an invaluable role in the creation and production of the City's annual budget document and would like to recognize her hardwork and many many hours to prepare the quality budget document every year.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-290

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-063: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 8.4 ACRES LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE FROM RS-5 RESIDENCE, SINGLE FAMILY, RM-10 RESIDENCE, MULTI-FAMILY AND B-3 BUSINESS, GENERAL TO PLANNED DEVELOPMENT DISTRICT ("PDD") (VISTA CLARA); PROVIDING FOR A MAXIMUM OF 326 MULTI-FAMILY DWELLING UNITS; PROVIDING FOR DEVELOPMENT REGULATIONS AND OTHER REQUIREMENTS APPLICABLE TO THE PDD; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Public Hearing - 2nd Reading - First Reading approved on March 4, 2020)*

Recommended Action
Commission to vote on Ordinance

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

Background/History
The Applicant is requesting approval to rezone the subject parcels from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District) under the Deerfield Beach Land Development Code. Pursuant to Section 98-68.-PDD, planned development district of the Land Development Code, the rezoning request includes a statement of need, conceptual master plan, as well as proposed property development requirements for which the site development plan shall be in compliance.

The Applicant has also submitted Site Plan Application No. 19-PDD-01 and Abandonment Application No. 19-A-195, seeking approval to accommodate the proposed development of the subject properties. The Applicant intends to develop the subject properties to 326 multi-family dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements. The applications will be scheduled for City Commission consideration at a later meeting.

The City Commission adoption public hearing for Land Use Plan Amendment Application No. #62A was on November 13, 2018 approving the change in land use on the subject parcels to Residential Irregular - 39 du/ac.

Applicants for rezoning to the PDD district must demonstrate, through a statement of need, that there are unique property characteristics that impede the development of the properties under strict application of the Code, development is apparent and will enhance economic development strategies

of the City.

The Applicant is required by Code to enter into a Development Agreement with the City, which must be approved by City Commission as part of the rezoning. The Development Agreement will be brought forward to City Commission at the second reading of the rezoning.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

• Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224 (all scheduled for 3/17/2020 City Commission).
• Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
• Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant.

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

The Planning and Zoning Board approved the proposed rezoning on January 9, 2020. Minor revisions to the PDD report have been submitted following the Planning and Zoning Board Meeting to be consistent with the sign details and development requirements proposed in the site plan.

Should the City Commission approve the request, staff recommends the development order include the following conditions of approval:

1. The Owner / Applicant shall enter into a Development Agreement for the property, which includes at a minimum the Planned Development District development requirements, and provides for the following on site and off-site improvements to be constructed by the Applicant:

1. A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;
2. Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;
3. Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;
4. A sidewalk on the property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;
5. A vehicle turnaround on the property adjacent to North River Avenue that will be accessible to the public;
6. A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street; and
7. Rebuild and relocate CITY Sanitary Sewer Pump Station 48 on CITY property with folio 4743

31 00 0090.

2. The Owner / Applicant shall submit evidence the Broward County Planning Council has recertified the City's Land Use Plan as consistent with Broward County's Land Use Plan due to the City's adoption of Future Land Use Plan Amendment Application #62A (Ordinance 2018/037).

3. This rezoning will not become effective, and no building permits will be issued, until:
a. The Development Agreement referenced in Condition 1 is recorded in the Broward County Public Records; and,
b. The recertification of the City's Future Land Use Plan referenced in Condition 2 by the Broward County Planning Council.

Recommendation
Staff recommends consideration.

ORDINANCE NO. 2020/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 8.4 ACRES LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE FROM RS-5 RESIDENCE, SINGLE FAMILY, RM-10 RESIDENCE, MULTI-FAMILY AND B-3 BUSINESS, GENERAL TO PLANNED DEVELOPMENT DISTRICT ("PDD") (VISTA CLARA); PROVIDING FOR A MAXIMUM OF 326 MULTI-FAMILY DWELLING UNITS; PROVIDING FOR DEVELOPMENT REGULATIONS AND OTHER REQUIREMENTS APPLICABLE TO THE PDD; 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, Deerfield Development Resources, LLC (the "Applicant") has applied for a rezoning of approximately 8.4 acres of land located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, as further described in the backup materials on file with the City, (collectively, the "Property") from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to a Planned Development District ("PDD") (collectively, the "Rezoning"); and

WHEREAS, on November 13, 2018, the City Commission voted to approve the Land Use Plan Amendment for the Property (LUPA #62); and

WHEREAS, the proposed use on the Property is a multi-family residential development with a maximum of 326 dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements (the "Development"); and

WHEREAS, the Rezoning Application is being processed concurrently with Plat applications (Application #19-P-222, 19-P-223, 19-P-224), a Site Plan (Application # 19-PDD-01) and an Abandonment request (Application No. 19-A-195); and

WHEREAS, as required by Section 98-68 "PDD, planned development district" of the City's Land Development Code (the "Code"), the Rezoning application includes a statement of need, conceptual master plan, and proposed property development requirements and is subject to execution of a Development Agreement in compliance with the Code; and

WHEREAS, the Deerfield Beach Planning and Zoning Board reviewed the Rezoning application on January 9, 2020, 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 criteria in Section 98-68(g) of the Code, 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 Irregular Residential (39 du/acre); and

WHEREAS, the City Commission of the City of Deerfield Beach finds it in the best interest of the City to approve the Rezoning of the Property to PDD.

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 RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to a Planned Development District (PDD) is hereby approved, subject to the following conditions all of which shall be satisfied prior to the issuance of any building permit: (i) the conditions set forth in the DRC report, as amended and dated February 13, 2020, (ii) submission of evidence that the Broward County Planning Council has recertified the City's Land Use Plan as consistent with Broward County's Land Use Plan, and (iii) execution, and the recording in public record, of a Development Agreement, in a form approved by the City Attorney, in compliance with Section 98-68 of the Code and providing at a minimum for the following onsite and off-improvements to be constructed by the Applicant:

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the Property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the Property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street; and

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090.

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 herewith, be and the same, 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 hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. This Ordinance shall be in full force and effect immediately upon its passage and adoption on second reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2020

PASSED 2ND READING ON THIS _____ DAY OF _____, 2020

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 24, 2020

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:

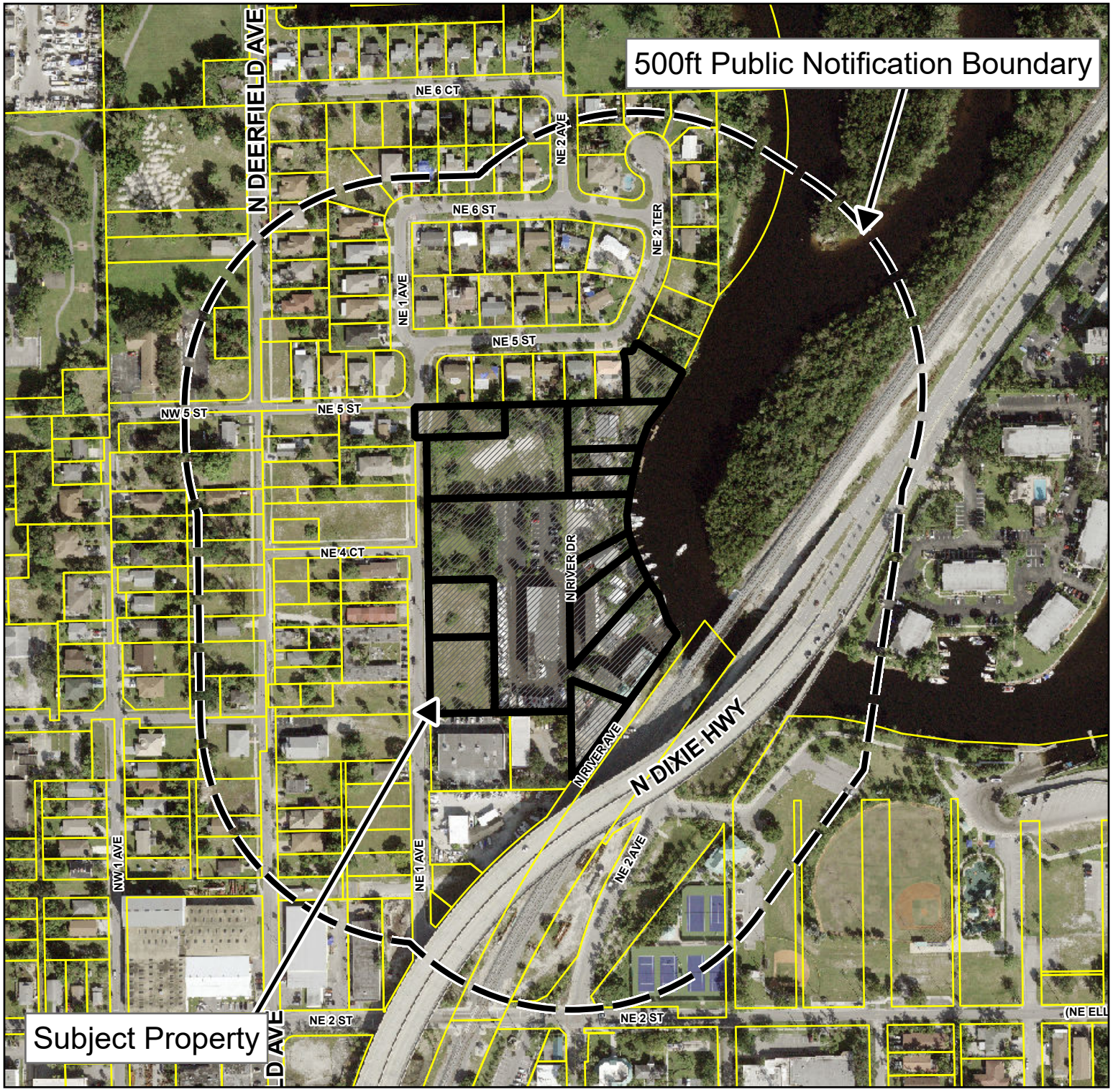
P.H. 2020-063: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, REZONING APPROXIMATELY 8.4 ACRES LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE FROM RS-5 RESIDENCE, SINGLE FAMILY, RM-10 RESIDENCE, MULTI-FAMILY AND B-3 BUSINESS, GENERAL TO PLANNED DEVELOPMENT DISTRICT ("PDD") (VISTA CLARA); PROVIDING FOR A MAXIMUM OF 326 MULTI-FAMILY DWELLING UNITS; PROVIDING FOR DEVELOPMENT REGULATIONS AND OTHER REQUIREMENTS APPLICABLE TO THE PDD; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

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0 160 320
Feet

Deerfield Beach
Florida

For Office Use Only

Application No.: 19-R-185
Date: 2/11/19
Fee: _____

City of Deerfield Beach RECEIVED FEB 11 2019 Planning & Development Svcs.

REZONING APPLICATION

PLEASE PROVIDE IN FULL THE FOLLOWING INFORMATION (PRINT OR TYPE)

Section One: Applicant Information

Name of Applicant: Deerfield Development Resources, LLC c/o Christopher Partridge, Partridge Equity Group

Signature: _____

Street Address: 1769 NE 33rd Street

City, State, Zip: Pompano Beach, FL 33064

Phone Number: 954-247-9309

E-mail Address: chp@partridgeequities.com

Subject Property Address: E. side of N.E. 1st Ave north of Dixie Hwy flyover
(if different from applicant's address)

Property Owner Name: See attached Owner Exhibit.

Property Owner Signature: Please refer to attached agent letters.

Section Two: Written Description of Potential Request.

Purpose/ Reason for Rezoning: The applicant proposes to rezone the site to PDD in order to accomplish the residential uses proposed to be developed on the site, and also consistent with the recently approved land use plan amendment.

Current Zoning District(s): RS5, RM10, MF, B3 Proposed Zoning District: PDD

Area in Gross Acres: 8.37 acres

Voided (Retain For Signature)

Deerfield Beach
Florida

For Office Use Only

Application No.: 19-R-185
Date: 7/14/19
Fee: _____

REZONING APPLICATION

PLEASE PROVIDE IN FULL THE FOLLOWING INFORMATION (PRINT OR TYPE)

Section One: Applicant Information

Name of Applicant: Deerfield Development Resources, LLC c/o Christopher Partridge, Partridge Equity Group

Signature: _____

Street Address: 1769 NE 33rd Street

City, State, Zip: Pompano Beach, FL 33064

Phone Number: 954-247-9309

E-mail Address: chp@partridgeequities.com

Subject Property Address: E. side of N.E. 1st Ave north of Dixie Hwy flyover. Refer to Owner Exhibit/Table.
(if different from applicant's address)

Property Owner Name: See attached Owner Exhibit.

Property Owner Signature: Please refer to attached agent letters.

Section Two: Written Description of Potential Request.

Purpose/ Reason for Rezoning: The applicant proposes to rezone the site to PDD in order to accomplish the residential uses proposed to be developed on the site, and also consistent with the recently approved land use plan amendment.

Current Zoning District(s): RS5, RM10, B3 Proposed Zoning District: PDD

Area in Gross Acres: 8.4 acres

City of Deerfield Beach RECEIVED JUL 3 2019 Planning & Development

For Office Use Only

Application No.: _____
Date: _____
Fee: _____

Section Three: 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.

The application will not be accepted without a specific statement in response to each of the requirements on the following pages.

1. That the petition for a change of zoning will not result in spot zoning or contract zoning;

The rezoning will not result in spot zoning as other similar uses (residential) currently exist in the area. Specifically, to the north and west of the subject site.

2. That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan;

The rezoning is consistent with the GOPs City's Comprehensive Plan, including the following GOPs: Objective FLU 1.1, Policy FLU 1.1.9, Objective FLU 2, Policy FLU 2.3.1, Policy FLU 2.3.3.

The proposed use/zoning is consistent with the Irregular (39) Residential land use designation adopted 11/13/2018.

City of Deerfield Beach RECEIVED JUL 3 2019 Planning & Development Svcs.

For Office Use Only

Application No.: _____
Date: _____
Fee: _____

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;

The applicant proposes to develop the site with residential units that will be compatible with the surrounding residential uses. The property is located just north of the recently approved Local Activity Center (LAC). The LAC is situated in the "heart" of old Deerfield Beach and permits 2,150 units, along with other complimentary uses, that contribute to a vicinity that is well-suited with the use proposed for the property, and which also represents a changed condition that did not exist when the original zoning of the site was enacted.

4. That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities;

The proposed use will not adversely influence living conditions in the adjacent and neighboring communities. The proposed change and development of residential uses is a more compatible use than the existing marina use.

5. That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning.

he proposed change and development of residential uses is a more compatible use than the existing marina use. Compliance with the City's Land Development code will ensure compatibility through buffers, setbacks, and other development requirements.

City of Deerfield Beach RECEIVED JUL 3 2019 Planning & Development Svcs.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

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, Glenn A. Williams, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Glenn C. Williams — 7-17-2019

Signature — Date

Sworn to and subscribed before me this 17 day of July, 2019.

By: Glenn A. Williams Produced as ID: Florida Drivers Licence

Notary Public, State of Florida

CATHERINE ANN WENDLING
Commission # FF 995014
My Commission Expires
May 22, 2020

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

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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

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

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, Reg Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7-10-2019
Date

Sworn to and subscribed before me this 10 day of July, 2019.

By: Reginald J. Pennell Produced as ID: FL Drivers license

Notary Public, State of Florida

ROSSANA HURTADO
Notary Public, State of Florida
Commission# GG 152128
My comm. expires Oct. 17, 2021

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

City of Deerfield Beach
RECEIVED
AUG 28 2019
Planning & Development Svcs.

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, Michael Pennell, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

7/11/19

Date

Sworn to and subscribed before me this 11 day of July, 20 19.

By: Michael Pennell

Produced as ID: FLDL

Notary Public, State of Florida

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

City of Deerfield Beach
RECEIVED
AUG 28 2019
Planning & Development Svcs.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

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150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

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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, David Ponne V have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7/10/19
Date

Sworn to and subscribed before me this 10th day of July, 20 19.

By: Personally known Produced as ID:

GEORGE B RIBAROVSKI
Commission # GG 125959
Expires September 5, 2021
Bonded Thru Budget Notary Services

Notary Public, State of Florida

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DEVELOPMENT PERMIT APPLICATION
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.

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None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Pat Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Patricia Pennell
Signature

7/9/19
Date

Sworn to and subscribed before me this 9 day of July, 2019.

By: Patricia Pennell Produced as ID: FLDL #540608532602580

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

Notary Public, State of Florida

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N/A

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N/A

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I, Christopher Partridge have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/25/2019
Date

Sworn to and subscribed before me this 25th day of October, 20 19.

By: Christopher Partridge

Notary Public State of Florida
Jessica Lower
My Commission GG 256159
Expires 09/06/2022

Produced as ID: personally known

Notary Public, State of Florida

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Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 4/4/17 $500
Michael Hudak 1/20/19 $500

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None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

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N/A

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N/A

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 20 19.

By: Leigh Kerr

Produced as ID: _____

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

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VISTA CLARA APARTMENTS AT DEERFIELD BEACH

PLANNED DEVELOPMENT DISTRICT (PDD)

DEERFIELD BEACH, FL

January 30, 2020

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Exhibit H: Paving, Grading & Drainage Plan

PROJECT CONSULTANTS

DEVELOPER Marine First, LLC 1769 NE 33rd Street Pompano Beach, FL 33064 Contact: Christopher Partridge Ph: 954-247-9309 Email: chp@partridgeequities.com	**ENGINEER** Kimley-Horn 1615 S. Congress Avenue, #201 Delray Beach, FL 33445 Contact: Joshua Horning, P.E. Ph: 561-404-7240 Email: josh.horning@kimley-horn.com
LEGAL Greenspoon Marder 200 E. Broward Boulevard, 18th Floor Fort Lauderdale, FL 33301 Contact: Dennis D. Mele, Esq. Ph: 954-527-2409 Email: dennis.mele@gmlaw.com	**ARCHITECT** IDEA – International Design, Engineering & Architecture 1 Aventura Executive Center 20900 NE 30th Ave, #914 Aventura, FL 33180 Contact: Jean-Francois Gervais Ph: 305-792-0015 Email: jfgervais@absolute-idea.com
PLANNER Leigh Robinson Kerr & Associates, Inc. 808 E. Las Olas Boulevard, #104 Fort Lauderdale, FL 33301 Contact: Leigh R. Kerr, AICP Ph: 954-467-6308 Email: Lkerr808@bellsouth.net	**LANDSCAPE ARCHITECT** GSLA Design 17670 NW 78th Ave, # 214 Miami, Florida, 33015 Contact: Ken Gardner, President Ph: 305.392.1016 Email: ken@gsladesign.com

I. PURPOSE AND INTENT

The purpose of the Planned Development District ("PDD") is to enable quality development for properties that due to the size or characteristics of the property, other implements of zoning regulation provided in the Land Development Code would result in under-utilized or under-developed property. Given the unique property considerations of the subject site, the PDD district provides a public benefit that would not otherwise be permitted if all regulations governing the land use and development of the site had to be met. The PDD district is intended to provide the flexibility to enable innovative design, while requiring a design that ensures that the development is compatible with surrounding existing development and public infrastructure.

This PDD sets forth development guidelines that ensure the proposed project is sensitive to neighboring uses and the surrounding area while also ensuring the development and use of the site is viable. The proposed development is appropriate for the site since it adds residential opportunities and expands the variety of housing densities and intensities available to individuals and families wishing to reside in the City of Deerfield Beach. The site will be developed in a manner that is compatible with, and will enhance the character of, the surrounding area which is predominantly residential.

The subject property is located just north of the City's Local Activity Center (LAC). The LAC is situated in the "heart" of old Deerfield Beach and permits 2,150 dwelling units, along with other complimentary uses, that contribute to a vicinity that is well-suited to accommodate the proposed project.

II. PROJECT DESCRIPTION

The subject site is located on the east side of N.E. 1st Avenue between N.E. 5th Street and Dixie Highway in the City of Deerfield Beach. Refer to **Exhibit A: Location Map**. The subject property is comprised of +/- 8.4 gross acres and is currently utilized as marina, vacant and residential. Refer to **Exhibit B: Survey**. The applicant proposes to amend the site from B-3, RS-5, and RM-10 to Planned Development District (PDD). Refer to **Exhibit C: Existing Zoning Map** and **Exhibit D: Proposed Zoning Map**. The rezoning to PDD will facilitate the redevelopment of the site with a multi-family residential project known as Vista Clara Residential.

The Vista Clara Apartments at Deerfield Beach project consists of a 6-story 326-unit residential complex with an attached 4-story parking garage. The project is encompassed within a perimeter road that has direct access through the parking garage. Adjacent to the garage is the main residential building which houses a large amenity / lobby space on grade and landscaping that includes large ponds, heavily lush landscaped pathways, and seating areas.

The program of units consists of the following, 57 studio/efficiency units, 128 one-bedroom units (104 1BR and 24 1BR+den), 123 two-bedroom units (83 2BR and 40 2BR+den), and 18 three-bedroom units for a project total of 326 units. The four-level parking garage includes a total of 609 parking spaces including Florida Building Code 2018 handicap space requirements. The overall building consists of 6 floors, with a total height of the building to the top of roof of 65’-0”. The units are situated as to take advantage of the views of the river and spacious amenity decks by facing inward while providing privacy from the surrounding neighborhood.

III. STATEMENT OF NEED

Per the City of Deerfield Beach Land Development Code Sec. 98-68(b), the subject PDD meets the statement of need as demonstrated below:

(1) The development and redevelopment of properties is apparent;

The applicant intends to redevelop the subject site with a 326-unit residential development. To that end, the applicant is submitting applications for site plan and rezoning to accomplish the proposed redevelopment of the site. A land use plan amendment to Irregular (39) residential was approved for the site.

(2) The development and re-development of properties shall enhance the economic development strategies of the City of Deerfield Beach; and

The subject site is currently underutilized. The development of the site with residential units will increase the City's tax base and add residents who could support the City's businesses including the nearby Local Activity Center, an area the City targeted for redevelopment.

Based upon a review of the City's Citywide Economic Development Strategy report, the proposed project furthers the City's economic development strategy in a number of ways. The project will enhance the quality of life for residents through the expansion of the local tax base and by diversifying the City's housing composition. According the report, based on wage data, many higher paid professionals working in the City of Deerfield Beach choose to live outside the City. The mix of units and the proximity of the subject site to Pioneer Grove expands opportunities for a greater range of housing and neighborhood choices to attract new residents including young professionals and new business owners.
The City's housing stock is relatively older. The proposed residential project will address that weakness by infusing the City with fresh, new housing options.

The unifying theme of the City's economic development strategy is "Vibrant Coastal City". The proposed project supports the City's Livable Neighborhoods Strategy to achieve such a place in the following ways:

- ***Compact*** **- Providing density to help support transit service and neighborhood-serving businesses.**
- ***Sustainable/Diverse*** **- Providing a greater mix of uses and housing types in City Neighborhoods to create more lifestyle options and a more compact development pattern.**
- ***Healthy and Green/Connectivity*** **- Public access to boardwalk along Vista Clara Residential waterfront during daylight hours.**
- **Improved neighborhood interface – architectural design, landscaping, lighting, façade treatments, improved pedestrian experience.**

Additionally, it should be noted that the proposed project also supports, circuitously, the City's marine economy, which is one of the City's established industry clusters. A marina currently exists on the site, known as Pennell, and another marina exists nearby to the northwest, known as Freedom Marine. The applicant is redeveloping the marina known as Freedom Marine as a much-improved marina with additional capacity that will also accommodate boats currently located at the Pennell marina site.

(3) The development of properties with unique property characteristics, natural or manmade, that impede the development of these properties under the strict application of the regulations of the Land Development Code.

The subject site is currently zoned RS5, RM10, and B3. The rezoning of the site to PDD will unify the zoning district for the site and will also allow the applicant to customize setbacks, buffers and building siting/orientation that is sensitive to and compatible with the surrounding area and that is not typical of a standard zoning district. The existing zoning districts are intended for retail and low-density

residential development which is not consistent with the recently approved land use plan amendment to Irregular (39) Residential.

The waterfront location of the site is a unique characteristic and the PDD district allows the developer to tailor regulations in order to make the most of that characteristic and provide an elevated residential product to future residents. In addition, the boardwalk along the project's waterfront is private but will be open to the public during daylight hours, offering a substantial public benefit.

The PDD proposes alternatives to certain standard development regulations such as maximum height and setbacks. The alternatives proposed allow the developer to provide a higher standard of project design and amenities, balanced within reasonable standards. For example, maximum height proposed is 65 feet. This alternative allows for the construction of a financially feasible quantity of units while also providing a mix of unit sizes including larger units of +/-1,500 square feet. The orientation of units and amenity areas embrace the scenic views of the water and green areas and upper units will have even greater scenic advantages. As part of the land use plan amendment approved for the site, the applicant voluntarily committed to restrict the site to a maximum of six (6) stories. In order to balance the proposed PDD height, the architecture of the building has been designed to minimize impacts to the adjacent neighborhood through step back features and garage features including planters with climbing vines that disguise the horizontality of the façade. The ability to increase the vertical height of the development allows for larger units and superior amenities. Additionally, the curved shape of the eastern property line dictates the layout and orientation of the site in a manner that follows the coastline, which squeezes the site inward in this area.

IV. DEVELOPMENT AGREEMENT

In accordance with City of Deerfield Beach Land Development Code Sec. 98-68(c), the Applicant shall submit a Development Agreement, including a statement of need, to be considered by the City Commission in conjunction with the rezoning application demonstrating that the applicant has provided for or complied with the below.

(1) A higher level of connectivity via vehicular, pedestrian, and bicycle access to surrounding land uses, areas of public activity, mass transit, and the City as a whole.
(2) Opportunities either regionally or on site to provide for affordable or senior designated housing.
(3) Energy efficient and green building design including, but not limited to, use of reclaimed water, solar energy systems, use of green roofs and green walls, and other measures that will relieve pressure on public and private utility systems, and reduce pollution and urban heat islands.
(4) A high quality of design and materials that is integrated throughout the site and will be complimentary to and enhance the surrounding neighborhood and the City as a whole.
(5) The preservation and enhancement of desirable site characteristics, natural or manmade, including, but not limited to, vegetation, geological features, and historical features.
(6) More useable and suitably located public open space and amenities.

A Development Agreement for Vista Clara Apartments at Deerfield Beach will be provided under separate cover. It is the intent of the Applicant that a covenant or other form of documentation acceptable to the City will be recorded in connection with any approval that will acknowledge compliance with the PDD regulations and any conditions of the Development Agreement by the respective owners within the PDD.

V. MINIMUM SITE REQUIREMENTS

All land to be included within the PDD shall be contiguous (including rights-of-way) and owned either solely by the applicant or by multiple owners who agree to be represented by the applicant. At this time, multiple property owners are part of the proposed PDD property Attached to the PDD Application are copies of the notarized letters from the individual property owners wherein they provide their consent to the processing of development approval applications for the subject site(s) and to be represented by the applicant's agents regarding same.

VI. DEVELOPMENT REQUIREMENTS

The below table outlines the subject PDD's development requirements.

A. SITE DATA TABULATIONS

Table 1
Development Requirements

	Required (Existing Zoning)			Provided (PDD)	Justification
	B-3	**RS-5**	**RM-10**		
Lot Area, Min.	6,000 sf	7,000 sf	7000 sf	8.4 acres	N/A
Lot Width, Min.	50 ft	70 ft	70 ft	666'	N/A
Density, Max.				39 DU/AC	Proposed max. density is consistent with the underlying land use designation.
Building Height, Max.	50'	35'	35'	65-0'	The proposed maximum building height is 65 ft. In consideration of public input, the applicant committed to restrict the site to a maximum of six (6) stories as part of the land use plan amendment approved for the site. Additionally, the RM25 zoning district permitting a similar level of development of 25 du/ac (and up to 38 du/ac for tourist accommodations) permits a maximum height of 55 feet which is just 10 feet different from the 65 feet proposed. The proposed maximum building height allows for the construction of a financially feasible quantity of units while also providing a mix of unit sizes including larger units of +/-1,500 square feet. The orientation of units and amenity areas embrace the scenic views of the water and green areas and

					upper units will have even greater scenic advantages. Building massing and articulation have been designed sensitive to the surrounding neighborhood. Landscaping, artificial green wall/screening, neutral coastal paint finishes, and stone elements are utilized to soften the interface with the neighborhood and the perception of the building from the sidewalk/street. Along the Hillsboro River, the design of the building undulates in a manner that creates interest and invokes movement. Outdoor space with lush landscaping and leisure amenities are designed to take advantage of the waterfront. The height of the garage structure is sensitive to the neighborhood at a height of just 40'-10", while the lowest point at the main lobby area is 20'0". The highest point of the development is set back from the surrounding neighborhood at the mid-tower area, where the north and south wings join. The lower scale garage buildings are stepped-down in height to provide a transition between the taller buildings and the neighborhood. Additionally, landscaping will provide screening along sensitive edges by way of a strong landscape buffer between residences, including shade trees, staggered height palms, and several layers of shrubs.
Setbacks, Min.					The Applicant is requesting reduced building setbacks in order to develop the proposed 326-unit project on a +/- 8.4 gross acre site in a manner that balances a quality living experience with compact urban design including structured parking. As Broward County and the City approach build out, innovative ways to accommodate the growing population and provide a greater mix of housing types to create more lifestyle options are being sought, and necessitate a more compact development pattern. The proposed setbacks are minimums and only occur at very few locations. The majority of proposed setbacks are well in excess of the minimum requested. For example, side setback areas are typically greater than 40 feet. The front setback ranges from 10' to +/-15'and also fronts along N.E. 1st Avenue which is an added separator of +/- 40 feet. Additionally, a strong landscape
Front (West)	25'	25'	25'	10'	
Side					
North	0'	7.5'	10'	46'9"	
South	0'	7.5'	10'	43'10"	
Rear (East)	10'	15'	15'	10'1"	
Corner					
Southeast	15'	15'	15'	8'5"	
Northeast (Adj to Res)	15'	15'	15'	10'11"	
Adjacent to Res.					
Northeast (Adj to Res./ dock)	-	-	-	20'-5"	
Waterfront	20'	20'	20'	37'10"	

					buffer between the residences and the new development will be provided in the form of large relocated trees (primarily Oaks) and staggered height palms supplemented with more shade trees and several layers of shrubs. The buffer between the residences where they come very close to the proposed development has been by enhanced by adding tall shrubs and staggered height palms.
Lot Coverage %, Max.	65%	40%	40%	40%	N/A
Minimum Floor Areas for Multi-Family Units					
Efficiency/Studio	N/A	N/A	400 sf	400 sf	N/A
1 BR	N/A	N/A	700 sf	700 sf	N/A
2 BR	N/A	N/A	900 sf	900 sf	N/A
3 or More BR	N/A	N/A	900sf + 150 sf/ BR over	900sf + 150 sf/ BR over	N/A
Min. Landscaped Area	15%	15%	35%	25%	N/A
Max FAR	0.80	N/A	N/A	1.77	647,200/365,904 = 1.77. The applicant proposes a 326-unit project on a +/- 8.4 gross acre site in a manner that balances a quality living experience with compact urban design including structured parking. As Broward County and the City approach build out, innovative ways to accommodate the growing population and provide a greater mix of housing types to create more lifestyle options are being sought, and necessitate a more compact development pattern.

Parking Space Dimensions	**Required**	**Provided**	
Standard	10'x20'	9'x18'	In order to avoid a large garage façade facing the residential neighborhood, 9'x18' parking spaces are proposed.
Compact	9'x18'	9'x18'	
ADA	12'x18	12x18'	
Parking Requirements	**Multi-Family**		
	Required	Provided	
1 BR	1.5 spaces/du	1.5 spaces/du	N/A
2 BR	2.0 spaces/du	2.0 spaces/du	N/A
3+BR	2.0 spaces/du + 0.5 after 2 BR	2.0 spaces/du + 0.5 after 2 BR	N/A
Sign Code	**Required**	**Provided**	Due to the design, location and orientation of the building entrance, variations from certain

Building Signs Max S.F. . Light Source Sign Centered	**Sec. 102-8(b)(1)a** 100 S.F. Internal/Indirect/Spotlight Vertical & Horizontal	**PDD** 216.00 S.F. Backlit Vertical-6' Off Parapet	standards under Code Sec. 102-8(b)(1)a are proposed. Specifically, the PDD proposes alternatives to max. area, , light source, and sign position. The subject sign is located on the building at the main entrance. This area is set back from N.E. 1st Avenue and is in the background of the parking garages and porte cochere. If the sign were to meet Code requirements, the sign would not be adequately visible to drivers/passersby. The proposed sign alternatives allow for adequate and safe sign visibility. Refer to Sign Detail Exhibit E3.

B. PERMITTED USES

Table 2 **Permitted Uses**
Multi-Family dwelling
Townhouses
Apartment homes
Boardwalk[1]
Clubhouse
Docking facilities
Swimming pool
Play Space
Putting Green
Accessory uses in the PDD district shall include those uses customarily incidental to the permitted principal uses.
[1]Public use of the boardwalk open during daylight hours

C. PARKING REQUIREMENTS

Table 3 Parking				
QTY Units	**Unit Type**	**Required**	**Required**	**Provided**
57	x Studio/Efficiency (1 BR)	1.5 P.S. Per Unit	86 P.S.	**585 Standard 12 ADA 12 Electric**
128	x 1 Bedroom	1.5 P.S. Per Unit	192 P.S.	
123	x 2 Bedroom	2.0 P.S. Per Unit	246 P.S.	
18	x 3 Bedroom	2.5 P.S. Per Unit	45 P.S.	
			Total Required: 569 spaces	**Total Provided: 609 spaces**

D. LANDSCAPE REQUIREMENTS

The proposed plan will meet the landscape requirements contained within Section 98-80 of the City's Code. No deviations are being requested.

As you enter the site, the entry area is flanked with planting areas of native trees and palms that welcomes you to the project. As you circle around to the drop-off area there is beautiful tropical plantings in a more formalized layout. Through the lobby and amenity room you will see the outside amenity deck to the Hillsboro River and natural area beyond.

The amenity deck is formed into two lobes by the surrounding units that ensure that all residents have a view. All ground floor units open up to this area. There is seven feet of elevation difference between the ground floor and the dock against the river. This creates an immense amount of private spaces in what is a 2 ½ acre play space.

The lobes are differentiated as the southern lobe would be more water based with a large pool with plenty of gathering and lounging areas. While there will be a significant number of trees here, there will be more palms creating the tropical feel around the water. The

northern lobe will be considered more green with large dog parks and a big putting green. There will be more trees in this area to provide additional shade.

All of the landscape areas are shaped with angular edges to replicate the angles set forth in the architecture. The paving will be mostly stone and concrete except where the decking from the dock will spill into the amenity deck to join these two areas.

The planting is designed to create shade, frame views and most of all to be a beautiful feature. Much of the planting throughout the site will be natives or species that are very easily cared for to assist with the maintenance responsibilities.

There is a garage fronting NE 1st Avenue that will be designed and fenestrated. All of this façade will be planted with a series of large shade trees and palms that will replicate the rhythms of the architecture. The landscape will follow the design criteria set forth by the Pioneer Grove neighborhood.

All landscape areas will be irrigated with an automatic irrigation system to provide 100% coverage with 100% overlap of spray. The system will be equipped with an automatic shut off device in case of rainfall.

VII. CONCEPTUAL MASTER PLAN

A Conceptual Master Plan is provided as **Exhibit E1 and E2**. The maximum development density/intensity proposed for the site is 326 dwelling units.

VIII. EVALUATION CRITERIA

The subject PDD conforms to the City's evaluation criteria for PDDs as demonstrated below.

(1) Conform to the City's Comprehensive Plan policies and land use map designations.

The subject PDD is conformance with the Comprehensive Plan. The proposed 326 units are permitted under the Irregular (39) Residential land use designation which was adopted by the City in November 2018. The proposed use of the site was evaluated for consistency with the City's Comprehensive Plan as part of the land use plan amendment process.

(2) Conform to the purpose and intent of the PDD District as set forth in subsection (a) above and the criteria set forth in subsections (b) - (e) above.

(a) ***Purpose and intent.*** The purpose of the planned development district ("PDD") is to enable quality development for properties that due to the size or characteristics of the property, other implements of zoning regulation provided in the Land Development Code would result in under-utilized or under-developed property. The sites must demonstrate that they have unique property considerations, and that rezoning of property to the PDD district would provide a public benefit that would not otherwise be permitted if all regulations governing the land use and development of the site had to be met. The PDD district is intended to provide the flexibility to enable innovative design, while requiring a design that ensures that the development is compatible with surrounding existing development and public infrastructure.

The rezoning of the subject site to PDD under the regulations proposed herein conform to the purpose and intent of the PDD district. The location of the site along the water, the curved eastern property line, and the public

boardwalk/waterfront access proposed by the applicant are characteristics unique to the site and warrant an alternative to a standard development district. The project has been innovatively designed to offer a variety of dwelling options, take advantage of scenic views, and provide excellent amenities such as swimming pools, two dog parks, picnic areas, water play areas for children, and outdoor seating.

Compatibility is ensured through design and landscape features consistent with the Pioneer Grove aesthetic. The west elevation features planters with climbing vines that soften and beautify the interface with the neighborhood.

The developer is committed to providing a public benefit. While the boardwalk along the project's waterfront is private, it will be open to the public during daylight hours. Public access is proposed along N.E. 5th Street. A path from N. E. 5th Street to the boardwalk is proposed.

(b) ***Rezoning qualifications.*** Applicants for rezoning to the PDD district must demonstrate the following through a statement of need:

(1) The development and redevelopment of properties is apparent;

The redevelopment of the property is apparent. In addition to the PDD rezoning, the applicant has processed a land use plan amendment and is currently processing a site plan for the property. Additionally, this general area of the City envisions redevelopment, notably the Pioneer Grove/LAC area. In addition to this PDD, the applicant is redeveloping the nearby marina, known as Freedom Marina, which is located in the same neighborhood as the subject PDD.

(2) the development and redevelopment of properties shall enhance the economic development strategies of the City of Deerfield Beach; and

As outlined in section III.2, the redevelopment of the property will enhance the economic development strategies of the City by expanding the local tax base, providing a greater variety of housing options for residents, providing updated/modernized housing stock, supporting the City's Livable Neighborhoods Strategy via development that is compact, sustainable/diverse, and healthy and green/connected.

(3) The development of properties with unique property characteristics, natural or man-made, that impede the development of these properties under the strict application of the regulations of the Land Development Code.

The uniqueness of the property/proposed project is demonstrated below:

- **Underutilized/vacant properties;**
- **Existing disjointed zoning districts;**
- **Existing zoning inconsistent with Irregular 39 land use designation;**
- **Waterfront location of site and ability to offer unique, distinctive living opportunities; scenic views;**
- **Proposed high standard of project design and amenities;**
- **Curved shape of eastern property line;**
- **Commitment to enhanced public space/public amenities that will offer a substantial public benefit;**
- **Design features that are sensitive to neighborhood**

(c) ***Development agreement required.*** Applicants for rezoning to the PDD district must submit a development agreement, including a statement of need, to be considered by the city commission in conjunction with the rezoning application demonstrating that the applicant has provided for or complied with the following:

(1) A higher level of connectivity via vehicular, pedestrian, and bicycle access to surrounding land uses, areas of public activity, mass transit, and the city as a whole.

The proposed development will incorporate a higher level of connectivity to the greatest extent feasible, given that the developer's control is generally limited to the subject site. The site is 8.4 acres and is comprised of 12 parcels. The parcels will be developed as a unified site under the site plan and PDD. The site has frontage along N.E. 1st Avenue, N.E. 5th Street, and N. River Avenue, all local streets. The site is on the edge of an established neighborhood with an existing street and sidewalk network. The site will meet requirements for sidewalks and other applicable pedestrian features such as lighting.

The main entrance to/from the site is along N. River Avenue. The N.E. 1st Avenue entrance is for Service and Emergency access only. Given the location of the main entrance along N. River Avenue, the logical pattern of traffic to/from the site directs traffic away from the existing neighborhood.

Broward County Transit Routes 48 and 50 are located at Hillsboro Boulevard approximately ¼ mile from the subject site. The proposed project supports the utilization of mass transit by developing near roadways which are currently served by mass transit services.

The developer is committed to provided public access to the waterfront. The boardwalk along the project's waterfront is private but will be open to the public during daylight hours. Public access is proposed along N.E. 5th Street. A path from N. E. 5th Street to the boardwalk is proposed. Refer to Exhibit E2: Public Access Detail.

(2) Opportunities either regionally or on-site to provide for affordable or senior designated housing.

The project is not proposing an affordable housing component. However, as part of the land use plan amendment approved for the site, the Broward County Planning Council's analysis found that the City's affordable housing study was in compliance with BCLUP Policy 2.16.2. BCLUP Policy 2.16.2 is provided below. The Policy addresses affordable housing and, in part, states that for amendments which propose to add 100 or more residential units to existing densities, the municipality shall demonstrate how a sufficient supply of affordable housing is achieved/maintained. The City of Deerfield Beach submitted a study to Broward County dated November 30, 2016, which was found to be in compliance with Policy 2.16.2.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities

(including, but not limited to, major employers), provide for the construction or supply of affordable housing;

b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;

d. property tax abatement programs aimed at preserving or creating affordable housing;

e. streamlined and reduced-cost permitting procedures for affordable housing;

f. specific minimum set-aside requirements for new affordable housing construction;

g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;

h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

i. i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;

j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan

amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Administrative Rules Document: Broward County Land Use Plan." For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

(3) Energy efficient and green building design including, but not limited to, use of reclaimed water, solar energy systems, use of green roofs and green walls, and other measures that will relieve pressure on public and private utility systems, and reduce pollution and urban heat islands.

All HVAC equipment will have an EER of 16 or better and all the water heaters will be electric - high efficiency. For the building envelope, we are specifying R-values the equal or better than what is required by the Florida Building Code – Energy.

(4) quality of design and materials that is integrated throughout the site and will be complimentary to and enhance the surrounding neighborhood and the city as a whole.

The proposed development proposes design and materials that are complimentary to the surrounding area and consistent throughout the site. Given the site's location along the water and across the canal from a natural area, earth tones and natural stone are proposed. The site also incorporates lush tropical landscaping and water features that integrate the site with its location.

(5) The preservation and enhancement of desirable site characteristics, natural or manmade, including, but not limited to, vegetation, geological features, and historical features.

The site currently contains vacant land, a marina, and a residential property. No geological or historical features exist on the site. The proposed project is situated as to take advantage of the views of the river. The preservation and enhancement of the waterfront is imperative as it is a central feature of the project. Improvements along the water's edge including a boardwalk and docking facilities are proposed.

(6) More useable and suitably located public open space and amenities.

The boardwalk along the project's waterfront is private but will be open to the public during daylight hours, providing a new public space.

(d) ***Minimum site requirements.*** All land to be included within the PDD shall be contiguous (including rights-of-way) and owned either solely by the applicant or by multiple owners who agree to be represented by the applicant. If multiple property owners are part of a proposed PDD property, applicants must provide documentation, in a form that may be recorded in the public records and is acceptable to the city, that all such property owners agree to be jointly regulated and bound by the PDD regulations and required development agreement.

Attached to the PDD Application are copies of the notarized letters from the individual property owners wherein they provide their consent to the processing of development approval applications for the subject site(s) and to be represented by the applicant's agents regarding same. It is the intent of the Applicant that a covenant or other form of documentation acceptable to the City will be recorded in connection with any approval that will acknowledge compliance with the PDD regulations and any conditions of the Development Agreement by the respective owners within the PDD.

(e) ***Property development requirements.*** There shall be no set dimensional regulations such as minimum lot size, height, setbacks, percentage of lot coverage, floor area ratio or lot width. The application shall provide all relevant site data tabulations and justification for all proposed relevant site data tabulations as part of the development agreement.

(1) *Residential density.* The residential density for a PDD shall not exceed the density allowed in the underlying land use.

The residential density proposed does not exceed the Irregular 39 Residential land use recently approved for the site.

(2) *Limitations on business or industrial uses.* All proposed uses must be listed in the development agreement. All uses must conform to the City's Comprehensive Plan and land use map designations.

Proposed uses will be listed in the development agreement and are in conformance with the City's Comprehensive Plan.

(3) *Parking requirements.* Deviations from parking requirements in section 98-88 of the Land Development Code shall be considered, provided a study is provided by a qualified traffic engineer or certified planner (AICP) indicating that, for the development, there are unique characteristics of the area, or other specific elements unique to the development, strict application of the off-street parking requirements will make it inequitable to the applicant or unnecessary to protect the public interest to apply the specific requirements of the off-street parking ordinance and that sufficient parking exists to serve the proposed development.

The proposed project proposes 609 parking spaces when 569 are required.

(4) *Landscape requirements.* Deviations in landscape requirements in section 98-80 shall be considered, provided that a higher quality of materials are proposed, on-site specimen trees are preserved, or innovative features such as green infrastructure, which may include green walls or roofs, are included in the proposed development.

A high quality of landscape materials is proposed, including tropical plantings, varying widely in color, form and texture. Landscape areas are shaped with angular edges to replicate the angles set forth in the architecture. Plantings are designed to create shade, frame views and most of all to be a beautiful feature. Much of the planting throughout the site will be natives or species that are very easily cared for to assist with the maintenance responsibilities.

The façade along N.E. 1st Avenue will be planted with a series of large shade trees and palms that will replicate the rhythms of the architecture. The landscape will follow the design criteria set forth by the Pioneer Grove neighborhood.

All landscape areas will be irrigated with an automatic irrigation system to provide 100% coverage with 100% overlap of spray. The system will be equipped with an automatic shut off device in case of rainfall.

(3) Provide a land use or combination of land uses that are arranged and designed in such a manner as to be well integrated with other land uses, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools, transit routes and utilities.

The proposed residential land use is compatible with the existing residential nature of the area. The project has been designed in a manner that is considerate of the

densities of the existing neighborhood and the proposed project through the use of building siting and orientation, architectural design, setbacks, and landscape design and buffers. The impact of the project on public facilities including water, sewer, drainage, parks, and schools were analyzed as part of the land use plan amendment approved in November 2018.

(4) Adequately, reasonably and conveniently integrate into existing and planned streets, transit systems, public services, utilities and public facilities.

The proposed project can be easily integrated into the existing infrastructure in the area. The surrounding roadway and transit network will adequately serve the site. A traffic study utilizing methodology agreed upon between the City and the Applicant indicates adequate capacity is available to support future traffic volumes. Refer to Exhibit D: Traffic Methodology.

Refer to Exhibit E: Water & Sewer Plan and Exhibit F: Paving, Grading & Drainage Plan, which demonstrates how the project will be incorporated into public services and facilities.

(5) Promote development that is appropriate to and well-integrated with its environmental setting and surrounding neighborhood, including existing vegetation, soils, geology, topography and drainage patterns.

Refer to Exhibit F: Paving, Grading & Drainage Plan. In addition, the project has been designed to take advantage of its environmental setting and distinctive waterfront location.

(6) Adequately justify any deviations from standard development requirements based upon the overall quality of the plan provided, the need to address specific concerns

outlined in the statement of need, and the need to address other conditions that may affect the viability of reasonably developing the property in a manner consistent with stated objectives of the City's Comprehensive Plan.

Justifications for deviations are provided in Table 1: Development Requirements.

(7) Provide innovative design in comparison with development reviewed under other base zoning district regulations and demonstrate how the objectives of the proposed PDD could not have been achieved by any other zoning category.

The subject property is an unusual shape that is situated along the waterfront and across from a preserve. The PDD allows the project to be designed in a manner that follows the meandering waterfront, makes the most of vista opportunities, and also incorporates the theme of flowing water throughout.

The existing base zoning for the subject site is B-3, RS-5 and RM-10. The rezoning of the site to PDD will unify the zoning district for the site and will also allow the applicant to customize setbacks, buffers and building siting/orientation that is sensitive to and compatible with the surrounding area and that is not typical of a standard zoning district. The existing zoning districts are intended for retail and low density residential development which is not consistent with the recently approved land use plan amendment to Irregular 39 Residential or the proposed 326-unit project.

The PDD proposes alternatives to certain standard development regulations including building height and setbacks. These alternatives allow for the construction of a financially feasible quantity of units while also providing a mix of unit sizes including larger units of +/-1,500 square feet (3-BR). The orientation of units and amenity areas embrace the scenic views of the water and green areas and upper

units will have even greater scenic advantages. Substantial amenity areas are located between the waterfront and the residential units. The buildings have been designed in a u-like shape in order to give all units views of the water. In order to achieve views for all units and provide amenities such as a pool, a children's play area, large and small dog parks, and putting green, an innovative district with ability to tailor certain regulations is proposed.

The curved shape of the eastern property line dictates the layout and orientation of the site in a manner that follows the coastline, which squeezes the site inward in this area. Additionally

(8) For developments containing residential units, the PDD must provide for on-site open space and recreational amenities appropriate to the future residents and, to the extent practicable, provide for a variety of dwelling units and building types.

Open space and amenities will be provided as described in the landscape narrative provided in Section D of this document. Amenities include an amenity deck, putting green, play space, a pool, gathering spaces, and large and small dog parks.

The project proposes a variety of unit types including 1 Bedroom, 1 Bedroom + den, 2 Bedroom, 2 bedroom + den, and 3 bedroom.

(9) For non-residential developments, the PDD shall provide for inviting, pedestrian oriented public spaces.

Not applicable.

EXHIBIT A

LOCATION MAP

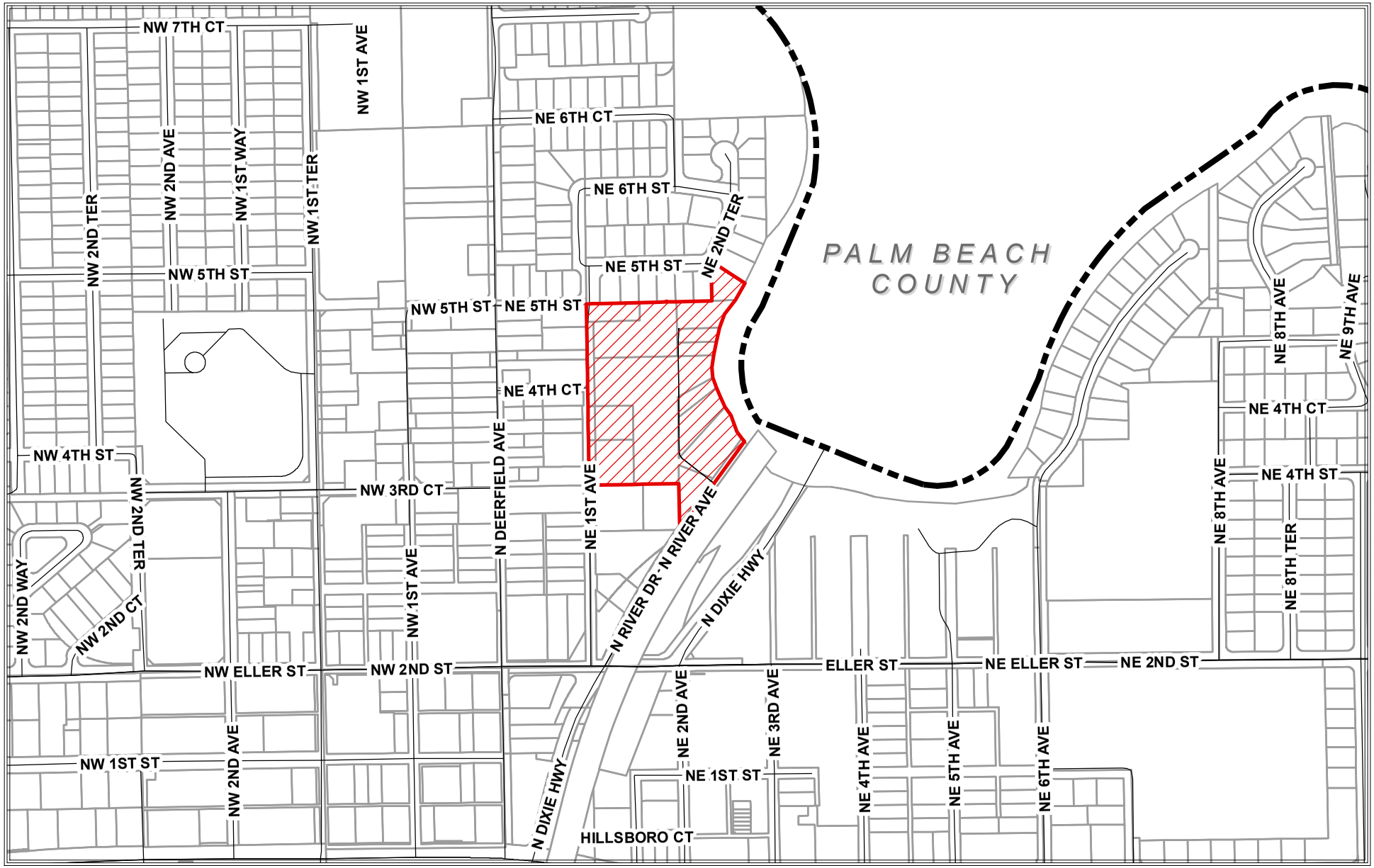


EXHIBIT A - LOCATION
PENNELL

1 inch = 500 feet

Subject Property

City Boundary

Leigh Robinson Kerr
& Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

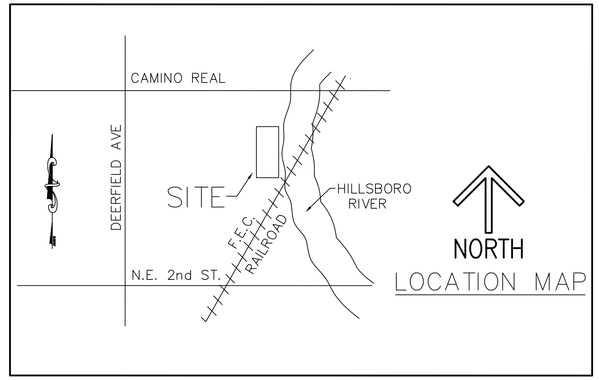
EXHIBIT B

SURVEY

ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY



DEERFIELD BEACH, FL



DESCRIPTION:

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 7, 8, 9, AND 10 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD,
ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS, ALL OF SAID LOTS NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA;

AND
PARCELS A AND B OF PENNELL FAMILY PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND
LOT 7, BLOCK 1, OF RIVERVIEW TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOTS 11 AND 12 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 6 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN LOT 6. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13, 14 AND 15, OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT, RECORDED IN PLAT BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT II, RECORDED IN PLAT BOOK 150, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 66 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA; LESS THE EAST 136 FEET THEREOF AND LESS AND EXCEPT THE WEST 25 FEET THEREOF FOR N.E. 1ST AVENUE.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE, ALONG THE WEST LINE OF SAID ANTIBES DEVELOPMENT PLAT, ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 26, PENNEL FAMILY PLAT PARCEL "A" AND PARCEL "B" AS RECORDED IN PLAT BOOK 160, PAGE 23 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 1ST AVENUE, NORTH 00°47'14" WEST, A DISTANCE OF 666.68 FEET; THENCE, DEPARTING SAID WEST PLAT LINE AND EASE RIGHT-OF-WAY LINE, NORTH 88°36'10" EAST, ALONG THE WESTERLY EXTENSION OF AND THE SOUTH LINE THEREOF OF RIVERVIEW TERRACE REPLAT, BLOCK 1, AS RECORDED IN PLAT BOOK 60, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 436.23 FEET TO THE SOUTHWEST CORNER OF LOT 7, RIVERVIEW TERRACE, PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 7 THE FOLLOWING FIVE (5) COURSES; NORTH 01°23'50" WEST, A DISTANCE OF 86.01 FEET; THENCE NORTH 12°42'26" WEST, A DISTANCE OF 25.50 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 24°51'10" EAST, A DISTANCE OF 21.88 FEET; THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 117.01 FEET TO A POINT OF INTERSECTION WITH THE APPROXIMATE EDGE OF WATER OF THE HILLSBORO RIVER; THENCE, ALONG SAID APPROXIMATE EDGE OF WATER THE FOLLOWING SIXTEEN (16) COURSES; SOUTH 30°00'28" WEST, A DISTANCE OF 188.11 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 99.81 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 07°00'26" WEST, A DISTANCE OF 18.86 FEET; THENCE SOUTH 15°50'49" WEST, A DISTANCE OF 32.10 FEET; THENCE SOUTH 15°19'51" EAST, A DISTANCE OF 63.92 FEET; THENCE SOUTH 29°07'20" EAST, A DISTANCE OF 34.14 FEET; THENCE SOUTH 19°18'52" EAST, A DISTANCE OF 45.80 FEET; THENCE SOUTH 38°41'20" EAST, A DISTANCE OF 14.65 FEET; THENCE SOUTH 52°56'26" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 21°27'01" EAST, A DISTANCE OF 34.30 FEET; THENCE SOUTH 29°18'20" EAST, A DISTANCE OF 11.69 FEET; THENCE SOUTH 25°02'19" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 14°56'30" EAST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 22°09'06" EAST, A DISTANCE OF 11.63 FEET; THENCE SOUTH 78°54'42" EAST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 11°22'50" EAST, A DISTANCE OF 4.72 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER AVENUE; THENCE, ALONG SAID WESTERLY LINE SOUTH 35°59'30" WEST, A DISTANCE OF 399.36 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF J R HORNES SUB AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°42'14" WEST, A DISTANCE OF 149.23 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTH LINES OF LOTS 1 THROUGH 7 OF SAID J R HORNES SUB, SOUTH 88°59'53" WEST, A DISTANCE OF 305.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.

ABOVE DESCRIBED EASEMENT CONTAINING A TOTAL OF 334,972 SQUARE FEET OR 7.6899 ACRES MORE OR LESS.

GROSS AREA AS HATCHED IS 8.3674 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SCHEDULE BII EXCEPTIONS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 48079.0008 EFFECTIVE DATE SEPTEMBER 4, 3017

7. WATER LINE OF HILLSBORO RIVER AND ALL OTHER MATTERS SHOWN ON THE MAP OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. APPROXIMATE WATER LINE SHOWN. NO SPECIFIC EASEMENTS.

8. RESTRICTIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PENNELL FAMILY PLAT, AS RECORDED IN PLAT BOOK 160, PAGE 23, AS AFFECTED BY RESTRICTIONS SET FORTH IN AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN O.R. BOOK 31395, PAGE 1329, AND AS AFFECTED BY AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN O.R. BOOK 31395, PAGE 1336, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

9. BUILDING SET-BACK LINE, DEDICATIONS, EASEMENTS, WATER LINE OF HILLSBORO RIVER AND OTHER MATTERS SHOWN ON THE FILE NO.: 17076330 PLAT OF RIVERVIEW TERRACE, AS RECORDED IN PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

10. EASEMENTS FOR UTILITIES AND DRAINAGE GRANTED TO THE CITY OF DEERFIELD BEACH BY EASEMENT DEEDS RECORDED IN O.R. BOOK 5631, PAGE 857, O.R. BOOK 7255, PAGE 70, O.R. BOOK 7255, PAGE 71, O.R. BOOK 7255, PAGE 72, AND O.R. BOOK 7255, PAGE 73, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

11. EASEMENTS FOR UTILITIES AND DRAINAGE GRANTED TO THE CITY OF DEERFIELD BEACH BY EASEMENT DEEDS RECORDED IN O.R. BOOK 7684, PAGES 155 AND 156. DOES AFFECT. PLOTTED HEREON.

12. 20 FOOT WIDE ACCESS AND UTILITY EASEMENT GRANTED TO CITY OF DEERFIELD BEACH AS DESCRIBED IN EASEMENT DEED RECORDED IN O.R. BOOK 27771, PAGE 73, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

13. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND LIMITATIONS SET FORTH IN DECLARATION OF UNITY OF TITLE RECORDED ON 4/15/1996 IN O.R. BOOK 24743, PAGE 119, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

14. TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS SET FORTH IN SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 10810, ISSUED 3/12/1998, AND IN NOTICE OF PERMIT RECORDED ON 3/24/1998 IN O.R. BOOK 27919, PAGE 884, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

15. BROWARD COUNTY ORDINANCE NO. 2002-61 RECORDED IN O.R. BOOK 34145, PAGE 1891. DOES AFFECT. NOT PLOTTED.

16. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, LIMITATIONS AND OBLIGATIONS SET FORTH IN THAT SOVEREIGNTY SUBMERGED LANDS LEASE NO. 060028456, GIVEN BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, RECORDED IN O.R. BOOK 30754, PAGE 1764 AND SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED ON O.R. BOOK 47476, PAGE 498, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

17. EASEMENTS SET FORTH IN AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 49510, PAGE 562 (SEE PAGE 596), O.R. BOOK 49885, PAGE 466 (SEE PAGE 490), O.R. BOOK 50264, PAGE 1803 (SEE DOCUMENT PAGE 30), AND O.R. BOOK 50355, PAGE 1901, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

18. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2987, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 228 AND CORRECTIVE DEED, DATED JUNE 28, 1955, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN O.R. BOOK 413, PAGE 68, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 241 AND IN O.R. BOOK 6067, PAGE 527, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

19. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2954, DATED JUNE 24, 1946, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 187, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 242, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

20. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2970, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 208, AND CORRECTIVE DEED, DATED OCTOBER 22, 1946, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 243, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

21. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). DOES AFFECT. NOT PLOTTED.

SCHEDULE BII EXCEPTIONS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 48079.0008 EFFECTIVE DATE SEPTEMBER 4, 3017

7. - REVERTER (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED ON THE PLAT OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES AFFECT. NO SPECIFIC EASEMENTS. NOT PLOTTED.

8 - EASEMENT DEED IN FAVOR OF CITY OF DEERFIELD BEACH, RECORDED IN OFFICIAL RECORDS BOOK 5631, PAGE 855, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTER HEREON.

9 - AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC AND WILTEL COMMUNICATIONS, INC., AND THEIR SUCCESSORS, ASSIGNS AND LICENSEES, RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 562 AND OFFICIAL RECORDS BOOK 49885, PAGE 466 (OFFICIAL RECORDS BOOK 49885, PAGE 466 CORRECTED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803), AS AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 50355, PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

Flag ID	Species	Trunk Diameter (in)	Approx. Height (ft)	Notes
WMG 1-32	White mangrove/Red mangrov	0.5	7	Cluster of 32 mangroves, average diameter & average height of clus
Cluster of 24	White mangrove	0.33	6	Cluster of 24 mangroves, average diameter & average height of clus
WMG-34	White mangrove	0.53	10	
WMG-35	White mangrove	0.82	10	
WMG-36	White mangrove	1.07	12	
WMG-37	White mangrove	0.63	8	
WMG-38	White mangrove	0.68	8	
WMG-39	White mangrove	0.62	7	
WMG-40	White mangrove	0.94	12	
WMG-41	White mangrove	0.95	12	
WMG-42	White mangrove	1.03	12	
WMG-43	White mangrove	1.01	12	
WMG-44	White mangrove	1.1	12	
WMG-45	White mangrove	1.18	12	unable to access, approximate diameter
WLMG-1	White mangrove	1.18	20	unable to access, approximate diameter
WLMG-2	White mangrove	2.76	20	unable to access, approximate diameter

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

2 BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°47'14" WEST ALONG THE WEST LINE OF THE PLAT OF ANTIBES DEVELOPMENT PLAT, AS RECORDED IN PLAT BOOK 150, PAGES 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

3 ALL FIELD MEASURED ANGLES AND DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.

4. THE SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 170763330 , WITH AN EFFECTIVE DATE OF JULY 25, 2017 AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 1710029 , WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2017 AND ALL EASEMENTS CONTAINED THEREIN ARE PLOTTED HEREON.

5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BENCHMARK "PIONEER" WITH A PUBLISHED ELEVATION OF 9.26.

6. FLOOD ZONE: "X","X(0.2%) "AE" (ELEV. 7'), "AE" (ELEV. 5.5'); FIRM PANEL NO. 12099C1178F; COMMUNITY NO. 12011C0178H; DATE: AUGUST 18, 2014; LOMR: FEMA CASE # 18-04-4897P; EFFECTIVE DATE: MARCH 19, 2019.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, AND 20($1,000,000) OF TABLE A THEREOF. FIELD SURVEY DATE JANUARY 29, 2020.

DATE OF MAP: 1/29/19

DAVID P.. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

1/29/20 UPDATE SURVEY

DATE	BY
8/1/19	TKM
7/17/19	
6/28/19	TMS
12/26/17	ACE
12/13/17	ACE

CORRECTED PARCEL 2 LEGAL TYPO
UPDATE SURVEY
UPDATE SURVEY
REVISED GROSS ACREAGE
ADDED FLOOD ZONE INFORMATION
REVISIONS
FILE NAME: 7954 SURVEY (PGT 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE 1/29/20
DRAWN BY TMS
F.B./ PG. N/A
SCALE 1"=30'

JOB # 7954
SHT.NO. 1
OF 3 SHEETS

BY	DATE	REVISIONS
TKM	7/17/19	UPDATE SURVEY
TMS	6/28/19	UPDATE SURVEY
ACE	12/26/17	REVISED GROSS ACREAGE
ACE	12/13/17	ADDED FLOOD ZONE INFORMATION

FILE NAME: 7954 SURVEY (PGT 2

CAULFIELD & WHEELER, INC.
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PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE	1/29/20
DRAWN BY	TMS
F.B./ PG.	N/A
SCALE	1"=30'

JOB #	7954
SHT.NO.	2
OF	3 SHEETS

MONTGOMERY, CULA MAE EST # 474331030020

CENTERLINE OF 40.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 11 FDOT R/W MAP SECTION # 86170-2502

BETHEL AME CHURCH OF DEERFIELD # 474331030010

RADIANT LIVING WORSHIP CTR # 474331060310

TELEPHONE BOOTH

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 11

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 26

FLOOD ZONE "X(0.2%)"

SAN. M/HOLE RIM = 12.05 INV.=7.27(W)8"PVC-DROP INV.=1.19(W)8"PVC INV.=0.79(S)8"PVC INV.=0.72(N)8"PVC

SAN. M/HOLE RIM = 12.31 INV.=0.71(E)8"PVC INV.=0.31(S)8"PVC INV.=0.28(N)8"PVC

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 160 PAGE 23

FOUND NAIL & DISC IN WALK L.B. # 7219

SAN. M/HOLE RIM = 10.76 INV.=(-)0.32(S)8"PVC INV.=(-)0.37(W)8"PVC

CONCRETE WALK

EDGE OF PAVEMENT

30.00' WIDE RIGHT-OF-WAY PLAT BOOK 59 PAGE 34

SET 5/8" IRON ROD WITH LB 3591 CAP

CHAIN LINK FENCE

WATER METER

ASPHALT

CONCRETE WALK

FIRE DEPARTMENT CONNECTION

BOLLARDS

360 NE 1ST LLC PARCEL ID # 474331040130

FENCE CORNER 1.8 E, 0.8' S OF PROPERTY CORNER

E RIGHT-OF-WAY LINE NE 1ST AVENUE

EDGE OF PAVEMENT

CENTERLINE

CONCRETE

CONCRETE WALK

NE 1ST AVENUE

N0°47'14"W 666.68'

GATE

POINT OF BEGINNING
SW CORNER PLAT OF ANTIBES PLAT BOOK 150 PAGE 11 FOUND 4"X4" CONCRETE MONUMENT KEITH AND SCHNARS

W LINE OF THE PLAT OF ANTIBES PLAT BOOK 150 PAGE 11 (BASIS OF BEARINGS)

10' UTILITY EASEMENT PLAT BOOK 150 PAGE 11

10' UTILITY EASEMENT PLAT BOOK 150 PAGE 26

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

CHAIN LINK FENCE

FIRE PUMP HOUSE

GROSS AREA LIMITS ARE HATCHED 0.383 ACRES

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
INTENDED DISPLAY SCALE 1 INCH = 30 FEET

ANTIBES DEVELOPMENT PLAT P.B. 150, PG. 11

ANTIBES DEVELOPMENT PLAT II P.B. 150, PG. 26

VACANT

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

OVERHEAD UTILITY LINES

CHAIN LINK FENCE

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

FOUND P.R.M.

CATCH BASIN GRATE = 6.83

SECURITY LIGHT

PENNEL FAMILY PLAT PARCEL "B" PLAT BOOK 160, PAGE 23

J R HORNES SUB PLAT BOOK 5, PAGE 30 PALM BEACH COUNTY RECORDS

S88°59'53"W 305.85'

ASPHALT

DUMPSTER

BOAT OR TRAILER STORAGE AREA

ISLAND

OVER HEAD WIRE

FOLIO: 474331050010

CONCRETE BLOCK WALL 1.3' S OF PROPERTY LINE

10' UTILITY EASEMENT

BOAT RACK TRIPLE DECK

SITE BENCHMARK 1
NAIL WITH LB 3591 DISK
ELEVATION = 10.14

SET 5/8" IRON ROD WITH LB 3591 CAP SE CORNER LOT 1 PLAT BOOK 5 PAGE 30

SET 5/8" IRON ROD WITH LB 3591 CAP NE CORNER LOT 1 PLAT BOOK 5 PAGE 30

CONCRETE DUMPSTER WALL

N0°42'14"W 149.23'

SIAMESE FIRE

FLOOD ZONE "X"

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

20' ACCESS AND UTILITY EASEMENT ORB 27771 PAGE 73

SAN. M/HOLE RIM = 10.20

10' UTILITY EASEMENT

20' UTILITY EASEMENT ORB 7255 PAGE 72 ORB 7255 PAGE 73

20' AUE (W 20' LOT 6) ORB 7255 PAGE 73

ASPHALT DRIVE

6' CHAIN LINK FENCE

BRICK PAD

FOUND 5/8" IRON ROD

COSDEM AND BRACKNELL PLAT BOOK 6, PAGE 9 PLAT

LOT 15

LOT 14

LOT 13

OVER HEAD WIRE

OVERHEAD

BRICK

CONCRETE

ENTRANCE

RET. WALL

WOOD DECK

BOAT RACK TRIPLE DECK

FLOOD ZONE "X(0.2%)"

CONC. PAD

YARD DRAIN

CANVAS

RESIDENCE #430

LOT 6

LOT 7

LP TANKS

PAVERS

WOOD FENCE

RESIDENCE

OFFICE LOT 3

A/C PAD

TRIPLE DECK COVERED RACK

STEPS

LOWER YARD

FLOOD ZONE "AE"(EL.7')

CANVAS COVERED PAVERS

WOOD RETAINING WALL

TREES

LOT 5

LOT 2

LOT 1

FLUME

BOAT RACK

CBS WALL

SITE BENCHMARK 1
NAIL WITH LB 3591 DISK
ELEVATION = 12.28

N35°59'30"E 399.36'

DESTERLY RIGHT-OF-WAY LINE NORTH RIVER AVENUE

NORTH RIVER AVE

30' RAW FACANT & UNIMPROVED

F.E.C. RAILROAD 100' TOTAL R/W

GROSS AREA LIMITS ARE HATCHED 0.275 ACRES

FLOOD ZONE "X"

FLOOD ZONE "AE" (ELEV. 5')

LEASE

LAUNCHES

WOOD RAMP

WOOD DOCK

APPROXIMATE MEAN HIGH WATER LINE

CLUSTER OF 32 MANGROVES WMG 1 - WMG 32

HILLSBORO RIVER

SUBMERGED LAND LEASE ORB 30754 PAGE 1764 ORB 47476 PAGE 498

Xref Y:\autpen\Penal Marina\Key Deerfield Beach\cad\fec.dwg

S11°22'50"E 4.72'
S78°54'42"E 18.95'
S14°56'30"E 20.93'
S22°09'06"E 11.63'
S29°18'20"E 11.69'
S25°02'19"E 10.03'
S38°41'20"E 14.65'
S19°18'52"E 45.80'
S52°56'26"E 12.21'
S21°27'01"E 34.30'
S29°07'20"E 34.14'
S15°19'51"E 63.92'
S15°50'49"W 32.10'
S7°00'26"W 18.86'
S9°41'03"W 11.10'
S9°41'03"W 99.81'

PENNEL FAMILY PLAT PARCEL "A" PLAT BOOK 160, PAGE 23

N0°42'17"W 66.00'

N88°36'10"E 436.23'

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

CHAIN LINK FENCE

ACREAGE VACANT

66.00'

N88°36'10"E 170.74'

10' UTILITY EASEMENT PLAT BOOK 59 PAGE 34

6' WOOD FENCE

LOT 1

LOT 2 7

LOT 3 7

RIVERVIEW TERRACE REPLAT PLAT BOOK 60, PAGE 40 BLOCK 1

LOT 4

FLOOD ZONE "X(0.2%)"

FLOOD ZONE "X"

FLOOD ZONE "AE"(EL.7')

OVERHEAD UTILITY LINES

OVER HEAD WIRE

SAN. M/HOLE RIM = 5.12

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 24

ELEC. SERV. W/METER

15' x 25' AUE ORB 7255 PAGE 71

5' x 25' AUE ORB 7255 PAGE 70

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

COSDEN AND BRACKNELL PLAT BOOK 6, PAGE 9 PLAT

1 STORY C.B.S BLDG

BLDG #485 1 AND 2 STORY WOOD FRAME

SCREEN PATIO

C.B.S. SHED

WOOD DECK

UPPER WOOD DECK

TOP OF BANK

EDGE OF WATER

WOOD DOCK

SUBMERGED LAND LEASE ORB 30754 PAGE 1764 ORB 47476 PAGE 498

WMG-34 WMG-35 WMG-36 WMG-37 WMG-38 WMG-39 WMG-40 WMG-41 WMG-42 WMG-43 WMG-44 WMG-45 WMG-1 WMG-2

FLOOD ZONE "AE"(ELEV. 5')

S30°00'28"W 188.11'

APPROXIMATE MEAN HIGH WATER LINE

N.E. 5TH STREET

FOUND 3/4" IP IN CONCRETE

N88°36'10"E 20.00'

N12°42'26"W 25.50'

N1°23'50"W 86.01'

SW CORNER LOT 7 PLAT BOOK 59 PAGE 34

W LINE LOT 7

N24°51'10"E 21.88'

30' BLDG SETBACK LINE PLAT BOOK 59 PAGE 34

RIVERVIEW TERRACE PLAT BOOK 59, PAGE 34

E LINE LOT 7

10' DRAINAGE EASEMENT PLAT BOOK 59 PAGE 34

S57°10'50"E 117.01'

LOT 8

LEGEND ABBREVIATIONS

CONC. CONCRETE
AUE ACCESS AND UTILITY EASEMENT
ORB OFFICIAL RECORD BOOK

- METAL LIGHT POLE
- WATER VALVE COVER
- FIRE HYDRANT
- DRAIN
- DRAINAGE STRUCTURE
- CHECK VALVE/FIRE DEPARTMENT CONNECTION
- U.E. UTILITY EASEMENT PB 116 PAGE 20
- UTILITY POLE
- STORM MANHOLE
- STREET LIGHTING BOX
- TRAFFIC SIGNAL BOX
- CATCH BASIN
- SIGN
- W WATER METER

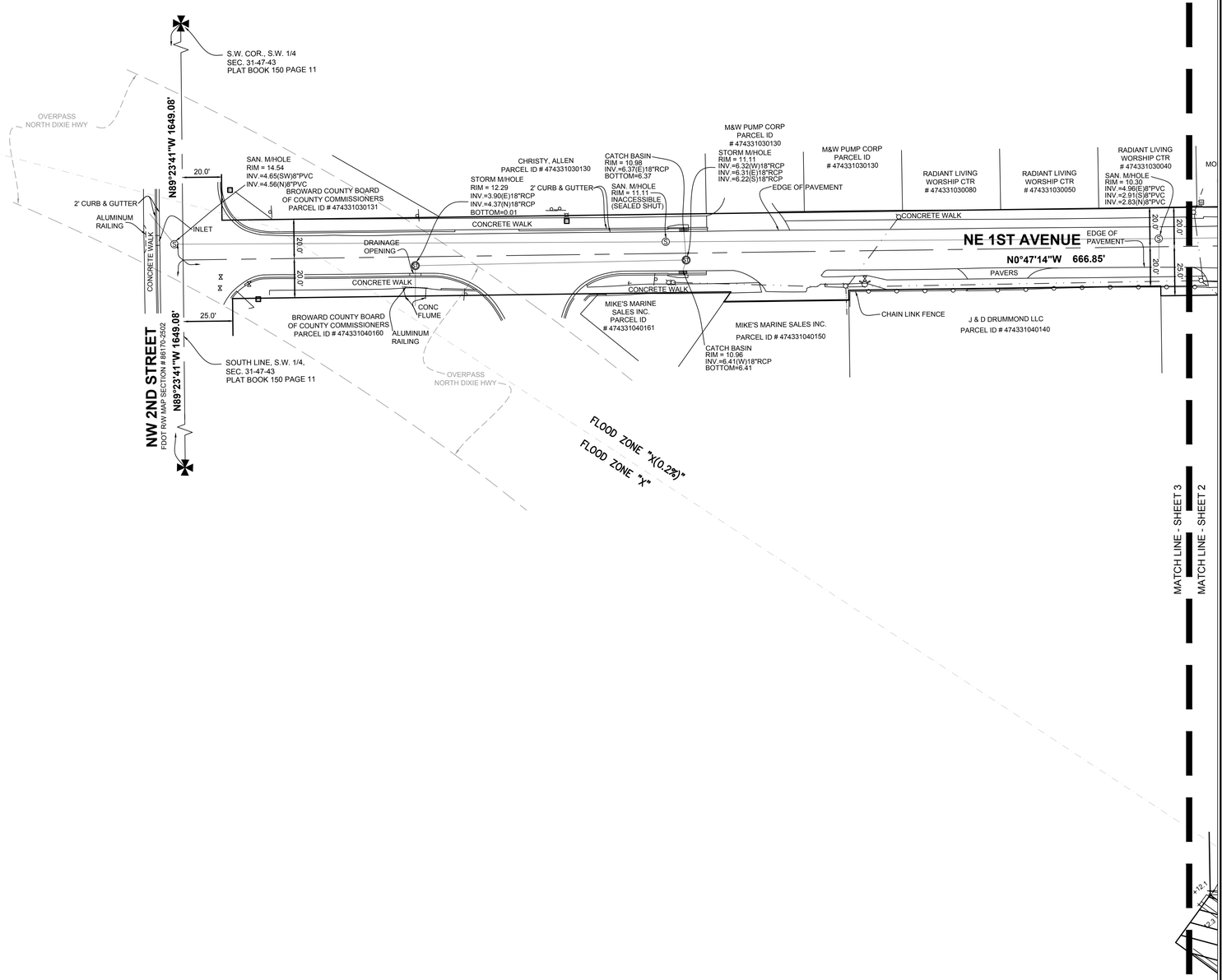
MATCH LINE - SHEET 3

MATCH LINE - SHEET 2

GRAPHIC SCALE
(IN FEET)

30 0 15 30 60

INTENDED DISPLAY SCALE 1 INCH = 30 FEET



LEGEND ABBREVIATIONS

CONC. CONCRETE
AUE ACCESS AND UTILITY EASEMENT
ORB OFFICIAL RECORD BOOK

- METAL LIGHT POLE
- WATER VALVE COVER
- FIRE HYDRANT
- DRAIN
- DRAINAGE STRUCTURE
- CHECK VALVE/FIRE DEPARTMENT CONNECTION

U.E. UTILITY EASEMENT PB 116 PAGE 20

- UTILITY POLE
- STORM MANHOLE
- STREET LIGHTING BOX
- TRAFFIC SIGNAL BOX
- CATCH BASIN
- SIGN
- W WATER METER

REVISIONS	DATE	BY
UPDATE SURVEY	7/17/19	TKM
UPDATE SURVEY	6/28/19	TMS
REVISED GROSS ACREAGE	12/26/17	ACE
ADDED FLOOD ZONE INFORMATION	12/13/17	ACE

FILE NAME 7954 SURVEY (PDT 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE 1/29/20
DRAWN BY TMS
F.B./ PG. N/A
SCALE 1"=30'

JOB # 7954
SHT.NO. 3
OF 3 SHEETS

EXHIBIT C

CURRENT ZONING

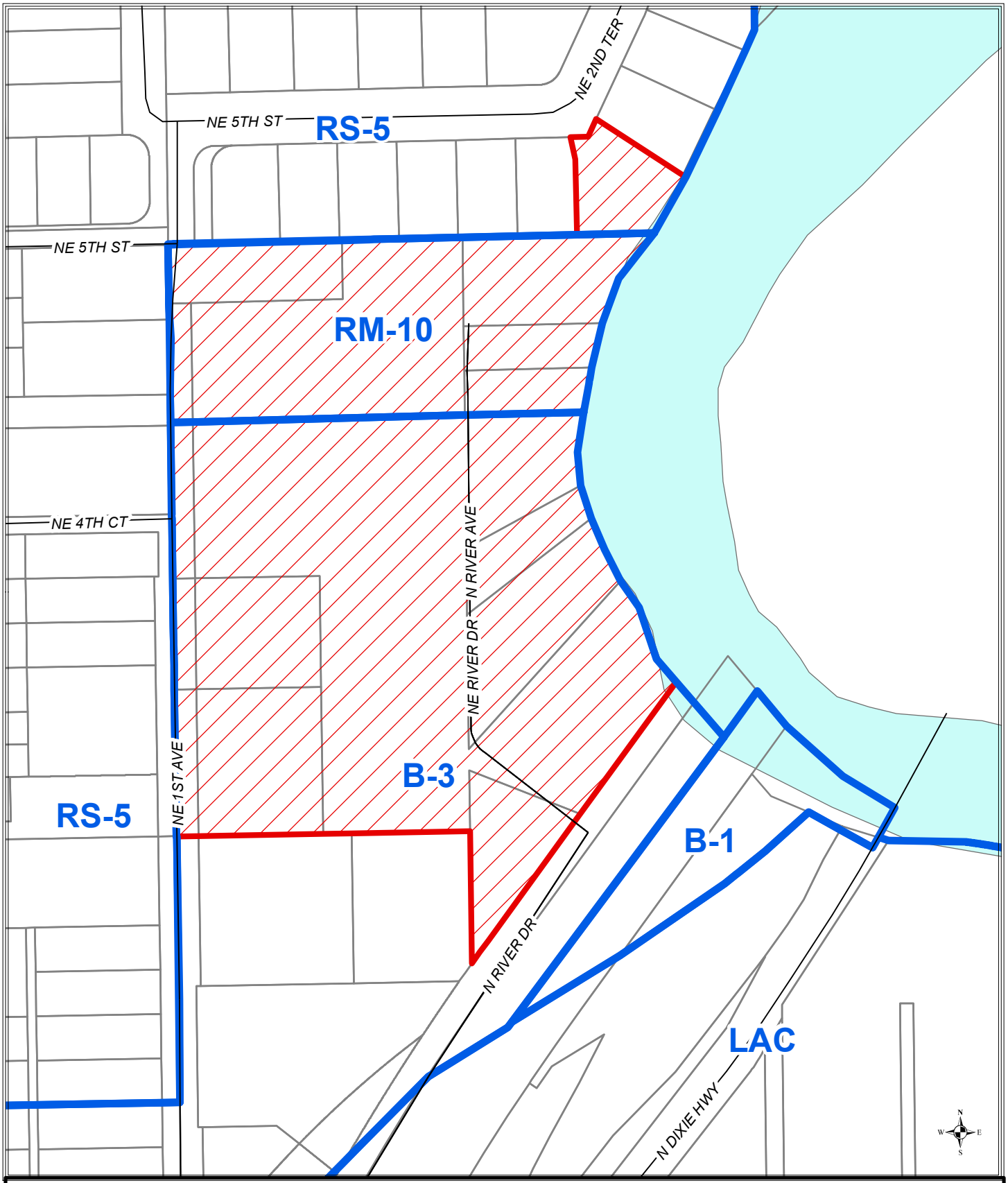


EXHIBIT C - EXISTING ZONING
Vista Clara Residential

1 inch = 150 feet

Subject Site

Leigh Robinson Kerr
& Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

EXHIBIT D

PROPOSED ZONING

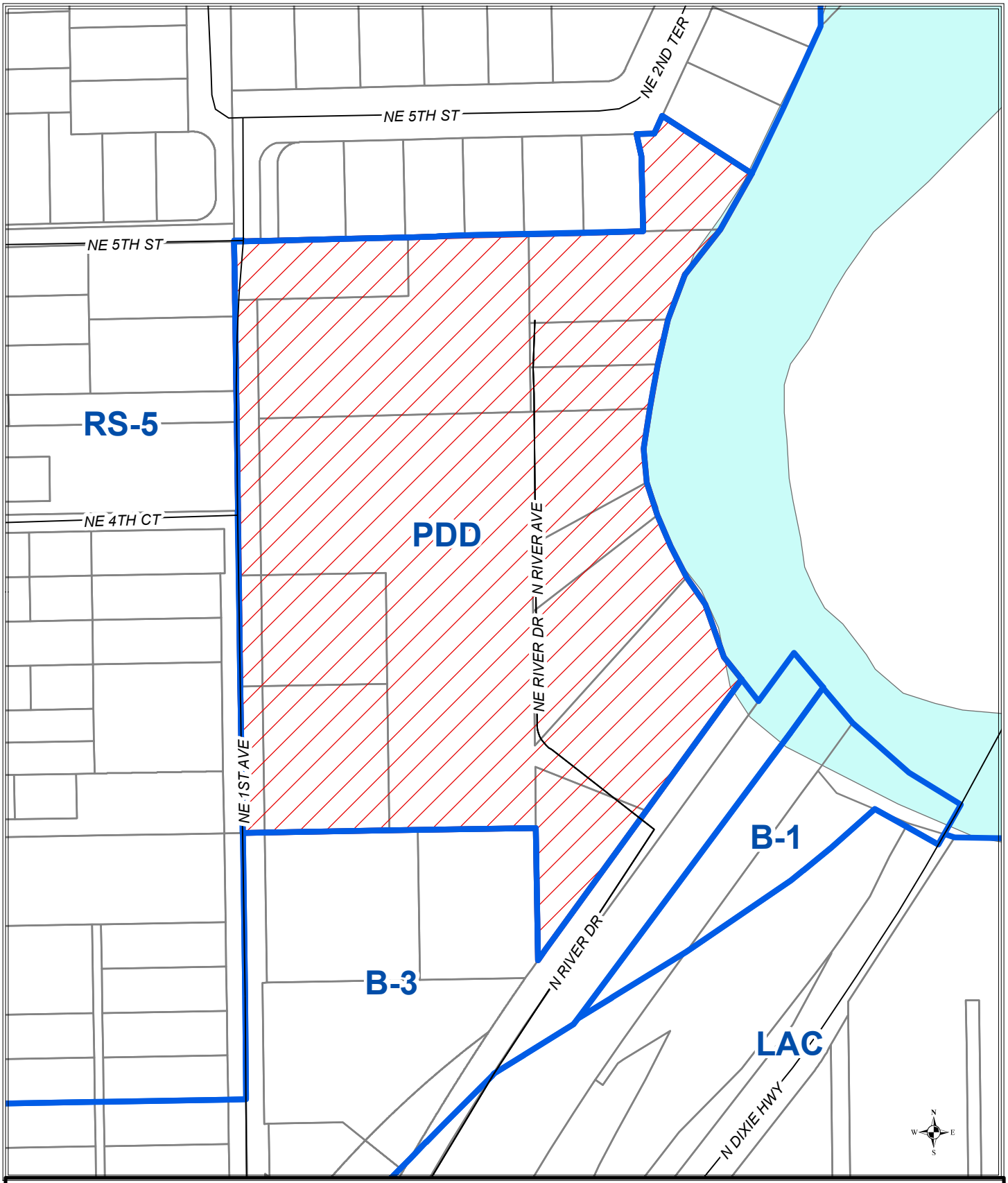


EXHIBIT D - PROPOSED ZONING
Vista Clara Residential

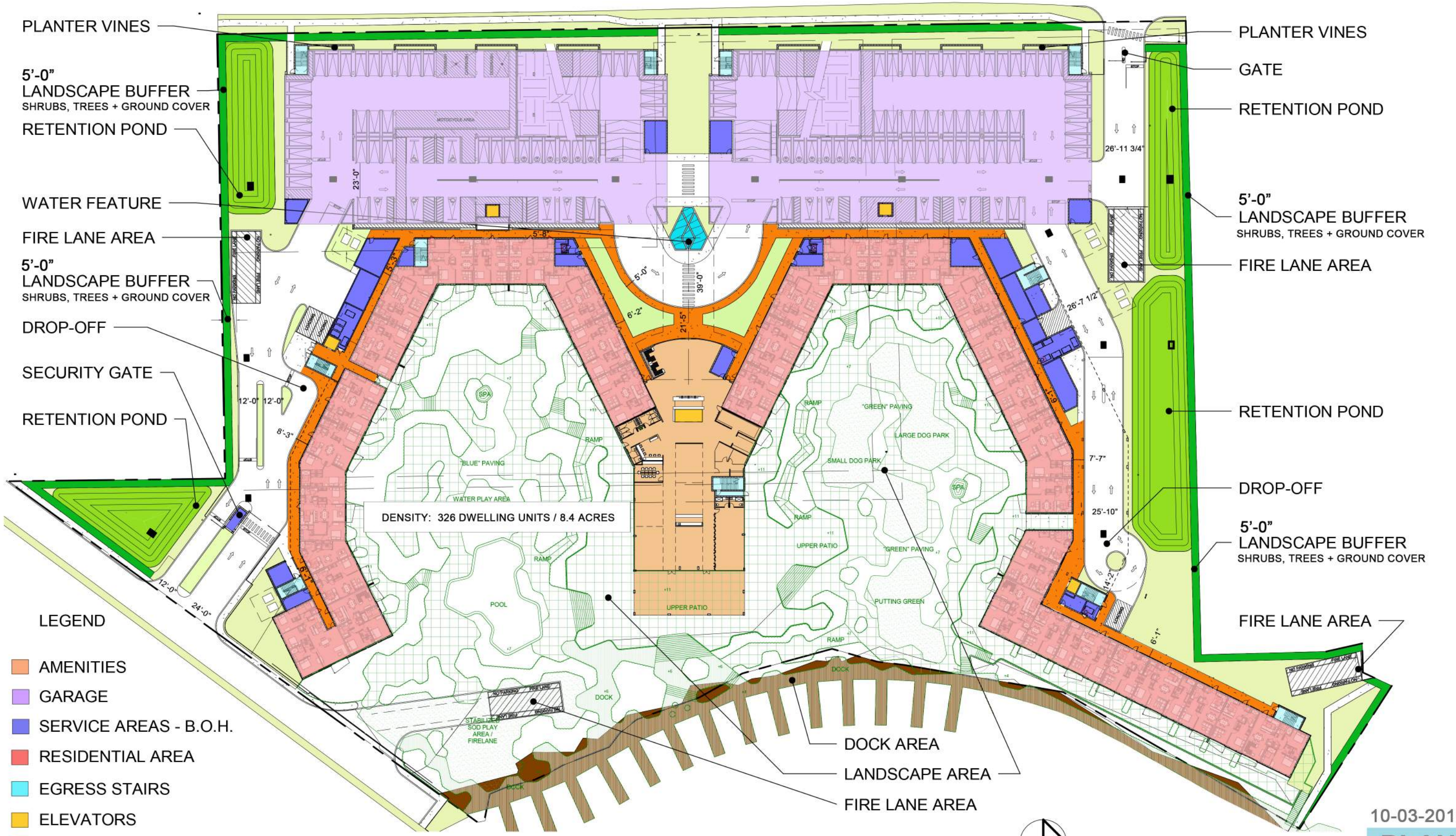
1 inch = 150 feet

Subject Site

Leigh Robinson Kerr
& Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

EXHIBIT E1

CONCEPTUAL MASTER PLAN



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10-03-2019

PLAN

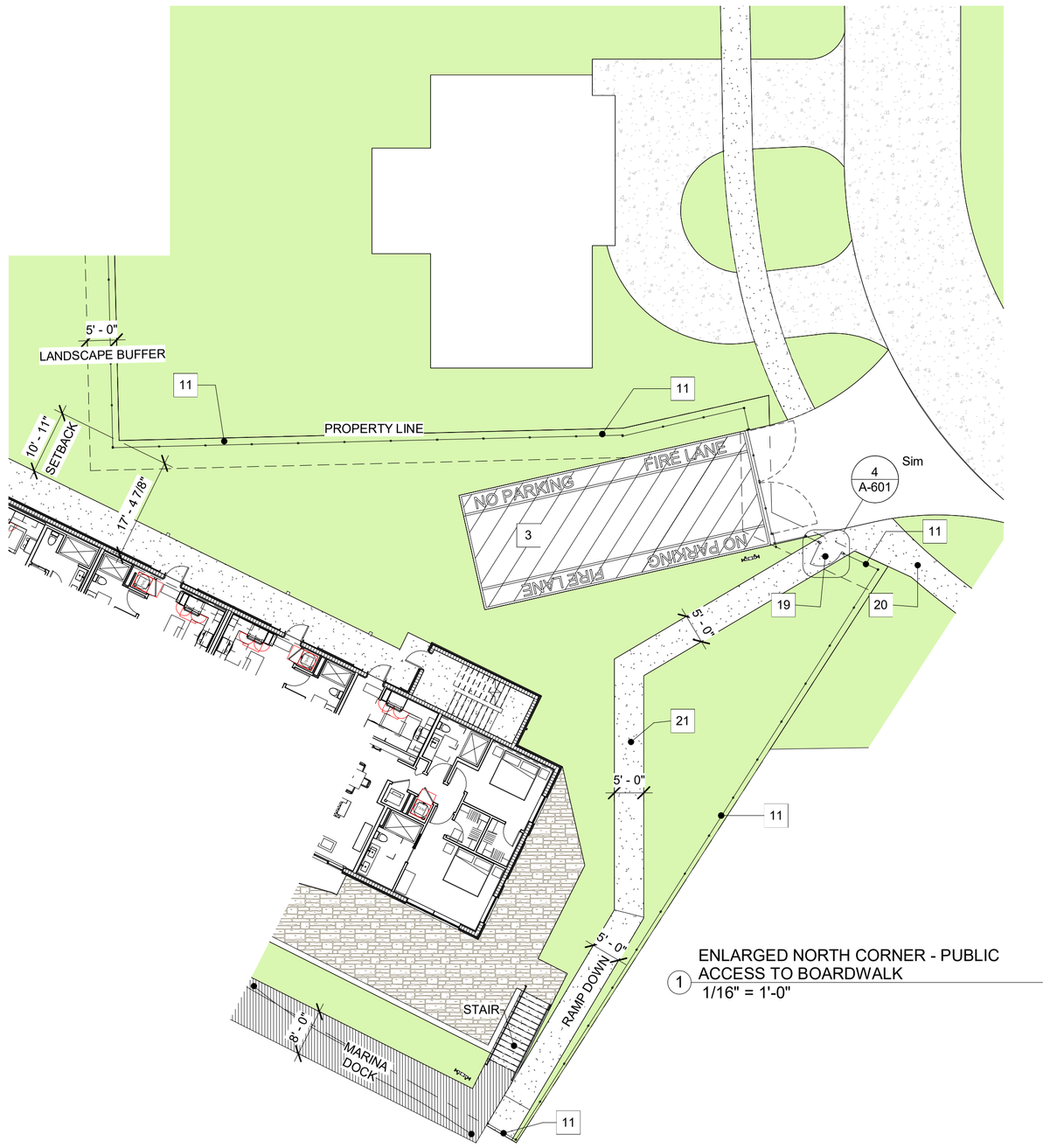
VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

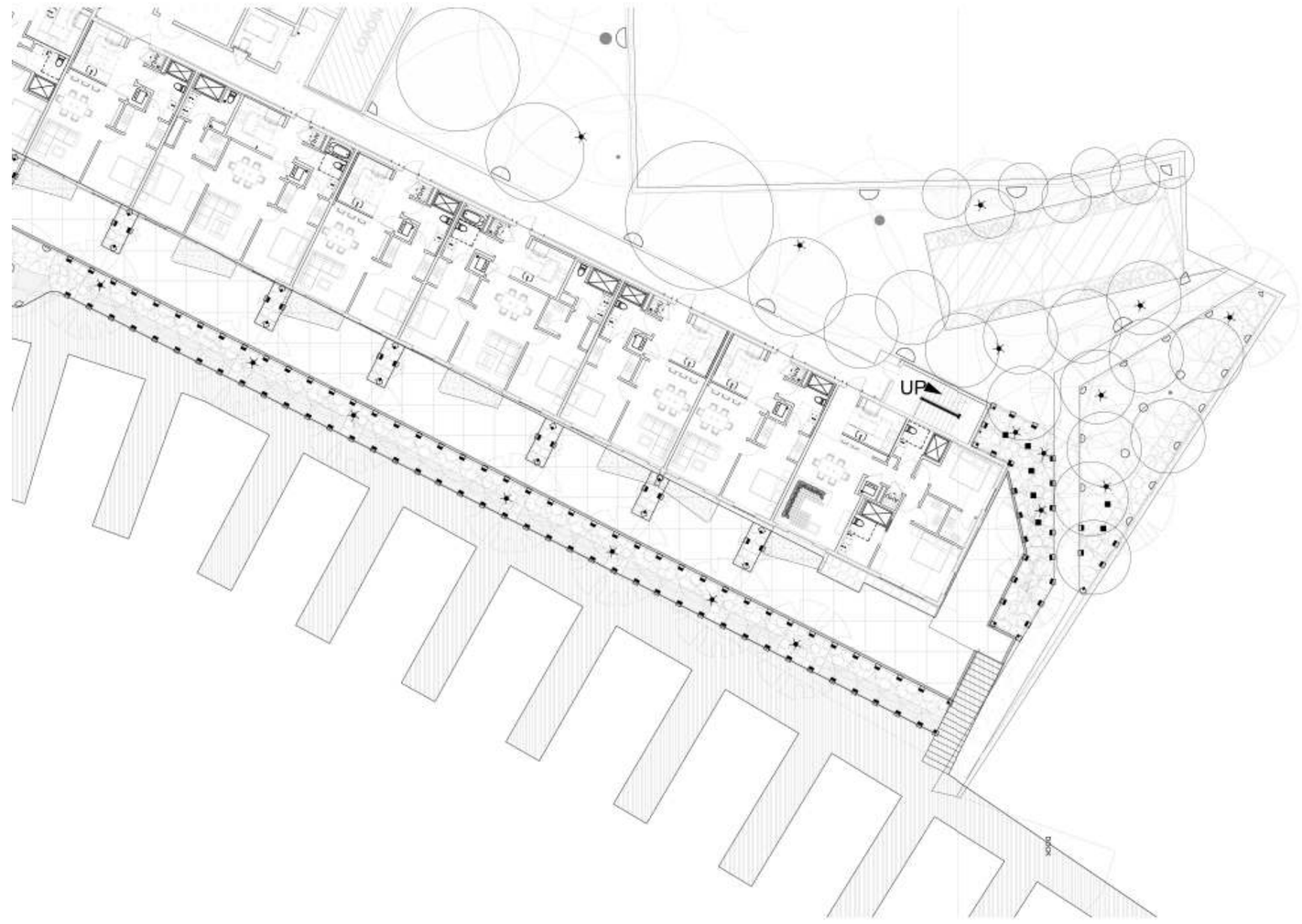
CANAL PARK
3323 NE 163rd Street, Suite 200
North Miami Beach, FL 33160
305.792.0015
305.931.0279
info@absolute-idea.com
absolute-idea.com

EXHIBIT E2

PUBLIC ACCESS DETAIL



1 ENLARGED NORTH CORNER - PUBLIC ACCESS TO BOARDWALK
1/16" = 1'-0"



LANDSCAPE PLAN (FOR REFERENCE ONLY)

SCALE: N.T.S.

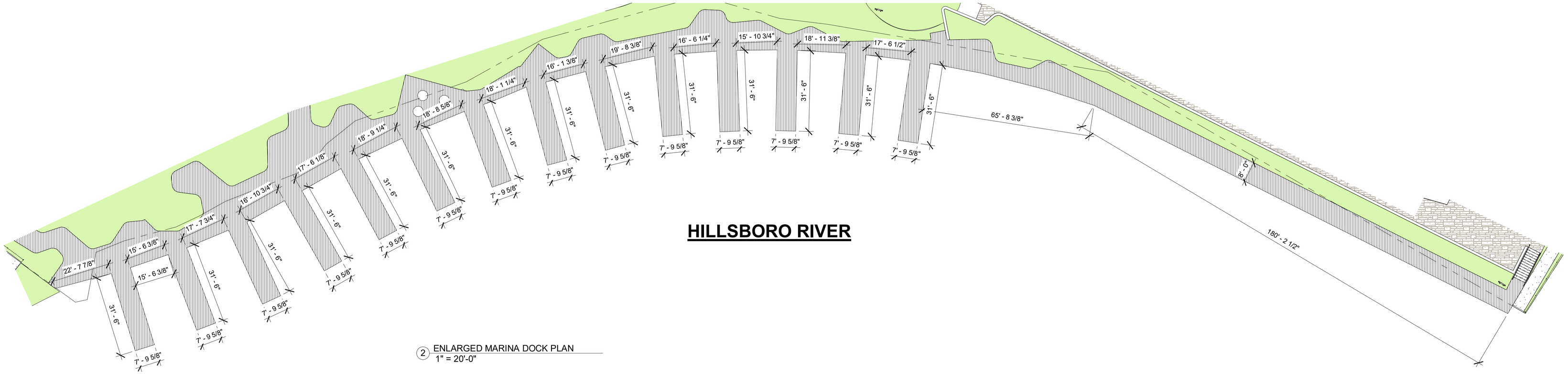
NOTE:
REFERNENCE LANDSCAPE IRRIGATION PLAN (DETAIL S & T).
SEE LANDSCAPE DRAWING (LA3-04 & LAS3-05) FOR MORE DETAILS

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. SECURITY GATE
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. SIGNAGE
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANING SIGN
26. WALL SIGN

HATCH LEGEND:

- CONCRITE SIDEWALK
- COURTYARD PAVER WALK-WAY
- MARINA DOCK
- LANDSCAPE
- TRASH UNLOADING ZONE
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DRAWINGS FOR MORE DETAILS)
- FIRE TRUCK LANE



2 ENLARGED MARINA DOCK PLAN
1" = 20'-0"

NOTE:
SEE CIVIL ENGINEERING DRAWINGS FOR MORE DETAILS ON THE MARINA DOCK

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
3	10/04/2019	REV3 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV02

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED NORTH CORNER PUBLIC ACCESS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 09/26/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-024

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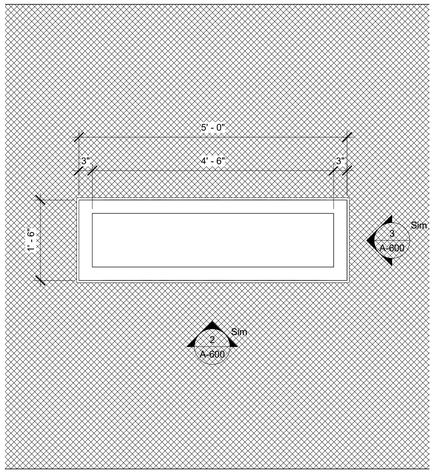
EXHIBIT E3

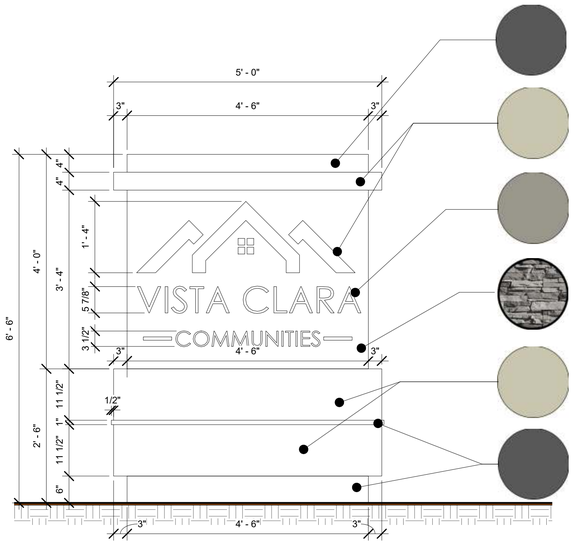
SIGN DETAILS

12/29/2020, 10:51:45 AM



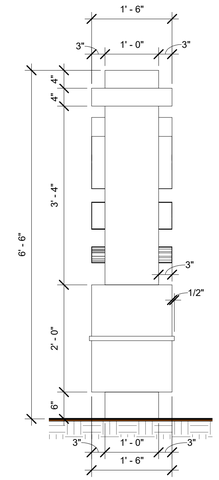
1 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE
3/4" = 1'-0"

NOTE:
THIS MONUMENT SIGNATURE IS 13'-0" SETBACK OFF PROPERTY LINE



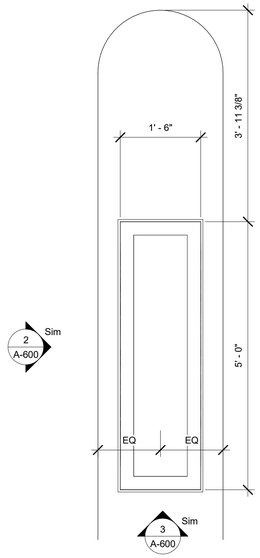
2 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE - FRONT ELEVATION
3/4" = 1'-0"

NOTE:
THE MONUMENT SIGNATURE IS THE SAME AT N.E. 1ST AVENUE.



3 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE - SIDE ELEVATION
3/4" = 1'-0"

NOTE:
THE MONUMENT SIGNATURE IS THE SAME AT N.E. 1ST AVENUE.



4 MONUMENT SIGNAGE AT N.E. 1ST AVENUE
3/4" = 1'-0"

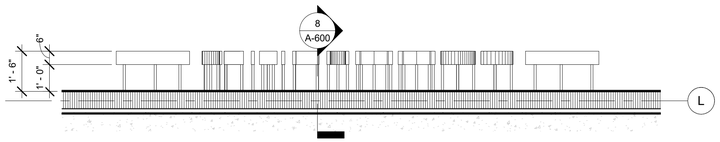
NOTE:
THIS MONUMENT SIGNATURE IS 12'-0" SETBACK OFF PROPERTY LINE

MATERIALS LEGEND:

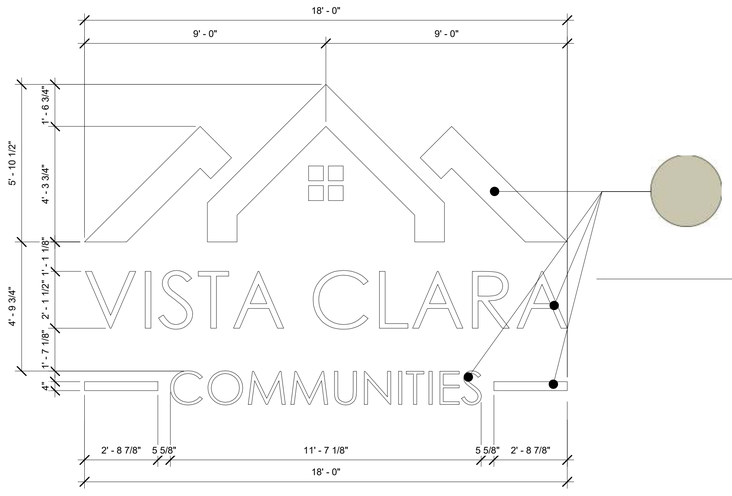
1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		ALUMINUM PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: PLASTIC
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: PLASTIC
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM

NOTE:
SIGNAGE CONSULTANT WILL VALUE ENGINEERING MATERIALS AND DESIGN DURING BUILDING PERMIT SUBMITTAL.

NOTE:
ARTIFICAL GREEN WALL CONSULTANT WILL VALUE ENGINEERING MATERIALS AND DESIGN DURING BUILDING PERMIT SUBMITTAL.



5 BUILDING SIGNAGE - PLAN
3/8" = 1'-0"



NOTE:
THIS BUILDING SIGNAGE IS ABOUT 216.00 S.F. THIS LETTERINGS ARE IN ALUMINUM FINISH (SEE PHOTO SAMPLE)

6 BUILDING SIGNAGE - FRONT ELEVATION
3/8" = 1'-0"



7 Main Lobby Drive-way Perspective



SAMPLE PHOTO OF THE WALL SIGN ON TOP OF GREEN WALL

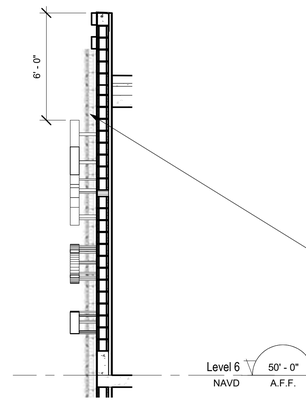
BUILDING SIGNAGE DATA

ACCORDING TO SECTION 102-8(b)(1)a - BUILDING SIGNS (NOS. 1-7)

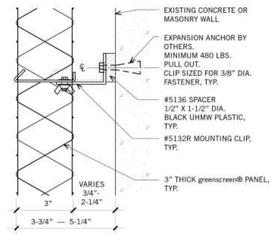
DESCRIPTION	MINIMUM	MAXIMUM	PROVIDED
BUILDING SIGNS	32 S.F.	100 S.F.	216.00 S.F.
TEXT HEIGHT (VERTICAL)		75%	12'-0" / 42' - 6 3/4" = 28.20%
TEXT HEIGHT (HORIZONTAL)		75%	18'-0" / 39' - 7 3/8" = 45.44%
LINES OF TEXT		TWO	TWO (WITH THE COMMUNITY LOGO ABOVE)
NO SIGN VISIBLE TO ANY ADJACENT RESIDENTIAL			LOCATED ABOVE THE MAIN LOBBY ENTRY - OVER 230 FEET FROM STREET
LIGHT SOURCE			IT WILL BE BACKLIT IN WHITE
SIGN MUST BE CENTERED			VERTICIALLY - 6'-0" OFF THE PARAPET / HORIZONTALLY - CENTERED

ACCORDING TO SECTION 102-9 (FREESTANDING SIGNS)

SIGNAGE LOCATION	SETBACK	MAXIMUM HEIGHT OF SIGN STRUCTURE	MAXIMUM SIZE OF SIGN STRUCTURE	MAXIMUM SIZE OF SIGN FACE WITHIN THE STRUCTURE
REQUIRED	10 FT TO 19 FT	8 FT	48.00 SF	24.00 SF
NORTH RIVER AVENUE	13 FT	6 FT 6 IN	32.50 SF	20.00 SF
NE 1ST AVENUE	12 FT	6 FT 6 IN	32.50 SF	20.00 SF



8 ARTIFICAL GREEN WALL TYP. DETAILS (BEHIND THE BUILDING SIGNAGE)
1/4" = 1'-0"



MOUNTING CLIP - WALL MOUNTED SECTION



SAMPLE PHOTO OF THE GREEN WALL MOUNTING CLIP

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/28/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

SIGNAGE DETAILS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 08/17/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-600

C:\Users\Owner\Desktop\VCC Project\17-835US_VistaClara_DRC_REV06.rvt

ARCH D 24"X36" (A1)

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EXHIBIT F

TRAFFIC METHODOLOGY

Kimley»Horn

MEMORANDUM

To:	Stephen Graham
From:	Adam B. Kerr, P.E. Kimley-Horn and Associates, Inc.
Date:	February 8, 2019 Revised June 21, 2019
Subject:	***Pennell Marina & Freedom Marina*** ***Traffic Evaluation Methodology*** ***Kimley-Horn # 140403000***

The Pennell Marina site is located at 418 NE River Drive in Deerfield Beach, Florida. The site currently contains a marina. The proposed plan of redevelopment includes replacing the existing marina with 327 multifamily apartment dwelling units. Access to the site is proposed via a full-access driveway along NE River Drive. Access for emergency vehicles and service vehicles is proposed along NE 1st Avenue. No public access to the site is provided on NE 1st Avenue.

The Freedom Marine Center is located along NW 7th Court east of NW 1st Terrace. A full access driveway will be provided on NW 1st Terrace and on N Deerfield Avenue. It is proposed to provide storage for approximate 512 boats.

The following methodology has been developed to address the items to be included in the traffic analysis of these proposed developments.

- Trip generation: The trip generation potential for the residential development will be calculated using rates and equations published for Land Use 221 (Multifamily Housing Mid-Rise) and Land Use 420 (Marina) by the Institute of Transportation Engineers (ITE) in the *Trip Generation Handbook, 10th Edition*. An administrative building which is one site is ancillary to the Marina land use. Park traffic at the Freedom Marine site will be quantified based on existing counts. A preliminary trip generation calculation has been attached.
- Trip distribution/assignment: Trip distribution will be based on a review of complementary uses in the area. Based upon this distribution, traffic volumes will be assigned to the local roadway network. A preliminary trip distribution figure has been attached.
- Data collection: Weekday peak period turning movement counts (7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM) will be conducted at the following intersections:
  - NE 1st Avenue & NE River Drive
  - NE 1st Avenue & NE Eller Street
  - Hillsboro Boulevard & NW 3rd Avenue (MLK)
  - Hillsboro Boulevard & NW 2nd Avenue
  - Hillsboro Boulevard & NE 2nd Avenue
  - Eller Drive & NW 3rd Avenue (MLK)
  - Eller Drive & NW 2nd Avenue
  - Eller Drive & NE 2nd Avenue

- US 1 and Eller Street
- Hillsboro Boulevard & Dixie Highway
- Hillsboro Boulevard & N Deerfield Avenue
- Eller Drive & N Deerfield Avenue
- NW 1st Terrace & NW 7th Court

From this count data, peak hour traffic volumes will be determined. For any counts conducted outside of the peak season (January – March), the Peak Season Conversion Factor (PSCF) published by FDOT for this portion of Broward County will be applied.

- Future Background Volumes: Future background volumes will be determined by adding a nominal 1% compounded annual growth rate to the intersection counts due to the residential uses surrounding the site. A growth rate will be calculated for Eller Drive and Hillsboro Boulevard based off FDOT volumes. No additional committed development traffic will be applied to the future background volumes.
- Total Future Volumes: Total future volumes will be determined by adding project traffic volumes at each of the study intersections.
- Intersection LOS Analysis: Intersection LOS analyses will be conducted for Existing Peak Season, Future Background Peak Season and Future Total Peak Season Conditions using Synchro software. HCM 2010 output will be used to determine LOS and delay at each study intersection.
- Turn lane requirements and vehicular queue storage requirements will be determined at site turn lanes based upon the volumes of traffic anticipated to utilize the site driveway.
- Following a determination of project impacts, the Applicant will review potential mitigation measures with City staff and the City consultant to evaluate feasibility and appropriateness of these measures.

The data collection, calculations, analyses and results will be summarized in a written report for City review. Relevant tables, charts, figures and worksheets will be included in the summary report.

Should you have questions or comments regarding the proposed methodology, please call me via phone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

K:\WPB_TPTO\1404\140403000 - Pennell Marina\Traffic Methodology.docx


FEDERAL HIGHWAY
NE ELLER STREET
HILLSBORO BLVD
N DIXIE HIGHWAY
NE RIVER DRIVE
NE 1ST AVENUE
N DEERFIELD AVENUE
NW 1ST TERRACE
FIGURE 1
SITE LOCATION
PENNELL MARINA AND FREEDOM MARINE CENTER
Kimley»Horn
LEGEND
Freedom Marine Center Location
Pennell Marina Location
NORTH

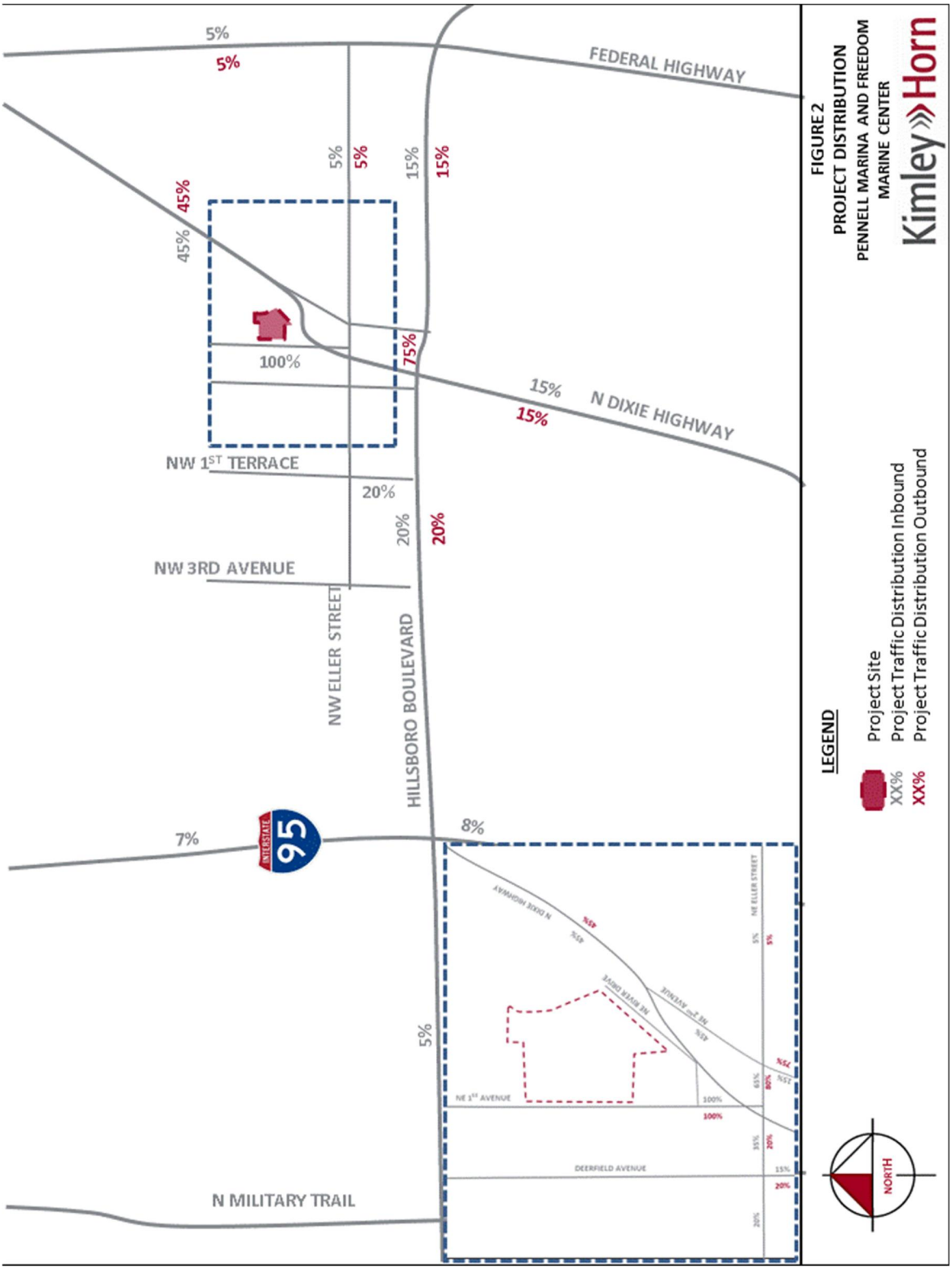


FIGURE 2
PROJECT DISTRIBUTION
PENNELL MARINA AND FREEDOM MARINE CENTER
Kimley»Horn
LEGEND
Project Site
XX% Project Traffic Distribution Inbound
XX% Project Traffic Distribution Outbound
FEDERAL HIGHWAY
N DIXIE HIGHWAY
NW 1ST TERRACE
NW 3RD AVENUE
NW ELLER STREET
HILLSBORO BOULEVARD
N MILITARY TRAIL
NE 1ST AVENUE
DEERFIELD AVENUE
NORTH
5%
5%
5%
5%
15%
15%
45%
45%
100%
75%
15%
15%
20%
20%
20%
7%
8%
5%

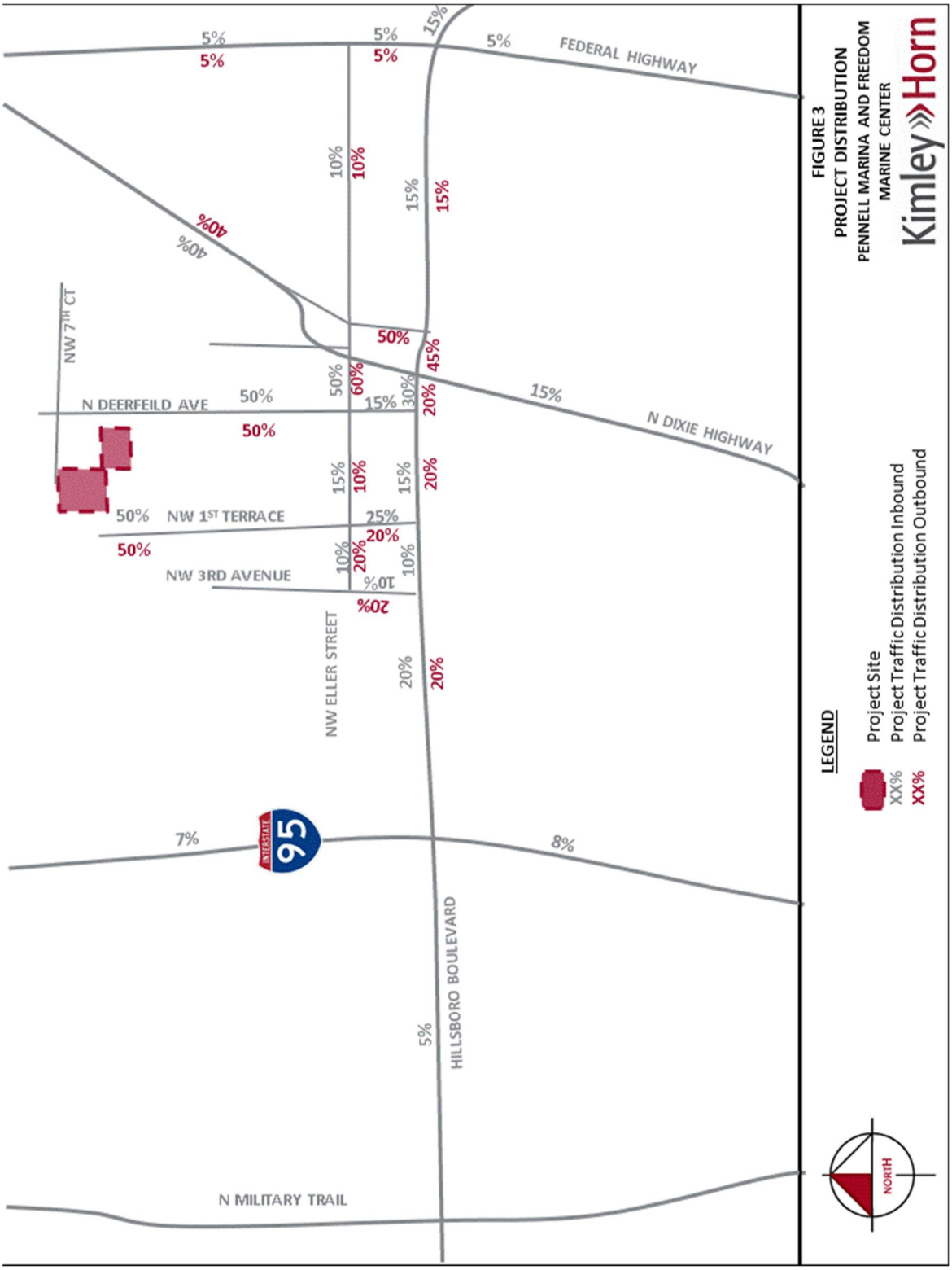


FIGURE 3
PROJECT DISTRIBUTION
PENNELL MARINA AND FREEDOM MARINE CENTER
Kimley»Horn
LEGEND
Project Site
XX% Project Traffic Distribution Inbound
XX% Project Traffic Distribution Outbound
FEDERAL HIGHWAY
N DIXIE HIGHWAY
N DEERFIELD AVE
NW 7TH CT
NW 1ST TERRACE
NW 3RD AVENUE
NW ELLER STREET
HILLSBORO BOULEVARD
N MILITARY TRAIL
INTERSTATE 95
NORTH

TABLE 1
BROWARD COUNTY: TRIP GENERATION POTENTIAL
PENNELL MARINA SITE

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Scenario									
Multifamily Housing (Mid-Rise) [ITE 221]	327	DU	1,780	109	28	81	138	84	54
Marina [ITE 420]	512	Berth	1,234	36	12	24	108	65	43
		Subtotal	*3,014*	*145*	*40*	*105*	*246*	*149*	*97*
Driveway Volumes			3,014	145	40	105	246	149	97
Net New External Trips			3,014	145	40	105	246	149	97

Daily Trips
- Multifamily Housing (Mid-Rise) [ITE 221] = T = 5.45(X) - 1.75
- Marina [ITE 420] = T = 2.41 trips/berth

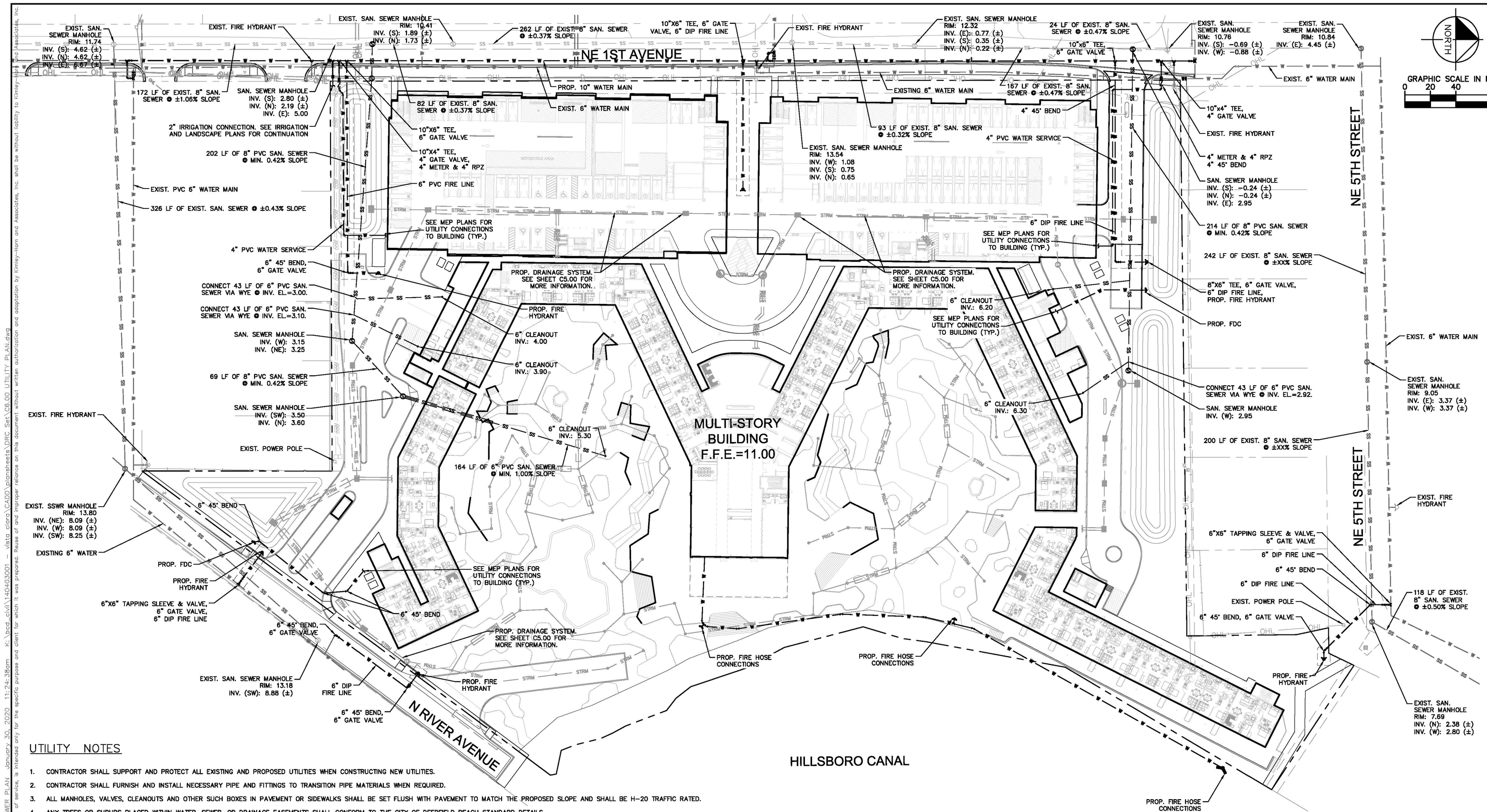
AM Peak Hour
- Multifamily Housing (Mid-Rise) [ITE 221] = Ln(T) = 0.98*Ln(X)-0.98 (26% in, 74% out)
- Marina [ITE 420] = T = 0.07 trips/berth (33% in, 67% out)

PM Peak Hour
- Multifamily Housing (Mid-Rise) [ITE 221] = Ln(T) = 0.96*Ln(X)-0.63 (61% in, 39% out)
- Marina [ITE 420] = T = 0.21 trips/berth (60% in, 40% out)

K:\WPB_TPTO\1404\140403000 - Pennell Marina\Excel\[2018-04-08 Pennell.xlsx]County Analysis (2)

EXHIBIT G

WATER & SEWER PLAN



UTILITY NOTES

1. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
2. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED.
3. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
4. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DEERFIELD BEACH STANDARD DETAILS.
5. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DEERFIELD BEACH CITY ENGINEER.
6. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 15-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DEERFIELD BEACH CITY ENGINEER.
7. ALL FIRE MAIN (FM) SHALL BE DIP WITH ALL JOINTS RESTRAINED WITH MEGALUGS UNLESS OTHERWISE NOTED. ALL FIRE MAIN SHALL BE LAID AT 36" MIN. COVER. ALL FIRE RELATED CONSTRUCTION SHALL FOLLOW THE FLORIDA FIRE PREVENTION CODE 5TH EDITION – FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
8. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
9. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
10. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
11. A FULL RANGE EMS MARKER IS REQUIRED AT ALL VALVES AND FITTINGS.
12. WATER MAINS AND FORCE MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC CODED TAPE WITH 2" HIGH LETTERING READING "CAUTION – PORTABLE WATER MAIN BURIED BELOW", AND "CAUTION – FORCE MAIN BURIED BELOW", RESPECTIVELY. TAPE SHALL BE LOCATED APPROXIMATELY 18" ABOVE THE CROWN OF THE PIPE. LETTERING SHALL OCCUR EVERY THREE (3) FEET.
13. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED 75% OF MANUFACTURER'S RECOMMENDATIONS.
14. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
15. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
16. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY BROWARD COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
17. THE CITY OF DEERFIELD BEACH UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (561) 742-6000.
18. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
19. PROPOSED WATER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET BROWARD COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
20. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 561-330-2345 FAX: 561-863-8175
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LICENSED PROFESSIONAL
JOSHUA D. HORNING, P.E.
FL LICENSE NUMBER 67505
DATE: ——

KHA PROJECT 140403001
DATE JAN. 2020
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY JRB
CHECKED BY JDH

WATER & SEWER PLAN

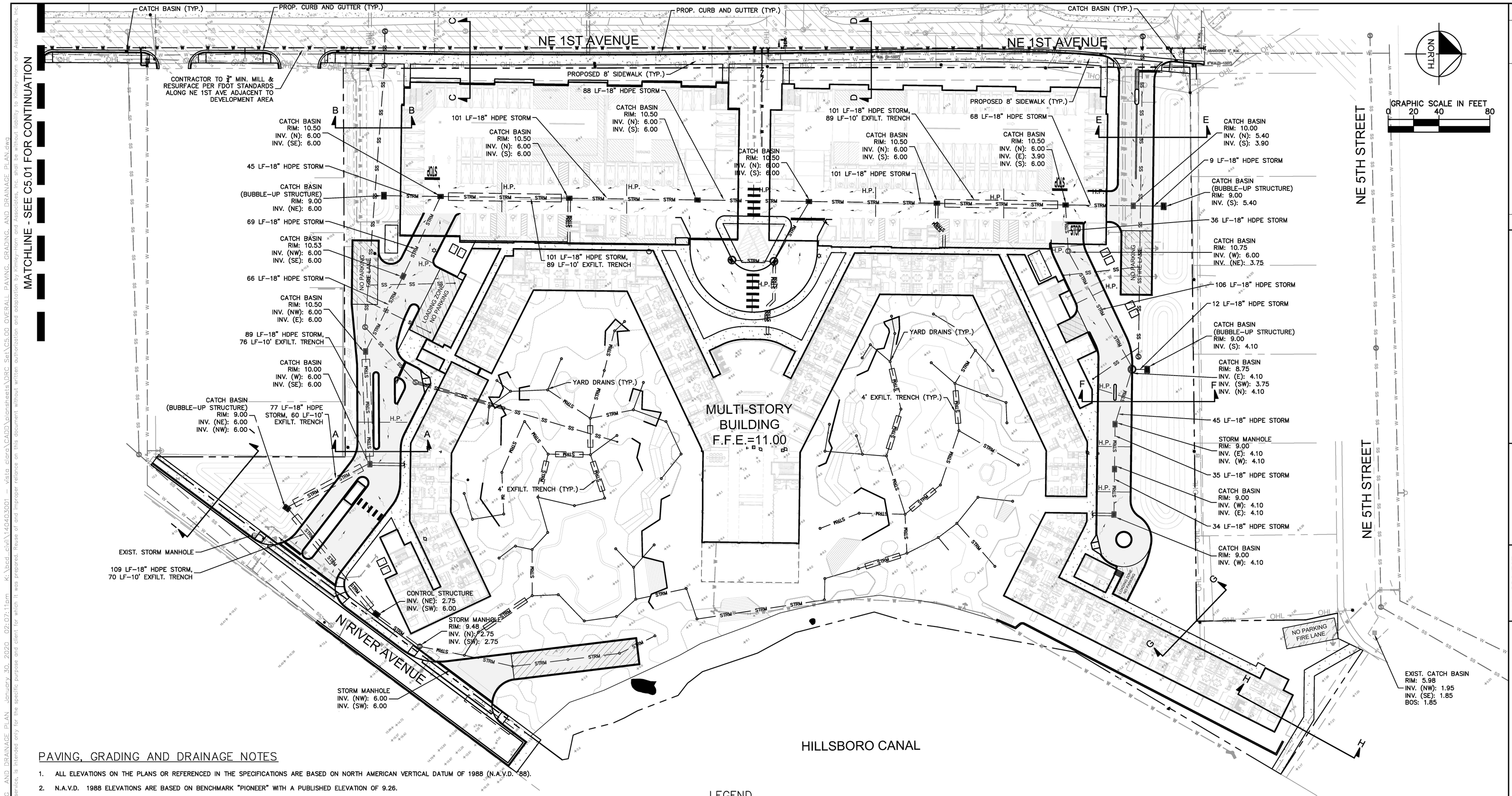
VISTA CLARA
PREPARED FOR
DEERFIELD DEVELOPMENT RESOURCES, LLC
DEERFIELD BEACH FL

SHEET NUMBER C6.00

Plotted By:bjo, Nhi Sheet Set:VISTA CLARA Layout:C6.00 WATER & SEWER PLAN January 30, 2020 11:24:38am K:\brd_civil\140403001 – vista clara\CADD\plansheets\ORC Set\C6.00 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT H

PAVING GRADING & DRAINAGE



PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88).
2. N.A.V.D. 1988 ELEVATIONS ARE BASED ON BENCHMARK "PIONEER" WITH A PUBLISHED ELEVATION OF 9.26.
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1V:48H (2.08%, PER LATEST ADA SPECIFICATION). THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH A TWENTY FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1 1/2") SHALL BE PLACED IN THE BASE OF THE STRUCTURE
5. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
6. ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50' IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH.
7. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 304.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. RCP CLASS III PER ASTM C-76
   B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"ø AND SMALLER SHALL BE 3/4" X 3/4" X 7-1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"ø AND LARGER SHALL BE 3/4" X 3/4" X 7-1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
      JOINTS SHALL BE WATER TIGHT
   D. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- UTILITY CROSSING
- STORM PIPE
- STORM AREA INLET
- STORM CURB INLET
- STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING STORM AREA INLET
- EXISTING STORM CURB INLET
- EXISTING STORM MANHOLE
- SANITARY FORCE MAIN PIPE
- SANITARY PIPE
- SANITARY MANHOLE
- FIRE LINE PIPE
- WATER PIPE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- RECLAIMED WATER PIPE
- IRRIGATION MAIN PIPE
- FIBER OPTIC LINE
- OVERHEAD LINE
- TELEPHONE LINE
- COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC LINE
- FPL LINE
- ELECTRICAL LINE
- GAS LINE
- EXISTING UTILITY EASEMENTS
- PROPOSED UTILITY EASEMENTS
- EXISTING CONTOUR ELEVATIONS
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- EXISTING ELEVATION
- FLOW ARROW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

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LICENSED PROFESSIONAL
JOSHUA D. HORNING, P.E.
FL LICENSE NUMBER 67505
DATE: ———

KHA PROJECT	140403001
DATE	JAN. 2020
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JRB
CHECKED BY	JDH

PAVING, GRADING, AND DRAINAGE PLAN

VISTA CLARA
PREPARED FOR
DEERFIELD DEVELOPMENT RESOURCES, LLC
DEERFIELD BEACH FL

SHEET NUMBER
C5.00

Plotted By:Nigo, Nhi Sheet Set:VISTA CLARA Layout:C5.00 PAVING, GRADING AND DRAINAGE PLAN January 30, 2020 02:07:11pm K:\bca_civil\140403001 — vista clara\CAD\plansheets\DRC Set\C5.00 OVERALL PAVING, GRADING, AND DRAINAGE PLAN.dwg
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Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-R-185
Project Name:	Vista Clara Apartments Rezoning
Applicant:	Deerfield Development Resources LLC
Agent:	Greenspoon Marder, Leigh Robinson Kerr & Assoc., and Christopher Partridge of Partridge Equity Group
Requested Action/Description:	Rezoning application seeking approval to rezone the subject parcels from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District).
Location:	414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue
Legal Description:	Generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY
Size:	+/- 8.4 acres (gross)
Existing Zoning:	RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General)
Existing Land Use:	Vacant Land, Single Family Residential, Boat Storage
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (subject to recertification by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Single Family Residential	RS-5 (Residence, Single Family)
East:	Waterbody	N/A
South:	Warehouse / Storage	B-3 (Business, General)
West:	Multi-Family Residential, Duplex, Single Family Residential, Vacant	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	To be determined

Department Comments & Requirements

REQUEST:

The Applicant is requesting approval to rezone the subject parcels from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District) under the Deerfield Beach Land Development Code. Pursuant to Section 98-68.-PDD, planned development district of the Land Development Code, the rezoning request must include a statement of need, conceptual master plan, as well as proposed property development requirements for which the site development plan shall be in compliance.

The Applicant has also submitted Site Plan Application No. 19-PDD-01 and Abandonment Application No. 19-A-195, seeking approval to accommodate the proposed development of the subject properties. The Applicant intends to develop the subject properties to 326 multi-family dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements. The applications will be scheduled for a City Commission at a later meeting.

BACKGROUND:

Applicants for rezoning to PDD district must demonstrate, through a statement of need, that there are unique property characteristics that impede the development of the properties under strict application of the Code, development is apparent and will enhance economic development strategies of the City.

The subject parcels require several land use / zoning approvals in order to facilitate future residential development. The history and status of those approvals / requests is outlined below.

On March 20, 2018, the City Commission approved the transmittal of LUPA Application #62A to Broward County on first reading. This application proposed to change the Future Land Use Map designation of the subject properties from Residential Low - 5 du/ac (0.3 acres), Residential Moderate - 10 du/ac (4.1 acres), Commercial (2.2 acres) and Commercial 2 (1.8 acres) to Residential Irregular - 39 du/ac.

On September 25, 2018 the Broward County Board of County Commissioners voted to approve the adoption of the land use plan amendment application.

The City Commission adoption public hearing for LUPA #62A was on November 13, 2018.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224 (all scheduled for 3/4/2020 City Commission).
- Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).

- Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant.

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

The Planning and Zoning Board approved the proposed rezoning on January 9, 2020. Minor revisions to the PDD report have been submitted following the Planning and Zoning Board Meeting to be consistent with the sign details and development requirements proposed in the site plan.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan.

   The proposed Future Land Use (FLU) Map designation identifies the site as Residential Irregular (39 du / ac) subject to the recertification of the land use designation with the Planning Council. The rezoning to PDD (Planned Development District) 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 PDD (Planned Development District) and development thereon will be subject to the development requirements proposed within the rezoning report and development agreement which will accompany the rezoning. The site plan application must comply with the requirements as set forth in development requirements in the rezoning report.

   The predominant land use of the surrounding area, specifically within 500 feet of this property, is single family residential to the north, waterbody to the east, warehouse/storage to the south, and single- and multi-family to the west. The proposed PDD zoning is compatible with the adjacent and neighboring uses and zoning.

3. Compliance with Land Development Code *Section 98-68. – PDD, planned development district*.

   (1) The development and redevelopment of properties is apparent;

   The applicant is proposing to redevelop the subject parcels into a 326 multi-family residential neighborhood with a parking garage and residential amenities. The applicant has submitted additional applications to accommodate the proposed rezoning, including a site plan demonstrating a public boardwalk, abandonment, and plat note amendment applications. The master conceptual plan is included within the PDD report.

(2) *The development and redevelopment of properties shall enhance the economic development strategies of the City of Deerfield Beach; and*

The existing uses include vacant land, single family and warehouse / boat storage. The redevelopment of the parcels into multi-family will create additional housing options for existing residents. The mix of units and the proximity of the subject site to Pioneer Grove expands opportunities for a greater range of housing and neighborhood choices to attract new residents. The proposed public boardwalk will also attract pedestrian activity along the waterfront.

(3) The development of properties with unique property characteristics, natural or man-made, that impede the development of these properties under the strict application of the regulations of the Land Development Code.

The existing zoning designations for the parcels are RS-5, RM-10, and B-3. Rezoning the properties to PDD will unify the zoning district and permit a density consistent with the Irregular (39) Residential land use designation. The PDD proposes alternatives to the standard development regulations of the existing zoning designations, such as maximum height and setbacks, to enable the development of 326 residential units.

SUMMARY & REQUIREMENTS

The purpose of the PDD district is to enable quality development for properties that due to size or characteristics of the property, other implements of zoning regulation provided in the Code would result in under-utilized or undeveloped property. Staff's review of application 19-R-185 has determined that the rezoning of the subject properties to PDD (Planned Development District) will further the goal of the City to unify the zoning of all parcels and make the zoning on the property compatible with the land use designation. Additionally, the proposed rezoning complies with the rezoning qualifications as set forth in *Section 98-68.-PDD, planned development district* of the Code.

Should the City Commission decide to approve the rezoning application, Staff recommends the following Conditions of Approval:

1. Owner / applicant shall enter into a Development Agreement, which includes the development requirements, construction of a publicly accessible boardwalk and off-site improvements.

2. Owner / Applicant submit proof of County recertification of Land Use Plan Amendment.

COMMENTS:

Planning & Zoning

1. Submit survey per Section 98-13(b)(8)(b).

   Comment Pending (7/16/19): Survey submitted with site plan and abandonment applications, not with rezoning application. Survey shall comply with referenced Code section, including updated title commitment. In addition, legal description for Parcel 2 must be corrected to "Lots 11 and 12".

   Comment Addressed (9/17/19)

2. Submit existing and proposed zoning maps for the subject parcels.

   Comment Addressed (7/16/19)

3. Submit legal descriptions for all affected properties, in hard copy and Word format.

   Comment Pending (7/16/19): Attachment 1 – Lists incorrect legal description for Parcel 2: "Lots 11 and 12".

   Comment Addressed (9/17/19)

4. Correct zoning districts listed on the application as there are three existing zoning districts designations affected: B-3, RS-5, and RM-10. The City does not have an MF zoning district designation and any reference to this shall be omitted from the justification and documents.

   Comment Addressed (7/16/19)

5. Only one parcel address is listed on the rezoning application. Revise application to include all affected parcels in the request.

   Comment Addressed (7/16/19): Application references Exhibit for addresses.

6. Submit an updated Location Map/Owner's Exhibit included with the site plan application, listing the current property owners, area of property, and zoning district.

   Comment Addressed (7/16/19)

7. Provide letter of authorization and disclosure affidavits for all agents acting on behalf of the property owners listed as per Broward County Property Appraiser. Submit disclosure affidavits for all property owners.

   Comment Pending (7/16/19): Letters of Authorization submitted by the applicant are not legible. Disclosure affidavits were provided for Dennis Mele, Chris Partridge, and Leigh Kerr. Disclosure affidavits are required for all property owners and any agent acting on behalf of the application.

   Comment Pending (9/17/19): Applicant shall provide clear legible copies for all property owners for this application.

   Comment Pending (10/15/19): It is required that the City obtain disclosure affidavits with original signatures. Original disclosure affidavits are outstanding and required for Chris Partridge, Leigh Kerr and Dennis Mele. Applicant may submit one original disclosure affidavit for multiple applications running concurrently. Disclosure affidavits for other property owners (not listed in this comment) that were previously submitted were originals and do not need to be resubmitted.

   Comment Addressed (11/18/19)

8. Application states gross acreage of site is 8.37 acres. The Future Land Use designation permits 39 dwelling units per acre, which totals 326 units permitted on the subject parcels. The PDD report states the property is 8.4 gross acres and 327 units are proposed. Clarify discrepancies and revise report to comply with the permitted density requirements.

Comment Addressed (7/16/19)

9. Pursuant to *Section 98-68(d) Minimum Site Requirements*. *All land to be included within the PDD shall be contiguous (including rights-of-way) and owned either solely by the applicant or by multiple owners who agree to be represented by the applicant. If multiple property owners are part of a proposed PDD property, applicants must provide documentation, in a form that may be recorded in the public records and is acceptable to the city, that all such property owners agree to be jointly regulated and bound by the PDD regulations and required development agreement*. Provide documentation that all property owners affected by the rezoning of parcels to PDD agree to be jointly regulated and bound by the PDD regulations.

   Comment Pending (7/16/19): Documentation submitted is not legible and does not sufficiently address requirement, as they are Letters of Authorization for Agent. Documentation shall include agreement by affected property owners to be jointly regulated and bound by PDD regulations.

   Comment Pending (9/17/19)

   Comment Pending (10/15/19): Development Agreement has not been submitted.

   Comment Pending (11/18/19): Development Agreement in review by City staff.

   Comment Pending (12/10/19): Revised terms of development agreement was submitted to the City on 12/10/2019 and is in review by City staff. Proposed Development Agreement shall be submitted prior to application being scheduled for City Commission.

   Comment Acknowledged (2/13/20): Development Agreement shall be submitted prior to item being scheduled for second reading of the rezoning application.

10. Provide County Plat determination requirements for all affected parcels.

    Comment Partially Addressed (7/16/19): Submit documentation from Broward County Planning and Development Management confirming a plat note amendment is not required.

    Comment Pending (9/17/19): Applicant shall submit Plat Note Amendment Application and required documents as it requires City Commission approval. Application may be reviewed concurrently with site plan and rezoning.

    Comment Pending (10/15/19): Three Plat Note Amendment Applications were submitted. Comments related to the plat note applications are provided separately.

    Comment Pending (11/18/19): Three Plat Note Amendment Applications were resubmitted 11/18/19. Comments related to the plat note applications are provided separately.

    Comment Pending (12/10/19): Staff review of Plat Note Amendments are pending resubmittal by Applicant. Any outstanding comments for the Plat Note Amendment applications shall be addressed prior to City Commission.

    Comment Addressed (2/13/20)

11. Submit proof of Broward County recertification of the adopted land use plan amendment for the property.

    Comment Pending (7/16/19)

    Comment Pending (9/17/19)

    Comment Pending (10/15/19): City staff provided comments on the draft Declaration of Restrictive Covenants under separate cover. Recertification of the Land Use Plan remains outstanding until the Declaration is recorded.

    Comment Pending (11/8/19): City staff approved Declaration of Restrictive Covenants on 11/6/19. Submit proof of County recertification of the adopted land use plan amendment.

    Comment Acknowledged (12/10/19): Applicant states recertification will be completed after real estate closing of the property. County recertification of Land Use Plan Amendment will be included as a condition of approval for the rezoning.

12. Page 3, Section III Statement of Need states that a Plat application was submitted for the proposed redevelopment of the site; however, an application was not submitted. Clarify whether request include plat application and if so, submit all documents in accordance with Code requirements.

    Comment Addressed (7/16/19)

13. Page 3, Section III Statement of Need (2); provide reference to specific strategies as listed in the City of Deerfield Beach Citywide Economic Development Strategy (2016). See link: http://www.deerfield-beach.com/DocumentCenter/View/10641/Economic-Development-Strategies?bidId=

    Comment Addressed (7/16/19)

14. Page 3, Section III Statement of Need (3) references an MF zoning district, which does not exist in the City. Omit all references to the district.

    Comment Addressed (7/16/19)

15. Page 3, Section III Statement of Need (3), the report states the applicant "envisions future waterfront improvements such as a boardwalk that will offer a substantial public benefit". Clarify if a boardwalk is proposed at this time and whether it will be publicly accessible as part of the site plan application. If a publicly accessible boardwalk is not proposed in the site plan application, it should be clarified from the report.

    Comment Pending (7/16/19): Report revised to state that boardwalk is private but will be open to the public during daylight hours. This will be a condition of the development agreement.

    Comment Acknowledged (9/17/19)

16. Provide additional explanation on the zoning requirements that would impede the development of the property (i.e. parking, height, minimum unit size).

    Comment Addressed (7/16/19)

17. Page 4 of the PDD reports states a Development Agreement will be provided "under separate cover"; however, one has not been submitted. Submit proposed development agreement for staff and city attorney review. The development agreement shall be reviewed concurrently with the rezoning.

    Comment Pending (7/16/19): Applicant response states that a Development Agreement is being prepared and will be provided once completed.

    Comment Acknowledged (9/17/19) / (10/15/19): Development Agreement has not been submitted.

    Comment Pending (11/18/19): Development Agreement in review by City staff.

    Comment Pending (12/10/19): Revised terms of the development agreement was submitted to the City on 12/10/2019 and is in review by City staff. Proposed Development Agreement shall be submitted prior to application being scheduled for City Commission.

    Comment Acknowledged (2/13/20): Development Agreement shall be submitted prior to item being scheduled for second reading of the rezoning application.

18. Page 5, Section V Minimum Site Requirements does not comply with Code *Section 98-68(d)* as it restates code and does not provide documentation. Applicant shall submit documentation that all property owners agree to be jointly regulated and bound by the PDD regulations and required development agreement should the City Commission approve the rezoning.

    Comment Pending (7/16/19): Refer to Comment 9. Documentation can be referenced in narrative as attachment once submitted by the applicant.

    Comment Pending (9/17/19): Applicant states this will be part of the Development Agreement.

    Comment Pending (10/15/19): Development Agreement has not been submitted.

    Comment Pending (11/18/19): Development Agreement in review by City staff.

    Comment Pending (12/10/19): Revised terms of the development agreement was submitted to the City on 12/10/2019 and is in review by City staff. Proposed Development Agreement shall be submitted prior to application being scheduled for City Commission.

    Comment Acknowledged (2/13/20): Development Agreement shall be submitted prior to item being scheduled for second reading of the rezoning application.

19. Page 5, Section VI, Table 1: The table lists data in the "PDD required" column that are incorrect (i.e. min. lot size, building height, minimum floor areas, etc.). Correct data listed in this column to be consistent Code. The data listed in the "Provided" column must list dimensional requirements that will regulate the development of the proposed site plan.

    Comment Pending (7/16/19): During a meeting with the Applicant, staff requested the setbacks along the northern property line be addressed in the rezoning justification;

however, this was not included in the revised report. Address setbacks along the northern portion of the site that abuts single family residential.

Provide setback distance from the building to the closest point of property line adjacent to the single family residence. Further, the setbacks provided under the PDD required column should reflect the minimum measurements proposed for the site plan. For example, PDD required minimum 10-foot setback, where the site plan will demonstrate 10 feet 11 inches.

Comment Addressed (9/17/19)

20. Page 5, Table 1 lists required minimum unit size for units that do not correspond with the *Schedule A Minimum Floor Areas for Multiple-Family Units* of the Code. Revise table to include correct Code requirements. The unit type and categorization of units proposed shall reflect the Code requirements. If the unit size proposed does not meet the Code requirements, this shall be included in justification. Revise references from "townhomes" to "apartment homes" as no unit proposed on the site plan is fee simple.

Comment Addressed (7/16/19)

21. Pursuant to *Section 98-68(e)*, the application shall provide all relevant site data tabulations and justification for all proposed relevant site data tabulations as part of the development agreement. Page 5, Section VI Development Requirements provides site data tabulations, permitted uses, and parking counts; however, justification for the tabulations are not provided in the report. Revise section to add justification.

Comment Pending (7/16/19): Maximum lot coverage stated for the PDD is 38.5%, which is more restrictive than Code. Note, should the applicant choose to amend the site plan and provide additional roofed structures, such as storage areas, covered seating areas, or other amenities affecting the lot coverage, the PDD rezoning requirements will need to be amended as well. Also, provide justification for any Code related changes as lot coverage does not have one.

Comment Addressed (9/17/19)

22. Omit "Limitations on Business or Industrial Uses" from Subsection B header provided on page 6. Ensure all principal and accessory uses within table are listed (i.e. multi-family, townhomes, clubhouse, docking facilities, public boardwalk, etc.). Indicate which accessory uses are open to public (if any).

Comment Partially Addressed (7/16/19): Boardwalk is listed as a permitted use but does not confirm if open to the public. Narrative suggests the boardwalk is open to public during daylight hours. Include stipulations in the table (if any) concerning public use of the boardwalk.

Comment Addressed (9/17/19)

23. Pursuant to *Section 98-68(e)(3) Parking requirements*, all parking for the proposed development of the site shall comply with existing parking requirements as listed in the Code. Code requires *one and one-half parking spaces per each efficiency and one-bedroom dwelling unit; and two spaces per each two bedroom dwelling unit; and one-half space for each additional bedroom after two bedrooms*.

Table 3 lists parking requirements that are not consistent with Code. Clarify if applicant is seeking a deviation as part of request or revise table to comply with Code. Note, if seeking parking deviation as part of request, submit a parking study in compliance with Code section provided above and include deviation within justification. Revise table to include required and proposed parking counts. Note, mass transit map provided in the site plan submittal is not sufficient for justification only.

Comment Partially Addressed (7/16/19): Parking Table (page 12) complies with Code with 569 parking spaces required and 609 spaces provided. However, page 21 (3) states 566 parking spaces are required, which conflicts with the parking table. Ensure consistency throughout narrative.

Comment Addressed (9/17/19)

24. Minimum parking dimensions provided in parking data table on Site Plan submittal set are incorrect. Pursuant to *Schedule C. - Parking Space Size and Configuration*, standard spaces shall be a minimum 10 feet x 20 feet and compact spaces (if proposed) shall be 9 feet x 18 feet. Note, Code requires concrete wheel stops or extruded curbing placed 30 inches from edge of pavement.

    Provide parking details for standard, compact and ADA spaces within dimensional regulations in the PDD rezoning request. If the applicant is proposing spaces that do not comply with Code requirements, justification and request shall be included within this report.

    Comment Addressed (7/16/19): Applicant is requesting all standard parking spaces to be 9 feet by 18 feet, which is the minimum dimensions per Code required for compact spaces. Twelve ADA parking spaces are proposed at 12 feet by 18 feet.

25. Subsection D. Landscape Requirements does not adequately address any deviations from the Landscape Requirements in *Section 98-80* of the Code. Although the description included within this section is important to note, it must be addressed in the Evaluation Criteria of the report (page 7). Applicant response to this subsection shall include any requests for deviation from the landscape Code requirements and justification for such requests.

    Comment Pending (7/16/19): See Landscape comment below.

    Comment Pending (9/17/19): See Landscape comment below. The City Landscape Architect has not determined the site plan meets Code per last submittal review. Comment will be acknowledged once all landscape comments have been addressed.

    Comment Pending (10/15/19)

    Comment Pending (11/18/19)

    Comment Acknowledged (12/20/19): It has been determined that a request to deviate from the landscape requirements is not required.

26. Exhibit C Conceptual Master Plan shall comply with and demonstrate requirements of *Section 98-68(f) Conceptual Master Plan*. Exhibit C shall provide units of measurement for dwelling units and provide for general location for residential and nonresidential uses. Label all use areas on master plan (i.e. garage, apartment

homes, and accessory use areas) as well as location of each residential unit and non-residential building. Ensure Conceptual Master Plan demonstrates compliance with each of the items required by Code, specifically Subsections 98-68(f) 1 – 8.

Comment Pending (7/16/19): Applicant response sheet references site plan sheets in separate application (19-PDD-01), which is not sufficient to address comment. Any sheets referenced shall be provided as attachment to rezoning application. Additionally, conceptual master plan does not include the following subsections referenced above: Item Nos. 1, 4, and 5.

Comment Addressed (9/17/19)

27. Section VII states the development is proposed in a single phase; however, the site plan references two phases on the building program sheet and construction phasing sheet. Clarify if the development is proposed in phases and ensure consistency among applications.

Comment Addressed (7/16/19): Applicant response states scope of work is proposed in a single phase.

28. Section VIII (2) response does not sufficiently address the Evaluation Criteria as it refers to Section 1 of the report, which mostly restates the purpose of the district stated in the Code. Revise response to address how the rezoning of the property to PDD and proposed scope of work conforms to the purpose of the district as a whole and specifically the criteria as set forth in subsections (b) – (e).

Comment Pending (7/16/19): Broward County Land Use Policy is referenced but not stated in whole; provide policy as reference. Additionally, Item (3) on page 18 state there are no green building design elements proposed; however, site plan demonstrates green walls and other features. Revise narrative to be consistent with what is proposed on the site plan.

Comment Pending (9/17/19)

Comment Addressed (10/15/19)

29. Section VIII(4) states that the traffic methodology agreed upon by the City indicates adequate capacity is available to support future traffic volumes, which is incorrect. The traffic methodology has not yet been agreed upon by the City. City's traffic engineer provided comments on the methodology to be addressed by applicant. Once the traffic study is complete, it must be included within response to criteria and within the larger context of integration within the transit systems and roadway network.

Further Exhibits E and F have not yet been approved, so any reference to them must state they are proposed and subject to DRC review and City Commission approval. Clarify response to item and further explain how the proposed development of the site address the criteria.

Comment Addressed (7/16/19): City Traffic Engineering approved revised methodology. Applicant may submit with traffic impact analysis based on approved methodology.

30. 98-68(g)(6) was not included within report and is required as part of the rezoning justification. Applicant shall adequately justify any deviations from the Code,

including but not limited to minimum unit size pursuant to *Schedule A Minimum Floor Areas for Multiple-Family Units*, amount of off-street parking, lot coverage, number of dwelling units, floor area ratio, lot coverage, and any applicable Land Development Code requirements not in compliance as part of this application.

Comment Partially Addressed (7/16/19): Applicant references site data table for justifications for Code deviations. The following require revisions or further explanations to narrative:

a. Height: Provide further justification and explanation of the height of all structures in relation to surrounding neighborhood and adjacent properties. Indicate where structures are tallest and shortest, while providing context to the massing of the buildings in relation to the neighbors and water.
b. Setbacks: Refer to Comment 19. Provide additional landscape buffers and discuss other measures proposed to mitigate negative impacts of reduced setbacks adjoining single family residential properties. Ensure this is also demonstrated on site plan submittal (19-PDD-01).

Comment Pending (9/17/19): Further detail of the area including setbacks and physical features, i.e. hardscape and landscape, were requested on site plan.

Comment Addressed (10/15/19)

31. Section VIII(6) response does not sufficiently address the criteria for Subsection 98-68(g)(7) as it does not explain how *the objectives of the proposed PDD could not have been achieved by any other zoning district* or how it provides innovative design different than the developments reviewed under base zoning district regulations.

Comment Addressed (7/16/19

32. Reference Comment Number 23 for response to (7). Additionally, provide explanation on the variety of dwelling units and building types proposed (i.e. apartment homes, efficiency, one bedroom, clubhouse, garage, etc.). Townhomes are referenced throughout the applications but are not referenced in this section.

Comment Partially Addressed (7/16/19)

Comment Addressed (9/17/19)

33. New Comment 7/16/19: Rezoning narrative (page 18) states public pedestrian access from NE 5th Street is proposed; however, it is not clear on site plan submittal how this will be accomplished (i.e. pedestrian gate, etc.). No details are shown on the master conceptual plan submitted with the rezoning application or the site pan application. Site Plan demonstrates restricted access.

Comment Pending (9/17/19): Response refers to Sheet A-023 of the Site Plan, which is not sufficient for the rezoning. Demonstrate public access of boardwalk and walkway/gate on the master conceptual plan through use of colors as other physical elements are currently shown.

Comment Addressed (10/15/19)

34. New Comment 10/15/19: Applicant submitted added request to vary signage requirements for the proposed building sign. The Code section referenced within the justification (*102-9(b) Multi-Story Buildings*) is not applicable to the requirements for sign height, length, and total area. Although, Section 102-9(b) must be referenced in the justification since the proposed sign does not meet this requirement, any variation

from Chapter 102 shall be referenced, specifically Code Section *102-8(b)(1)a. Building Signs* (Nos.1-7) shall be included in request to vary the building sign requirements. The requirements referenced in the table on page 9 are incorrect. Details of the sign shall also be included as an attachment to the rezoning.

Comment Pending (11/18/19): There are inconsistencies with the height and area of the signage provided in the details compared to the height and area provided in the data table on Sheet A-600. For example, the height of the monument sign proposed in Elevation Tag No. 4 is not consistent with the height proposed in the data table; likewise for the area of the building sign. Measurements must be corrected in the site plan and exhibit set, ensure any variation is updated within justification (if applicable).

Comment Pending (12/10/19): Notation below building sign elevation on Sheet A-600 states the building signage is about 223.11 SF, which is still incorrect and conflicts with the building signage data table on Sheet A-600.

Site Plan shall be revised and correct sheet included within Rezoning application prior to the item being scheduled for City Commission.

Comment Addressed (2/13/20)

Landscape Architect

35. Until the site landscape plan comments are approved, the comments for the rezoning will remain as pending.

Comment Pending (9/17/19)

Comment Pending (10/15/19)

Comment Pending (11/18/19)

Comment Addressed (12/20/19): The landscape plans reviewed do not deviate from the City's Landscape requirements.

Environmental Services

Staff has completed a preliminary review of documents submitted for the proposed rezoning and have no comments at this time.

Recycling & Solid Waste

The above Site Plan Application has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Management) and was found to be **ACCEPTABLE** as it relates to collection services and location of Recycling/Solid Waste Receptacles.

Traffic Engineer

Comments concerning proposed traffic methodology have been addressed and accepted by the City traffic consultant.

Traffic Impact Analysis Comments (8/29/19)

This memorandum summarizes the review findings of the *Traffic Impact Analysis* (TIA) prepared by Kimley-Horn, dated August 2019 and accompanied with a site plan. The document is related to the ***Vista Clara*** development application located at 418 NE River Drive, within the City of Deerfield Beach. The project site is currently occupied by Pennell Marina. According to the traffic impact analysis, the applicant is proposing to replace the marina with 327 multifamily dwelling units. A TIA methodology was reviewed, revised, and approved on August 8, 2019.

36. The study methodology specified that turning movement counts (TMC) were to be performed at thirteen (13) nearby intersections; however, the TIA only includes TMC at 12 intersections. The unsignalized intersection of NW 1st Terrace and NW 7th Court was not included as part of the TMC effort, please clarify.

    Comment Addressed (10/11/19): Due to the location of the project and the roadway network in the vicinity, no project traffic is expected to utilize this intersection; therefore, it was not analyzed. Agree, Issue addressed and comment closed.

37. Specify in the report, if the AM and PM peak hour volumes utilized for the intersection analysis correspond to the same peak hours for every intersection, or if the volumes correspond to each individual intersection's peak hours. In other words, were the same AM and PM peak hours utilized to perform the analysis at every intersection?

    Comment Addressed (10/11/19): Agree, issue addressed in the revised TIA and comment closed.

38. The methodology specified that "turn lane requirements and vehicular queue storage requirements will be determined for the project site turn lanes". There is no mention of this in the TIA.

    Comment Addressed (10/11/19): A driveway analysis was conducted for NE River Drive & NE 1st Avenue in the revised report. Agree, issue addressed in the revised TIA and comment closed.

39. Appendix E – Eller Street & NE 2nd Avenue: There is a discrepancy between the existing PM westbound thru volumes and the volume reported on the corresponding TMC sheet in Appendix B. Please revise both sheets to make sure the correct volumes were utilized, also the corresponding Synchro output sheets should be revised to show the correct volumes and update the analysis results if necessary.

    Comment Addressed (10/11/19): Issue addressed in the revised TIA. However, there is a discrepancy between the existing PM Level of Service and delays reported in Table 3 of the report and the results reported on the corresponding Synchro output sheets in Appendix F.
    This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

    Comment Addressed (11/18/19)

40. Appendix F - SW MLK Jr. Ave/NW 3rd Avenue & Hillsboro Blvd., Future AM & PM Peak Hours: The volumes shown in the Synchro output sheets for the southbound right-turn and westbound thru movements do not match the volumes shown in the corresponding Volume Development Sheet (Appendix E). Please revise the Synchro sheets to show the correct volumes and update the analysis results if necessary.

Comment Addressed (10/11/19): Issue addressed in the revised TIA. However, there is a discrepancy between the existing AM overall Delay reported in Table 3 of the report and the results reported on the corresponding Synchro output sheets in Appendix F.
This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

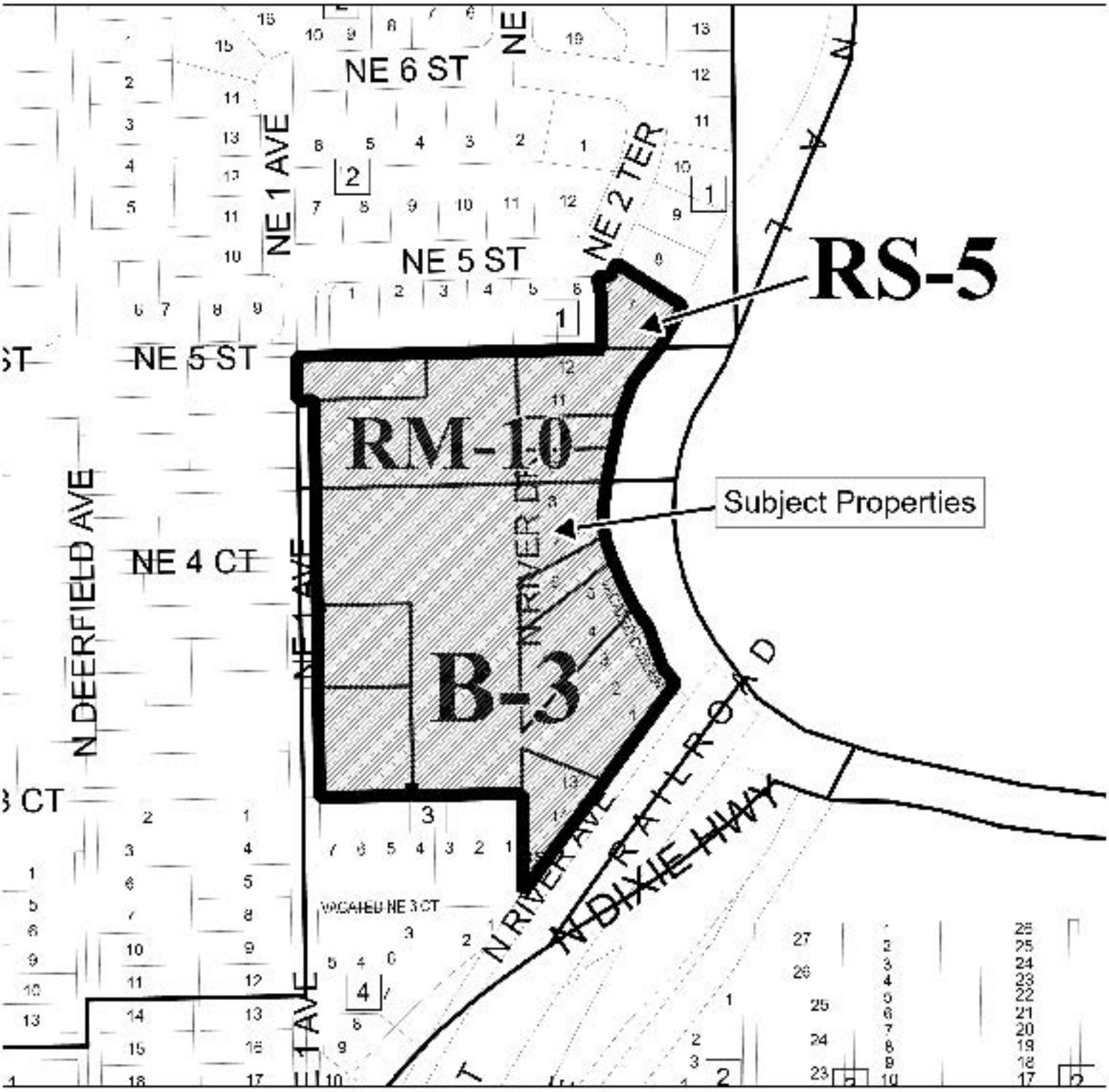
- Also, on Page 11 of the TIA at NE Eller St & US 1; there is a discrepancy between the existing PM overall Level of Service reported in Table 3 of the report and the result reported on the corresponding Synchro output sheets in Appendix F.
This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

Comment Addressed (11/18/19)

Fire/Rescue

Rezoning is approved as submitted.

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.



Existing Zoning Map

Vista Clara Rezoning

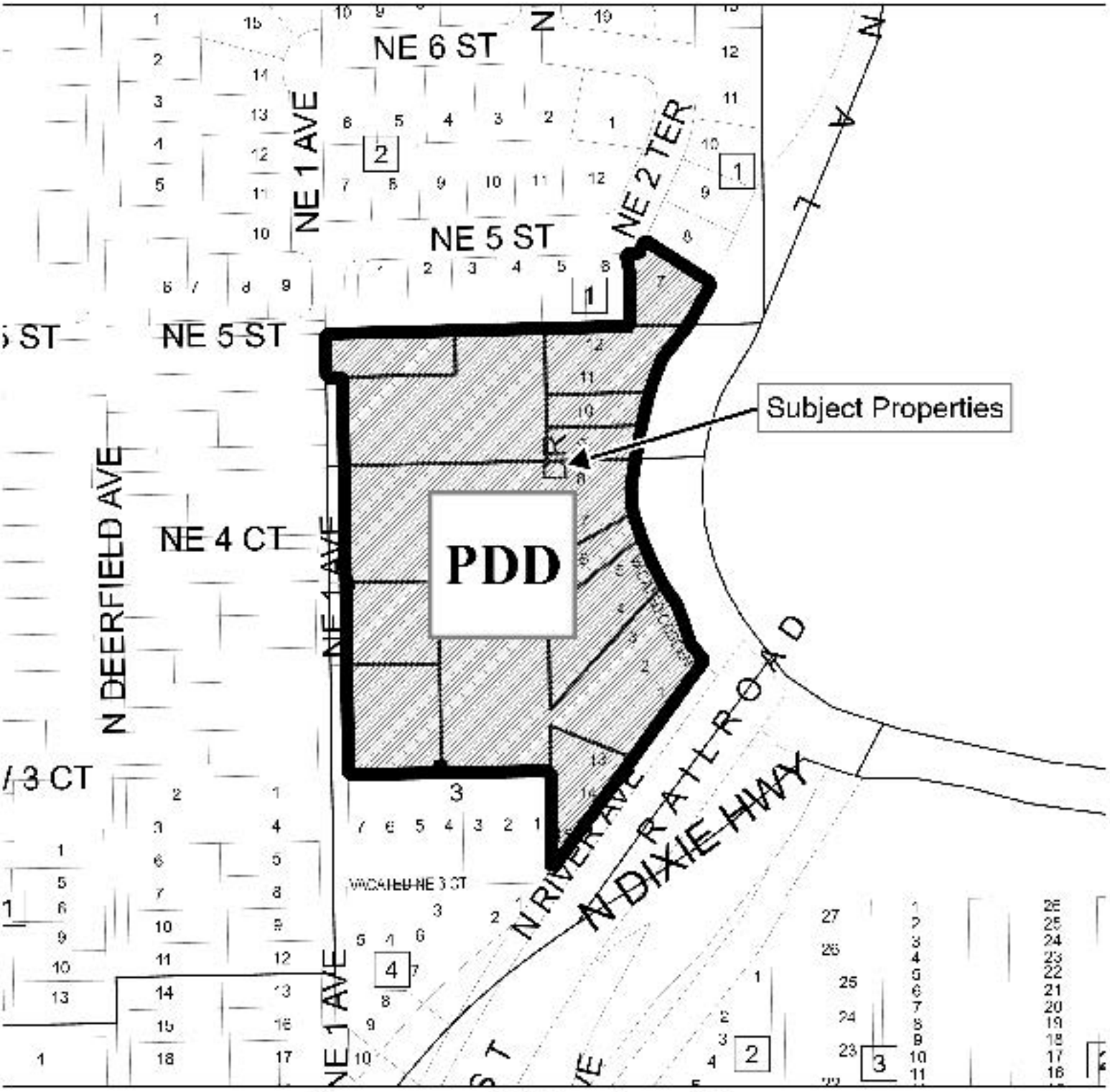
Rezoning Application 19-R-185

**414, 430, 454 & 480 N.E. 1st Avenue,
240 N.E. 5th Street, 412, 424, 430, 446,
450 & 458 N. River Drive, and
409 N. River Avenue**

0 120 240 Feet

Deerfield Beach Florida

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



Proposed Zoning Map

Vista Clara Rezoning

Rezoning Application 19-R-185

**414, 430, 454 & 480 N.E. 1st Avenue,
240 N.E. 5th Street, 412, 424, 430, 446,
450 & 458 N. River Drive, and
409 N. River Avenue**

0 125 250 Feet

Deerfield Beach
Florida

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

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-291

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-071: Application 19-P-222 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant is requesting approval to amend the restrictive note on the "Antibes Development Plat" (Plat Book 150, Page 11) to accommodate the proposed development of 326 multi-family dwelling units. The subject parcel is proposed to be developed as a parking garage for Vista Clara Apartments.

The applicant is requesting to amend the restrictive note as follows:

Existing Note:

"This plat is restricted to commercial use."

Proposed Note:

"This plat is restricted to ancillary parking garage."

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

• Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
• Plat Note Amendment Application No's 19-P-223 and 19-P-224 (scheduled for 3/4/2020 City Commission).
• Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
• Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE FOR A 4.537 ACRE PARCEL OF LAND LOCATED AT 414 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO BE RESTRICTED TO DEVELOPMENT OF AN ANCILLARY PARKING GARAGE TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS PROJECT (APPLICATION NO. 19-P-222); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-222 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note on a 4.537-acre parcel of property located at 414 N.E. 1st Avenue, Deerfield Beach, to be restricted to ancillary parking garage (the "Development") to accommodate the proposed development of 326 multi-family dwelling units on an adjacent parcel (Vista Clara); and

WHEREAS, the site for the Development is approximately 4.537 acres legally described as a parcel of land in ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A, as more particularly described in the file and located at 414 N.E. 1st Avenue, Deerfield Beach, Florida (the "Property"); and

WHEREAS, the Plat Application submitted by the Applicant for the Development would restrict the parcel to the development of an ancillary parking garage to accommodate the proposed multi-family development on an adjacent parcel; and

WHEREAS, the Plat Application is being processed concurrently with a Rezoning (Application #19-R-185), two other Plat Applications (Application #19-P-223 and 19-P-224), a Site Plan (Application # 19-PDD-01) and an Abandonment request (Application No. 19-A-195); and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby approved, subject to the following conditions all of which shall be satisfied by the Applicant: (1) the conditions set forth in the Plat Application and the Development Review Comments as amended, and dated February 13, 2020, which conditions are hereby incorporated herein by this reference, (2) execution and recording of a Development Agreement, in a form acceptable to the City Attorney's Office, that provides, at a minimum, for the following onsite and off-improvements to be constructed by the Applicant:

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street; and

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____

SAMANTHA GILLYARD, CMC, CITY CLERK

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE FOR A 4.537 ACRE PARCEL OF LAND LOCATED AT 414 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO BE RESTRICTED TO DEVELOPMENT OF AN ANCILLARY PARKING GARAGE TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS PROJECT (APPLICATION NO. 19-P-222); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-222 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note on a 4.537-acre parcel of property located at 414 N.E. 1st Avenue, Deerfield Beach, to be restricted to ancillary parking garage (the "Development") to accommodate the proposed development of 326 multi-family dwelling units on an adjacent parcel (Vista Clara); and

WHEREAS, the site for the Development is approximately 4.537 acres described as a parcel of land in ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A, as more particularly described in the file and located at 414 N.E. 1st Avenue, Deerfield Beach, Florida (the "Property"); and

WHEREAS, has reviewed the Plat Application and finds that the Plat Application fails to satisfy the requirements of _____.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby denied based upon the failure to meet the requirements of _____.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 27, 2020

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:

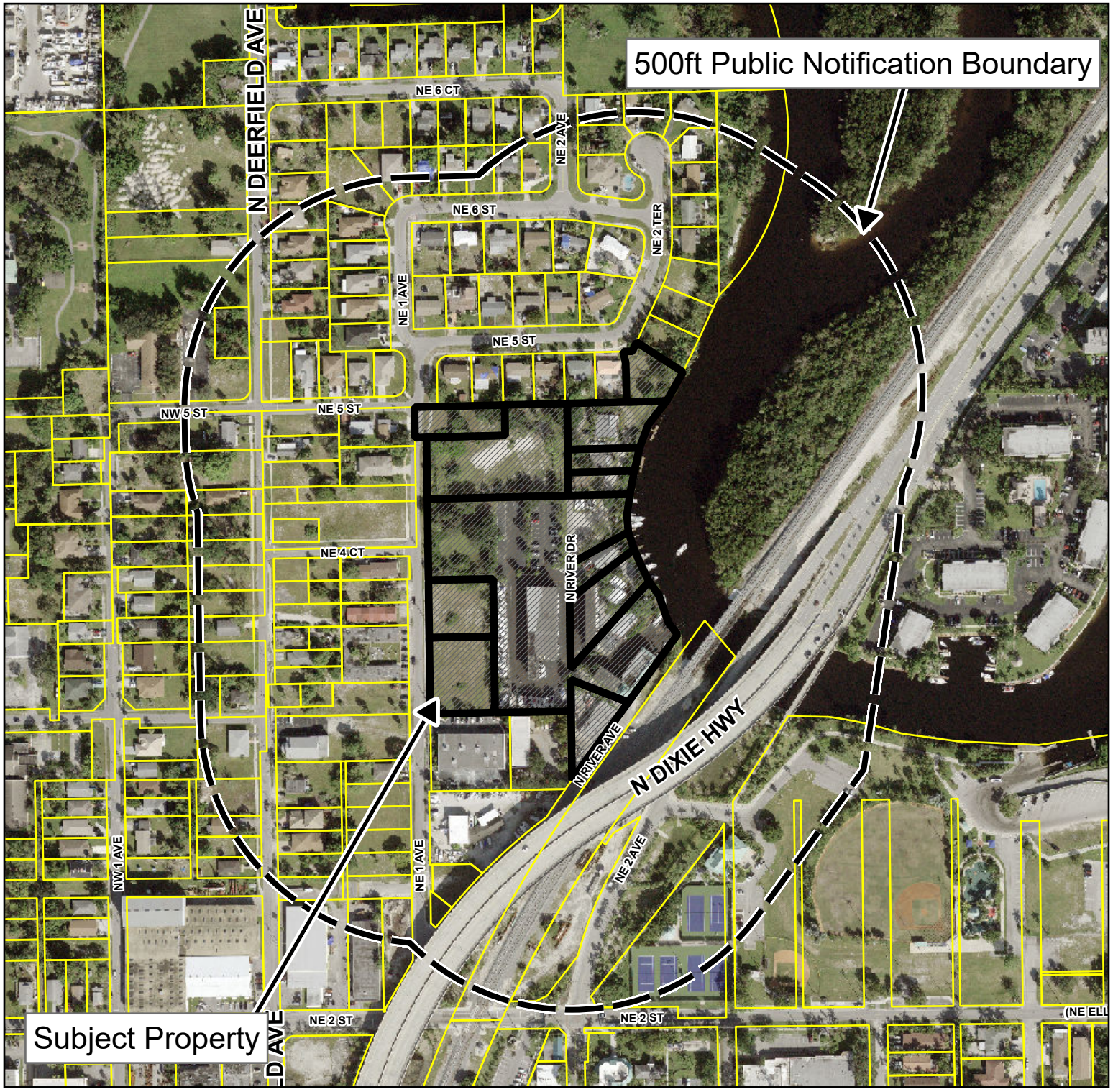
P.H. 2020-071: Application 19-P-222 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*
Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.
Proposal: Request to amend restrictive plat note on "Antibes Development Plat" (Plat Book 150, Page 11) to ancillary parking garage to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).
Location: The property is generally described as ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A, more particularly described in the file, and located at **414 N.E. 1st Avenue**.

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

N
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0 160 320
Feet

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

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

Project Name: Vista Clara Apartments at Deerfield Beach - Antibes Development Plat (150/11)

Property Owner: Deerfield Development Resources, LLC

Applicant (if different from Owner):

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

Address of Property: 414 NE 1st Ave, Deerfiled Beach FL 33441

Legal Description of Property (lot, block, tract, subdivision): Please see attached plat and survey.

Description of Project: Amend the note on the plat to facilitate the Vista Clara Apartments project/site plan. See attached current/proposed note.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-3 current, PDD proposed	Future Land Use Category:	Irreg 39du/ac to be Recertified
Existing Use:	Vacant	Proposed Use:	Ancillary Residential (parking)
Lot Area (acres):	0.533	Number of Dwelling Units (proposed):	None
Sq. Ft. of Structure (existing):	n/a	Sq. Ft. of Structure (proposed):	n/a (parking)

Agent Signature:		Owner Signature:	
Name Printed:	Leigh Kerr	Name Printed:	Chris Partridge
Address:	808 E. Las Olas Blvd #104 Ft Laud 33301	Address:	1769 NE 33 St Pompano Beach FL
Telephone:	954-467-6308	Telephone:	954-247-9309
Email:	Lkerr808@bellsouth.net	Email:	chp@partridgeequities.com

City of Deerfield Beach
RECEIVED
NOV 18 2019
Planning & Development Svcs.

PROPOSED NOTE AMENDMENT (To be completed for plat note amendment applications only.)

Existing Plat Note: This plat is restricted to Commercial Use.

Proposed Plat Note: This plat is restricted to ancillary parking garage.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

City of Deerfield Beach
RECEIVED
NOV 18 2019
Planning & Development Svcs.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach
RECEIVED
NOV - 1 2019
Planning & Development Svcs.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Christopher Partridge have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/25/2019
Date

Sworn to and subscribed before me this 25th day of October, 20 19.

By: Christopher Partridge

Notary Public State of Florida
Jessica Lower
My Commission GG 256159
Expires 09/06/2022

Produced as ID: personally known

Notary Public, State of Florida

City of Deerfield Beach
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NOV - 1 2019
Planning & Dev. Svcs.

DEVELOPMENT PERMIT APPLICATION
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.

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(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.

Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 4/1/17 $500
Michael Hudak 1/20/19 $500

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

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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.

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

City of Deerfield Beach
RECEIVED
NOV - 1 2019
Planning & Development Svcs

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 20 19.

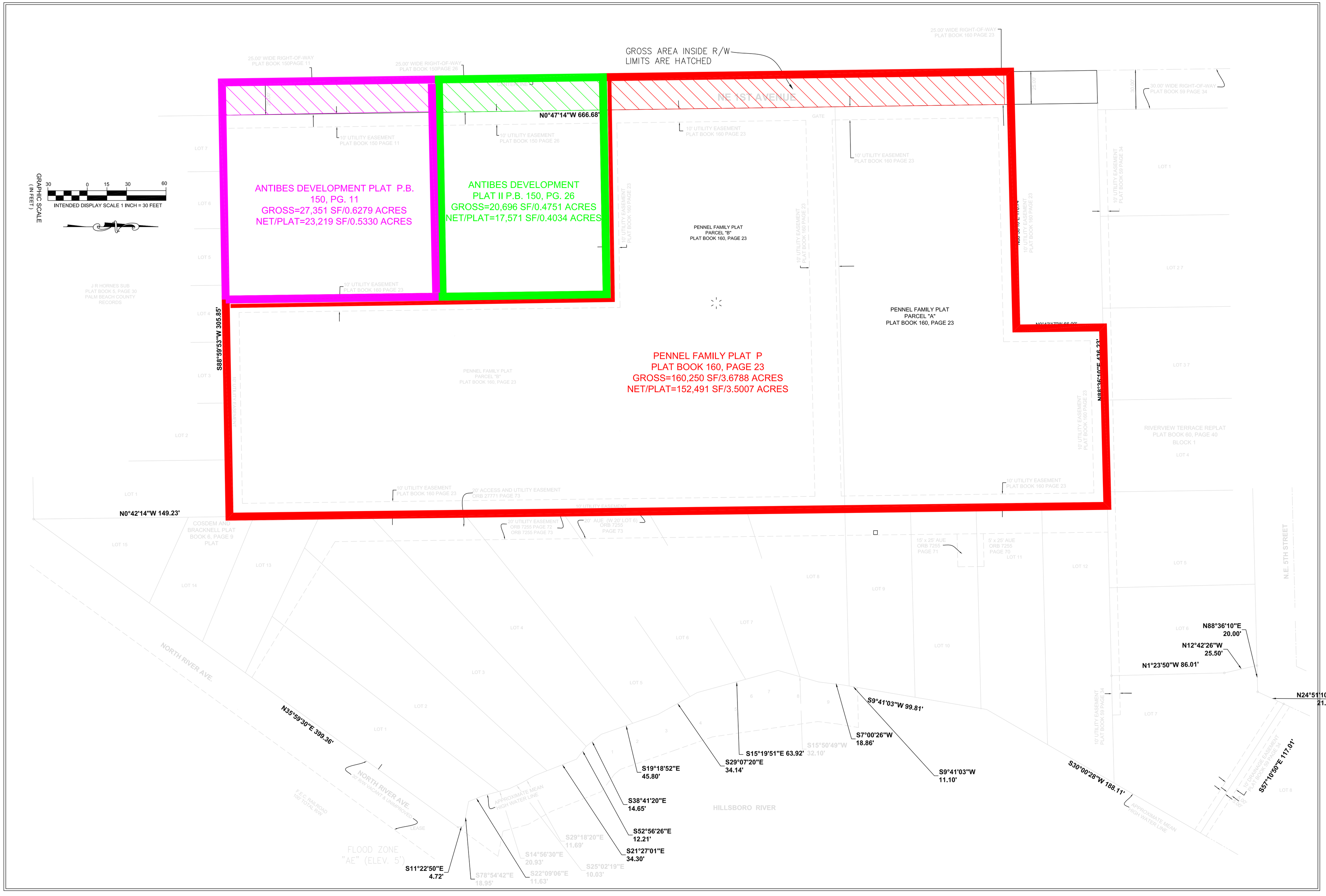
By: Leigh Kerr

Produced as ID: _____

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

City of Deerfield Beach
RECEIVED
NOV - 1 2019
Planning & Development Svcs.



	DATE	BY
FILE NAME VERSION2GROSSNETFORPLATNOTEAMMENDMENT		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND SURVEYING
LANDSCAPE ARCHITECTURE
1001A W. PALMETTO PARK ROAD – SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE	DEC 19
DRAWN BY	DPL
F.B./ PG.	N/A
SCALE	1"=30'

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 7954-2
SHT.NO. 1
OF 1 SHEETS

Oct 31 9 02 AM '91

91433295

PLAT BOOK 150 PAGE 11

SHEET 1 OF 2

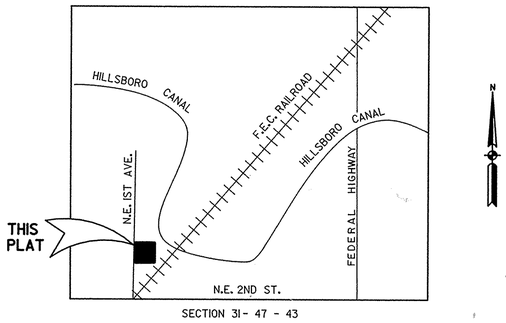
OR Book 16875 pg 883

"ANTIBES DEVELOPMENT PLAT"

A PORTION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616

SEPTEMBER, 1990



SECTION 31 - 47 - 43

LOCATION SKETCH
NOT TO SCALE

DESCRIPTION

THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH 330.56 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA CONTAINING 0.628 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE JANUARY 10, 1991

KEITH AND SCHNARS, P.A.

BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT ANTIBES LEASING COMPANY, A FLORIDA CORPORATION OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ANTIBES DEVELOPMENT PLAT". EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE, FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 7TH DAY OF JANUARY, A.D. 1991.

WITNESS

BY: K. MARCY NOLAN, VICE PRESIDENT
ANTIBES LEASING COMPANY,
A FLORIDA CORPORATION

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED K. MARCY NOLAN

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF ANTIBES LEASING COMPANY, A FLORIDA CORPORATION, AND THAT SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF JAN A.D., 1991.

Aug. 20, 1994
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY OF DEERFIELD BEACH PLANNING AND ZONING BOARD HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 4 DAY OCTOBER A.D. 1990.

BY: CHAIRMAN, THIS 10 DAY OF JANUARY A.D., 1991.

CITY ENGINEER

THIS IS TO CERTIFY THAT THE LAND DEVELOPER HAS COMPLIED WITH THE APPLICABLE PROVISION SET FORTH IN TITLE 5, CHAPTER 7 OF THE DEERFIELD BEACH CITY CODE THIS 28TH DAY OF October, A.D. 1991.

DALE G. HOLINBECK - CITY ENGINEER
PROFESSIONAL ENGINEER NO. 21158

CITY OF DEERFIELD BEACH CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF DEERFIELD BEACH, FLORIDA, BY A MOTION DULY ADOPTED BY THE CITY COMMISSION OF THE 16 DAY OF OCTOBER, A.D. 1990.
IN WITNESS WHEREOF: I HAVE EXECUTED THESE PRESENTS AND AFFIXED THE CORPORATE SEAL OF THE CITY OF DEERFIELD BEACH, FLORIDA, IN SAID CITY THIS 8 DAY OF January A.D. 1991.

MURIEL W. RICKARD - CITY CLERK

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: DIRECTOR — DATE 10-20-91

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING
DATE 10-24-91

BY: EMILIO V. LLUFRIO
FLORIDA P.L.S., REG. NO. 4429
COUNTY SURVEYOR
DATE 10-24-91

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 6TH DAY OF DECEMBER A.D. 1990.

BY: CHAIRPERSON — DATE 2-13-91

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31st DAY OF October, A.D. 1991.

BY: ADMINISTRATOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5TH DAY OF February A.D., 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: DEPUTY

BY: CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 31st DAY OF October A.D. 1991, AND RECORDED IN PLAT BOOK 150, PAGE 11, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: DEPUTY

SEALS

CITY ENGINEER — FLORIDA REGISTERED CERTIFICATE No. 21158 STATE OF FLORIDA

DEDICATION — ANTIBES LEASING CORPORATION OK SEAL FLORIDA

NOTARY DEDICATION — NOTARY PUBLIC STATE OF FLORIDA

CITY OF DEERFIELD BEACH — INCORPORATED 1925 Florida

COUNTY SURVEYOR — FLORIDA REGISTERED CERTIFICATE No. 4429 STATE OF FLORIDA

COUNTY ENGINEER — FLORIDA REGISTERED CERTIFICATE No. 12506 STATE OF FLORIDA

SURVEYOR — THOMAS GENE LUNSFORD CERTIFICATE No. 4646 STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY FLORIDA CREATED OCT. 1ST 1915

ANTIBES PLAT - 1	CHECKED BY	DATE
PRELIMINARY CHECK	LUNSFORD	9/90
ENGINEERING DEPT.		
FIELD BNDRY SURVEY	WICHSER	11/90
CALCULATIONS	LEONHARDT	9/90
PRM'S SET	LEE	1/10/91
PLANNING DEPT.	LAURIA	9/90
FINAL CHECK	LUNSFORD	1/23/91
VAX FILE * P13543:3543UPL01.DGN		

107-MP-90

"ANTIBES DEVELOPMENT PLAT"

A PORTION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
SEPTEMBER, 1990

LEGEND

B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
℄ = CENTERLINE
Δ = CENTRAL ANGLE
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
(E.) = EASTING
ELEV. = ELEVATION
L = ARC LENGTH
N.T.S. = NOT TO SCALE
NO. = NUMBER
(N.) = NORTHING
O.R.B. = OFFICIAL RECORD BOOK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.B. = PLAT BOOK
P.B.C.R.= PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R = RADIUS
RGE. = RANGE
R/W = RIGHT-OF-WAY
SEC. = SECTION
SQ. FT. = SQUARE FEET
TWSP. = TOWNSHIP
U.E. = UTILITY EASEMENT

AREA TABULATION

PARCEL "A"	23,217 SQ. FT.	0.533 AC	±
DED. R/W	4,132 SQ. FT.	0.095 AC	±
TOTAL	27,349 SQ. FT.	0.628 AC	±

SURVEY NOTES

1. ◎ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK DF14.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL OCEAN SURVEY, TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983.
4. ⊢⊢⊢ INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY BENCHMARK NO. 434, ELEVATION = 20.119 (1981) DIXIE HIGHWAY AND HILLSBORO RIVER BUILDING SOUTHEAST CORNER OF BRIDGE IN SIDEWALK, DEPARTMENT OF TRANSPORTATION.

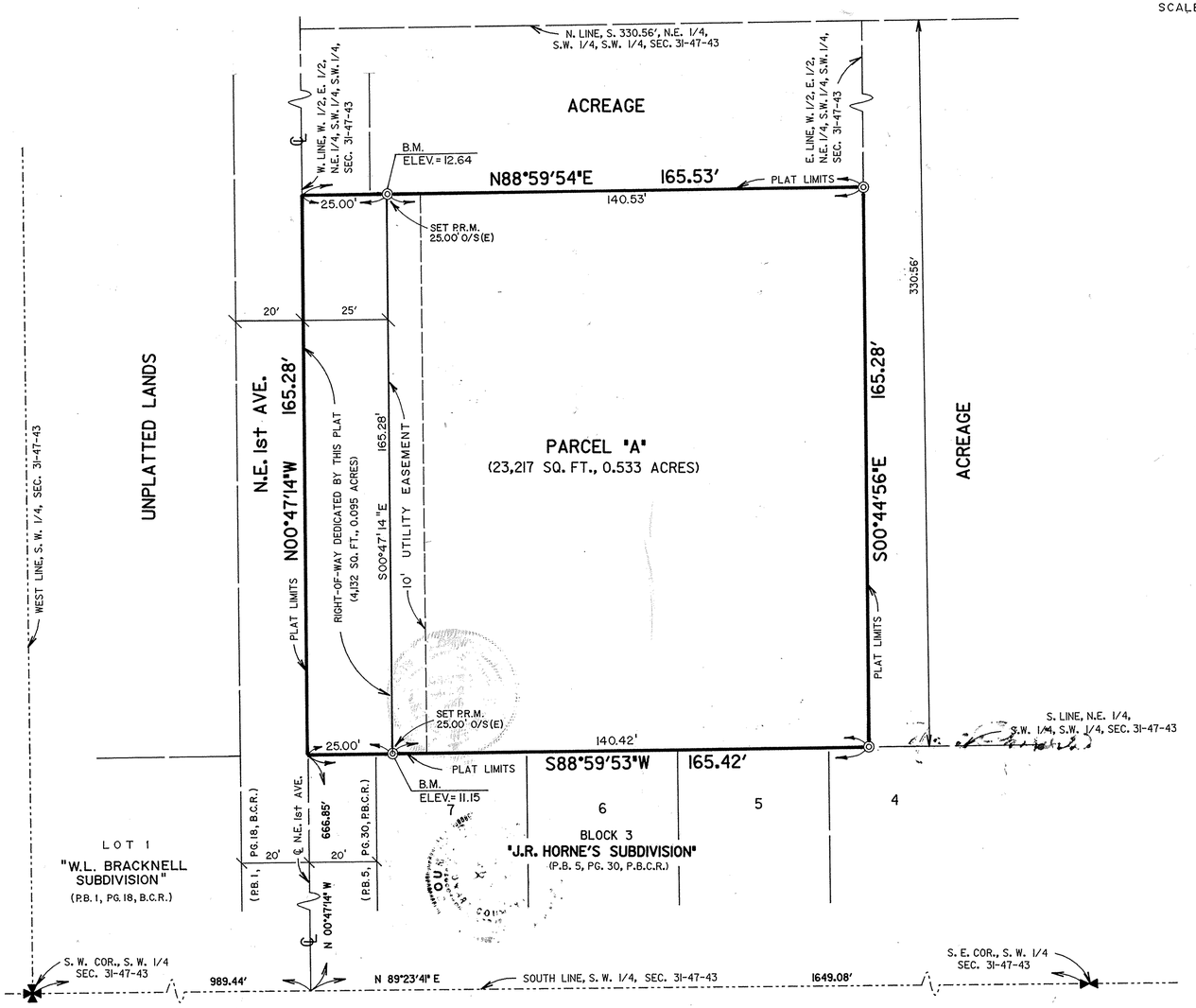
RESTRICTIONS

THIS PLAT IS RESTRICTED TO COMMERCIAL USE.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PI3543:3543UPL02.DGN

107-MP-90

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-P-222
Project Name:	Vista Clara Apartments / Anitbes Development Plat
Applicant:	Greenspoon Marder / Leigh Robinson Kerr & Associates
Agent:	Leigh Kerr
Requested Action/Description:	Request to amend restrictive plat note on Plat Book 150 Page 11 (aka Antibes Development Plat) to ancillary parking garage to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).
Location:	414 N.E. 1st Avenue
Legal Description:	ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A
Size:	4.537 acres (197,635 SF)
Existing Zoning:	B-3 (Business, General)
Existing Use:	Vacant Land
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (not yet recertified by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Use:	**Zoning:**
North:	Vacant Land	B-3 (Business, General)
East:	Boat Storage	B-3 (Business, General)
South:	Warehouse/Storage	B-3 (Business, General)
West:	Vacant Land & Multi-Family Residential	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	**Existing:** This plat is restricted to commercial use. **Proposed:** This plat is restricted to ancillary parking garage.

REQUEST:

The Applicant is requesting approval to amend the restrictive note on the "Antibes Development Plat" (Plat Book 150, Page 11) to accommodate the proposed development of 326 multi-family dwelling units. The subject parcel is proposed to be developed as a parking garage for Vista Clara Apartments.

Existing Note:

"*This plat is restricted to commercial use.*"

Proposed Note:

"*This plat is restricted to ancillary parking garage.*"

BACKGROUND:

The Applicant has also submitted Site Plan Application No. 19-PDD-01 and Abandonment Application No. 19-A-195, seeking approval to accommodate the proposed development of the subject properties. The Applicant intends to develop the subject properties to 326 multi-family dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
- Plat Note Amendment Application No's 19-P-223 and 19-P-224 (scheduled for 3/4/2020 City Commission).
- Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
- Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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.

COMMENTS:

Planning & Zoning

1. Application must have original Agent and Owner signatures.

   Comment Addressed (11/26/19)

2. Submit documentation that County staff has approved the proposed plat language.

   Comment Addressed (11/26/19)

3. Submit legal descriptions for all affected properties in hard copy and word format.

   Comment partially addressed (11/26/19): Submit legal descriptions for all affected parcels in Word format. Additionally, a CD was not submitted with submittal.

   Comment Addressed (12/16/19)

4. Provide an overall plan that identifies the properties affected by each plat note amendment application.

   Comment pending (11/25/19): The survey of all parcels and the original plat were submitted. During the last meeting with the applicant, staff advised that if submitting one survey of all parcels included in Vista Clara Apartments for each plat note amendment, then an overall plan demarking each plat note associated with each application is required in order to distinguish each parcel individually. The overall plan would also need to state the net and gross acreage of each plat. The highlighted plans submitted in the initial submittal were not acceptable to bring forward to City Commission. The plans that have been resubmitted do not clearly delineate each plat note application and do not provide the net and gross acreage. Additionally only one hard copy set was submitted, where three are required – one for filing of each application.

   Comment Addressed (12/16/19)

City Landscape Architect
N/A

Environmental Services
N/A

Recycling & Solid Waste
N/A

Fire/Rescue
N/A

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.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-292

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-072: Application 19-P-223 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant is requesting approval to amend the restrictive note on the Pennell Family Plat" (Plat Book 160, Page 23) to accommodate the proposed development of the subject properties to 326 multi-family dwelling units (Vista Clara Apartments).

The applicant is requesting to amend the restrictive note as follows:

Existing Note:

"This plat is restricted to 11 Garden Apartments on Parcel "A" and 80 Dry Storage Boat Slips and a Parking Lot on Parcel "B". (Dry Storage Boat Slips) is a conditional use and must be approved by the City Commission in accordance with the provisions of the City's Land Development Code."

Proposed Note:

"This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B."

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

• Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
• Plat Note Amendment Application No's 19-P-222 and 19-P-224 (all scheduled for 3/4/2020 City Commission).
• Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
• Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE ON THE PENNELL FAMILY PLAT (P.B. 160, PG. 23) FOR 3.5007 ACRES OF LAND LOCATED AT 412 NORTH RIVER DRIVE & 454 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO RESTRICT PARCELS A & B TO 179 MID-RISE DWELLING UNITS TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS DEVELOPMENT (APPLICATION NO. 19-P-223); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-223 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note for 3.5007-acres of property, located at 412 North River Drive and 454 N.E. 1st Avenue, Deerfield Beach, to restrict Parcel A and B of the Pennell Family Plat to 179 mid-rise dwelling units (the "Residential Development") to accommodate the proposed Vista Clara Apartments development; and

WHEREAS, the site for the Residential Development is approximately 3.5007 acres generally located at 412 North River Drive and 454 N.E. 1st Avenue, Deerfield Beach, Florida, as more particularly described in the file (collectively, the "Property"); and

WHEREAS, the Plat Application submitted by the Applicant for the Residential Development would restrict the Property to the development of 179 mid-rise dwelling units to accommodate the proposed 326 unit multi-family dwelling unit Vista Clara Apartments development; and

WHEREAS, the Plat Application is being processed concurrently with a Rezoning (Application #19-R-185), two other Plat Applications (Application #19-P-222 and 19-P-224), a Site Plan (Application # 19-PDD-01) and an Abandonment request (Application No. 19-A-195); and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby approved, subject to the following conditions all of which shall be satisfied by the Applicant: (1) the conditions set forth in the Plat Application and the Development Review Comments as amended, and dated February 13, 2020, which conditions are hereby incorporated herein by this reference, (2) execution and recording of a Development Agreement, in a form acceptable to the City Attorney's Office, that provides, at a minimum, for the following onsite and off-improvements to be constructed by the Applicant:

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street; and

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____

SAMANTHA GILLYARD, CMC, CITY CLERK

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE ON THE PENNELL FAMILY PLAT (P.B. 160, PG. 23) FOR 3.5007 ACRES OF LAND LOCATED AT 412 NORTH RIVER DRIVE & 454 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO RESTRICT PARCELS A & B TO 179 MID-RISE DWELLING UNITS TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS DEVELOPMENT (APPLICATION NO. 19-P-223); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-223 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note for 3.5007 acres of property, located at 412 North River Drive and 454 N.E. 1st Avenue, Deerfield Beach, to restrict Parcel A and B of the Pennell Family Plat to 179 mid-rise dwelling units (the "Residential Development") to accommodate the proposed Vista Clara Apartments development; and

WHEREAS, the site for the Residential Development is approximately 3.5007 acres generally located at 412 North River Drive and 454 N.E. 1st Avenue, Deerfield Beach, Florida, as more particularly described in the file (collectively, the "Property"); and

WHEREAS, has reviewed the Plat Application and finds that the Plat Application fails to satisfy the requirements of _____.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby denied based upon the failure to meet the requirements of _____.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 27, 2020

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. 2020-072: Application 19-P-223 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Applicant: **Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.**

Proposal: Request to amend restrictive plat note on "Pennell Family Plat" (Plat Book 160, Page 23) to 179 mid-rise dwelling units on Parcel A and Parcel B to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).

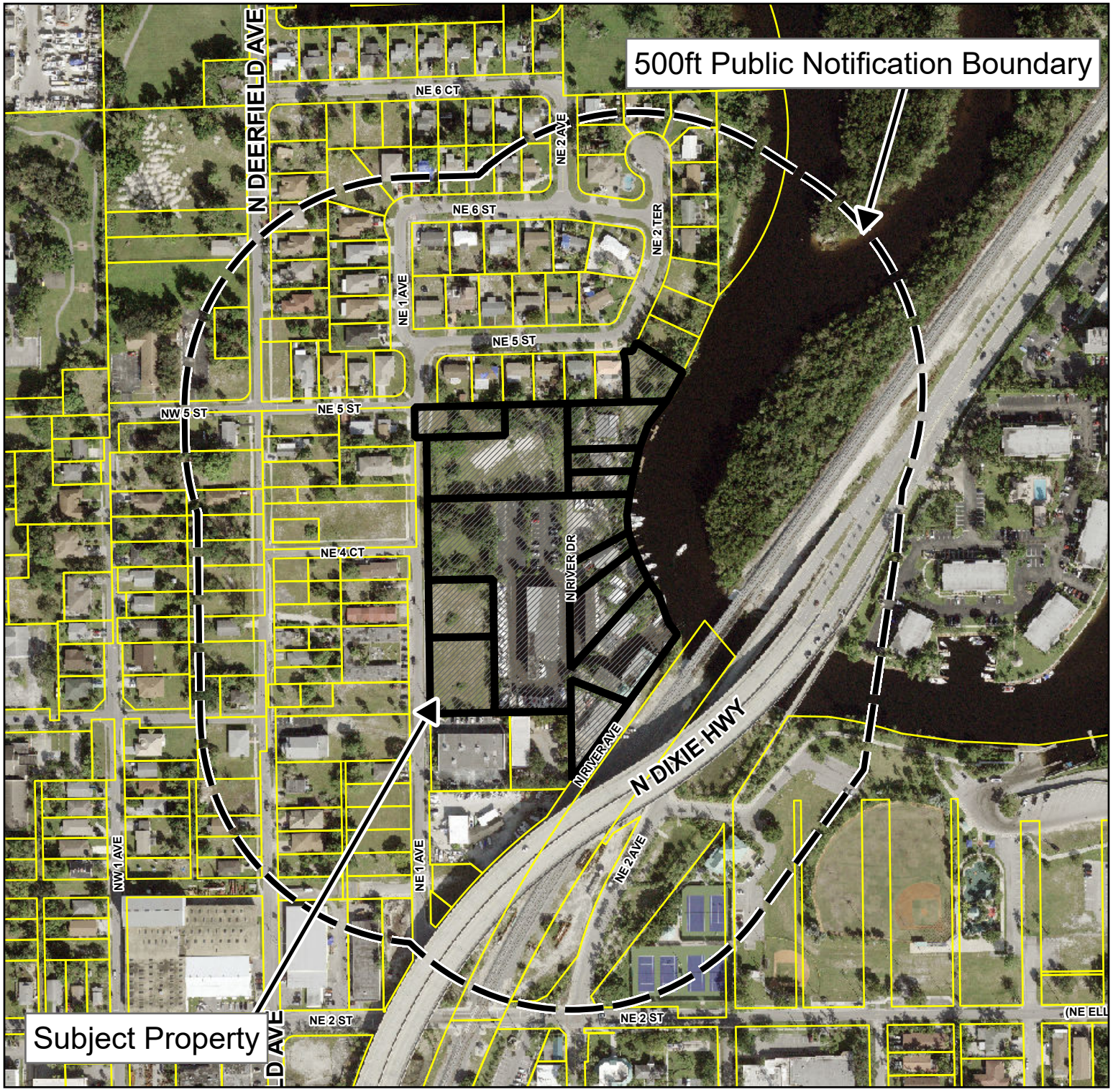
Location: **The property is generally described as COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOTS 1, 2, 3, 7 & 8 TOG WITH THATPT OF VAC COSDEN ST LYING WITHIN SAID LOTS, TOG WITH PENNEL FAMILY PLAT 160-23 PAR B, more particularly described in the file, and located at 412 North River Drive & 454 NE 1st Avenue.**

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

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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)
- ☐ Community Appearance Board (See Attachment B)
- ☐ Variance (See Attachment C)
- ☐ Technical Deviation (See Attachment D)
- ☐ Rezoning (See Attachment E)
- ☑ Plat or Plat Note Amendment (See Attachment F)
- ☐ Conditional Use (See Attachment G)
- ☐ Vacation & Abandonment (See Attachment H)
- ☐ ROW Variance (See Attachment I)
- ☐ Sign Variance (See Attachment J)

Project Name: Vista Clara Apartments at Deerfield Beach - Pennell Family Plat (160/23)

Property Owner: BGPUP LLC, RJP Ultra Enterprises LLC ETAL, PEPDOCK LLC, JLM Property Ventures, LLC

Applicant (if different from Owner): Deerfield Development Resources, LLC

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

Address of Property: 412 NE 1st Ave, Deerfield Beach FL 33441 & 454 N.E 1st Ave.

Legal Description of Property (lot, block, tract, subdivision): Please see attached plat and survey.

Description of Project: Amend the note on the plat to facilitate the Vista Clara Apartments project/site plan. See attached current/proposed note.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	RM10/B3 current, PDD proposed	Future Land Use Category:	Irreg 39du/ac to be Recertified
Existing Use:	Vacant, Boat Rack	Proposed Use:	Multi-Family
Lot Area (acres):	3.5 acres	Number of Dwelling Units (proposed):	179 Mid-Rise units
Sq. Ft. of Structure (existing):	n/a (boat rack)	Sq. Ft. of Structure (proposed):	n/a (179 units)

Agent Signature:		Owner Signature:	
Name Printed:	Leigh Kerr	Name Printed:	David Pennell (JLM Property Ventures)
Address:	808 E. Las Olas Blvd #104 Ft Laud 33301	Address:	4701 N Federal Hwy Ste 311 Pompano FL 33064
Telephone:	954-467-6308	Telephone:	954 993-7502
Email:	Lkerr808@bellsouth.net	Email:	NEUIOMASSOCIATES@AOL.COM

City of Deerfield Beach RECEIVED NOV 18 2019 Planning & Development Svcs.

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

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TYPE OF REQUEST (check all that apply)

- ☐ New Site Plan / Site Plan Modification (See Attachment A)
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- ☑ Plat or Plat Note Amendment (See Attachment F)
- ☐ Conditional Use (See Attachment G)
- ☐ Vacation & Abandonment (See Attachment H)
- ☐ ROW Variance (See Attachment I)
- ☐ Sign Variance (See Attachment J)

Project Name: Vista Clara Apartments at Deerfield Beach - Pennell Family Plat (160/23)

Property Owner: BGPUP LLC, RJP Ultra Enterprises LLC ETAL, PEPDOCK LLC, JLM Property Ventures, LLC

Applicant (if different from Owner): Deerfield Development Resources, LLC

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

Address of Property: 412 NE 1st Ave, Deerfield Beach FL 33441 & 454 N.E. 1st AVE.

Legal Description of Property (lot, block, tract, subdivision): Please see attached plat and survey.

Description of Project: Amend the note on the plat to facilitate the Vista Clara Apartments project/site plan. See attached current/proposed note.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	RM10/B3 current, PDD proposed	Future Land Use Category:	Irreg 39du/ac to be Recertified
Existing Use:	Vacant, Boat Rack	Proposed Use:	Multi-Family
Lot Area (acres):	3.5 acres	Number of Dwelling Units (proposed):	179 Mid-Rise units
Sq. Ft. of Structure (existing):	n/a (boat rack)	Sq. Ft. of Structure (proposed):	n/a (179 units)

Agent Signature:		Owner Signature:	
Name Printed:	Leigh Kerr	Name Printed:	Reginald Pennell (RJP Ultra Enterprises)
Address:	808 E. Las Olas Blvd #104 Ft Laud 33301	Address:	245 S.W. 3RD ST Boca Raton FL 33432
Telephone:	954-467-6308	Telephone:	954 426-2628
Email:	Lkerr808@bellsouth.net	Email:	Rjpennell@hotmail.com

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Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

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PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

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Project Name: Vista Clara Apartments at Deerfield Beach - Pennell Family Plat (160/23)

Property Owner: BGPUP LLC, RJP Ultra Enterprises LLC ETAL, PEPDOCK LLC, JLM Property Ventures, LLC

Applicant (if different from Owner): Deerfield Development Resources, LLC

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

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Description of Project: Amend the note on the plat to facilitate the Vista Clara Apartments project/site plan. See attached current/proposed note.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	RM10/B3 current, PDD proposed	Future Land Use Category:	Irreg 39du/ac to be Recertified
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Sq. Ft. of Structure (existing):	n/a (boat rack)	Sq. Ft. of Structure (proposed):	n/a (179 units)

Agent Signature:

Name Printed: Leigh Kerr

Address: 808 E. Las Olas Blvd #104 Ft Laud 33301

Telephone: 954-467-6308

Email: Lkerr808@bellsouth.net

Owner Signature: Patricia Pennell

Name Printed: Patricia Pennell (PEPDOCK LLC)

Address: 418 N. River Dr. Deer Bch 33441

Telephone: 954 426 2628

Email: PAT PENNELL@Comcast.Net

City of Deerfield Beach RECEIVED NOV 18 2019 Planning & Development Services

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)
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Project Name: Vista Clara Apartments at Deerfield Beach - Pennell Family Plat (160/23)

Property Owner: BGPUP LLC, RJP Ultra Enterprises LLC ETAL, PEPDOCK LLC, JLM Property Ventures, LLC

Applicant (if different from Owner): Deerfield Development Resources, LLC

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

Address of Property: 412 NE 1st Ave, Deerfield Beach FL 33441 &454 N.E. 1st AVE.

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Sq. Ft. of Structure (existing):	n/a (boat rack)	Sq. Ft. of Structure (proposed):	n/a (179 units)

Agent Signature:		Owner Signature:	
Name Printed:	Leigh Kerr	Name Printed:	Michael Pennell (BGPUP LLC)
Address:	808 E. Las Olas Blvd #104 Ft Laud 33301	Address:	418 N. River Drive Deerfield Beach, FL 3344
Telephone:	954-467-6308	Telephone:	954 856-6221
Email:	Lkerr808@bellsouth.net	Email:	MGPENNELL@Comcast.net

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PROPOSED NOTE AMENDMENT (To be completed for plat note amendment applications only.)

Existing Plat Note: This plat is restricted to 11 Garden Apartments on Parcel A and 80 dry storage boat slips and a parking lot on Parcel B.

Proposed Plat Note: This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

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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, David Ponne V have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7/10/19
Date

Sworn to and subscribed before me this 10th day of July, 20 19.

By: Produced as ID: personally known

GEORGE B RIBAROVSKI
Commission # GG 125959
Expires September 5, 2021
Bonded Thru Budget Notary Services

Notary Public, State of Florida

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DEVELOPMENT PERMIT APPLICATION
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(Attach additional sheets as needed for each item.)

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None

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach
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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, Pat Pennell, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Patricia Pennell

Signature

7/9/19

Date

Sworn to and subscribed before me this 9 day of July, 2019.

By: Patricia Pennell

Produced as ID: FLDL P540608532625 0

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

Notary Public, State of Florida

City of Deerfield Beach
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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

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None

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

None

City of Deerfield Beach
RECEIVED
OCT 11 2019

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Reg Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7-10-2019
Date

Sworn to and subscribed before me this 10 day of July, 2019.

By: Reginald J. Pennell Produced as ID: FL Driver License

Notary Public, State of Florida

ROSSANA HURTADO
Notary Public, State of Florida
Commission# GG 152128
My comm. expires Oct. 17, 2021

City of Deerfield Beach
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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach RECEIVED OCT 1 1 2019 Planning & Development Svcs.

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, Michael Pennell have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

7/11/19
Date

Sworn to and subscribed before me this 11 day of July, 20 19.

By: Michael Pennell Produced as ID: FLDL

Notary Public, State of Florida

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

City of Deerfield Beach
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DEVELOPMENT PERMIT APPLICATION
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(Attach additional sheets as needed for each item.)

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Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 4/1/17 $500
Michael Hudak 1/20/19 $500

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

City of Deerfield Beach
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NOV - 1 2019
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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

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A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

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PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 2019.

By: Leigh Kerr

Produced as ID: _____

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

City of Deerfield Beach
RECEIVED
NOV - 1 2019
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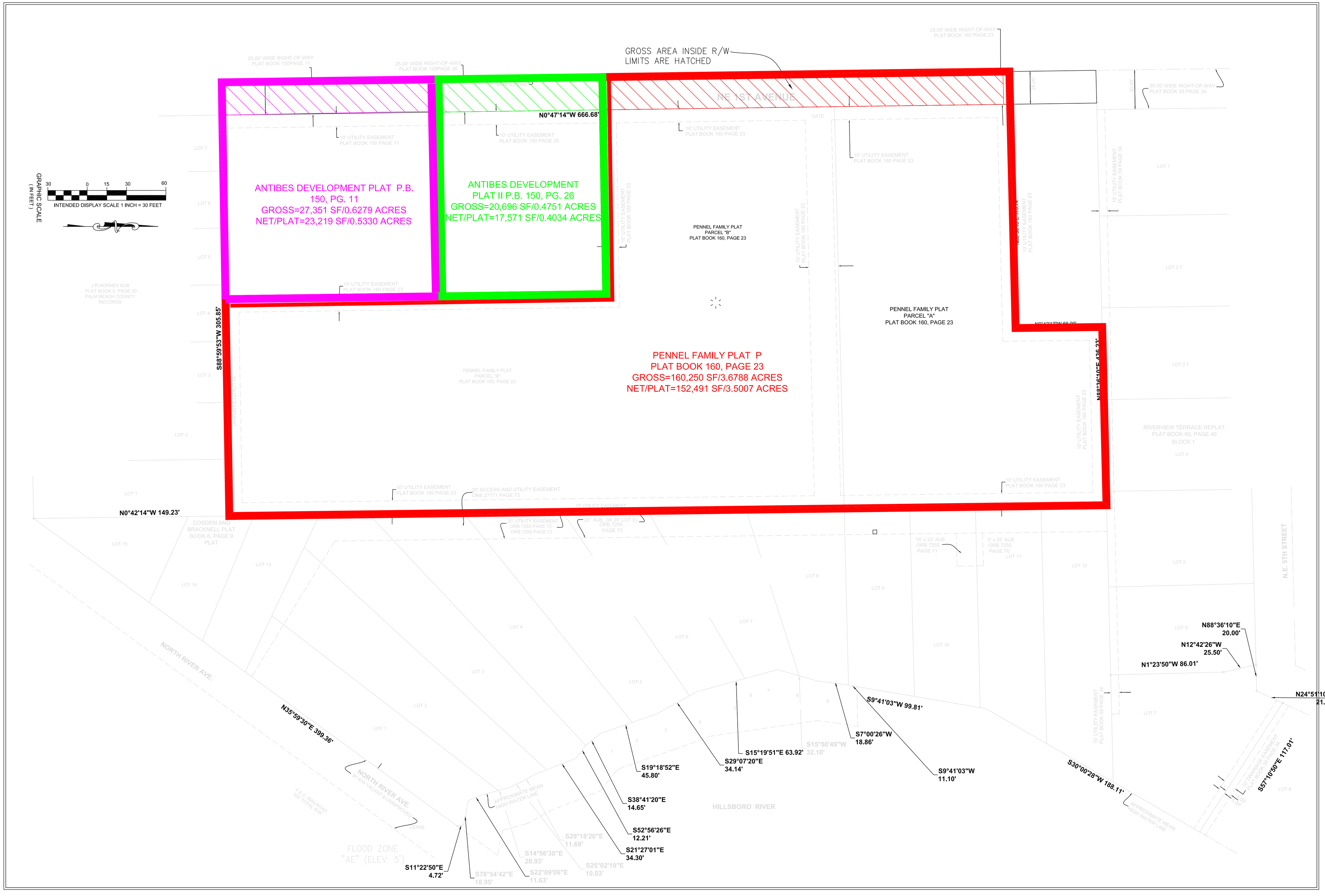


	DATE	BY
FILE NAME VERSION2GROSSNETFORPLATNOTEAMMENDMENT		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND SURVEYING
LANDSCAPE ARCHITECTURE
3001A W. PALMETTO PARK ROAD – SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE	DEC 19
DRAWN BY	DPL
F.B./ PG.	N/A
SCALE	1"=30'

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 7954-2
SHT.NO. 1
OF 1 SHEETS

AMENDED 31395/1329

96-106-271

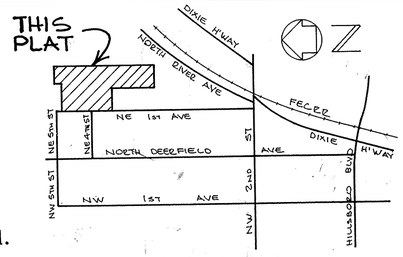
PLAT BOOK 160 PAGE 23

PENNELL FAMILY PLAT

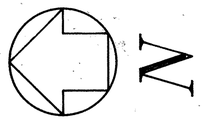
PART OF THE SW1/4 OF SECTION 31,

TOWNSHIP 47 SOUTH, RANGE 43 EAST,

DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.



LOCATION MAP
NTS



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DESCRIPTION:

ALL THAT PART OF THE E1/2 OF THE NE1/4 OF THE SW1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED; THENCE N 00° 47' 14" W, ALONG THE WEST LINE THEREOF, 290.28 FEET; TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: THENCE N 88° 59' 53" E 165.61 FEET; THENCE S 00° 45' 06" E 290.28 FEET; THENCE N 88° 59' 53" E ALONG THE SOUTH LINE OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 165.42 FEET; THENCE N 00° 42' 14" W ALONG THE EAST LINE OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 668.80 FEET; THENCE S 88° 36' 10" W ALONG THE NORTH LINE OF THE SAID E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 136.00 FEET; THENCE S 00° 42' 14" E 66.00 FEET; THENCE S 88° 36' 10" W, 195.74 FEET; THENCE S 00° 47' 14" E, 310.23 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.
CONTAINING 3.678 ACRES.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD s.s.

KNOW ALL MEN BY THESE PRESENTS: JOHN H. PENNELL AND PATRICIA PENNELL HIS WIFE OWNER(S) OF THE LAND DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON TO BE KNOWN AS PENNELL FAMILY PLAT THE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC.
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THE PRESENTS TO BE EXECUTED THIS 28th DAY OF DECEMBER, 1994.

WITNESS AS TO BOTH
KATHRYN RUSH

WITNESS AS TO BOTH
HUGH S. DAVIS

JOHN H. PENNELL

PATRICIA PENNELL

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF DECEMBER 1994 BY JOHN H. PENNELL AND PATRICIA PENNELL PERSONALLY KNOWN TO ME. THEY DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES:

BY: Zaid Khan
NOTARY PUBLIC
NAME: ZAID KHAN

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY OF DEERFIELD BEACH PLANNING AND ZONING BOARD HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 2ND DAY OF FEB., 1995.

BY: [signature] CHAIRMAN, THIS 11th DAY OF July A.D. 1995

CITY ENGINEER

THIS IS TO CERTIFY THAT THE LAND DEVELOPER HAS COMPLIED WITH THE APPLICABLE PROVISIONS SET FOR IN TITLE V, CHAPTER 7, OF THE DEERFIELD BEACH CITY CODE.

DATED THIS 14th DAY OF FEBRUARY A.D. 1996.

Anthony Viola
ANTHONY VIOLA, CITY ENGINEER
PROFESSIONAL ENGINEER #30209
STATE OF FLORIDA.

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA
BROWARD COUNTY s.s.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF DEERFIELD BEACH, FLORIDA, IN AND BY A MOTION DULY ADOPTED BY THE CITY COMMISSIONERS ON THE 20th DAY OF JUNE, A.D., 1995.

IN WHEREOF: I HAVE EXECUTED THESE PRESENTS AND AFFIXED THE CORPORATE SEAL OF THE CITY OF DEERFIELD BEACH, FLORIDA, IN SAID CITY THIS 26th DAY OF JULY A.D. 1995.

Pamela J. Bouy
DEPUTY CITY CLERK

DEERFIELD BEACH FLORIDA

MAP OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD
PLAT BOOK 6 PAGE 9 PALM BEACH COUNTY RECORDS

P.R.M. — N 00°42'14" W 668.80' — P.R.M.
200.00' 10' UTILITY EASEMENT 468.80' 10' UTILITY EASEMENT
PLAT LIMITS
SE. CORNER, E½, N.E. ¼, S.W. ¼, S.W. ¼, SEC. 31-47-43

PARCEL "A"
50,063 SQUARE FEET
1.149 ACRES

PARCEL "B"
102,426 SQUARE FEET
2.351 ACRES

S 88°36'10" W 136.00'
10' UTILITY EASEMENT
PLAT LIMITS
66.00' P.R.M.
S 00°42'14" E
P.R.M.
S 88°36'10" W 195.74'
ACREAGE
10' UTILITY EASEMENT
20' UTILITY EASEMENT
S 88°36'10" W 306.55'
2.5' 20'
P.R.M. B.M. ELEV. 13.12
134.00' 10' UTILITY EASEMENT 176.40'
S 00°47'14" E 310.40'
25'
N 88°59'53" E 165.42'
10' UTILITY EASEMENT
FND. P.R.M. KEITH & SCHNARS
10' UTILITY EASEMENT
FND. P.R.M. KEITH & SCHNARS
S 00°45'06" E 290.28'
PLAT LIMITS
NE CORNER PARCEL "A" ANTIBES DEVELOPMENT PLAT II PB. 150, PG. 26 (B.C.R.)
"ANTIBES DEVELOPMENT PLAT II" PLAT BOOK 150 PAGE 26 BROWARD COUNTY RECORDS
"ANTIBES DEVELOPMENT PLAT" PLAT BOOK 150 PAGE 11 BROWARD COUNTY RECORDS
N 88°59'53" E 165.61'
140.61' 10' UTILITY EASEMENT
FND. P.R.M. KEITH & SCHNARS BENCHMARK ELEV. = 12.46
25' R.O.W. AS PER (P.B. 150, PGS. 11 AND 26, B.C.R.)
N 00° 47'14" W 290.28'
N00°47'14"W 666.61'
S 89°22'46"W 989.53'
S 00°47'14" E 310.23'
N.E. 1ST AVENUE
RIGHT-OF-WAY DEDICATED BY THIS PLAT 7758 SQ. FT.
POINT OF BEGINNING
POINT OF COMMENCEMENT S.W. CORNER, E½, N.E. ¼, S.W. ¼, S.W. ¼, SEC. 31-47-43
S.W. CORNER S.W. 1/4 SEC. 31-47-43
N.W. CORNER, E½, N.E. ¼, S.W. ¼, S.W. ¼, SEC. 31-47-43

RIVERVIEW TERRACE REPLAT (PB. 60, PG. 40 BROWARD COUNTY RECORDS) BLOCK 1 2 3 4 5

J.R. HORNE'S SUBDIVISION PLAT BOOK 5 PAGE 30 PALM BEACH COUNTY RECORDS BLOCK 3 2 1

SURVEYORS NOTES:

1.) ● P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
2.) BENCHMARK OF ORIGIN IS A COAST AND GEODETIC MONUMENT 107.5' SOUTH OF HILLSBORO BLVD. AND 29.5' WEST OF THE WEST RAIL OF THE F.E.C. RAILROAD DISC SET ON TOP OF A COPPER COATED STEEL ROD ELEVATION = 15.233'
3.) BEARINGS ARE BASED ON ASSUMED DATUM.
4.) B.C.R. INDICATES BROWARD COUNTY RECORDS.
5.) 7,758 SQUARE FEET OF RIGHT-OF-WAY ARE DEDICATED BY THIS PLAT.
6.) B.M. ELEV. INDICATES BENCHMARK ELEVATION.

PLAT RESTRICTIONS:

1) THIS PLAT IS RESTRICTED TO 11 GARDEN APARTMENTS ON PARCEL "A" AND 80 DRY STORAGE BOAT SLIPS AND A PARKING LOT ON PARCEL "B".
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATINGTHE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2) (DRY STORAGE BOAT SLIPS) IS A CONDITIONAL USE AND MUST BE APPROVED BY THE CITY COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF THE CITY'S LAND DEVELOPMENT CODE.
THIS NOTE IS REQUIRED BY THE CITY OF DEERFIELD BEACH.

3) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY Henry P. Cook — 2-26-96
HENRY P. COOK, DIRECTOR OF ENGINEERING, FLA. REG.P.E.NO.12506 — DATE

BY Emilio V. Lluprio — 1-10-96
EMILIO V. LLUPRIO, FLA.P.L.S.NO.4429, COUNTY SURVEYOR — DATE:

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Peter Ross — 2-20-96
DIRECTOR — DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS 23 DAY OF February 1995

BY [signature] CHAIRPERSON — DATE August 31, '95

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNINAG COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF August, 1995.

BY: Joan M. Kramer
ADMINISTRATOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD THIS 22nd DAY OF AUGUST, 1995.

ATTEST: B. JACK OSTERHOLT, COUNTY ADMINISTRATOR

BY: Priscilla Young, DEPUTY — BY: [signature], CHAIRMAN — COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION—RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 6th DAY OF March 1996 AND IS RECORDED IN PLAT BOOK 160 PAGE 23, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT, COUNTY ADMINISTRATOR — BY: Carole C. Doyle, DEPUTY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 9TH DAY OF DECEMBER, 1994. THE VERTICAL BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL.

Paul A. Davis — 12/2/94
PAUL A. DAVIS, P.L.S. #4531, STATE OF FLORIDA — DATE

PLAT PREPARED BY:

DAVIS ASSOCIATES, INC.
Consulting Civil and Environmental Engineers • Land Surveyors • Land Development Consultants • Planners
1100 S. POWERLINE ROAD – SUITE 104 – DEERFIELD BEACH, FL 33442
Phone: (305) 698-9101 fax: (305)698-9103
Subdivisions & Condominiums • Land & site Planning • Sanitary Sewer Systems • Water System • Drainage Design • Paving Design Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

COUNTY PLAT NUMBER 001-MP-95

ORBK 24577 PG 357 - 10:13 AM 03-06-96

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-P-223
Project Name:	Vista Clara Apartments / Pennell Family Plat
Applicant:	Greenspoon Marder / Leigh Robinson Kerr & Associates
Agent:	Leigh Kerr
Requested Action/Description:	Request to amend restrictive plat note on "Pennell Family Plat" (Plat Book 160, Page 23) to 179 mid-rise dwelling units on Parcel A and Parcel B to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).
Location:	412 North River Drive & 454 NE 1st Avenue
Legal Description:	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOTS 1,2,3,7 & 8 TOG WITH THATPT OF VAC COSDEN ST LYING WITHIN SAID LOTS,TOG WITH PENNEL FAMILY PLAT 160-23 PAR B
Size:	3.5007 net acres (147,781 SF)
Existing Zoning:	B-3 (Business, General)
Existing Use:	Vacant Land
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (not yet recertified by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Use:	Zoning:
North:	Vacant Land	B-3 (Business, General)
East:	Boat Storage	B-3 (Business, General)
South:	Warehouse/Storage	B-3 (Business, General)
West:	Vacant Land & Multi-Family Residential	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code

Plat Restrictions:

Existing: This plat is restricted to 11 Garden Apartments on Parcel "A" and 80 Dry Storage Boat Slips and a Parking Lot on Parcel "B".

(Dry Storage Boat Slips) is a conditional use and must be approved by the City Commission in accordance with the provisions of the City's Land Development Code.

Proposed: This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B.

Department Comments & Requirements

REQUEST:

The Applicant is requesting approval to amend the restrictive note on the "Pennell Family Plat" (Plat Book 160, Page 23) to accommodate the proposed development of the subject properties to 326 multi-family dwelling units (Vista Clara Apartments).

Existing Note:

"*This plat is restricted to 11 Garden Apartments on Parcel "A" and 80 Dry Storage Boat Slips and a Parking Lot on Parcel "B". (Dry Storage Boat Slips) is a conditional use and must be approved by the City Commission in accordance with the provisions of the City's Land Development Code.*"

Proposed Note:

"*This plat is restricted to 179 mid-rise dwelling units on Parcel A and Parcel B.*"

BACKGROUND:

The Applicant has also submitted Site Plan Application No. 19-PDD-01 and Abandonment Application No. 19-A-195, seeking approval to accommodate the proposed development of the subject properties. The Applicant intends to develop the subject properties to 326 multi-family dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
- Plat Note Amendment Application No's 19-P-222 and 19-P-224 (all scheduled for 3/4/2020 City Commission).
- Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
- Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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.

COMMENTS:

Planning & Zoning

1. Application must have original Agent and Owner signatures.

   Comment addressed (11/26/19)

2. Address provided on the application is incorrect (430 NE 1st Avenue). Resubmit applications with correct address (412 N. River Drive).

   Comment not addressed (11/26/19): Provide correct addresses for both Parcels A and B. You may revise the addresses on the application in person in the Planning and Zoning Division.

   Comment pending (12/20/19): There are two parcels included in this request. The revised address (430 NE 1st Ave.) on the application is incorrect. The correct addresses for this request are 412 N. River Dr. and 454 NE 1st Ave. You may revise the addresses on the application in person in the Planning and Zoning Division.

   Comment Addressed (2/13/2020)

3. Submit documentation that County staff has approved the proposed plat note language.

   Comment addressed (11/26/19)

4. The existing Plat Note Restriction has expired. Submit documentation from the County of the procedures/requirements to proceed with the proposed plat note.

   Comment addressed (11/26/19): Applicant stated the County has advised that the existing expired note reverts back to the note approved on the face of the plat. The recorded plat must reference Amendment No. 31395/1329 within the note restrictions.

5. Submit legal descriptions for all affected properties in hard copy and word format.

   Comment partially addressed (11/26/19): Submit legal descriptions for all affected parcels in Word format. Additionally, a CD was not submitted with submittal.

6. Provide an overall plan that identifies the properties affected by each plat note amendment application.

   Comment pending (11/25/19): The survey of all parcels and the original plat were submitted. During the last meeting with the applicant, staff advised that if submitting one survey of all parcels included in Vista Clara Apartments for each plat note amendment, then an overall plan demarking each plat note associated

with each application is required in order to distinguish each parcel individually. The overall plan would also need to state the net and gross acreage of each plat. The highlighted plans submitted in the initial submittal were not acceptable to bring forward to City Commission. The plans that have been resubmitted do not clearly delineate each plat note application and do not provide the net and gross acreage. Additionally only one hard copy set was submitted, where three are required – one for filing of each application.

Comment addressed (12/20/19)

City Landscape Architect
N/A

Environmental Services
N/A

Recycling & Solid Waste
N/A

Fire/Rescue
N/A

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.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-293

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-073:Application 19-P-224 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant is requesting approval to amend the restrictive note on the "Antibes Development Plat" (Plat Book 150, Page 11) to accommodate the proposed development of 326 multi-family dwelling units. The subject parcel is proposed to be developed as a parking garage for Vista Clara Apartments.

The applicant is requesting to amend the restrictive note as follows:

Existing Note:

"This plat is restricted to 7,800 SF of commercial use / no restaurants."

Proposed Note:

"This plat is restricted to ancillary parking garage."

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

• Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
• Plat Note Amendment Application No's 19-P-222 and 19-P-223 (scheduled for 3/4/2020 City Commission).
• Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
• Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE FOR A .4 ACRE PARCEL OF LAND LOCATED AT 430 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO BE RESTRICTED TO DEVELOPMENT OF AN ANCILLARY PARKING GARAGE TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS PROJECT (APPLICATION NO. 19-P-224); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-224 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note on a .4 acre parcel of property located at 430 N.E. 1st Avenue, Deerfield Beach, to be restricted to ancillary parking garage (the "Development") to accommodate the proposed development of 326 multi-family dwelling units on an adjacent parcel (Vista Clara); and

WHEREAS, the site for the Development is approximately .4 acres legally described as a parcel of land in ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL A, as more particularly described in the file and located at 430 N.E. 1st Avenue, Deerfield Beach, Florida (the "Property"); and

WHEREAS, the Plat Application submitted by the Applicant for the Development would restrict the parcel to the development of an ancillary parking garage to accommodate the proposed multi-family development on an adjacent parcel; and

WHEREAS, the Plat Application is being processed concurrently with a Rezoning (Application #19-R-185), two other Plat Applications (Application #19-P-222 and 19-P-223), a Site Plan (Application # 19-PDD-01) and an Abandonment request (Application No. 19-A-195); and

WHEREAS, the City Commission has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Deerfield Beach review agencies and staff; and

WHEREAS, the City Commission has determined that the Plat Application meets all departmental and Land Development Code requirements and finds it in the best interest of the City to approve the Plat Application.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby approved, subject to the following conditions all of which shall be satisfied by the Applicant: (1) the conditions set forth in the Plat Application and the Development Review Comments as amended, and dated February 13, 2020, which conditions are hereby incorporated herein by this reference, (2) execution and recording of a Development Agreement, in a form acceptable to the City Attorney's Office, that provides, at a minimum, for the following onsite and off-improvements to be constructed by the Applicant:

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street; and

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____

SAMANTHA GILLYARD, CMC, CITY CLERK

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING THE PLAT APPLICATION SUBMITTED BY DEERFIELD DEVELOPMENT RESOURCES, LLC, TO AMEND THE PLAT NOTE FOR A .4 ACRE PARCEL OF LAND LOCATED AT 430 N.E. 1ST AVENUE, DEERFIELD BEACH, FLORIDA, TO BE RESTRICTED TO DEVELOPMENT OF AN ANCILLARY PARKING GARAGE TO ACCOMMODATE THE PROPOSED VISTA CLARA APARTMENTS PROJECT (APPLICATION NO. 19-P-224); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-P-224 (the "Plat Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") to amend the plat note on a .4 acre parcel of property located at 430 N.E. 1st Avenue, Deerfield Beach, to be restricted to ancillary parking garage (the "Development") to accommodate the proposed development of 326 multi-family dwelling units on an adjacent parcel (Vista Clara); and

WHEREAS, the site for the Development is approximately .4 acres legally described as a parcel of land in ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL A, as more particularly described in the file and located at 430 N.E. 1st Avenue, Deerfield Beach, Florida (the "Property"); and

WHEREAS, has reviewed the Plat Application and finds that the Plat Application fails to satisfy the requirements of _____.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The Plat Application is hereby denied based upon the failure to meet the requirements of _____.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 27, 2020

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. 2020-073: Application 19-P-224 (Deerfield Development Resources, LLC) *(Deferred from March 4, 2020)*

Applicant: **Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.**

Proposal: Request to amend restrictive plat note on "Antibes Development Plat II" (Plat Book 150, Page 6) to ancillary parking garage to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).

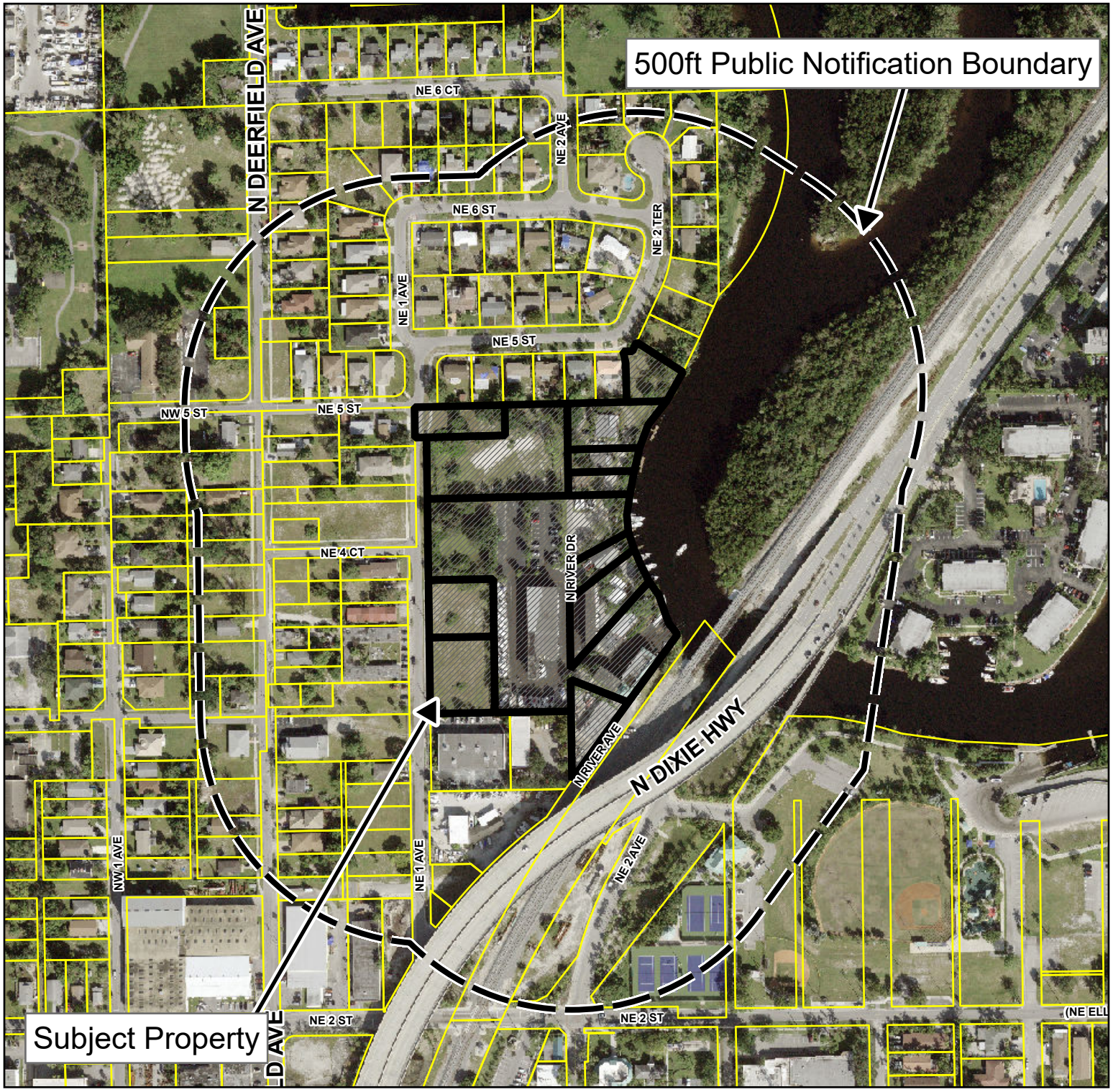
Location: The property is generally described as ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL 'A', more particularly described in the file, and located at **430 N.E. 1st Avenue.**

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

N
W E
S

0 160 320
Feet

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

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

Project Name: Vista Clara Apartments at Deerfield Beach - Antibes Development II Plat (150/26)

Property Owner: Deerfield Development Resources, LLC

Applicant (if different from Owner):

Agent (if different from Owner/Applicant): Greenspoon Marder, Leigh Robinson Kerr & Assoc

Address of Property: 430 NE 1st Ave, Deerfield Beach FL 33441

Legal Description of Property (lot, block, tract, subdivision): Please see attached plat and survey.

Description of Project: Amend the note on the plat to facilitate the Vista Clara Apartments project/site plan. See attached current/proposed note.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-3 current, PDD proposed	Future Land Use Category:	Irreg 39du/ac to be Recertified
Existing Use:	Vacant	Proposed Use:	Ancillary Residential (parking)
Lot Area (acres):	0.40	Number of Dwelling Units (proposed):	None
Sq. Ft. of Structure (existing):	n/a	Sq. Ft. of Structure (proposed):	

Agent Signature:		Owner Signature:	
Name Printed:	Leigh Kerr	Name Printed:	Chris Partridge
Address:	808 E. Las Olas Blvd #104 Ft Laud 33301	Address:	1769 NE 33 St Pompano Beach FL
Telephone:	954-467-6308	Telephone:	954-247-9309
Email:	Lkerr808@bellsouth.net	Email:	chp@partridgeequities.com

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PROPOSED NOTE AMENDMENT (To be completed for plat note amendment applications only.)

Existing Plat Note: This plat is restricted to 7,800 Sq. Ft. of Commercial Use/No Restaurants.

Proposed Plat Note: This plat is restricted to ancillary parking garage.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

City of Deerfield Beach
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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach
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3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Christopher Partridge have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/25/2019
Date

Sworn to and subscribed before me this 25th day of October, 20 19.

By: Christopher Partridge

Notary Public State of Florida
Jessica Lower
My Commission GG 256159
Expires 09/06/2022

Produced as ID: personally known

Notary Public, State of Florida

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DEVELOPMENT PERMIT APPLICATION
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(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.

Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 4/4/17 $500
Michael Hudak 1/20/19 $500

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

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3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

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A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 20 19.

By: Leigh Kerr

Produced as ID:

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

City of Deerfield Beach
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GRAPHIC SCALE
(IN FEET)
30 0 15 30 60
INTENDED DISPLAY SCALE 1 INCH = 30 FEET

GROSS AREA INSIDE R/W
LIMITS ARE HATCHED

ANTIBES DEVELOPMENT PLAT P.B. 150, PG. 11
GROSS=27,351 SF/0.6279 ACRES
NET/PLAT=23,219 SF/0.5330 ACRES

ANTIBES DEVELOPMENT PLAT II P.B. 150, PG. 26
GROSS=20,696 SF/0.4751 ACRES
NET/PLAT=17,571 SF/0.4034 ACRES

PENNEL FAMILY PLAT P
PLAT BOOK 160, PAGE 23
GROSS=160,250 SF/3.6788 ACRES
NET/PLAT=152,491 SF/3.5007 ACRES

PENNEL FAMILY PLAT
PARCEL "A"
PLAT BOOK 160, PAGE 23

PENNEL FAMILY PLAT
PARCEL "B"
PLAT BOOK 160, PAGE 23

NE 1ST AVENUE
25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150PAGE 11
25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150PAGE 26
25.00' WIDE RIGHT-OF-WAY PLAT BOOK 160 PAGE 23
30.00' WIDE RIGHT-OF-WAY PLAT BOOK 59 PAGE 34
GATE
10' UTILITY EASEMENT PLAT BOOK 150 PAGE 11
10' UTILITY EASEMENT PLAT BOOK 150 PAGE 26
10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23
10' UTILITY EASEMENT PLAT BOOK 59 PAGE 34
20' ACCESS AND UTILITY EASEMENT ORB 27771 PAGE 73
10' UTILITY EASEMENT ORB 7255 PAGE 72 ORB 7255 PAGE 73
20' AUE (W 20' LOT 6) ORB 7255 PAGE 73
15' x 25' AUE ORB 7255 PAGE 71
5' x 25' AUE ORB 7255 PAGE 70
J R HORNES SUB PLAT BOOK 5, PAGE 30 PALM BEACH COUNTY RECORDS
COSDEM AND BRACKNELL PLAT BOOK 6, PAGE 9 PLAT
RIVERVIEW TERRACE REPLAT PLAT BOOK 60, PAGE 40 BLOCK 1
N.E. 5TH STREET
NORTH RIVER AVE
NORTH RIVER AVE 30' R/W VARIANT & UNIMPROVED
F.E.C. RAILROAD 100' TOTAL R/W
HILLSBORO RIVER
APPROXIMATE MEAN HIGH WATER LINE
FLOOD ZONE "AE" (ELEV. 5')
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 1 LOT 2 7 LOT 3 7 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

N0°47'14"W 666.68'
S88°59'53"W 305.85'
N0°42'14"W 149.23'
N35°59'30"E 399.36'
N24°51'10"E 21.88'
N88°36'10"E 20.00'
N12°42'26"W 25.50'
N1°23'50"W 86.01'
S9°41'03"W 99.81'
S7°00'26"W 18.86'
S9°41'03"W 11.10'
S30°00'28"W 188.11'
S57°10'50"E 117.01'
S15°19'51"E 63.92'
S15°50'49"W 32.10'
S29°07'20"E 34.14'
S19°18'52"E 45.80'
S38°41'20"E 14.65'
S52°56'26"E 12.21'
S21°27'01"E 34.30'
S29°18'20"E 11.69'
S14°56'30"E 20.93'
S22°09'06"E 11.63'
S25°02'19"E 10.03'
S11°22'50"E 4.72'
S78°54'42"E 18.95'

	BY
	DATE
FILE NAME VERSION26ROSSNETTOPPLATNOTEAMMENDMENT	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING LAND SURVEYING
LANDSCAPE ARCHITECTURE
7401A W. PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE	DEC 19
DRAWN BY	DPL
F.B./ PG.	N/A
SCALE	1"=30'

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 7954-2
SHT.NO. 1
OF 1 SHEETS

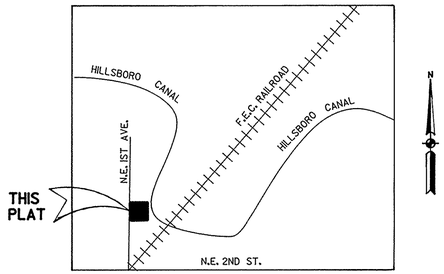
91494491

PLAT BOOK 150 PAGE 26

SHEET 1 OF 1

"ANTIBES DEVELOPMENT PLAT II"

A PORTION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

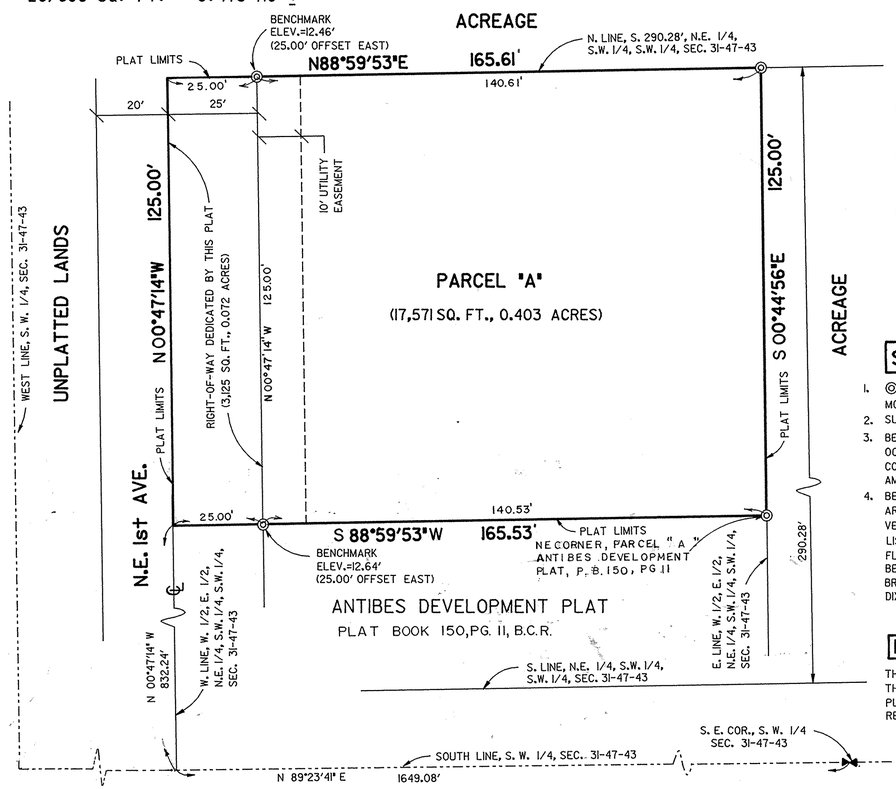


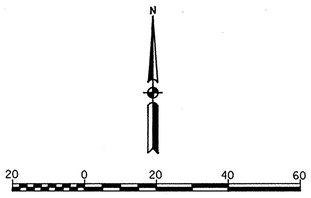
SECTION 31 - 47 - 43
LOCATION SKETCH
NOT TO SCALE

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JANUARY, 1991

AREA TABULATION

PARCEL "A"	17,571 SQ. FT.	0.403 AC ±
DED. R/W	3,125 SQ. FT.	0.072 AC ±
TOTAL	20,696 SQ. FT.	0.475 AC ±





DESCRIPTION

THE WEST ONE-HALF (W 1/2) OF THE NORTH 125 FEET OF THE SOUTH 290.28 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA CONTAINING 0.475 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT ANTIBES LEASING COMPANY, A FLORIDA CORPORATION

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ANTIBES DEVELOPMENT PLAT II", EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, ANTIBES LEASING COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22 DAY OF AUGUST, A.D. 1991.

WITNESS
WITNESS

BY: K. MARCY NOLAN, VICE PRESIDENT
ANTIBES LEASING COMPANY,
A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED K. MARCY NOLAN

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF ANTIBES LEASING COMPANY, A FLORIDA CORPORATION, AND THAT SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SUCH DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

WITNESS MY HAND AND SEAL THIS 22 DAY OF August A.D., 1991.

August 20, 1994
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA

CITY OF DEERFIELD BEACH

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF DEERFIELD BEACH, FLORIDA, BY A MOTION DULY ADOPTED BY THE CITY COMMISSION OF THE 19TH DAY OF February, A.D. 1991.
IN WITNESS WHEREOF: I HAVE EXECUTED THESE PRESENTS AND AFFIXED THE CORPORATE SEAL OF THE CITY OF DEERFIELD BEACH, FLORIDA, IN SAID CITY THIS 27th DAY OF August A.D. 1991.

PAMELA LEVY - DEPUTY CITY CLERK

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE 8-22-91

KEITH AND SCHNARS, P.A.
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED JOHN H. PENNELL AND PATRICIA PENNELL,

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUALS AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND SEAL THIS 22 TH DAY OF August A.D., 1991.

August 20 1994
MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA

RESTRICTIONS

THIS PLAT IS RESTRICTED TO 7,800 SQ.FT. OF COMMERCIAL USE/NO RESTAURANTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

LEGEND

B.C.R.	- BROWARD COUNTY RECORDS
ELEV.	- ELEVATION
O.R.B.	- OFFICIAL RECORD BOOK
P.C.P.	- PERMANENT CONTROL POINT
P.B.	- PLAT BOOK
P.L.S.	- PROFESSIONAL LAND SURVEYOR
P.R.M.	- PERMANENT REFERENCE MONUMENT
RGE.	- RANGE
R/W	- RIGHT-OF-WAY
SEC.	- SECTION
SQ. FT.	- SQUARE FEET
TWSP.	- TOWNSHIP

SURVEY NOTES

1. ◎ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK DF 14.
3. BEARINGS ARE RELATIVE TO THE NATIONAL OCEAN SURVEY, TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983.
4. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK NO. 434, ELEVATION =20.119' (1981) BRASS DISC ON SOUTHEAST CORNER OF DIXIE HIGHWAY AND HILLSBORO BRIDGE.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. PENNELL AND PATRICIA PENNELL,

THE UNDERSIGNED, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18918, PAGE 551, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JOHN H. PENNELL AND PATRICIA PENNELL HAVE SIGNED THESE PRESENTS IN THEIR NAME THIS 22 DAY OF AUGUST A.D., 1991.

WITNESS AS TO BOTH

BY:

WITNESS AS TO BOTH

BY:

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: Donald L. Kavanagh AICP
DIRECTOR

Dec 12, 1991
DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING

12-18-91
DATE

BY: Emilio V. Llufrio
EMILIO V. LLUFRIO
FLORIDA P.L.S., REG. NO. 4429
COUNTY SURVEYOR

12-16-91
DATE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS 28TH DAY OF MARCH A.D. 1991.

BY: Alan Goldberg
CHAIRPERSON

SEPTEMBER 26, 1991
DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 12TH DAY OF December, A.D. 1991.

BY: Peter M Rosa
ADMINISTRATOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 1ST DAY OF October A.D., 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: Phyllis Henry
DEPUTY

BY: John T. Hart
CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17th DAY OF December A.D. 1991, AND RECORDED IN PLAT BOOK 150, PAGE 26, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: Carole C. Doyle
DEPUTY

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY OF DEERFIELD BEACH PLANNING AND ZONING BOARD HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 7th DAY February A.D. 1991.

BY: CHAIRMAN, THIS 23 DAY OF August A.D., 1991.

CITY ENGINEER

THIS IS TO CERTIFY THAT THE LAND DEVELOPER HAS COMPLIED WITH THE APPLICABLE PROVISION SET FORTH IN TITLE 5, CHAPTER 7 OF THE DEERFIELD BEACH CITY CODE THIS 16TH DAY OF December, A.D. 1991.

DALE G. HOLINBECK - CITY ENGINEER
PROFESSIONAL ENGINEER NO. 21158

SEALS: DEDICATION | NOTARY DEDICATION | COUNTY SURVEYOR | NOTARY MORTGAGEE'S CONSENT | COUNTY ENGINEER | SURVEYOR | CITY OF DEERFIELD BEACH | CITY ENGINEER

VAX FILE # PI3672:3672UPLI.DGN

006-MP-91

ORBook 12000 Pg 291

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-P-224
Project Name:	Vista Clara Apartments / Anitbes Development II Plat
Applicant:	Greenspoon Marder / Leigh Robinson Kerr & Associates
Agent:	Leigh Kerr
Requested Action/Description:	Request to amend restrictive plat note on Plat Book 150 Page 26 (aka Antibes Development II Plat) to accommodate the proposed development of 326 multi-family dwelling units (Vista Clara Apartments).
Location:	430 N.E. 1st Avenue
Legal Description:	ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL 'A'
Size:	.4034 acres (17,571 SF)
Existing Zoning:	B-3 (Business, General)
Existing Use:	Vacant Land
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (not yet recertified by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Use:	**Zoning:**
North:	Vacant Land	B-3 (Business, General)
East:	Boat Storage	B-3 (Business, General)
South:	Warehouse/Storage	B-3 (Business, General)
West:	Vacant Land & Multi-Family Residential	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	**Existing:** This plat is restricted to 7,800 SF of commercial use / no restaurants. **Proposed:** This plat is restricted to ancillary parking garage.

REQUEST:

The Applicant is requesting approval to amend the restrictive note on the "Antibes Development Plat II" (Plat Book 150, Page 6) to accommodate the proposed development of 326 multi-family dwelling units. The subject parcel is proposed to be developed as a parking garage for Vista Clara Apartments.

Existing Note:

"*This plat is restricted to 7,800 SF of commercial use / no restaurants.*"

Proposed Note:

"*This plat is restricted to ancillary parking garage.*"

BACKGROUND:

The Applicant has also submitted Site Plan Application No. 19-PDD-01 and Abandonment Application No. 19-A-195, seeking approval to accommodate the proposed development of the subject properties. The Applicant intends to develop the subject properties to 326 multi-family dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Rezoning Application No. 19-R-185 (scheduled for 3/4/2020 City Commission).
- Plat Note Amendment Application No's 19-P-222 and 19-P-223 (scheduled for 3/4/2020 City Commission).
- Abandonment Application No. 19-A-195 (to be heard at the same time as second reading of the rezoning).
- Site Plan Application No. 19-PDD-01 (to be heard at the same time as second reading of the rezoning).

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.

COMMENTS:

Planning & Zoning

1. Application must have original Agent and Owner signatures.

   Comment Addressed (11/26/19)

2. Submit documentation that County staff has approved the proposed plat language.

   Comment Addressed (11/26/19)

3. Submit legal descriptions for all affected properties in hard copy and word format.

   Comment partially addressed (11/26/19): Submit legal descriptions for all affected parcels in Word format. Additionally, a CD was not submitted with submittal.

   Comment Addressed (12/20/19)

4. Provide an overall plan that identifies the properties affected by each plat note amendment application.

   Comment pending (11/25/19): The survey of all parcels and the original plat were submitted. During the last meeting with the applicant, staff advised that if submitting one survey of all parcels included in Vista Clara Apartments for each plat note amendment, then an overall plan demarking each plat note associated with each application is required in order to distinguish each parcel individually. The overall plan would also need to state the net and gross acreage of each plat. The highlighted plans submitted in the initial submittal were not acceptable to bring forward to City Commission. The plans that have been resubmitted do not clearly delineate each plat note application and do not provide the net and gross acreage. Additionally only one hard copy set was submitted, where three are required – one for filing of each application.

   Comment Addressed (12/20/19)

City Landscape Architect
N/A

Environmental Services
N/A

Recycling & Solid Waste
N/A

Fire/Rescue
N/A

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.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-311

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-066: APPLICATION NO. 19-PDD-01 (Vista Clara Apartments Site Plan) *(Quasi-Judicial Public Hearing)*

Recommended Action
Commission to vote on Resolution

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

Background/History
The Applicant is requesting approval of a major site plan application for the construction of 326 multi-family dwelling units with an attached parking garage and associated site improvements. The applicant is proposing both on and off site improvements including a variety of residential amenities (i.e. pool, dog parks, putting green, limited / temporary residential boat slips), a publicly accessible boardwalk, as well as sidewalk, roadway and drainage upgrades.

The subject properties are located along the Hillsboro Canal within the Pioneer Grove Special Architectural District. Pioneer Grove Design Standards have been incorporated into the proposed architectural design of the building and within landscape and open spaces throughout the site.

The Applicant has also submitted Rezoning Application 19-R-185, seeking approval to rezone the subject parcels from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District). The rezoning request is being reviewed concurrently with the site plan. Approval of the site plan and subsequent applications is subject to approval of the rezoning application. As part of the rezoning request, the applicant is required to submit a statement of need and proposed property development requirements listing the required dimensional regulations and parking requirements that would regulate the property should the City Commission approve the rezoning. The site plan demonstrates compliance with the proposed property development requirements as detailed in the PDD report attached to the rezoning application.

The City Commission adoption public hearing for Land Use Plan Amendment Application No. #62A was on November 13, 2018 approving the change in land use on the subject parcels to Residential Irregular – 39 du/ac.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

• Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224
• Abandonment Application No. 19-A-195 (to be heard by City Commission at a later meeting)

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant.

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

The Planning and Zoning Board recommended approval of the proposed rezoning and site plan on January 9, 2020. Minor revisions to the PDD report and site plan have been submitted following the Planning and Zoning Board Meeting to be consistent with the sign details and development requirements proposed in the PDD report.

Should the City Commission approve the request, staff recommends the development order include the following conditions of approval:

1. The Owner / Applicant shall enter into a Development Agreement for the property as provided in the Rezoning Application No. 19-R185, which includes at a minimum the Planned Development District development requirements, construction of a publicly accessible boardwalk along the Hillsboro Canal property frontage and off-site improvements to N River Avenue and NE 1st Terrace, the details of which are to be stipulated in that Agreement.

2. The Owner / Applicant shall submit evidence the Broward County Planning Council has recertified the City's Land Use Plan as consistent with Broward County's Land Use Plan due to the City's adoption of Future Land Use Plan Amendment Application #62A (Ordinance 2018/037).

3. Pursuant to terms of Development Agreement, light pole details in public improvement areas shall match City engineering standards, which will be included as condition of approval for site plan.

4. Owner / Applicant shall address Landscape Comment No. 19 prior to issuance of building permit, wherein proposed light pole location conflicts with existing tree # 66.

5. Owner / Applicant shall address Environmental Services Comment No. 12 prior to issuance of engineering permit, "Revise Site Plan sheets A-020 and A-021 to relocate the designated Fire Department Gate further away from the North River Drive Right-of- Way to permit the maneuvering of vehicles turning around. Refer to Civil Plans sheet C-7.02 for design vehicle Autoturn diagram."

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A MAJOR SITE PLAN FROM DEERFIELD DEVELOPMENT RESOURCES, LLC TO CONSTRUCT 326 MID-RISE MULTI-FAMILY DWELLING UNITS WITH AN ATTACHED PARKING GARAGE AND ASSOCIATED SITE IMPROVEMENTS AT THE PROPERTY LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE, DEERFIELD BEACH, FLORIDA (APPLICATION NO. 19-PDD-01); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-PDD-01 (the "Site Plan Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") seeking site plan approval to construct 326 multifamily dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements at the property located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, Deerfield Beach, Florida (the "Residential Development"); and

WHEREAS, the Residential Development site is approximately 8.4 acres of land located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, as further described in the backup materials on file with the City, (collectively, the "Property); and

WHEREAS, on November 13, 2018, the City Commission voted to approve the Land Use Plan Amendment for the Property (LUPA #62), changing the Future Land Use designation on the Property to Residential Irregular (39 du/ac); and

WHEREAS, the Site Plan Application is being considered concurrently with a separate Rezoning Application (19-R-185) Plat applications (Application #19-P-222, 19-P-223, 19-P-224), and an Abandonment request (Application No. 19-A-195) for the proposed Residential Development; and

WHEREAS, the Site Plan Application submitted by the Applicant for the Residential Development limits development to 326 apartment dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements, and is consistent with the adopted Future Land Use designation; and

WHEREAS, the Site Plan Application was reviewed by pertinent City staff, and the Planning and Zoning Board voted to recommend approval of the Site Plan Application on January 9, 2020; and

WHEREAS, in order to meet the requirements for a Planned Development District ("PDD") and mitigate the impacts of the development of the Property, the Applicant has agreed to the conditions and construction of on-site and off-site improvements (collectively, the "Mitigation") as further described in Section 2 below as a condition of the Site Plan Application approval; and

WHEREAS, the City finds that the Mitigation is necessitated by the requirements for a Planned Development District (PDD) development and the impact of the Residential Development; and

WHEREAS, as to the Site Plan Application, based upon the evidence in the record and presented at the hearing before the City Commission, as well as the Mitigation offered by the Applicant, 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 hereof.

Section 2. The Site Plan Application is hereby approved, subject to the following conditions all of which shall be satisfied by the Applicant prior to the issuance of any building permit: (i) the conditions set forth in the Site Plan Application and the DRC report, as amended and dated February 13, 2020, (ii) submission of evidence that the Broward County Planning Council has recertified the City's Land Use Plan as consistent with Broward County's Land Use Plan, and (iii) execution, and the recording in public record, of a Development Agreement, in a form approved by the City Attorney, in compliance with Section 98-68 of the Code and providing at a minimum for the following onsite and off-improvements to be constructed by the Applicant:

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the Property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the Property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street;

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090; and

(H) Light pole installations and details in public improvement areas that shall match City engineering standards.

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, DENYING A MAJOR SITE PLAN FROM DEERFIELD DEVELOPMENT RESOURCES, LLC TO CONSTRUCT 326 MID-RISE MULTI-FAMILY DWELLING UNITS WITH AN ATTACHED PARKING GARAGE AND ASSOCIATED SITE IMPROVEMENTS AT THE PROPERTY LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE, DEERFIELD BEACH, FLORIDA (APPLICATION NO. 19-PDD-01); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Application No. 19-PDD-01 (the "Site Plan Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") seeking site plan approval to construct 326 multifamily dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements at the property located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, Deerfield Beach, Florida (the "Residential Development"); and

WHEREAS, the Residential Development site is approximately 8.4 acres of land located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, as further described in the backup materials on file with the City, (collectively, the "Property); and

WHEREAS, the City Commission finds that the Site Plan Application for the Property fails to satisfy the requirements of Section _____ of the City of Deerfield Beach Land Development Code.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

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

Section 3. All resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflict.

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 24, 2020

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:

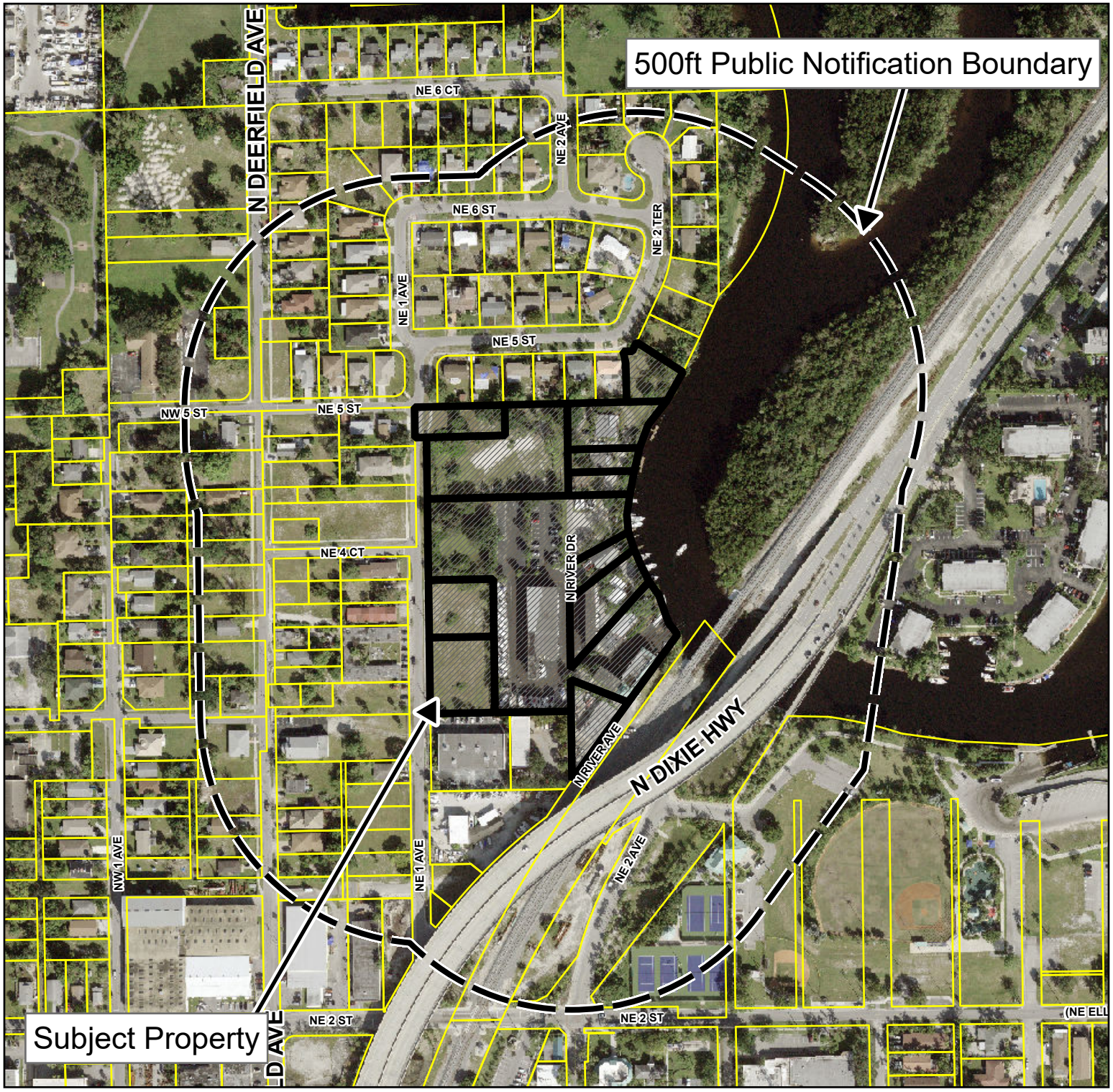
P.H. 2020-066: APPLICATION NO. 19-PDD-01 (Vista Clara Apartments Site Plan)
Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.
Proposal: Major site plan application seeking approval for 326 multi-family dwelling units (apartments), attached parking garage and associated site improvements.
Location: The property is generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, and located at **414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue.**

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

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Deerfield Beach
Florida

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FEB 11 2019
City of Deerfield Beach
Planning & Development Svcs.

DEVELOPMENT PLAN APPLICATION

PLEASE 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:

19-PDD-01

TYPE OF REQUEST (check all that apply)			
☑	Site Plan (See Attachment A)	☐	Site Plan Modification (Major/Minor) (See Attachment A)
☐	Community Appearance Board (See Attachment B)	☐	Plat or Plat Note Amendment (See Attachment F)
☐	Variance (See Attachment C)	☐	Conditional Use (See Attachment G)
☐	Technical Deviation (See Attachment D)	☐	ROW Vacation/Abandonment (See Attachment H)
☑	Rezoning (See Attachment E)	☐	Easement Vacation/Abandonment (See Attachment H)

Project Name: Vista Clara Apartments

Property Owner: See attached Exhibit A

Applicant (if different from Owner): Deerfield Development Resources, LLC

Agent (if different from Owner/Applicant): Greenspoon Marder; Leigh Robinson Kerr & Associates

Address of Property: E. side of NE 1st Ave north of Dixie Flyover

Legal Description of Property (lot, block, tract, subdivision): Please see attached survey

Description of Project: Development of 327-unit Multi-family project.

New Development (Y/N)	Yes	Modification to Existing Development (Y/N)	No
Zoning District (existing):	RS5, RM10, MF, B3	Zoning District (proposed):	PDD
Existing Use:	vacant, marina	Proposed Use:	Multi-Family
Lot Area:	+/-8.3 ac	Number of Dwelling Units (proposed):	327
Sq. Ft. of Structure (existing):		Sq. Ft. of Structure (proposed):	

Agent Signature*:		Owner Signature**:	
Name Printed	Leigh R. Kerr	Name Printed	
Address:	808 E. Las Olas Blvd #104, Ft. Laud, FL 333301	Address:	1769 NE 33 St Pompano Beach FL
Telephone:	954-467-6308	Telephone:	954-247-9309
Email:	Lkerr808@bellsouth.net	Email:	chp@partridgeequities.com

* *An authorization letter must be provided by the owner if an agent is providing representation.*

** *If ownership cannot be verified through county tax data, a copy of the recorded warranty deed, a copy of a valid purchase contract, or a signed/notarized letter from the owner of record must be submitted.*

Deerfield Beach
Florida

City of Deerfield Beach RECEIVED FEB 11 2019 Planning & Development Svcs.

DEVELOPMENT PLAN APPLICATION

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☐	Technical Deviation (See Attachment D)	☐	ROW Vacation/Abandonment (See Attachment H)
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Project Name: Vista Clara Apartments

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Lot Area:	+/-8.3 ac	Number of Dwelling Units (proposed):	327
Sq. Ft. of Structure (existing):		Sq. Ft. of Structure (proposed):	

Agent Signature*:		Owner Signature**:	
Name Printed	Leigh R. Kerr	Name Printed	Christopher Partridge
Address:	808 E. Las Olas Blvd #104, Ft. Laud, FL 333301	Address:	1769 NE 33 St Pompano Beach FL
Telephone:	954-467-6308	Telephone:	954-247-9309
Email:	Lkerr808@bellsouth.net	Email:	chp@partridgeequities.com

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** *If ownership cannot be verified through county tax data, a copy of the recorded warranty deed, a copy of a valid purchase contract, or a signed/notarized letter from the owner of record must be submitted.*

INTERNAL USE ONLY:

City of Deerfield Beach RECEIVED 019 Planning & Development Svcs.

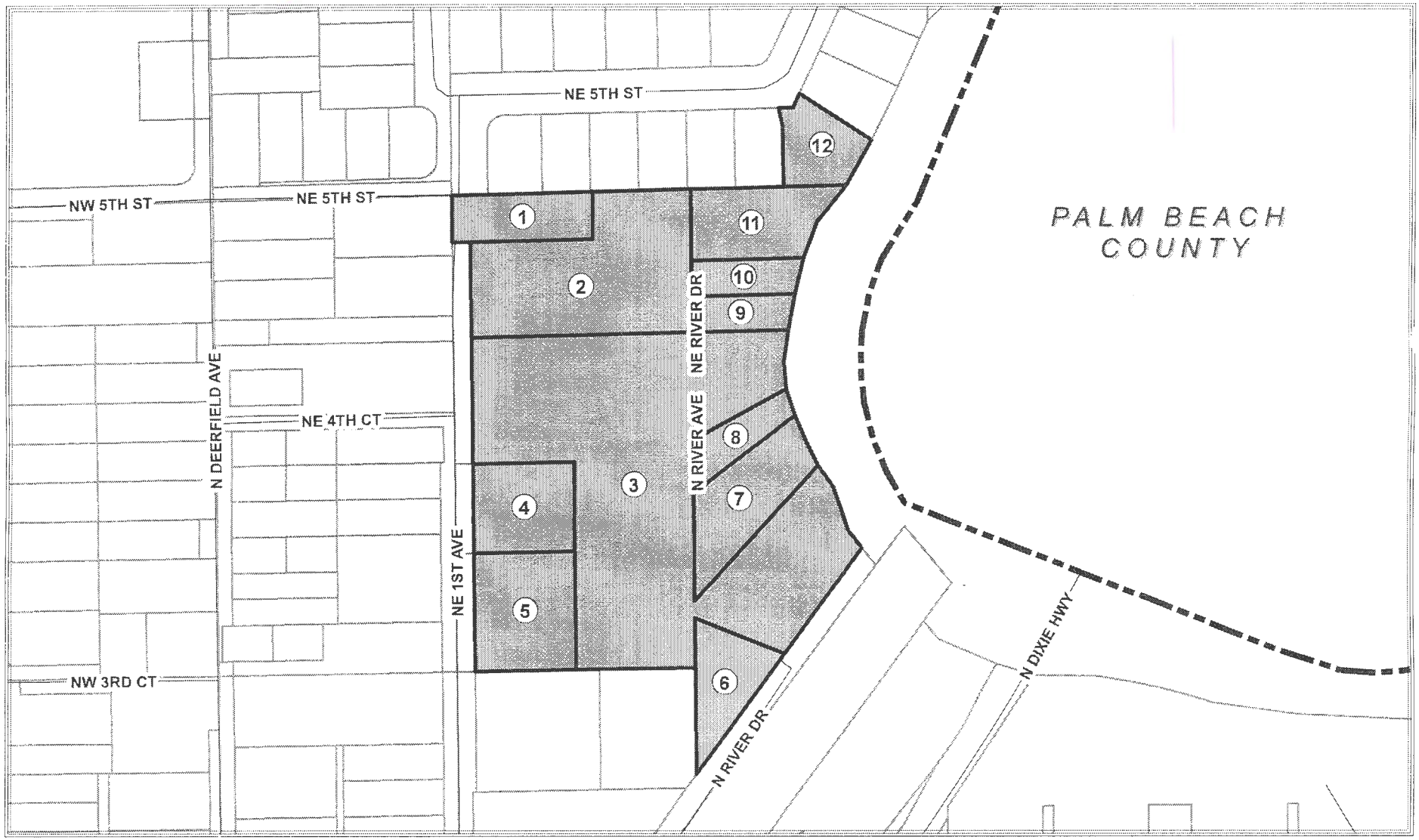
SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO.:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO.:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)	$5370.00	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 (ZASM)		$550		Conditional Use		$1000 / $300	
Variance (Site Plan)		$1000					
Technical Deviation		$500		ROW Vacation / Abandonment		$1,350	
Rezoning		$2000	$2000.00	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.



OWNERS/PARCEL INFO

1 inch = 195 feet

Subject Parcels

City Boundary

Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net

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ID	Folio	Owner	Owner Address	Site Address	Area*	
					Sq. Ft.	Acres
1	474331060030	DEERFIELD DEVELOPMENT RESOURCES, LLC	1769 NE 33 ST Pompano Beach, FL 33064	480 NE 1 AVENUE, DEERFIELD BCH FL 33441	12944.9	0.30
2	474331250010	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL PEPDOCK LLC JLM PROPERTY VENTURES LLC	245 SW 3 St Boca Raton, FL 33432	454 NE 1 AVENUE, DEERFIELD BCH FL 33441	50079.3	1.15
3	474331050010	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL PEPDOCK LLC JLM PROPERTY VENTURES LLC	245 SW 3 St Boca Raton, FL 33432	412-418 N RIVER DRIVE, DEERFIELD BEACH FL 33441	147781.3	3.39
4	474331220010	DEERFIELD DEVELOPMENT RESOURCES, LLC	1769 NE 33 ST Pompano Beach, FL 33064	430 NE 1 AVENUE, DEERFIELD BCH FL 33441	17570.8	0.40
5	474331210010	DEERFIELD DEVELOPMENT RESOURCES, LLC	1769 NE 33 ST Pompano Beach, FL 33064	414 NE 1 AVENUE, DEERFIELD BEACH FL 33441	23218.1	0.53
6	474331050090	THE GLENN A. WILLIAMS LIMITED FAMILY PARTNERSHIP	905 SE 11 ST Deerfield Beach, FL 33441	409 N RIVER AVENUE, DEERFIELD BEACH FL 33441	13545.1	0.31
7	474331050020	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL PEPDOCK LLC JLM PROPERTY VENTURES LLC	245 SW 3 St Boca Raton, FL 33432	424 N RIVER DRIVE, DEERFIELD BEACH FL 33441	19750.5	0.45
8	474331050030	PATRICIA E PENNELL TR PENNELL, PATRICIA TRSTEE	418 NE River Ave Deerfield Beach, FL 33441	430 N RIVER DRIVE, DEERFIELD BEACH FL 33441	8105.2	0.19
9	474331050060	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL PEPDOCK LLC JLM PROPERTY VENTURES LLC	245 SW 3 St Boca Raton, FL 33432	446 N RIVER DRIVE, DEERFIELD BEACH FL 33441	6946.6	0.16
10	474331050070	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL	245 SW 3 St Boca Raton, FL 33432	450 N RIVER DRIVE, DEERFIELD BEACH FL 33441	7499.5	0.17

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		PEPDOCK LLC JLM PROPERTY VENTURES LLC				
11	474331050080	LAND & SEA VENTURES INC	418 N River Drive Deerfield Beach, FL 33441	458 N RIVER DRIVE, DEERFIELD BEACH FL 33441	18117.3	0.42
12	474331140070	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL PEPDOCK LLC JLM PROPERTY VENTURES LLC	245 SW 3 St Boca Raton, FL 33432	240 NE 5 STREET, DEERFIELD BEACH FL 33441	11239.8	0.26

*Net acres



Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs

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, Glenn A. Williams, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Glenn C. Williams
Signature

7-17-2019
Date

Sworn to and subscribed before me this 17 day of July, 2019.

By: Glenn A. Williams Produced as ID: Florida Drivers Licence

Notary Public, State of Florida

CATHERINE ANN WENDLING
Commission # FF 936014
My Commission Expires
May 22, 2020

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

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City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

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I, Reg Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7-10-2019
Date

Sworn to and subscribed before me this 10 day of July, 20 19.

By: Reginald J. Pennell Produced as ID: FL Drivers license

Notary Public, State of Florida

ROSSANA HURTADO
Notary Public, State of Florida
Commission# GG 152128
My comm. expires Oct. 17, 2021

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Deerfield Beach
Florida

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None

City of Deerfield Beach
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None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Michael Pennell, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

7/11/19

Date

Sworn to and subscribed before me this 11 day of July, 20 19.

By: Michael Pennell

Produced as ID: FLDL

Notary Public, State of Florida

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

City of Deerfield Beach
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None

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None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4205 web.planning@deerfield-beach.com

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I, David Ponne V have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7/10/19
Date

Sworn to and subscribed before me this 10th day of July, 20 19.

By: Personally known Produced as ID:

GEORGE B RIBAROVSKI
Commission # GG 125959
Expires September 5, 2021
Bonded Thru Budget Notary Services

Notary Public, State of Florida

City of Deerfield Beach
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DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

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City of Deerfield Beach
RECEIVED
AUG 28 2019
Planning & Dev. Svcs.

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I, Pat Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Patricia Pennell
Signature

7/9/19
Date

Sworn to and subscribed before me this 9 day of July, 2019.

By: Patricia Pennell

Produced as ID: FLDL P540608532602580

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

Notary Public, State of Florida

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs.

DEVELOPMENT PERMIT APPLICATION
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N/A

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

N/A

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

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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, Christopher Partridge have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/25/2019
Date

Sworn to and subscribed before me this 25th day of October, 20 19.

By: Christopher Partridge

Produced as ID: personally known

Notary Public State of Florida
Jessica Lower
My Commission GG 256159
Expires 09/06/2022

Notary Public, State of Florida

City of Deerfield Beach
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NOV - 1 2019
Planning & Development Svcs.

DEVELOPMENT PERMIT APPLICATION
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.

Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 1/4/17 $500
Michael Hudak 1/20/19 $500

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

City of Deerfield Beach
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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

N/A

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

N/A

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 20 19.

By: Leigh Kerr

Produced as ID: _____

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

City of Deerfield Beach
RECEIVED
NOV - 1 2019
Planning & Development Svcs.

1/30/2020 11:52:38 AM

VISTA CLARA COMMUNITIES

ONE RIVER VIEW WAY, DEERFIELD BEACH, FL 33441

APP #: 19-PDD-01



SCOPE OF WORK / GENERAL SITE INFORMATION

The Vista Clara residential project consists of a 6 story 326 unit residential complex with an attached 4 story parking garage. The project is encompassed within a perimeter road that has a direct access through the parking garage. Adjacent to the garage is the main residential building that houses a large amenity / lobby space on grade and whose landscaping includes large ponds,heavily lush landscaped pathways, and seating areas. The program of units consists of the following: 57 studio units, 104 One-bedroom units, 24 One-bedroom units plus den, 83 Two-bedroom units, 40 Two-bedroom units plus den, and 18 Three-bedroom units, for a project total of 326 units. The four-level parking garage includes a total of 609 parking spaces including Florida Building Code 2018 handicap space requirements. The overall building consists of 6 floors, with slab-to-slab heights of 10'-0" each and a 2'-0" paraphet, for a total building height of 63'-0" to the top of roof. The units are situated as to take advantage of the views of the river and spacious amenity decks by facing inward while providing privacy from the surrounding neighborhood.

There are several service spaces to accommodate generator, trash, electrical rooms etc. located around the perimeter of the building. These rooms are placed strategically so that servicing this equipment is facilitated by integrating these rooms near service areas. This helps all the utility companies i.e. Comcast, FPL, Trash etc. to easily access these mechanical / equipment rooms / trash rooms easily and without affecting tenant traffic flows.

*** THE INFORMATION WAS OBTAINED FROM PLANNED DEVELOPMENT DISTRICT (PDD)**

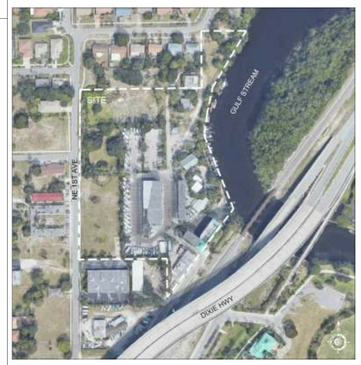
CITY	DEERFIELD BEACH - BROWARD COUNTY		
TOTAL LOT SIZE	8.4 ACRES = 365,904 SF		
PROPOSED NEW ADDRESS	ONE RIVER VIEW WAY, DEERFIELD BEACH, FL 33441		
ORIGINAL ADDRESS	414, 430, 454, 480	N.E. 1 ST AVENUE	DEERFIELD BEACH, 33441
	412-418, 424, 430, 446, 450, 458	NORTH RIVER DRIVE	DEERFIELD BEACH, 33441
	409	NORTH RIVER AVENUE	DEERFIELD BEACH, 33441
	240	N.E. 5TH STREET	DEERFIELD BEACH, 33441
ZONING	PLANNED DEVELOPMENT DISTRICT (PDD) - APPLICATION IN PROGRESS		

		PROVIDED
DENSITY	TOTAL SIZE OF THE LAND / TOTAL RES. UNIT COUNT 326 DWELLING UNITS / 8.4 ACRES = 39 DU/AC	39 UNIT / ACRE 326 UNITS
BUILDING FOOTPRINT	AREA OF THE BUILDING ON GRADE/ AREA OF THE LAND 136,4809 SF / 365,904 SF = 37.30%	37.30%

LOCATION MAPS



OVERALL MAP



LOCATION MAP

DRC Submittal Drawing Index

Number	Sheet Name	Current Revision	Current Revision Date
A-000	COVER SHEET	6	01/31/2020
SURVEY 01	PROPERTY SURVEY 1 OF 3	6	01/31/2020
SURVEY 02	PROPERTY SURVEY 2 OF 3	6	01/31/2020
SURVEY 03	PROPERTY SURVEY 3 OF 3	6	01/31/2020
A-020	OVERALL SITE PLAN	6	01/31/2020
A-021	PARTIAL SITE PLAN SOUTH	6	01/31/2020
A-022	PARTIAL SITE PLAN NORTH	6	01/31/2020
A-100	BUILDING ELEVATIONS	6	01/31/2020
A-101	ELEVATIONS A TO G	5	12/06/2019
A-102	ELEVATIONS E TO G	5	12/06/2019
A-103	ELEVATIONS H TO J	6	01/31/2020
A-104	ELEVATIONS K TO M	6	01/31/2020
A-105	ELEVATIONS N TO P	5	12/06/2019
A-106	ELEVATIONS R TO Q	5	12/06/2019
A-107	ELEVATION T TO U	6	01/31/2020
A-108	ELEVATION V AND W	6	01/31/2020
A-109	ELEVATION X TO Y	6	01/31/2020
A-110	ELEVATION Z to AA	5	12/06/2019
A-111	GARAGE ELEVATIONS	6	01/31/2020
A-112	GARAGE ELEVATIONS	6	01/31/2020
A-113	RENDERINGS	6	01/31/2020
A-114	RENDERINGS	2	08/28/2019
A-200	GROUND FLOOR PLAN	6	01/31/2020
A-201	2nd LEVEL FLOOR PLAN	6	01/31/2020
A-202	3RD LEVEL FLOOR PLAN	6	01/31/2020
A-203	4TH LEVEL FLOOR PLAN	6	01/31/2020
A-204	5TH LEVEL FLOOR PLAN	6	01/31/2020
A-205	6TH LEVEL FLOOR PLAN	6	01/31/2020
A-206	ROOF ACCESS LEVEL FLOOR PLAN	6	01/31/2020
A-300	ENLARGED UNIT A1 & A2 PLANS	2	08/28/2019
A-301	ENLARGED UNIT A3 PLANS	2	08/28/2019
A-302	ENLARGED UNIT B PLANS	2	08/28/2019
A-303	ENLARGED UNIT C1 & C2 PLANS	2	08/28/2019
A-304	ENLARGED UNIT D PLANS	2	08/28/2019
A-305	ENLARGED UNIT E PLANS	2	08/28/2019
A-306	ENLARGED UNIT F PLANS	2	08/28/2019
A-307	ENLARGED UNIT G PLANS	2	08/28/2019
A-308	ENLARGED UNIT H PLANS	2	08/28/2019
A-309	ENLARGED UNIT I & J1 & J2 PLANS	2	08/28/2019
A-310	ENLARGED UNIT K PLANS	2	08/28/2019
A-311	ENLARGED UNIT L & M PLANS	2	08/28/2019
A-350	GROUND LEVEL RENTABLE UNITS	6	01/31/2020
A-351	SECOND LEVEL RENTABLE UNITS	6	01/31/2020
LA1-00	EXISTING TREE DISPOSITION PLAN	4	11/01/2019
LA1-01	EXISTING TREE DISPOSITION LIST	4	11/01/2019
LA2-00	OVERALL PLANTING PLAN	6	01/31/2020
LA2-01	PLANTING PLAN - DETAILS A & B	6	01/31/2020
LA2-02	PLANTING PLAN - DETAILS C & D	6	01/31/2020
LA2-03	PLANTING PLAN - DETAILS G & H	6	01/31/2020
LA2-04	PLANTING PLAN - DETAILS T	6	01/31/2020
LA2-05	PLANTING PLAN - DETAILS S	6	01/31/2020
LA2-06	PLANTING PLAN - DETAILS Q	6	01/31/2020
LA2-07	PLANTING PLAN - DETAILS R	6	01/31/2020
LA2-08	PLANTING PLAN - DETAILS K	6	01/31/2020
LA2-09	PLANTING PLAN - DETAILS M	6	01/31/2020
LA2-10	PLANTING PLAN - DETAILS O & P	6	01/31/2020
LA2-11	PLANTING PLAN - DETAILS N	6	01/31/2020
LA2-12	PLANTING PLAN - DETAILS J	6	01/31/2020

DRC Submittal Drawing Index

Number	Sheet Name	Current Revision	Current Revision Date
LA2-13	PLANTING PLAN - DETAILS I	6	01/31/2020
LA2-14	PLANTING PLAN - DETAILS E & F	6	01/31/2020
LA2-15	SECTION THROUGH BUFFER	6	01/31/2020
LA2-16	LANDSCAPE LEGEND & PLANTING DETAILS	6	01/31/2020
LA2-17	PLANT LIST & LANDSCAPE SPECIFICATIONSS	6	01/31/2020
LA3-00	OVERALL IRRIGATION PLAN	6	01/31/2020
LA3-01	IRRIGATION PLAN - DETAILS A & B	6	01/31/2020
LA3-02	IRRIGATION PLAN - DETAILS C & D	6	01/31/2020
LA3-03	IRRIGATION PLAN - DETAILS G & H	3	10/07/2019
LA3-04	IRRIGATION PLAN - DETAILS T	3	10/07/2019
LA3-05	IRRIGATION PLAN - DETAILS S	6	01/31/2020
LA3-06	IRRIGATION PLAN - DETAILS Q	6	01/31/2020
LA3-07	IRRIGATION PLAN - DETAILS R	6	01/31/2020
LA3-08	IRRIGATION PLAN - DETAILS K	3	10/07/2019
LA3-09	IRRIGATION PLAN - DETAILS M	6	01/31/2020
LA3-10	IRRIGATION PLAN - DETAILS O & P	3	10/07/2019
LA3-11	IRRIGATION PLAN - DETAILS N	3	10/07/2019
LA3-12	IRRIGATION PLAN - DETAILS J	3	10/07/2019
LA3-13	IRRIGATION PLAN - DETAILS I	3	10/07/2019
LA3-14	IRRIGATION PLAN - DETAILS E & F	3	10/07/2019
LA3-15	IRRIGATION NOTES AND DETAILS	3	10/07/2019
L1	PHOTOMETRIC SITE LIGHTING	6	01/31/2020
L2	PHOTOMETRIC GARAGE LEVEL 2	6	01/31/2020
L3	PHOTOMETRIC GARAGE LEVEL 3	6	01/31/2020
L4	PHOTOMETRIC GARAGE TYP. STAIR	5	12/06/2019
A-400	DEMO PLAN	2	08/28/2019
A-401	UNITS MATRIX	2	08/28/2019
A-402	BUILDING AREAS	3	10/07/2019
A-403	FIRE APPARATUS OVERALL	6	01/31/2020
A-500	SECTION THROUGH GARAGE	6	01/31/2020
A-501	LEGENDS & ABBREVIATIONS	2	08/28/2019
A-502	SECTION THROUGH LOBBY AND AMENITY	6	01/31/2020
A-503	SECTIONS	6	01/31/2020
A-600	SIGNAGE DETAILS	6	01/31/2020
A-601	SIGNAGE & FENCE DETAILS	4	11/01/2019
A-602	GUARDHOUSE PLAN & ELEVATIONS	3	10/07/2019
A-603	PARKING DETAILS	2	08/28/2019
A-604	ENLARGED NORTH CORNER FIRE ACCESS	2	08/28/2019
A-605	ENLARGED NORTH CORNER PUBLIC ACCESS	3	10/07/2019
A-606	TRASH ROOM ACCESS & OPERATIONS & WATER FEATURE DETAILS	5	12/06/2019

ARCHITECT / MEP ENGINEER

IDEA
3323 NE 163rd Street, Suite 200
North Miami Beach, FL 33160
Phone: 305.792.0015

DEVELOPER

Deerfield Development Resources

Deerfield Development Resources
1769 33rd Street
Pompano Beach, FL 33064

CIVIL ENGINEER

KIMLEY HORN
1615 South Congress Avenue, Suite 201
Delary Beach, FL 33445
Phone: 561-330-2345

LANDSCAPE ENGINEER

GSLA
17670 NW 78th Avenue, Suite 214
Miami, FL 33015
Phone: 305-392-1016

idea
absolute-idea.com
ENG. CA No. 28787 ARCH LICENSE NBR AA26001856
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

17-835US

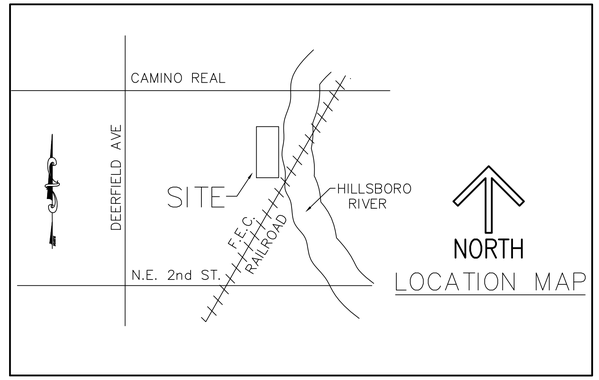
ISSUED FOR **SITE PLAN APPROVAL DRC COMMENTS REV06** 01/31/2020

C:\Users\Owner\Desktop\VCC Project\17-835US_VistaClara_DRC_REV06.rvt
ARCH D 24"X36" (A1)
All dimensions must be taken and checked before starting work. No dimension should be measured on printed plans. The content of this document is an intellectual property of IDEA Architects. No total or partial use can be made without the written permission of its author.

ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY



DEERFIELD BEACH, FL



DESCRIPTION:

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 7, 8, 9, AND 10 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD,
ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS, ALL OF SAID LOTS NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA;

AND
PARCELS A AND B OF PENNELL FAMILY PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND
LOT 7, BLOCK 1, OF RIVERVIEW TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOTS 11 AND 12 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 6 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN LOT 6. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13, 14 AND 15, OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT, RECORDED IN PLAT BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT II, RECORDED IN PLAT BOOK 150, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 66 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA; LESS THE EAST 136 FEET THEREOF AND LESS AND EXCEPT THE WEST 25 FEET THEREOF FOR N.E. 1ST AVENUE.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE, ALONG THE WEST LINE OF SAID ANTIBES DEVELOPMENT PLAT, ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 26, PENNEL FAMILY PLAT PARCEL "A" AND PARCEL "B" AS RECORDED IN PLAT BOOK 160, PAGE 23 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 1ST AVENUE, NORTH 00°47'14" WEST, A DISTANCE OF 666.68 FEET; THENCE, DEPARTING SAID WEST PLAT LINE AND EASE RIGHT-OF-WAY LINE, NORTH 88°36'10" EAST, ALONG THE WESTERLY EXTENSION OF AND THE SOUTH LINE THEREOF OF RIVERVIEW TERRACE REPLAT, BLOCK 1, AS RECORDED IN PLAT BOOK 60, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 436.23 FEET TO THE SOUTHWEST CORNER OF LOT 7, RIVERVIEW TERRACE, PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 7 THE FOLLOWING FIVE (5) COURSES; NORTH 01°23'50" WEST, A DISTANCE OF 86.01 FEET; THENCE NORTH 12°42'26" WEST, A DISTANCE OF 25.50 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 24°51'10" EAST, A DISTANCE OF 21.88 FEET; THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 117.01 FEET TO A POINT OF INTERSECTION WITH THE APPROXIMATE EDGE OF WATER OF THE HILLSBORO RIVER; THENCE, ALONG SAID APPROXIMATE EDGE OF WATER THE FOLLOWING SIXTEEN (16) COURSES; SOUTH 30°00'28" WEST, A DISTANCE OF 188.11 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 99.81 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 07°00'26" WEST, A DISTANCE OF 18.86 FEET; THENCE SOUTH 15°50'49" WEST, A DISTANCE OF 32.10 FEET; THENCE SOUTH 15°19'51" EAST, A DISTANCE OF 63.92 FEET; THENCE SOUTH 29°07'20" EAST, A DISTANCE OF 34.14 FEET; THENCE SOUTH 19°18'52" EAST, A DISTANCE OF 45.80 FEET; THENCE SOUTH 38°41'20" EAST, A DISTANCE OF 14.65 FEET; THENCE SOUTH 52°56'26" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 21°27'01" EAST, A DISTANCE OF 34.30 FEET; THENCE SOUTH 29°18'20" EAST, A DISTANCE OF 11.69 FEET; THENCE SOUTH 25°02'19" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 14°56'30" EAST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 22°09'06" EAST, A DISTANCE OF 11.63 FEET; THENCE SOUTH 78°54'42" EAST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 11°22'50" EAST, A DISTANCE OF 4.72 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER AVENUE; THENCE, ALONG SAID WESTERLY LINE SOUTH 35°59'30" WEST, A DISTANCE OF 399.36 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF J R HORNES SUB AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°42'14" WEST, A DISTANCE OF 149.23 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTH LINES OF LOTS 1 THROUGH 7 OF SAID J R HORNES SUB, SOUTH 88°59'53" WEST, A DISTANCE OF 305.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.

ABOVE DESCRIBED EASEMENT CONTAINING A TOTAL OF 334,972 SQUARE FEET OR 7.6899 ACRES MORE OR LESS.

GROSS AREA AS HATCHED IS 8.3674 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SCHEDULE BII EXCEPTIONS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 48079.0008 EFFECTIVE DATE SEPTEMBER 4, 3017

7. WATER LINE OF HILLSBORO RIVER AND ALL OTHER MATTERS SHOWN ON THE MAP OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. APPROXIMATE WATER LINE SHOWN. NO SPECIFIC EASEMENTS.

8. RESTRICTIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PENNELL FAMILY PLAT, AS RECORDED IN PLAT BOOK 160, PAGE 23, AS AFFECTED BY RESTRICTIONS SET FORTH IN AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN O.R. BOOK 31395, PAGE 1329, AND AS AFFECTED BY AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN O.R. BOOK 31395, PAGE 1336, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

9. BUILDING SET-BACK LINE, DEDICATIONS, EASEMENTS, WATER LINE OF HILLSBORO RIVER AND OTHER MATTERS SHOWN ON THE FILE NO.: 17076330 PLAT OF RIVERVIEW TERRACE, AS RECORDED IN PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

10. EASEMENTS FOR UTILITIES AND DRAINAGE GRANTED TO THE CITY OF DEERFIELD BEACH BY EASEMENT DEEDS RECORDED IN O.R. BOOK 5631, PAGE 857, O.R. BOOK 7255, PAGE 70, O.R. BOOK 7255, PAGE 71, O.R. BOOK 7255, PAGE 72, AND O.R. BOOK 7255, PAGE 73, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

11. EASEMENTS FOR UTILITIES AND DRAINAGE GRANTED TO THE CITY OF DEERFIELD BEACH BY EASEMENT DEEDS RECORDED IN O.R. BOOK 7684, PAGES 155 AND 156. DOES AFFECT. PLOTTED HEREON.

12. 20 FOOT WIDE ACCESS AND UTILITY EASEMENT GRANTED TO CITY OF DEERFIELD BEACH AS DESCRIBED IN EASEMENT DEED RECORDED IN O.R. BOOK 27771, PAGE 73, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

13. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND LIMITATIONS SET FORTH IN DECLARATION OF UNITY OF TITLE RECORDED ON 4/15/1996 IN O.R. BOOK 24743, PAGE 119, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

14. TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS SET FORTH IN SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 10810, ISSUED 3/12/1998, AND IN NOTICE OF PERMIT RECORDED ON 3/24/1998 IN O.R. BOOK 27919, PAGE 884, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

15. BROWARD COUNTY ORDINANCE NO. 2002-61 RECORDED IN O.R. BOOK 34145, PAGE 1891. DOES AFFECT. NOT PLOTTED.

16. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, LIMITATIONS AND OBLIGATIONS SET FORTH IN THAT SOVEREIGNTY SUBMERGED LANDS LEASE NO. 060028456, GIVEN BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, RECORDED IN O.R. BOOK 30754, PAGE 1764 AND SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED ON O.R. BOOK 47476, PAGE 498, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

17. EASEMENTS SET FORTH IN AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN O.R. BOOK 49510, PAGE 562 (SEE PAGE 596), O.R. BOOK 49885, PAGE 466 (SEE PAGE 490), O.R. BOOK 50264, PAGE 1803 (SEE DOCUMENT PAGE 30), AND O.R. BOOK 50355, PAGE 1901, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

18. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2987, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 228 AND CORRECTIVE DEED, DATED JUNE 28, 1955, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN O.R. BOOK 413, PAGE 68, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 241 AND IN O.R. BOOK 6067, PAGE 527, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

19. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2954, DATED JUNE 24, 1946, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 187, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 242, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

20. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED NO. 2970, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED AUGUST 5, 1946 IN DEED BOOK 549, PAGE 208, AND CORRECTIVE DEED, DATED OCTOBER 22, 1946, FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S., AND EXCEPT AS RELEASED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 6006, PAGE 243, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. NOT PLOTTED.

21. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). DOES AFFECT. NOT PLOTTED.

SCHEDULE BII EXCEPTIONS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 48079.0008 EFFECTIVE DATE SEPTEMBER 4, 3017

7. - REVERTER (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED ON THE PLAT OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES AFFECT. NO SPECIFIC EASEMENTS. NOT PLOTTED.

8 - EASEMENT DEED IN FAVOR OF CITY OF DEERFIELD BEACH, RECORDED IN OFFICIAL RECORDS BOOK 5631, PAGE 855, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTER HEREON.

9 - AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., QWEST COMMUNICATIONS COMPANY, LLC, LEVEL 3 COMMUNICATIONS, LLC AND WILTEL COMMUNICATIONS, INC., AND THEIR SUCCESSORS, ASSIGNS AND LICENSEES, RECORDED IN OFFICIAL RECORDS BOOK 49510, PAGE 562 AND OFFICIAL RECORDS BOOK 49885, PAGE 466 (OFFICIAL RECORDS BOOK 49885, PAGE 466 CORRECTED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803), AS AFFECTED BY NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 50355, PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT. PLOTTED HEREON.

Flag ID	Species	Trunk Diameter (in)	Approx. Height (ft)	Notes
WMG 1-32	White mangrove/Red mangrov	0.5	7	Cluster of 32 mangroves, average diameter & average height of clus
Cluster of 24	White mangrove	0.33	6	Cluster of 24 mangroves, average diameter & average height of clus
WMG-34	White mangrove	0.53	10	
WMG-35	White mangrove	0.82	10	
WMG-36	White mangrove	1.07	12	
WMG-37	White mangrove	0.63	8	
WMG-38	White mangrove	0.68	8	
WMG-39	White mangrove	0.62	7	
WMG-40	White mangrove	0.94	12	
WMG-41	White mangrove	0.95	12	
WMG-42	White mangrove	1.03	12	
WMG-43	White mangrove	1.01	12	
WMG-44	White mangrove	1.1	12	
WMG-45	White mangrove	1.18	12	unable to access, approximate diameter
WLMG-1	White mangrove	1.18	20	unable to access, approximate diameter
WLMG-2	White mangrove	2.76	20	unable to access, approximate diameter

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

2 BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°47'14" WEST ALONG THE WEST LINE OF THE PLAT OF ANTIBES DEVELOPMENT PLAT, AS RECORDED IN PLAT BOOK 150, PAGES 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

3 ALL FIELD MEASURED ANGLES AND DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.

4. THE SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 170763330 , WITH AN EFFECTIVE DATE OF JULY 25, 2017 AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 1710029 , WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2017 AND ALL EASEMENTS CONTAINED THEREIN ARE PLOTTED HEREON.

5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BENCHMARK "PIONEER" WITH A PUBLISHED ELEVATION OF 9.26.

6. FLOOD ZONE: "X","X(0.2%) "AE" (ELEV. 7'), "AE" (ELEV. 5.5'); FIRM PANEL NO. 12099C1178F; COMMUNITY NO. 12011C0178H; DATE: AUGUST 18, 2014; LOMR: FEMA CASE # 18-04-4897P; EFFECTIVE DATE: MARCH 19, 2019.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, AND 20($1,000,000) OF TABLE A THEREOF. FIELD SURVEY DATE JANUARY 29, 2020.

DATE OF MAP: 1/29/19

DAVID P.. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

1/29/20 UPDATE SURVEY

DATE	BY
8/1/19	TKM
7/17/19	TMS
6/28/19	TMS
12/26/17	ACE
12/13/17	ACE

REVISIONS
CORRECTED PARCEL 2 LEGAL TYPO
UPDATE SURVEY
UPDATE SURVEY
REVISED GROSS ACREAGE
ADDED FLOOD ZONE INFORMATION
FILE NAME: 7954 SURVEY (PDT 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE 1/29/20
DRAWN BY TMS
F.B./ PG. N/A
SCALE 1"=30'

JOB # 7954
SHT.NO. 1
OF 3 SHEETS

BY	DATE	REVISIONS
TKM	7/17/19	UPDATE SURVEY
TMS	6/28/19	UPDATE SURVEY
ACE	12/26/17	REVISED GROSS ACREAGE
ACE	12/13/17	ADDED FLOOD ZONE INFORMATION

FILE NAME: 7954 SURVEY (PGT 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE	1/29/20
DRAWN BY	TMS
F.B./ PG.	N/A
SCALE	1"=30'

JOB #	7954
SHT.NO.	2
OF	3 SHEETS

MONTGOMERY, CULA MAE EST # 474331030020

CENTERLINE OF 40.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 11 FDOT R/W MAP SECTION # 86170-2502

BETHEL AME CHURCH OF DEERFIELD # 474331030010

RADIANT LIVING WORSHIP CTR # 474331060310

TELEPHONE BOOTH

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 11

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 150 PAGE 26

FLOOD ZONE "X(0.2%)"

SAN. M/HOLE RIM = 12.05 INV.=7.27(W)8"PVC-DROP INV.=1.19(W)8"PVC INV.=0.79(S)8"PVC INV.=0.72(N)8"PVC

SAN. M/HOLE RIM = 12.31 INV.=0.71(E)8"PVC INV.=0.31(S)8"PVC INV.=0.28(N)8"PVC

25.00' WIDE RIGHT-OF-WAY PLAT BOOK 160 PAGE 23

FOUND NAIL & DISC IN WALK L.B. # 7219

SAN. M/HOLE RIM = 10.76 INV.=(-)0.32(S)8"PVC INV.=(-)0.37(W)8"PVC

CONCRETE WALK

EDGE OF PAVEMENT

30.00' WIDE RIGHT-OF-WAY PLAT BOOK 59 PAGE 34

SET 5/8" IRON ROD WITH LB 3591 CAP

CHAIN LINK FENCE

WATER METER

ASPHALT

CONCRETE WALK

FIRE DEPARTMENT CONNECTION

BOLLARDS

360 NE 1ST LLC PARCEL ID # 474331040130

FENCE CORNER 1.8 E, 0.8' S OF PROPERTY CORNER

E RIGHT-OF-WAY LINE NE 1ST AVENUE

EDGE OF PAVEMENT

CENTERLINE

CONCRETE

NE 1ST AVENUE

N0°47'14"W 666.68'

GATE

10' UTILITY EASEMENT PLAT BOOK 150 PAGE 11

10' UTILITY EASEMENT PLAT BOOK 150 PAGE 26

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

CHAIN LINK FENCE

FIRE PUMP HOUSE

POINT OF BEGINNING
SW CORNER PLAT OF ANTIBES PLAT BOOK 150 PAGE 11 FOUND 4"X4" CONCRETE MONUMENT KEITH AND SCHNARS

W LINE OF THE PLAT OF ANTIBES PLAT BOOK 150 PAGE 11 (BASIS OF BEARINGS)

W LINE OF THE PLAT OF ANTIBES PLAT BOOK 150 PAGE 11

GROSS AREA LIMITS ARE HATCHED 0.383 ACRES

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
INTENDED DISPLAY SCALE 1 INCH = 30 FEET

LOT 6

ANTIBES DEVELOPMENT PLAT P.B. 150, PG. 11

VACANT

ANTIBES DEVELOPMENT PLAT II P.B. 150, PG. 26

VACANT

PENNEL FAMILY PLAT PARCEL "B" PLAT BOOK 160, PAGE 23

LOT 5

OVERHEAD UTILITY LINES

CHAIN LINK FENCE

CATCH BASIN GRATE = 6.83

FOUND P.R.M.

SECURITY LIGHT

J R HORNES SUB PLAT BOOK 5, PAGE 30 PALM BEACH COUNTY RECORDS

LOT 4

ASPHALT

DUMPSTER

BOAT OR TRAILER STORAGE AREA

ISLAND

S88°59'53"W 305.85'

PENNEL FAMILY PLAT PARCEL "A" PLAT BOOK 160, PAGE 23

N0°42'17"W 66.00'

FOUND P.R.M.

ACREAGE VACANT

66.00'

N88°36'10"E 170.74'

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

10' UTILITY EASEMENT PLAT BOOK 59 PAGE 34

6' WOOD FENCE

LOT 1

LOT 2 7

LOT 3 7

LOT 3

OVER HEAD WIRE

FOLIO: 474331050010

10' UTILITY EASEMENT

PENNEL FAMILY PLAT PARCEL "B" PLAT BOOK 160, PAGE 23

FLOOD ZONE "X"

N88°36'10"E 436.23'

CONCRETE BLOCK WALL 1.3' S OF PROPERTY LINE

LOT 2

BOAT RACK TRIPLE DECK

SITE BENCHMARK 1 NAIL WITH LB 3591 DISK ELEVATION = 10.14

FLOOD ZONE "X(0.2%)"

RIVERVIEW TERRACE REPLAT PLAT BOOK 60, PAGE 40 BLOCK 1

LOT 4

SET 5/8" IRON ROD WITH LB 3591 CAP SE CORNER LOT 1 PLAT BOOK 5 PAGE 30

SET 5/8" IRON ROD WITH LB 3591 CAP NE CORNER LOT 1 PLAT BOOK 5 PAGE 30

LOT 1

CONCRETE DUMPSTER WALL

N0°42'14"W 149.23'

SIAMESE FIRE

SAN. M/HOLE RIM = 10.20

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

20' ACCESS AND UTILITY EASEMENT ORB 27771 PAGE 73

10' UTILITY EASEMENT

20' UTILITY EASEMENT ORB 7255 PAGE 72 ORB 7255 PAGE 73

20' AUE (W 20' LOT 6) ORB 7255 PAGE 73

OVERHEAD UTILITY LINES

FLOOD ZONE "AE"(EL.7')

SAN. M/HOLE RIM = 5.12

10' UTILITY EASEMENT PLAT BOOK 160 PAGE 23

OVER HEAD WIRE

ASPHALT DRIVE

ELEC. SERV. W/METER

15' x 25' AUE ORB 7255 PAGE 71

5' x 25' AUE ORB 7255 PAGE 70

LOT 11

LOT 12

LOT 5

N.E. 5TH STREET

6' CHAIN LINK FENCE

COSDEM AND BRACKNELL PLAT BOOK 6, PAGE 9 PLAT

LOT 15

LOT 13

LOT 14

BRICK PAD

FOUND 5/8" IRON ROD

OVER HEAD WIRE

BRICK

CONCRETE

ASPHALT

GATE

ENTRANCE

RET. WALL

BOAT RACK TRIPLE DECK

FLOOD ZONE "X(0.2%)"

LOT 8

LOT 9

LOT 7

CONC. PAD

RESIDENCE #430

LP TANKS

1 STORY C.B.S BLDG

BLDG #485 1 AND 2 STORY WOOD FRAME

WOOD DECK

SCREEN PATIO

C.B.S. SHED

GROSS AREA LIMITS ARE HATCHED 0.0195 ACRES

LOT 6

SW CORNER LOT 7 PLAT BOOK 59 PAGE 34

N88°36'10"E 20.00'

N12°42'26"W 25.50'

N1°23'50"W 86.01'

FOUND 3/4" IP IN CONCRETE

W LINE LOT 7

10' UTILITY EASEMENT PLAT BOOK 59 PAGE 34

N24°51'10"E 21.88'

LOT 7

30' BLDG SETBACK LINE PLAT BOOK 59 PAGE 34

RIVERVIEW TERRACE PLAT BOOK 59, PAGE 34

LOT 8

10' DRAINAGE EASEMENT PLAT BOOK 59 PAGE 34

S57°10'50"E 117.01'

E LINE LOT 7

TOP OF BANK

APPROXIMATE MEAN HIGH WATER LINE

S30°00'28"W 188.11'

FOUND 5/8" IRON ROD

BRICK PAD

CONCRETE

ASPHALT

BRICK

GATE

CONCRETE

CONCRETE VALLEY GUTTER

CONCRETE CURB & GUTTER

CONCRETE WALK

80.1'

C.B.S. 1 STORY

40.0'

NORTH RIVER AVE

SITE BENCHMARK 1 NAIL WITH LB 3591 DISK ELEVATION = 12.28

N35°59'30"E 399.36'

DESTERLY RIGHT-OF-WAY LINE NORTH RIVER AVENUE

LOT 1

LOT 2

FLUME

BOAT RACK

CBS WALL

TRIPLE DECK COVERED RACK

STEPS

LOWER YARD

OFFICE LOT 3

RESIDENCE

A/C PAD

CANVAS COVERED PAVERS

PAVERS

WOOD RETAINING WALL

WOOD RAMP

WOOD DECK

WOOD FENCE

CLUSTER OF 24 MANGROVES

TOP OF BANK

EDGE OF WATER

WOOD DOCK

SUBMERGED LAND LEASE ORB 30754 PAGE 1764 ORB 47476 PAGE 498

Kay Vaupel/Pennel Marina/Deerfield Beach)/caulfiee.dwg

SECURITY POLE

S15°50'49"W 18.86'

S9°41'03"W 99.81'

S15°19'51"E 63.92'

S29°07'20"E 34.14'

S19°18'52"E 45.80'

S38°41'20"E 14.65'

S52°56'26"E 12.21'

S21°27'01"E 34.30'

S25°02'19"E 10.03'

S14°56'30"E 20.93'

S29°18'20"E 11.69'

S22°09'06"E 11.63'

S78°54'42"E 18.95'

S11°22'50"E 4.72'

S9°41'03"W 11.10'

FLOOD ZONE "AE"(ELEV. 5')

HILLSBORO RIVER

FLOOD ZONE "AE"(EL.7')

WMG-34 WMG-35 WMG-36 WMG-37 WMG-38 WMG-39 WMG-40 WMG-42 WMG-43 WMG-44 WMG-45 WMG-1 WMG-2

CLUSTER OF 32 MANGROVES WMG 1 - WMG 32

APPROXIMATE MEAN HIGH WATER LINE

F.E.C. RAILROAD 100' TOTAL R/W

30' R/W TO CANAL & UNIMPROVED

LEASE

FLOOD ZONE "X"

FLOOD ZONE "AE" (ELEV. 5')

LAUNCHES

WOOD RAMP

WOOD DOCK

LEGEND ABBREVIATIONS

CONC. CONCRETE
AUE ACCESS AND UTILITY EASEMENT
ORB OFFICIAL RECORD BOOK

- METAL LIGHT POLE
- WATER VALVE COVER
- FIRE HYDRANT
- DRAIN
- DRAINAGE STRUCTURE
- CHECK VALVE/FIRE DEPARTMENT CONNECTION
- U.E. UTILITY EASEMENT PB 116 PAGE 20
- UTILITY POLE
- STORM MANHOLE
- STREET LIGHTING BOX
- TRAFFIC SIGNAL BOX
- CATCH BASIN
- SIGN
- W WATER METER

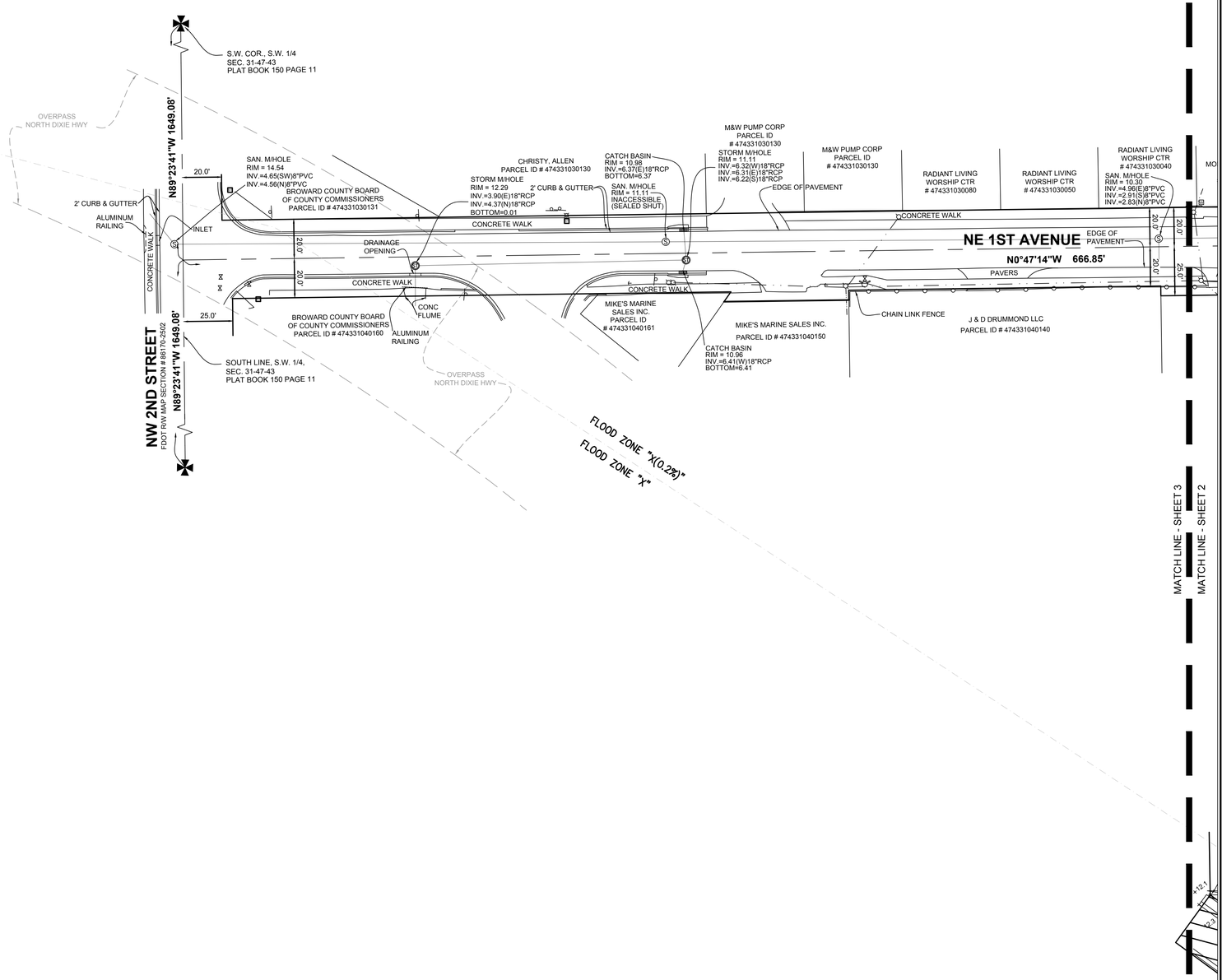
MATCH LINE - SHEET 3

MATCH LINE - SHEET 2

GRAPHIC SCALE
(IN FEET)

30 0 15 30 60

INTENDED DISPLAY SCALE 1 INCH = 30 FEET



LEGEND ABBREVIATIONS

CONC. CONCRETE
AUE ACCESS AND UTILITY EASEMENT
ORB OFFICIAL RECORD BOOK

- METAL LIGHT POLE
- WATER VALVE COVER
- FIRE HYDRANT
- DRAIN
- DRAINAGE STRUCTURE
- CHECK VALVE/FIRE DEPARTMENT CONNECTION

U.E. UTILITY EASEMENT PB 116 PAGE 20

- UTILITY POLE
- STORM MANHOLE
- STREET LIGHTING BOX
- TRAFFIC SIGNAL BOX
- CATCH BASIN
- SIGN
- [W] WATER METER

REVISIONS	DATE	BY
UPDATE SURVEY	7/17/19	TKM
UPDATE SURVEY	6/28/19	TMS
REVISED GROSS ACREAGE	12/26/17	ACE
ADDED FLOOD ZONE INFORMATION	12/13/17	ACE

FILE NAME: 7954 SURVEY (PDT 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

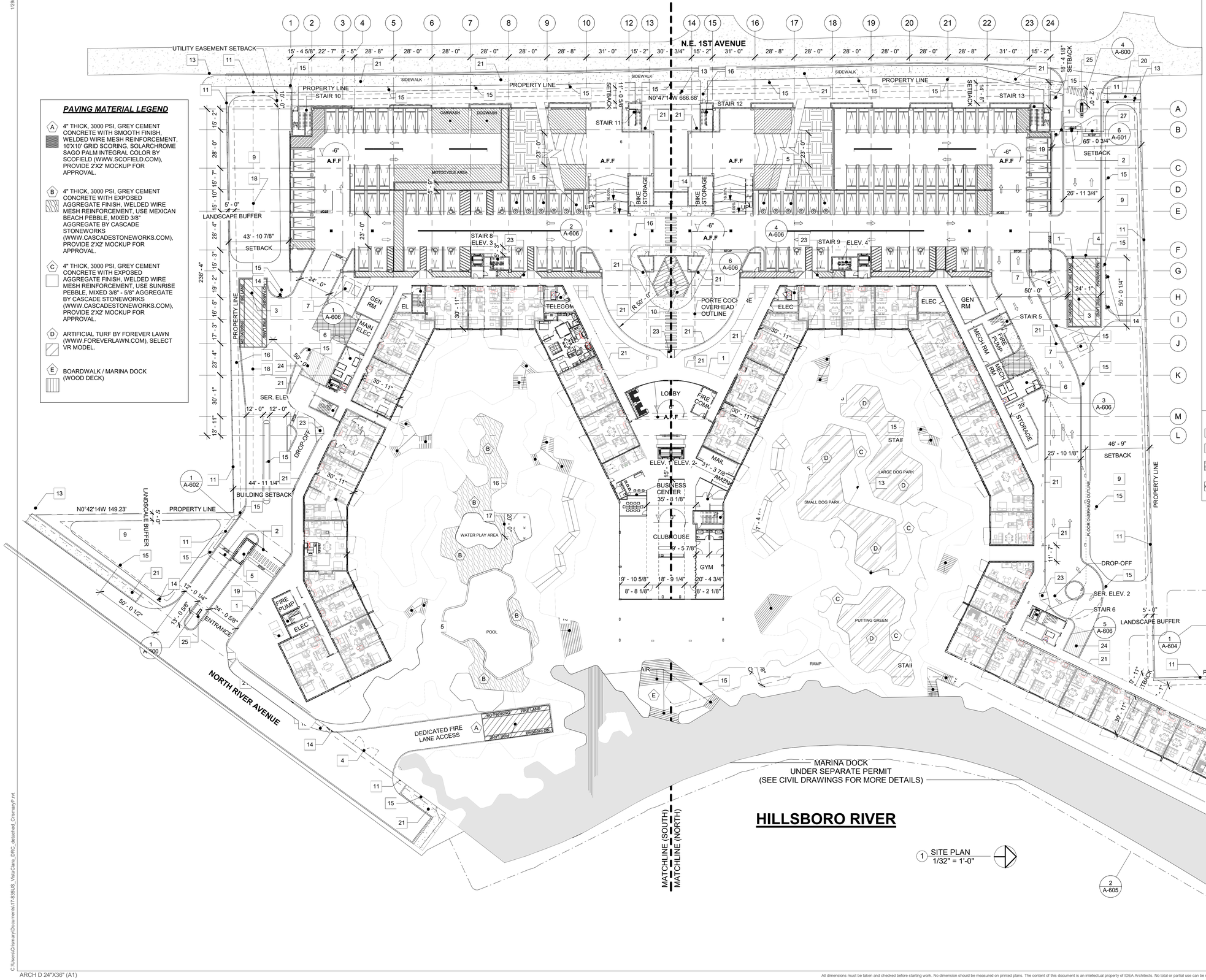
BOUNDARY AND TOPOGRAPHIC SURVEY
PENNELL MARINA DEERFIELD BEACH, FL

DATE 1/29/20
DRAWN BY TMS
F.B./ PG. N/A
SCALE 1"=30'

JOB # 7954
SHT.NO. 3
OF 3 SHEETS

PAVING MATERIAL LEGEND

- A — 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH SMOOTH FINISH, WELDED WIRE MESH REINFORCEMENT, 10'X10' GRID SCORING, SOLARCHROME SAGO PALM INTEGRAL COLOR BY SCOFIELD (WWW.SCOFIELD.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- B — 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE MEXICAN BEACH PEBBLE, MIXED 3/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- C — 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE SUNRISE PEBBLE, MIXED 3/8" - 5/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- D — ARTIFICIAL TURF BY FOREVER LAWN (WWW.FOREVERLAWN.COM), SELECT VR MODEL.
- E — BOARDWALK / MARINA DOCK (WOOD DECK)



NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Deerfield Development Resources
1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

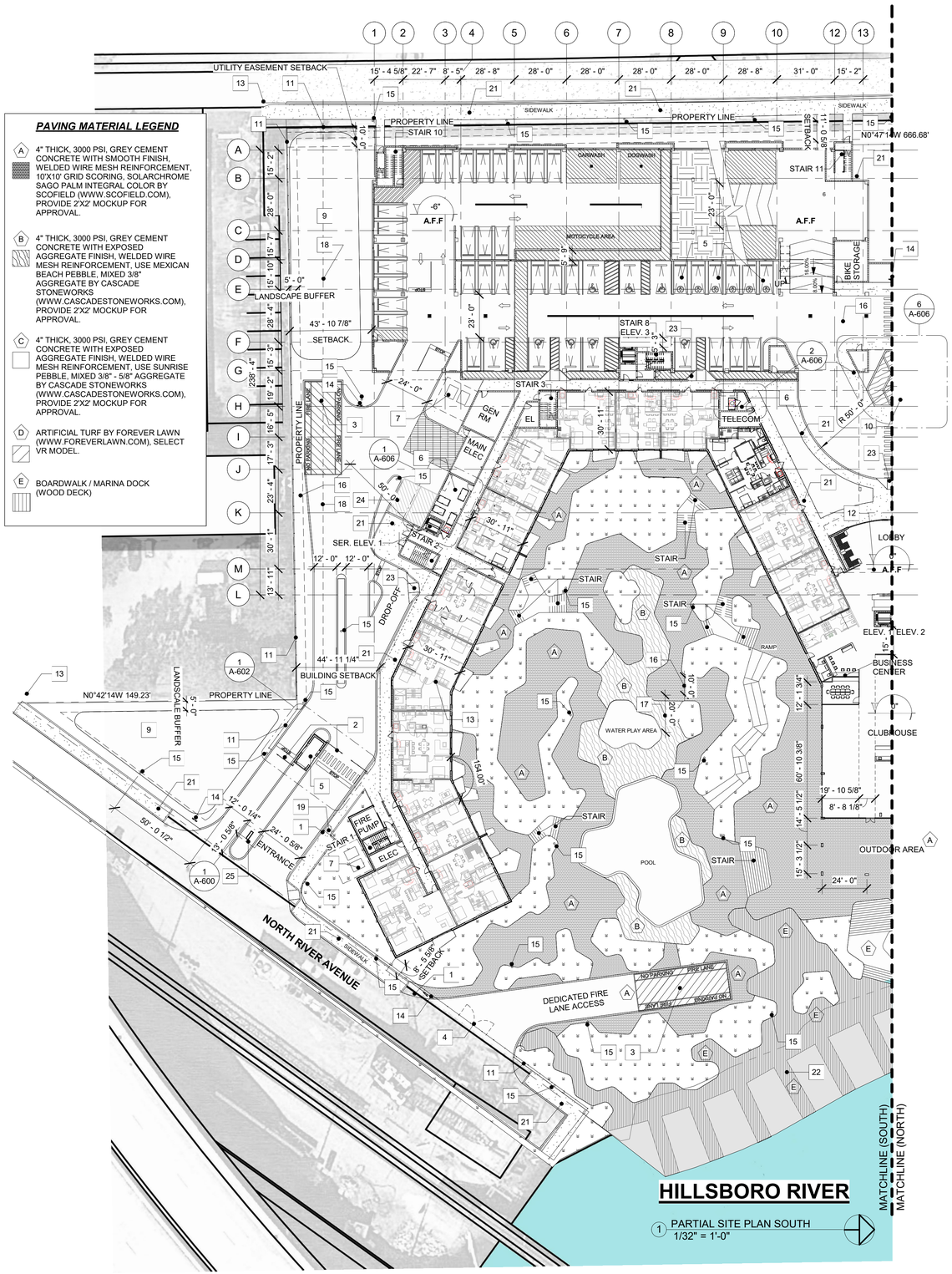
Title
OVERALL SITE PLAN

Drawn	Field
CP - AK	Architecture
Verified	Scale
JFG	As indicated
Approved	Date
SL	06/28/2019
Project Manager	Dwg. no.
CP	A-020
Project	
17-835US	

C:\Users\Chrismery\Documents\17-835US_VistaClara_DRC_detached_Chrismery.rvt

ARCH D 24"X36" (A1)

All dimensions must be taken and checked before starting work. No dimension should be measured on printed plans. The content of this document is an intellectual property of IDEA Architects. No total or partial use can be made without the written permission of its author.



SITE DATA

The Vista Clara residential project consists of a 6 story 326 unit residential complex with an attached 4 story parking garage. The project is encompassed within a perimeter road that has a direct access through the parking garage. Adjacent to the garage is the main residential building that houses a large amenity / lobby space on grade and whose landscaping includes large ponds,heavily lush landscaped pathways, and seating areas. The program of units consists of the following: 57 studio units, 104 One-bedroom units, 24 One-bedroom units plus den, 83 Two-bedroom units, 40 Two-bedroom units plus den, and 18 Three-bedroom units, for a project total of 326 units. The four-level parking garage includes a total of 609 parking spaces including Florida Building Code 2018 handicap space requirements. The overall building consists of 6 floors, with slab-to-slab heights of 10'-0" each and a 2'-0" paraphet, for a total building height of 63'-0" to the top of roof. The units are situated as to take advantage of the views of the river and spacious amenity decks by facing inward while providing privacy from the surrounding neighborhood.

There are several service spaces to accommodate generator, trash, electrical rooms etc. located around the perimeter of the building. These rooms are placed strategically so that servicing this equipment is facilitated by integrating these rooms near service areas. This helps all the utility companies i.e. Comcast, FPL, Trash etc. to easily access these mechanical / equipment rooms / trash rooms easily and without affecting tenant traffic flows.

*** THE INFORMATION WAS OBTAINED FROM PLANNED DEVELOPMENT DISTRICT (PDD) SEE ATTACHED**

CITY	DEERFIELD BEACH - BROWARD COUNTY	
TOTAL LOT AREA	8.4 ACRES = 365,904 SF	
PROPOSED NEW ADDRESS	ONE RIVER VIEW WAY, DEERFIELD BEACH, FL 33441	
ZONING	PLANNED DEVELOPMENT DISTRICT (PDD) - APPLICATION IN PROGRESS	
		PROVIDED
DENSITY	TOTAL SIZE OF THE LAND / TOTAL RES. UNIT COUNT 326 DWELLING UNITS / 8.4 ACRES = 39 DU/AC	39 UNIT / ACRE 326 UNITS
LOT COVERAGE	RENTABLE AREA 38,393 S.F. CIRCULATION / COMMON AREAS 25,386 S.F. SERVICES & UTILITY 6,058 S.F. PARKING AREA 61,546 S.F. BALCONIES & TERRACES 5,106 S.F.	
	LOT COVERAGE 136,489 S.F. TOTAL LOT AREA 365,904 S.F.	
	LOT COVERAGE %: 136,389 S.F. / 365,904 S.F. =	37.30%
FAR	**TOTAL GROSS AREA / TOTAL LOT COVERAGE** **647,300 S.F. / 365,904 S.F. =**	1.77

BUILDING SETBACKS

	DESCRIPTION	PROVIDED	DESCRIPTION		PROVIDED
FRONT	WEST	10' - 0"	CORNER	SOUTHEAST	8' - 5 5/8"
SIDE	NORTHWEST (GARAGE)	65' - 1/2"		NORTHEAST (ADJ. TO RES.)	10' - 11"
	NORTH (BUILDING)	46' - 9"			
	SOUTH (GARAGE)	43' - 10 7/8"	ADJACENT TO RESIDENTIAL		
	SOUTH (BUILDING)	44' - 11 1/4"		NORTHEAST (ADJ. TO RES. / DOCK)	20' - 5 5/8"
REAR	EAST	10' - 1 1/2"	WATERFRONT		37' - 10 1/8"

BUILDING HEIGHT MAX. TOTAL HEIGHT OF THE BUILDING ON TOP OF ROOF SLAB **GARAGE** 40' - 10" **RESIDENTIAL** 65' - 0"

PARKING DATA

DESCRIPTION	REQUIRED	PROVIDED
Parking requirements. Deviations from parking requirements in Section 98-88 of the Land Development Code shall be considered, provided a study is provided by a qualified traffic engineer or certified planner (AICP) indicating that, for the development, there are unique characteristics of the area, or other specific elements unique to the development, strict application of the off-street parking requirements will make it inequitable to the applicant or unnecessary to protect the public interest to apply the specific requirements of the off-street parking ordinance and that sufficient parking exists to serve the proposed development.	569 PARKING SPACES	609 PARKING SPACES

MIN. PARKING DIMENSION			9'X18'	9'X18'
MIN. AISLE WIDTH			23' AISLE WIDTH	23' AISLE WIDTH
PARKING REQUIREMENTS / COUNT	TYPE A: 104 x 1B UNIT	REQ. 1.5 P.S. PER UNIT	156	STANDARD: 585 ADA: 12 ELECTRIC CAR: 12
	TYPE B: 24 x 1B + DEN UNIT	REQ. 1.5 P.S. PER UNIT	36	
	TYPE C: 55 x 2B UNIT	REQ. 2 P.S. PER UNIT	110	
	TYPE D: 28 x 2B UNIT	REQ. 2 P.S. PER UNIT	56	
	TYPE E: 16 x 2B + DEN UNIT	REQ. 2 P.S. PER UNIT	32	
	TYPE F: 24 x 2B + DEN UNIT	REQ. 2 P.S. PER UNIT	48	TOTAL PARKING SPACE PROVIDED: 609 (PROVIDED MOTORCYCLE PARKING AREA ON THE GROUND LEVEL)
	TYPE G: 6 x 3B UNIT	REQ. 2.5 P.S. PER UNIT	15	
	TYPE H: 12 x 3B UNIT	REQ. 2.5 P.S. PER UNIT	30	
	TYPE I: 11 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	16.5	
	TYPE J: 25 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	37.5	
	TYPE K: 10 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	15	
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	TYPE M: 5 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	7.5	
			569 (568.5) PARKING SPACES	

BUILDING AREA*	GROUND LEVEL - 136,489 S.F. (37.3%)
IMPERVIOUS PAVER AREA**	GROUND LEVEL - 139,049 S.F. (38.0%)
PERVIOUS AREA***	GROUND LEVEL - 90,366 S.F. (24.7%)
TOTAL SITE AREA	GROUND LEVEL - 365,904 S.F. (100.0%)
LANDSCAPE AREA	GROUND LEVEL - 90,366 S.F. (24.7%)

* INCLUDES BUILDINGS, AND PARKING GARAGES.

** INCLUDES ROADS, SIDEWALKS, COURYARD AREAS (WALKING SURFACE, ARTIFICIAL TURF ON THE PUTTING GREEN, SMALL DOG PARK, & LARGE DOG PARK), AND DRIVEWAYS.

*** INCLUDES LANDSCAPE AND THE COURTYARD AREAS (GRASS & PLANTERS).

FEMA DATA

FEMA COMPLIANCE	REQUIRED	PROPOSED
FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION	ZONE "AE10"	ZONE "AE11"
DATE OF F.I.R.M. IDENTIFICATION	SEPTEMBER 3, 2003	--
BASE FLOOD ELEVATION	ELEVATION: AE10	ELEVATION: AE10
FIRST HABITABLE FLOOR TOP OF SLAB ELEVATION	+1'-0"	ELEVATION: AE11
SLAB ELEVATIONS BELOW FEMA	CONSTRUCTION BELOW FEMA BASE FLOOD SHALL COMPLY WITH A.S.C.E. 24-14	AE11"

ZONE	DESCRIPTION
AE, A1-A30	AREA SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFEs ARE SHOWN WITHIN THESE ZONES. (ZONE AE IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONES A1-A30.)
C AND X	AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

FEMA NOTE:

THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
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27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

NOTE:
MARINA DOCK IS UNDER REVIEW BY 3 DIFFERENT AGENCIES. IT IS UNDER SEPARATE PERMIT. (SEE CIVIL DRAWINGS FOR MORE DETAILS)

SITE NOTES:

1. KNOX ENTRY SYSTEM FOR FIRE DEPT. ACCESS SHALL BE PROVIDED AT VEHICULAR GATED ACCESS POINTS.
2. CLASS 1 STANDPIPE SYSTEM SHALL BE PROVIDED FOR ALL SPRINKLERED BUILDINGS.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE NO FURTHER THAN 100FT FROM FIRE HYDRANTS. SEE CIVIL DRAWINGS.
4. "NO PARKING" SIGNAGE, PAINTED CURBS AND/OR FIRE LANE STRIPPING SHALL BE PROVIDED AT FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF THE FIRE DEPARTMENT CONNECTIONS.
5. ALL PERMITTED PLANS SHALL COMPLY WITH BROWARD COUNTY LOCAL AMENDEMENTS TO THE FLORIDA FIRE PREVENTION CODE, NFPA 1 - FIRE CODE, FLORIDA EDITION 2012, NFPA 101 - LIFE SAFETY CODE, FLORIDA EDITION 2012.

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

PARTIAL SITE PLAN SOUTH

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 08/22/19
Project Manager: CP	Dwg. no. A-021
Project: 17-835US	

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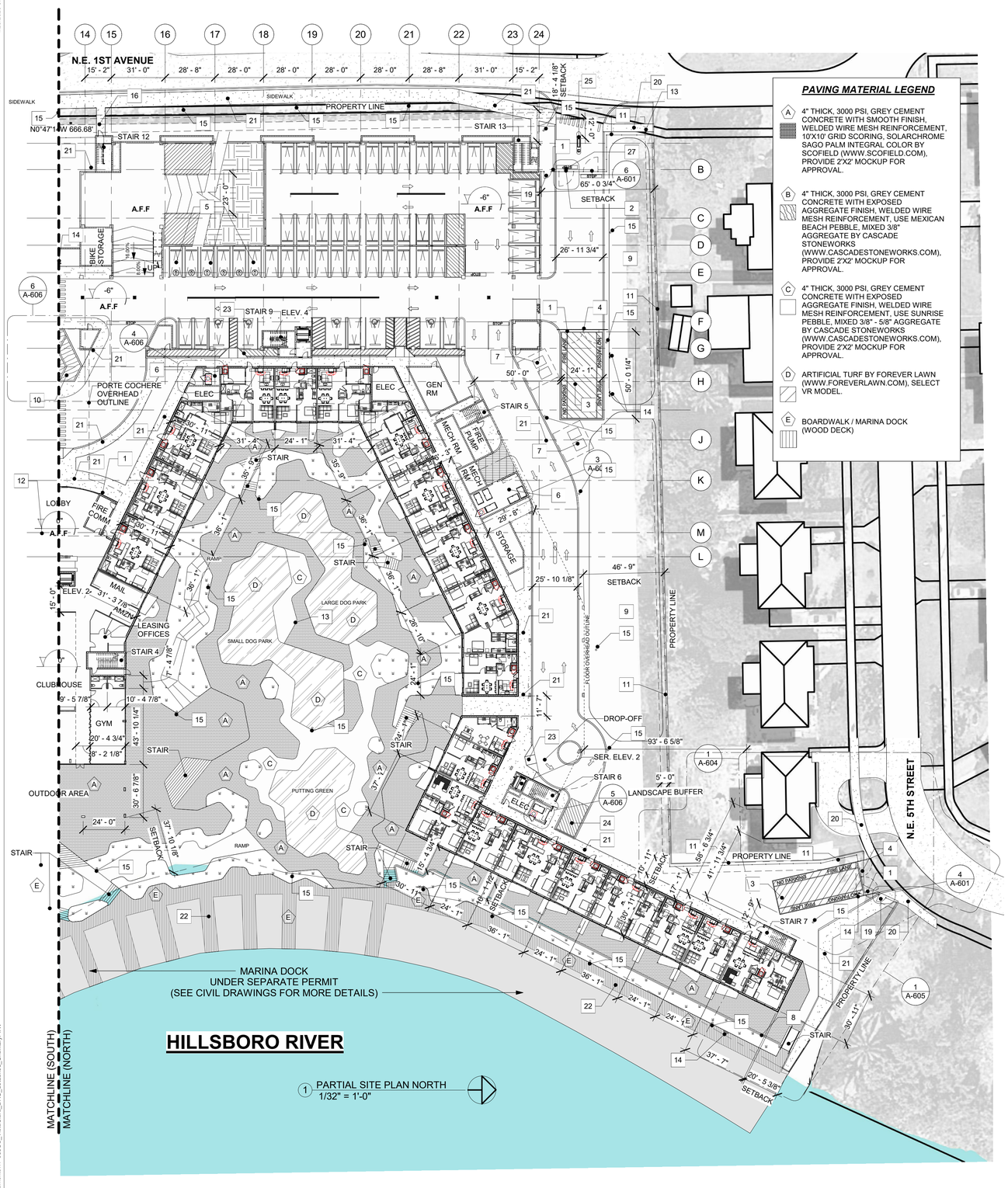

1 PARTIAL SITE PLAN NORTH
1/32" = 1'-0"

PAVING MATERIAL LEGEND

A. 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH SMOOTH FINISH, WELDED WIRE MESH REINFORCEMENT, 10'X10' GRID SCORING, SOLARCHROME SAGO PALM INTEGRAL COLOR BY SCOFIELD (WWW.SCOFIELD.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.

B. 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE MEXICAN BEACH PEBBLE, MIXED 3/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.

C. 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE SUNRISE PEBBLE, MIXED 3/8" - 5/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.

D. ARTIFICIAL TURF BY FOREVER LAWN (WWW.FOREVERLAWN.COM), SELECT VR MODEL.

E. BOARDWALK / MARINA DOCK (WOOD DECK)

SITE DATA

The Vista Clara residential project consists of a 6 story 326 unit residential complex with an attached 4 story parking garage. The project is encompassed within a perimeter road that has a direct access through the parking garage. Adjacent to the garage is the main residential building that houses a large amenity / lobby space on grade and whose landscaping includes large ponds,heavily lush landscaped pathways, and seating areas. The program of units consists of the following: 57 studio units, 104 One-bedroom units, 24 One-bedroom units plus den, 83 Two-bedroom units, 40 Two-bedroom units plus den, and 18 Three-bedroom units, for a project total of 326 units. The four-level parking garage includes a total of 609 parking spaces including Florida Building Code 2018 handicap space requirements. The overall building consists of 6 floors, with slab-to-slab heights of 10'-0" each and a 2'-0" parapet, for a total building height of 63'-0" to the top of roof. The units are situated as to take advantage of the views of the river and spacious amenity decks by facing inward while providing privacy from the surrounding neighborhood.

There are several service spaces to accommodate generator, trash, electrical rooms etc. located around the perimeter of the building. These rooms are placed strategically so that servicing this equipment is facilitated by integrating these rooms near service areas. This helps all the utility companies i.e. Comcast, FPL, Trash etc. to easily access these mechanical / equipment rooms / trash rooms easily and without affecting tenant traffic flows.

*** THE INFORMATION WAS OBTAINED FROM PLANNED DEVELOPMENT DISTRICT (PDD) SEE ATTACHED**

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TOTAL LOT AREA	8.4 ACRES = 365,904 SF	
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ZONING	PLANNED DEVELOPMENT DISTRICT (PDD) - APPLICATION IN PROGRESS	
		PROVIDED
DENSITY	TOTAL SIZE OF THE LAND / TOTAL RES. UNIT COUNT 326 DWELLING UNITS / 8.4 ACRES = 39 DU/AC	39 UNIT / ACRE 326 UNITS
LOT COVERAGE	RENTABLE AREA 38,393 S.F. CIRCULATION / COMMON AREAS 25,386 S.F. SERVICES & UTILITY 6,058 S.F. PARKING AREA 61,546 S.F. BALCONIES & TERRACES 5,106 S.F.	
	LOT COVERAGE 136,489 S.F. TOTAL LOT AREA 365,904 S.F.	
	LOT COVERAGE %: 136,389 S.F. / 365,904 S.F. =	37.30%
FAR	**TOTAL GROSS AREA / TOTAL LOT COVERAGE** **647,300 S.F. / 365,904 S.F. =**	1.77

BUILDING SETBACKS

	DESCRIPTION	PROVIDED	DESCRIPTION		PROVIDED
FRONT	WEST	10' - 0"	CORNER	SOUTHEAST	8' - 5 5/8"
SIDE	NORTHWEST (GARAGE)	65' - 1/2"		NORTHEAST (ADJ. TO RES.)	10' - 11"
	NORTH (BUILDING)	46' - 9"			
	SOUTH (GARAGE)	43' - 10 7/8"	ADJACENT TO RESIDENTIAL		
	SOUTH (BUILDING)	44' - 11 1/4"		NORTHEAST (ADJ. TO RES. / DOCK)	20' - 5 5/8"
REAR	EAST	10' - 1 1/2"	WATERFRONT		37' - 10 1/8"

BUILDING HEIGHT MAX. TOTAL HEIGHT OF THE BUILDING ON TOP OF ROOF SLAB — **GARAGE** 40' - 10" — **RESIDENTIAL** 65' - 0"

PARKING DATA

DESCRIPTION	REQUIRED	PROVIDED
Parking requirements. Deviations from parking requirements in Section 98-88 of the Land Development Code shall be considered, provided a study is provided by a qualified traffic engineer or certified planner (AICP) indicating that, for the development, there are unique characteristics of the area, or other specific elements unique to the development, strict application of the off-street parking requirements will make it inequitable to the applicant or unnecessary to protect the public interest to apply the specific requirements of the off-street parking ordinance and that sufficient parking exists to serve the proposed development.	569 PARKING SPACES	609 PARKING SPACES

MIN. PARKING DIMENSION		9'X18'	9'X18'
MIN. AISLE WIDTH		23' AISLE WIDTH	23' AISLE WIDTH
PARKING REQUIREMENTS / COUNT	TYPE A: 104 x 1B UNIT	REQ. 1.5 P.S. PER UNIT	156
	TYPE B: 24 x 1B + DEN UNIT	REQ. 1.5 P.S. PER UNIT	36
	TYPE C: 55 x 2B UNIT	REQ. 2 P.S. PER UNIT	110
	TYPE D: 28 x 2B UNIT	REQ. 2 P.S. PER UNIT	56
	TYPE E: 16 x 2B + DEN UNIT	REQ. 2 P.S. PER UNIT	32
	TYPE F: 24 x 2B + DEN UNIT	REQ. 2 P.S. PER UNIT	48
	TYPE G: 6 x 3B UNIT	REQ. 2.5 P.S. PER UNIT	15
	TYPE H: 12 x 3B UNIT	REQ. 2.5 P.S. PER UNIT	30
	TYPE I: 11 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	16.5
	TYPE J: 25 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	37.5
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	TYPE M: 5 x STUDIO UNIT	REQ. 1.5 P.S. PER UNIT	7.5
			569 (568.5) PARKING SPACES
			STANDARD: 585 ADA: 12 ELECTRIC CAR: 12
			TOTAL PARKING SPACE PROVIDED: 609 (PROVIDED MOTORCYCLE PARKING AREA ON THE GROUND LEVEL)

BUILDING AREA*	GROUND LEVEL - 136,489 S.F. (37.3%)
IMPERVIOUS PAVER AREA**	GROUND LEVEL - 139,049 S.F. (38.0%)
PERVIOUS AREA***	GROUND LEVEL - 90,366 S.F. (24.7%)
TOTAL SITE AREA	GROUND LEVEL - 365,904 S.F. (100.0%)
LANDSCAPE AREA	GROUND LEVEL - 90,366 S.F. (24.7%)

* INCLUDES BUILDINGS, AND PARKING GARAGES.

** INCLUDES ROADS, SIDEWALKS, COURYARD AREAS (WALKING SURFACE, ARTIFICIAL TURF ON THE PUTTING GREEN, SMALL DOG PARK, & LARGE DOG PARK), AND DRIVEWAYS.

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FEMA DATA

FEMA COMPLIANCE	REQUIRED	PROPOSED
FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION	ZONE "AE10"	ZONE "AE11"
DATE OF F.I.R.M. IDENTIFICATION	SEPTEMBER 3, 2003	--
BASE FLOOD ELEVATION	ELEVATION: AE10	ELEVATION: AE10
FIRST HABITABLE FLOOR TOP OF SLAB ELEVATION	+1'-0"	ELEVATION: AE11
SLAB ELEVATIONS BELOW FEMA	CONSTRUCTION BELOW FEMA BASE FLOOD SHALL COMPLY WITH A.S.C.E. 24-14	AE11"

ZONE	DESCRIPTION
AE, A1-A30	AREA SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFEs ARE SHOWN WITHIN THESE ZONES. (ZONE AE IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONES A1-A30.)
C AND X	AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DONT WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

FEMA NOTE:

THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
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18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

NOTE:
MARINA DOCK IS UNDER REVIEW BY 3 DIFFERENT AGENCIES. IT IS UNDER SEPARATE PERMIT. (SEE CIVIL DRAWINGS FOR MORE DETAILS)

SITE NOTES:

1. KNOX ENTRY SYSTEM FOR FIRE DEPT. ACCESS SHALL BE PROVIDED AT VEHICULAR GATED ACCESS POINTS.
2. CLASS 1 STANDPIPE SYSTEM SHALL BE PROVIDED FOR ALL SPRINKLERED BUILDINGS.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE NO FURTHER THAN 100FT FROM FIRE HYDRANTS. SEE CIVIL DRAWINGS.
4. "NO PARKING" SIGNAGE, PAINTED CURBS AND/OR FIRE LANE STRIPPING SHALL BE PROVIDED AT FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF THE FIRE DEPARTMENT CONNECTIONS.
5. ALL PERMITTED PLANS SHALL COMPLY WITH BROWARD COUNTY LOCAL AMENDEMENTS TO THE FLORIDA FIRE PREVENTION CODE, NFPA 1 - FIRE CODE, FLORIDA EDITION 2012, NFPA 101 - LIFE SAFETY CODE, FLORIDA EDITION 2012.

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

PARTIAL SITE PLAN NORTH

Drawn Author	*Field* Architecture
Verified Checker	*Scale* As indicated
Approved Approver	*Date* 08/22/19
Project Manager CP	*Dwg. no.* A-022
Project 17-835US	

1/29/2020 3:29:15 PM

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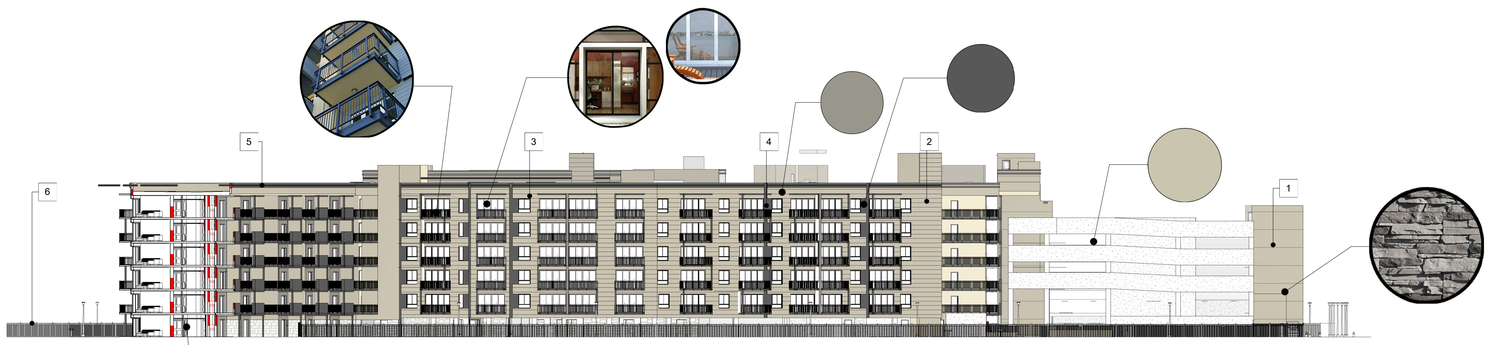
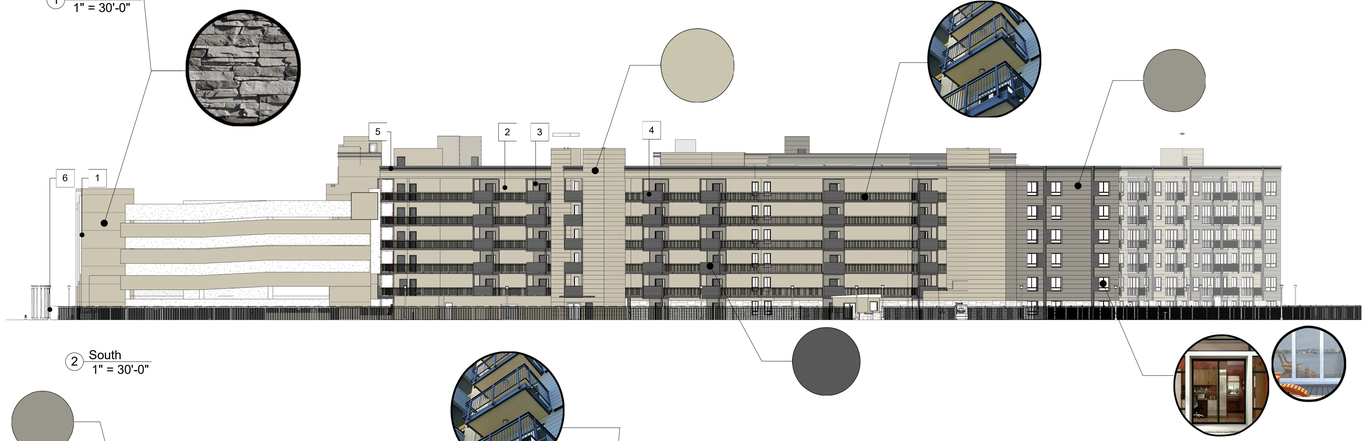


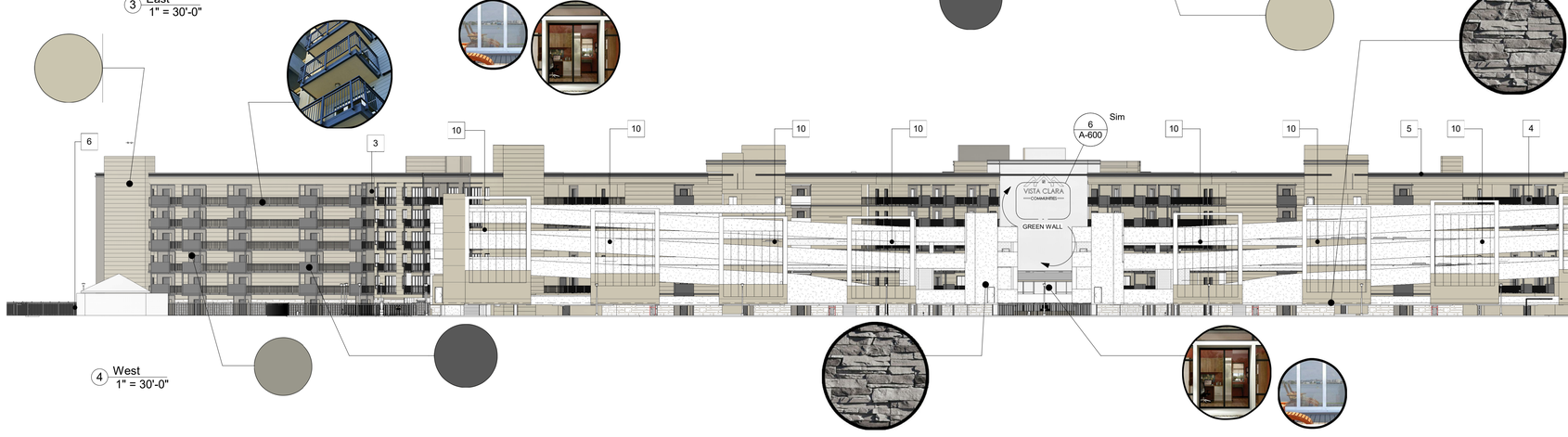
1 North
1" = 30'-0"



2 South
1" = 30'-0"



3 East
1" = 30'-0"



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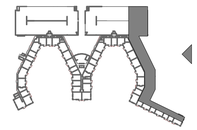
1" = 30'-0"



KEY PLAN ELEVATION - NORTH
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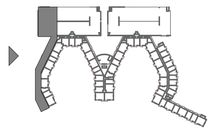

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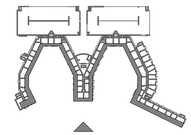
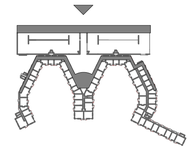


KEY PLAN ELEVATION - EAST
1" = 300'-0"



KEY PLAN ELEVATION - WEST
1" = 300'-0"

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

10



NOTE:
SKY VINE WILL BE PLANTED
ONTO THE GARAGE SCREENING

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
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4	11/01/2019	REV4 DRC 19-PDD-01
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6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

BUILDING ELEVATIONS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-100

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MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
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4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

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POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS A TO G

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-101

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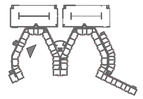
1 Elevation E
1/8" = 1'-0"

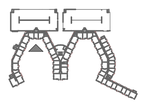


MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

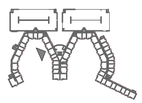


2 Elevation F
1/8" = 1'-0"





3 Elevation G
1/8" = 1'-0"



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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
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4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS E TO G

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-102

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1 Elevation H
1/8" = 1'-0"



2 Elevation I
1/8" = 1'-0"



3 Elevation J
1/8" = 1'-0"

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS H TO J

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-103

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1 Elevation K
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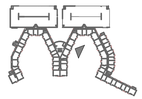

MATERIALS LEGEND:

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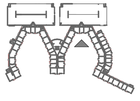
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

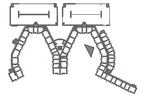


2 Elevation L
1/8" = 1'-0"





3 Elevation M
1/8" = 1'-0"



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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS K TO M

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-104

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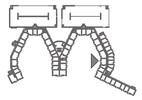
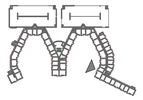
1 Elevation N
1/8" = 1'-0"



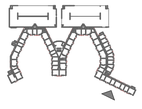


2 Elevation O
1/8" = 1'-0"





3 Elevation P
1/8" = 1'-0"



MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS N TO P

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-105

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2 Elevation R
1/8" = 1'-0"



3 Elevation S
1/8" = 1'-0"

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
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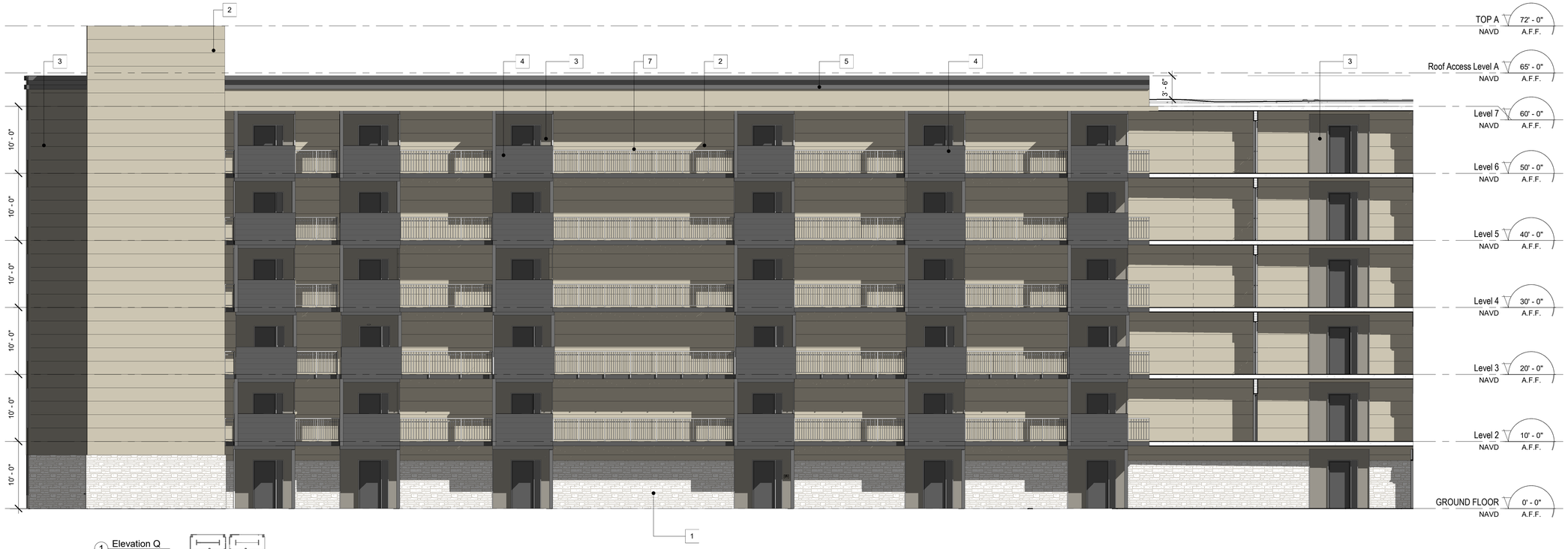
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT



1 Elevation Q
1/8" = 1'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
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3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATIONS R TO Q

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-106

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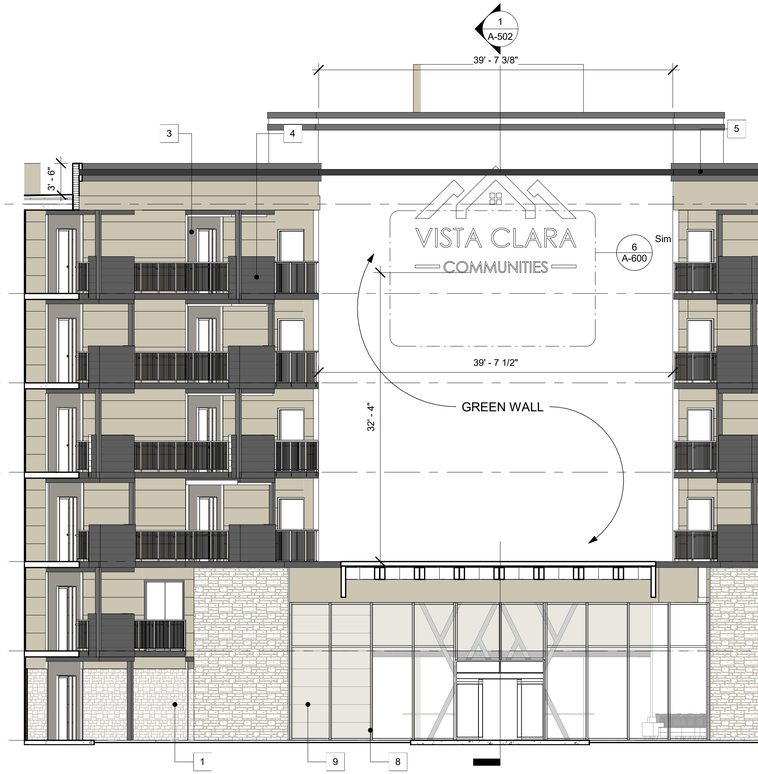
1 Elevation T
1/8" = 1'-0"

2 Elevation U
1/8" = 1'-0"



3 Elevation Entrance
1/8" = 1'-0"

MATERIALS LEGEND:		
1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
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5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATION T TO U

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-107

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2 Elevation V
1/8" = 1'-0"



1 Elevation W
1/8" = 1'-0"

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
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7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATION V AND W

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-108

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1 Elevation X
1/8" = 1'-0"



2 Elevation Y
1/8" = 1'-0"

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
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7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
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5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATION X TO Y

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-109

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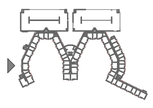
1 Elevation Z
1/8" = 1'-0"

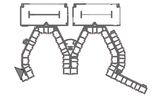


MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
7		BALCONY RAILING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
8		CHARCOAL ALUMINUM WINDOW AND DOOR FRAMES
9		GRAY GLASS TINT



2 Elevation AA
1/8" = 1'-0"



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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
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Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ELEVATION Z to AA

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-110

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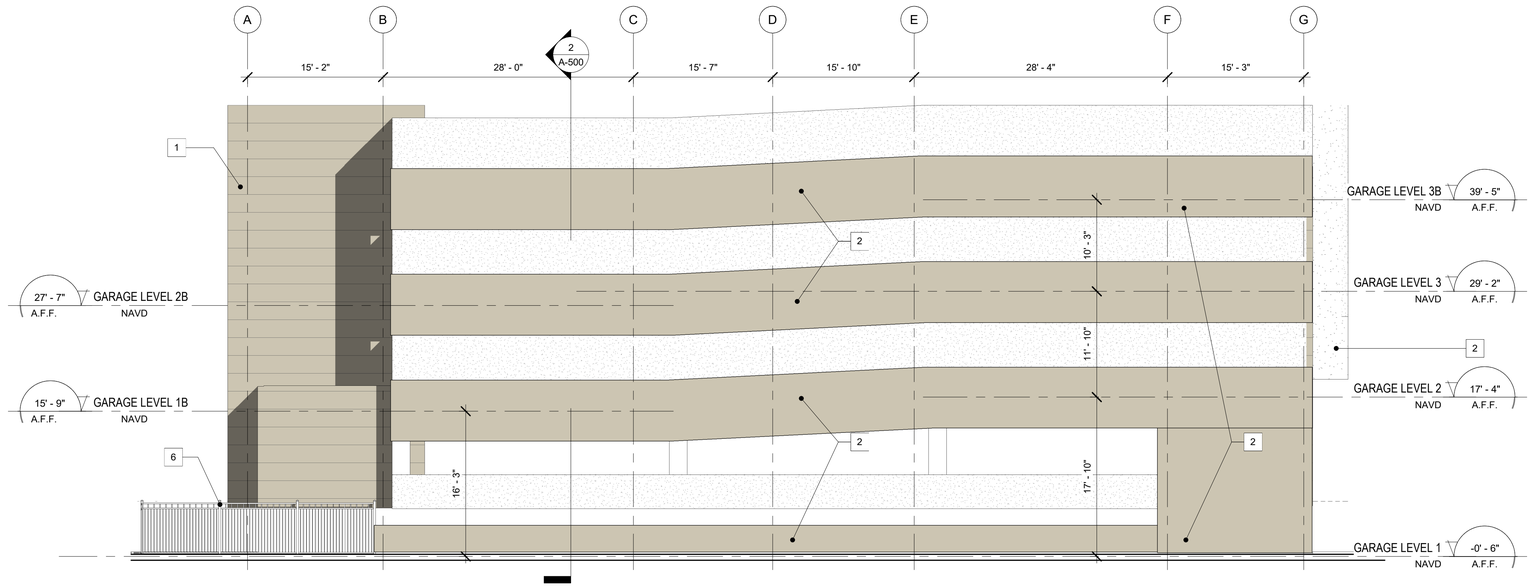
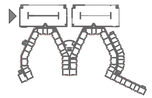
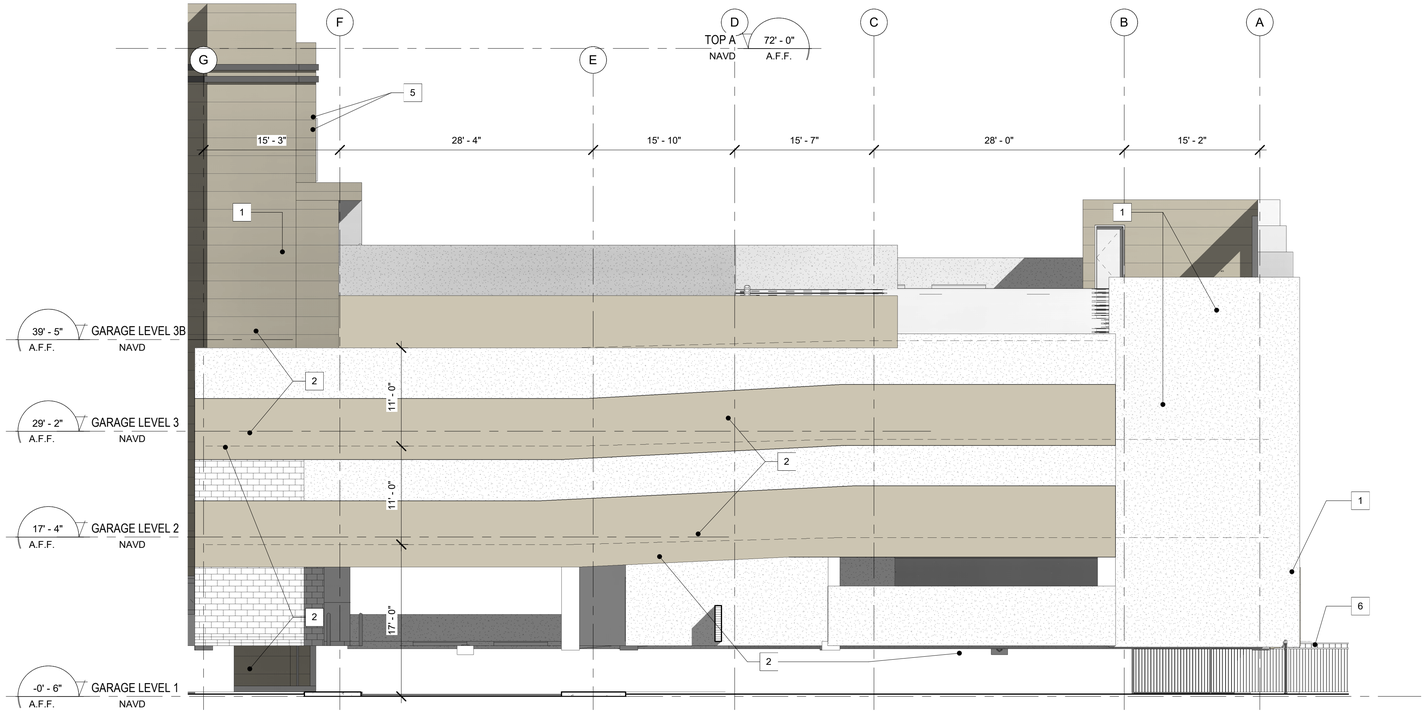
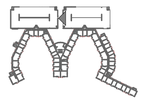


1 Garage Elevation A
1/8" = 1'-0"





3 Garage Elevation C
1/8" = 1'-0"



MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: STUCCO
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: STUCCO
5		EXTERIOR FOAM MADE TOP MOLDING EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10
6		ALUMINUM FENCE EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM
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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
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6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

GARAGE ELEVATIONS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-111

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10



NOTE:
SKY VINE WILL BE PLANTED ONTO THE GARAGE SCREENING

MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		EXTERIOR PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: STUCCO
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9		GRAY GLASS TINT

1 GARAGE ELEVATION B
1" = 10'-0"

2 GARAGE ELEVATION D
1" = 10'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

GARAGE ELEVATIONS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-112

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BUILDING MAIN ENTRANCE



PARKING GARAGE ON N.E. 1ST AVENUE

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE

#	Date	Description
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA
COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA
APARTMENTS at
Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

RENDERINGS

Drawn CP - AK	*Field* Architecture
Verified JFG	*Scale*
Approved SL	*Date* 06/28/2019
Project Manager CP	*Dwg. no.* A-113

Project 17-835US

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MARINA VIEW



COURTYARD VIEW

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

RENDERINGS

Drawn: Author	Field: Architecture
Verified: Checker	Scale:
Approved: Approver	Date: 08/26/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-114

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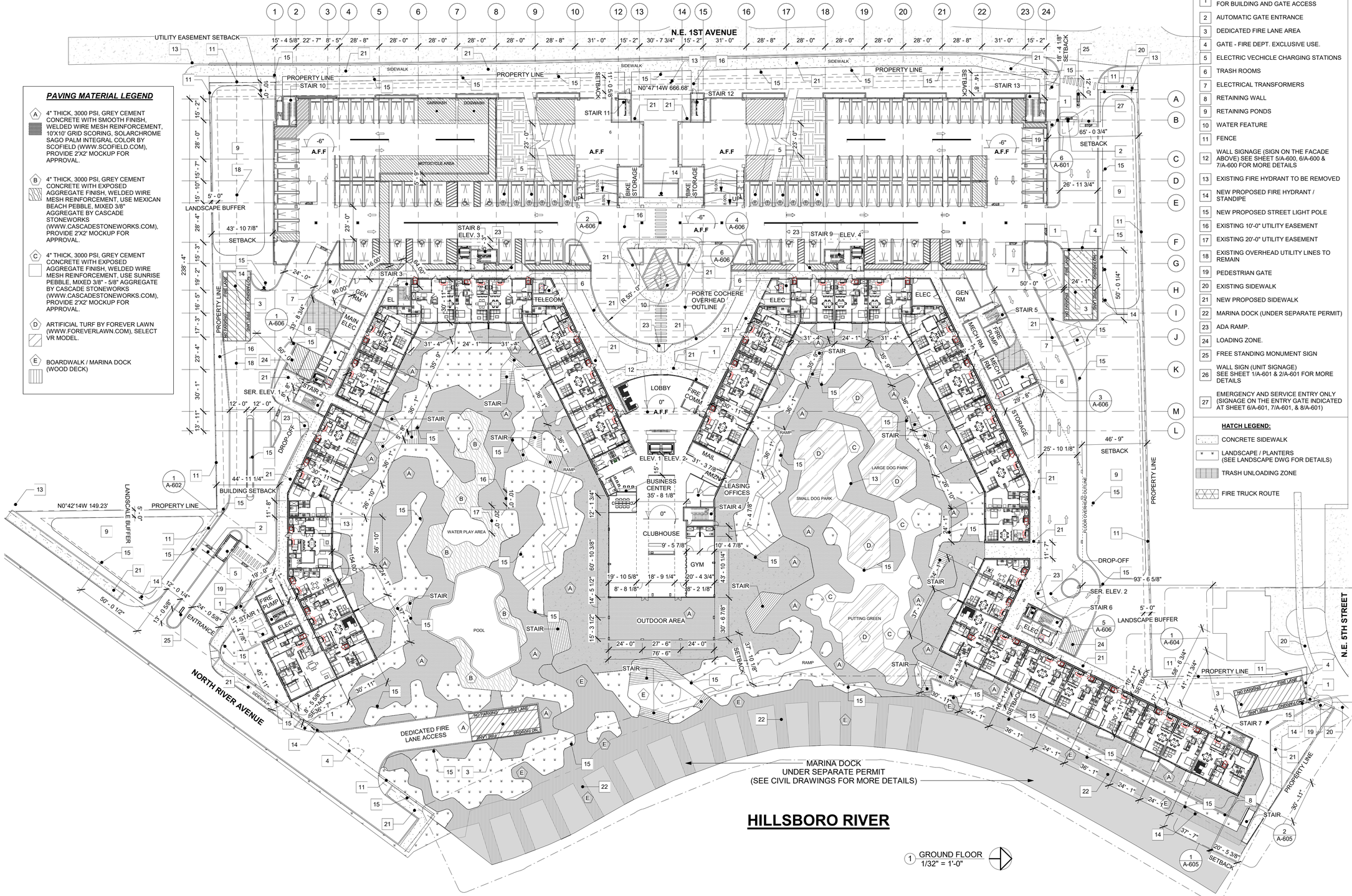
PAVING MATERIAL LEGEND

- (A) 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH SMOOTH FINISH, WELDED WIRE MESH REINFORCEMENT, 10'X10' GRID SCORING, SOLARCHROME SAGO PALM INTEGRAL COLOR BY SCOFIELD (WWW.SCOFIELD.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- (B) 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE MEXICAN BEACH PEBBLE, MIXED 3/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- (C) 4" THICK, 3000 PSI, GREY CEMENT CONCRETE WITH EXPOSED AGGREGATE FINISH, WELDED WIRE MESH REINFORCEMENT, USE SUNRISE PEBBLE, MIXED 3/8" - 5/8" AGGREGATE BY CASCADE STONEWORKS (WWW.CASCADESTONEWORKS.COM), PROVIDE 2'X2' MOCKUP FOR APPROVAL.
- (D) ARTIFICIAL TURF BY FOREVER LAWN (WWW.FOREVERLAWN.COM), SELECT VR MODEL.
- (E) BOARDWALK / MARINA DOCK (WOOD DECK)



1 GROUND FLOOR
1/32" = 1'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources
1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

GROUND FLOOR PLAN

Drawn	Field
CP - AK	Architecture
Verified	Scale
JFG	As indicated
Approved	Date
SL	06/28/2019
Project Manager	Dwg. no.
CP	
Project 17-835US	A-200

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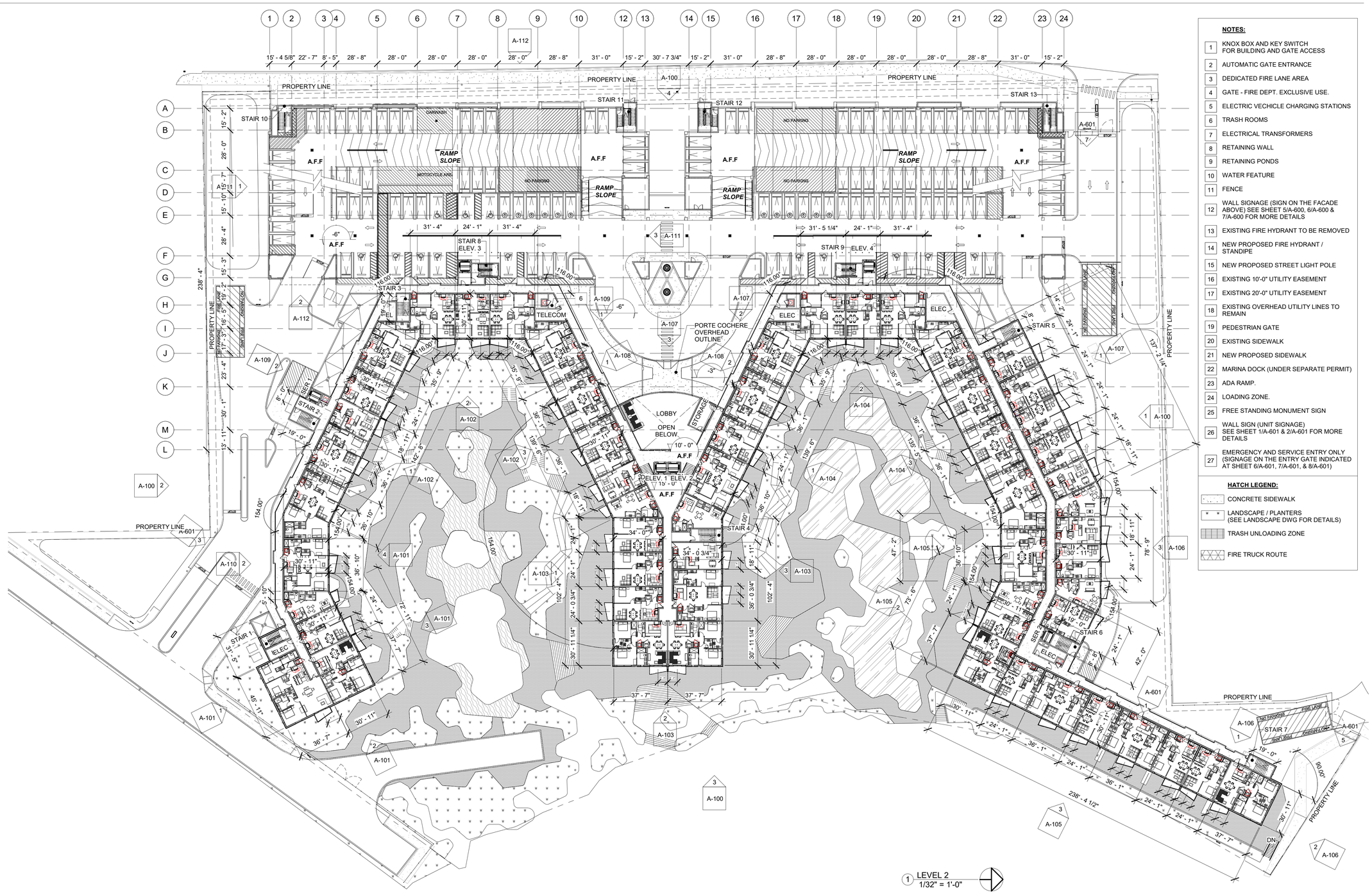

1 LEVEL 2
1/32" = 1'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

2nd LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-201

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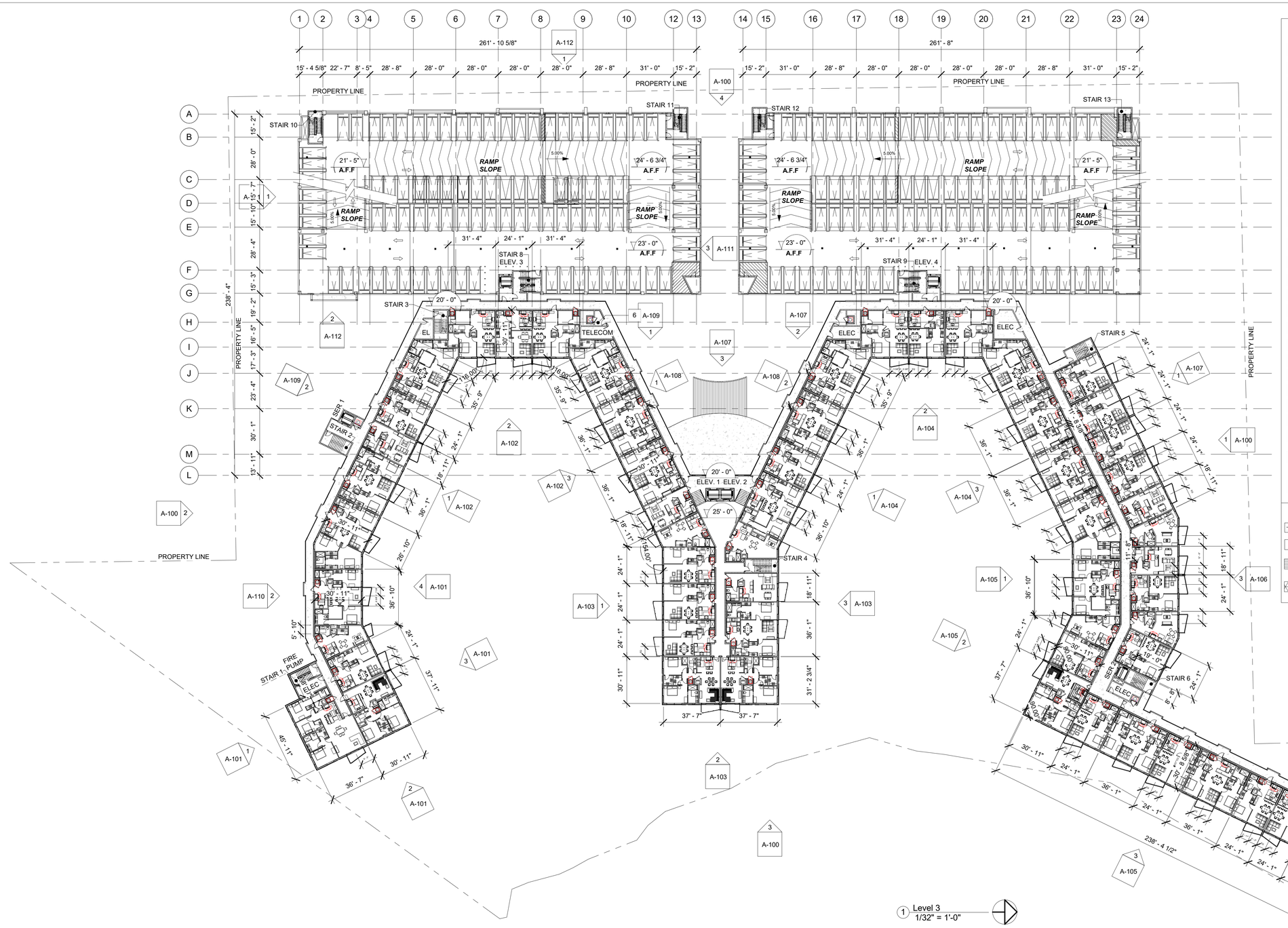

1 Level 3
1/32" = 1'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

3RD LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-202

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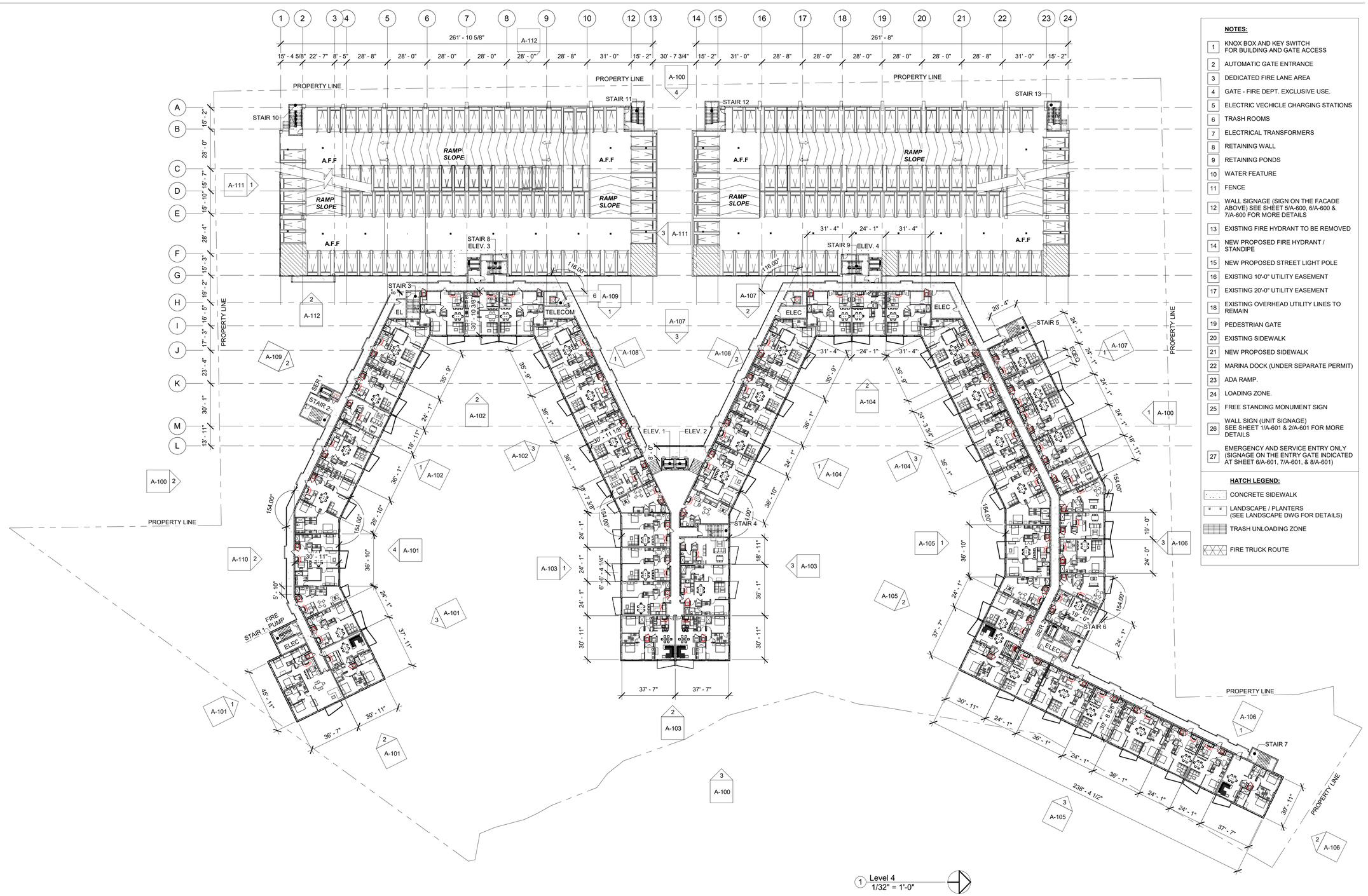

1 Level 4
1/32" = 1'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
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24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

4TH LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-203

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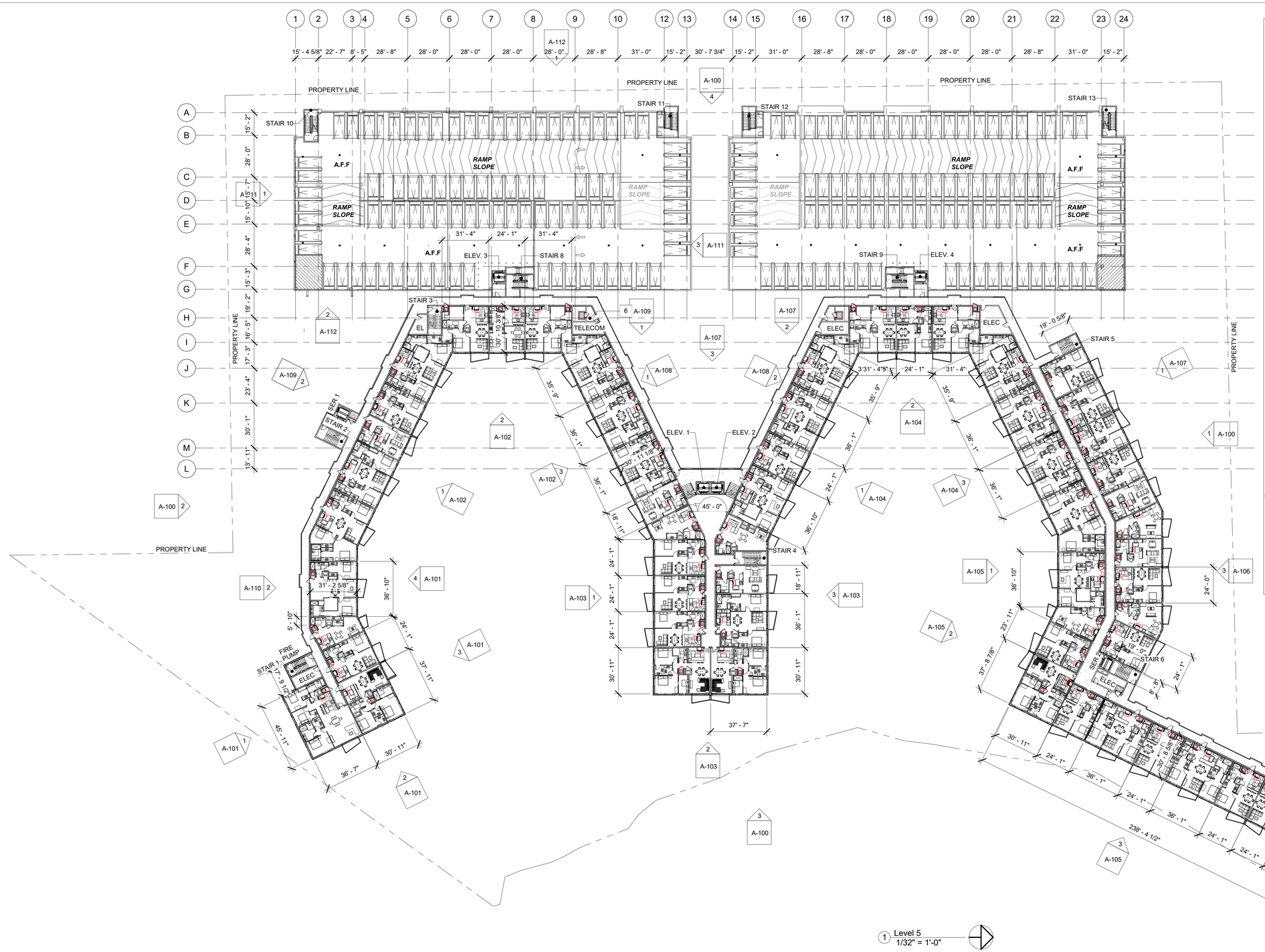

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
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6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
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20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

5TH LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-204

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ARCH D 24"X36" (A1)

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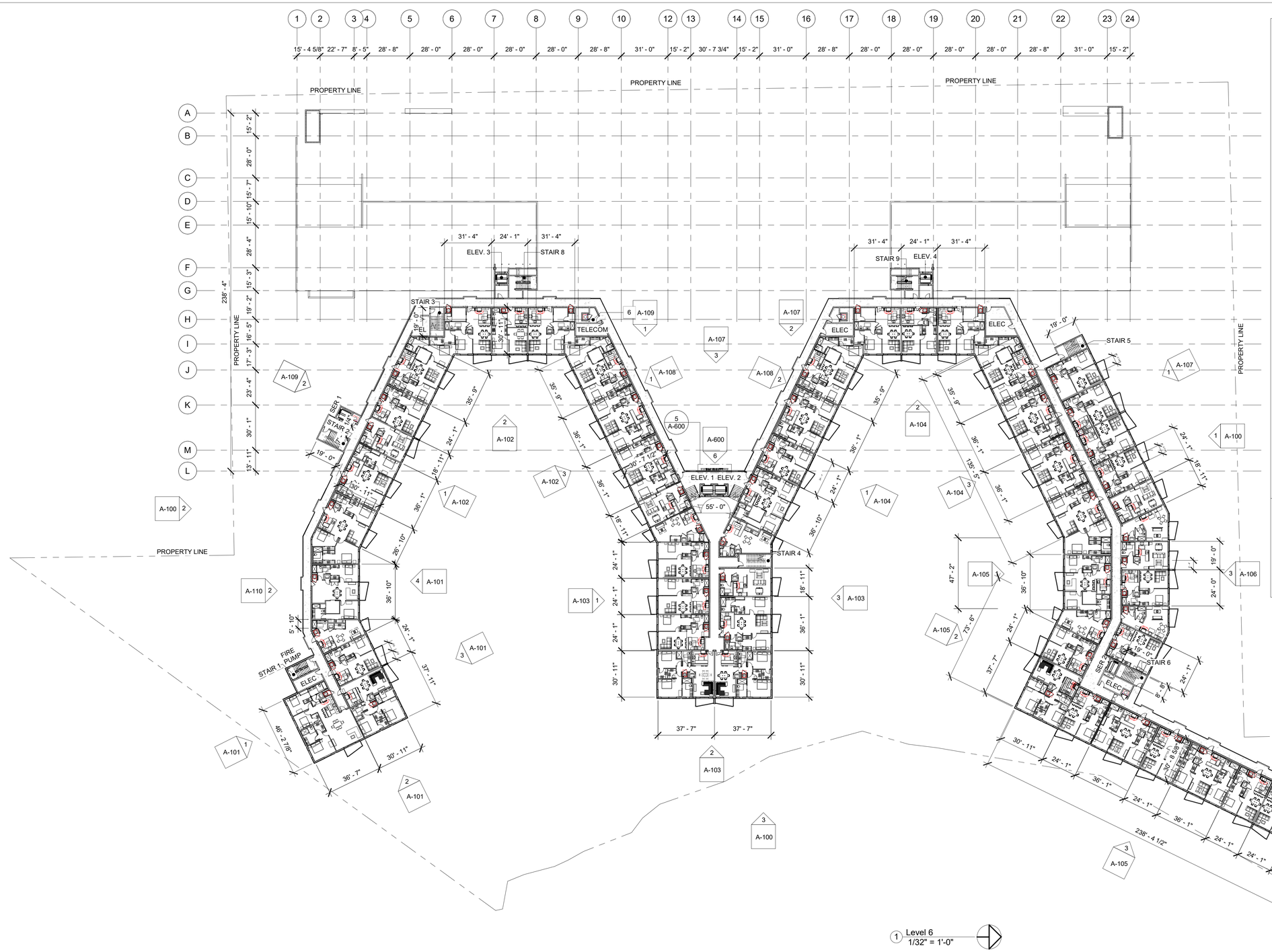

1 Level 6
1/32" = 1'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

6TH LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-205

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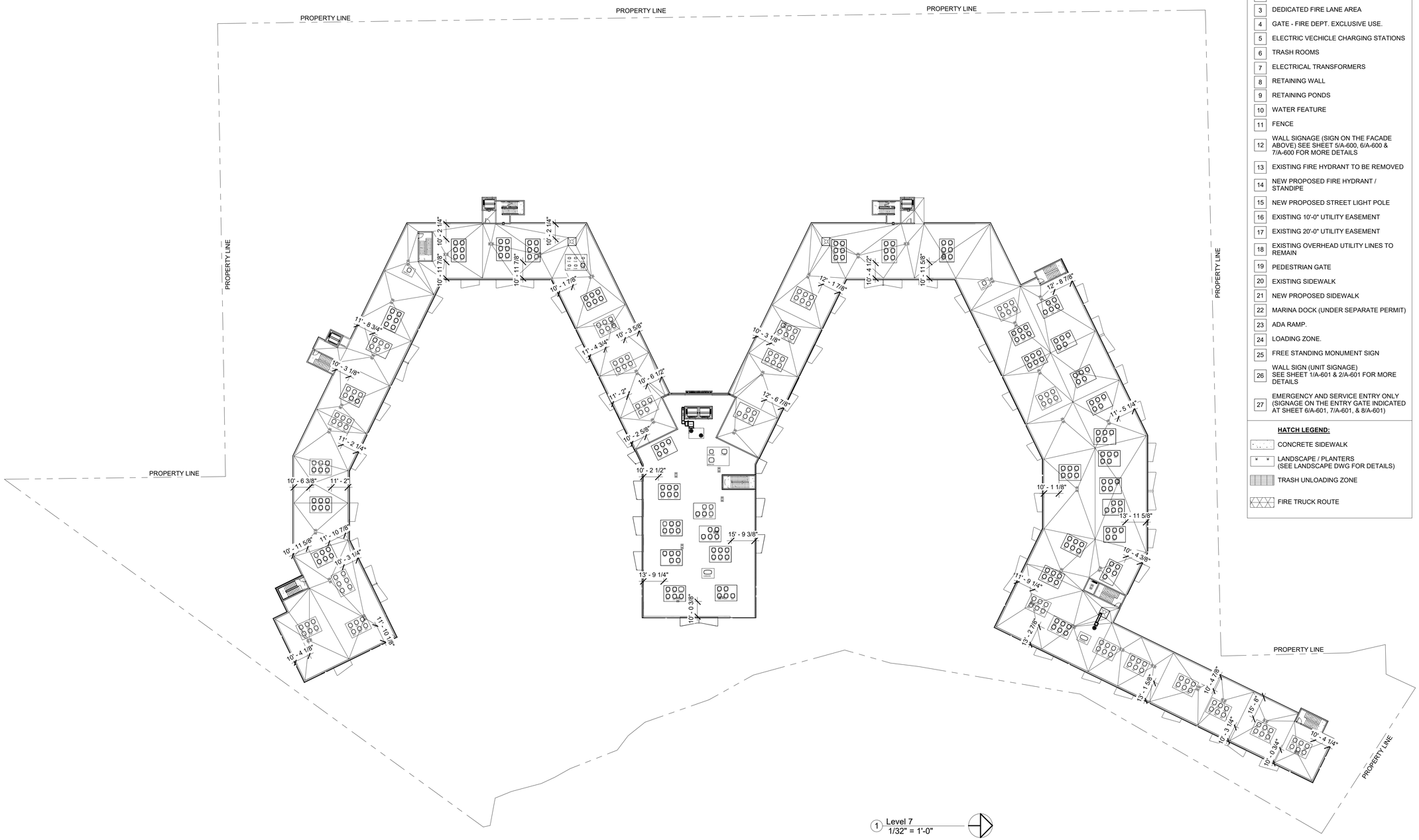

1 Level 7
1/32" = 1'-0"

NOTE:
MECHANICAL EQUIPMENT LOCATION WILL BE FINALIZED DURING THE BUILDING PERMIT SUBMITTAL. EQUIPMENT WILL BE AT MINIMUM OF 10'-0" SETBACK FROM THE PARAPET OF THE BUILDING.

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GSA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ROOF ACCESS LEVEL FLOOR PLAN

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-206

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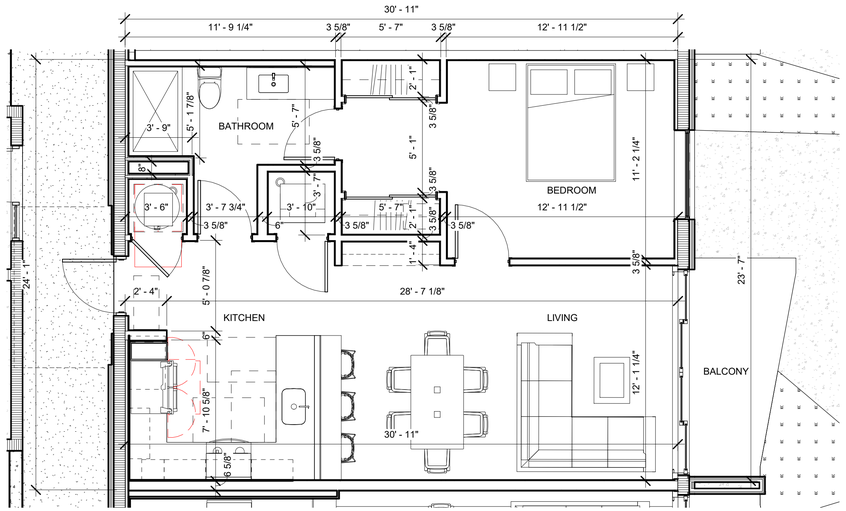
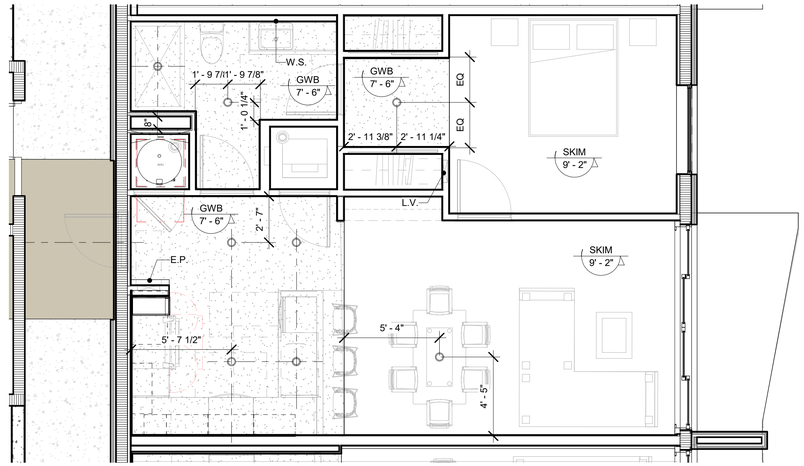
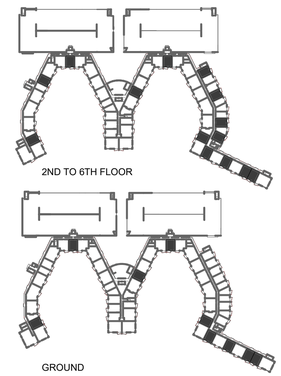


1 ENLARGED PLAN - UNIT A
1/4" = 1'-0"



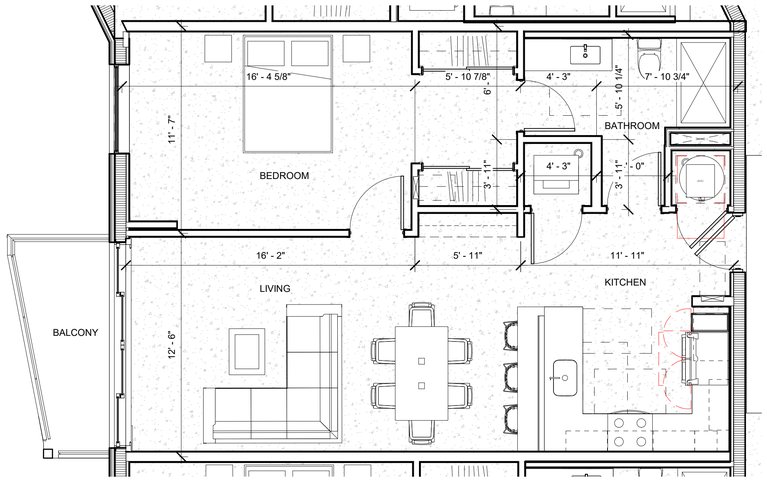
2 ENLARGED REFLECTED CEILING PLAN - UNIT A
1/4" = 1'-0"



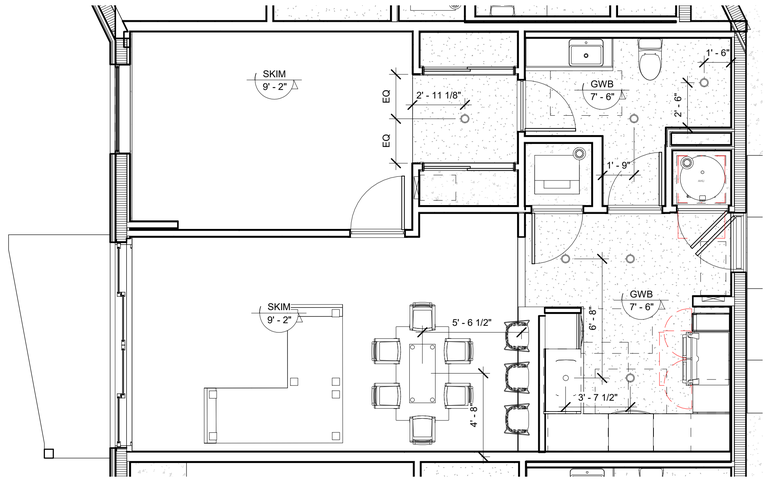
2ND TO 6TH FLOOR

GROUND

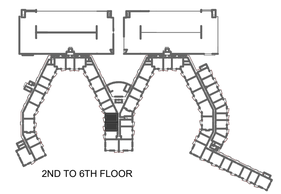
KEYPLAN - GROUND A
1" = 200'-0"



3 ENLARGE PLAN - UNIT A2
1/4" = 1'-0"



4 ENLARGED REFLECTED CEILING PLAN - UNIT A2
1/4" = 1'-0"



2ND TO 6TH FLOOR

GROUND

KEYPLAN - GROUND A2
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT A1 & A2 PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-300

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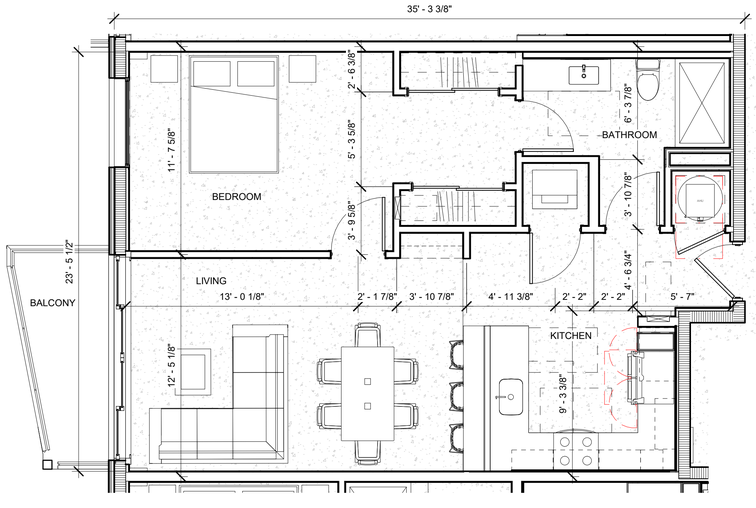
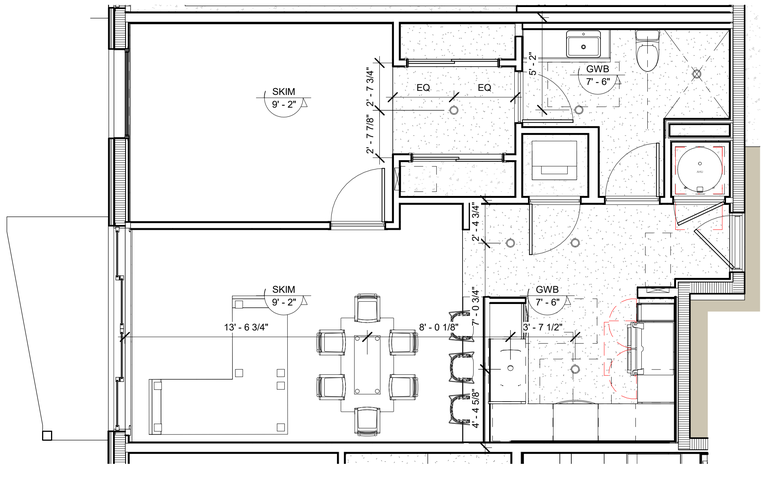
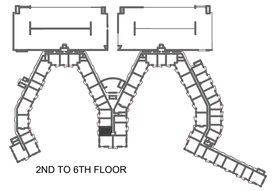


1 ENLARGE PLAN - UNIT A1
1/4" = 1'-0"

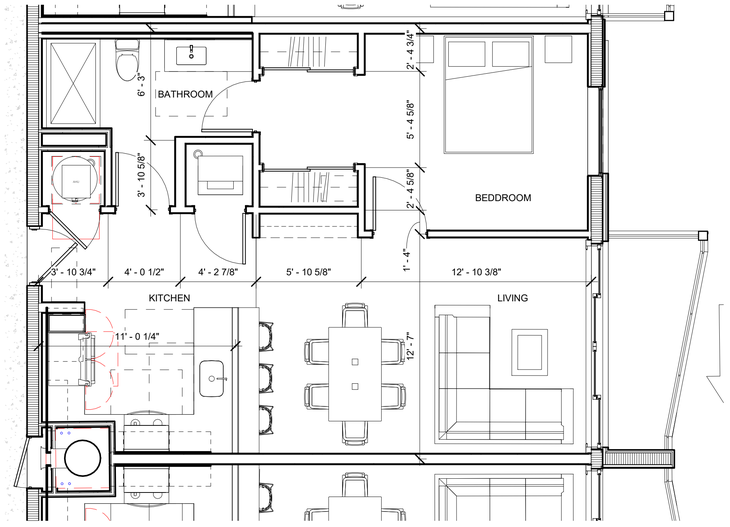


2 ENLARGED REFLECTED CEILING PLAN - UNIT A1
1/4" = 1'-0"

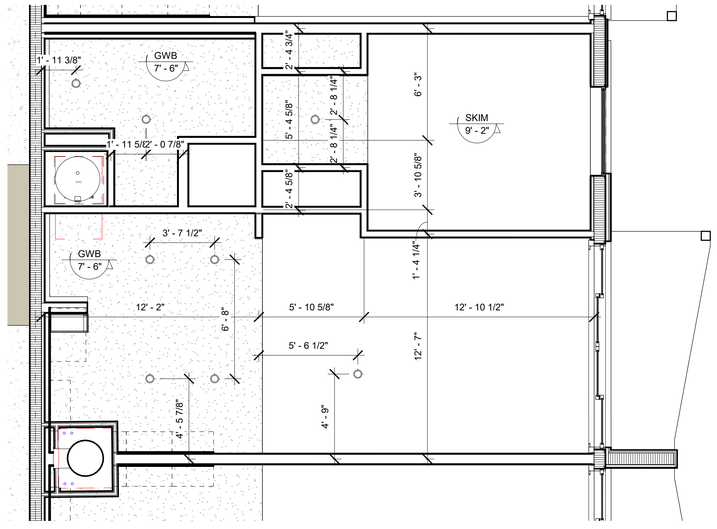


GROUND

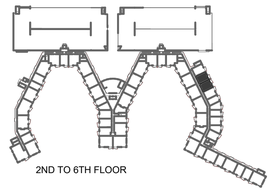
KEYPLAN - GROUND A1
1" = 200'-0"



3 ENLARGED PLAN UNIT A3
1/4" = 1'-0"



4 ENLARGED REFLECTED CEILING PLAN UNIT A3
1/4" = 1'-0"



GROUND

KEYPLAN - GROUND A3
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.

A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT A3 PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-301

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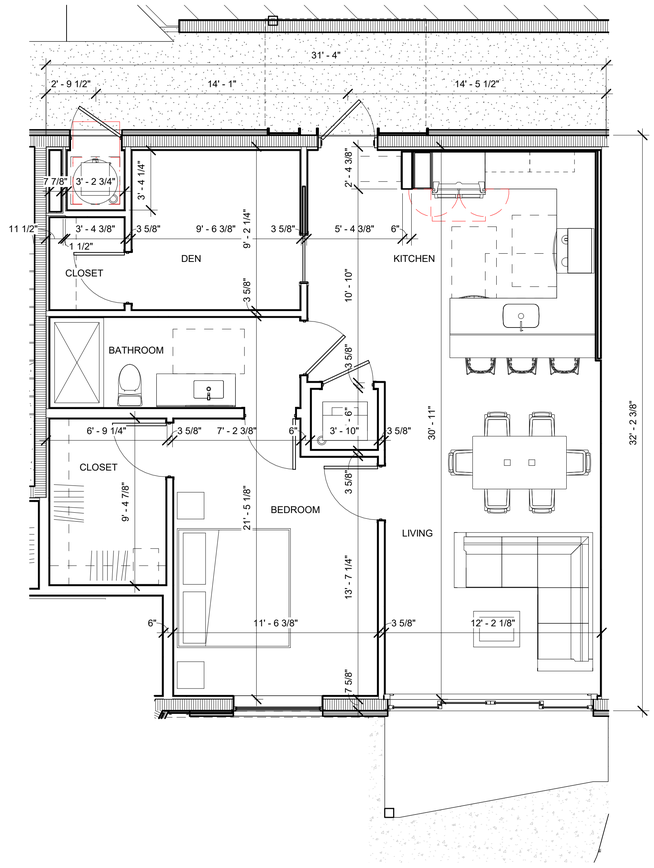
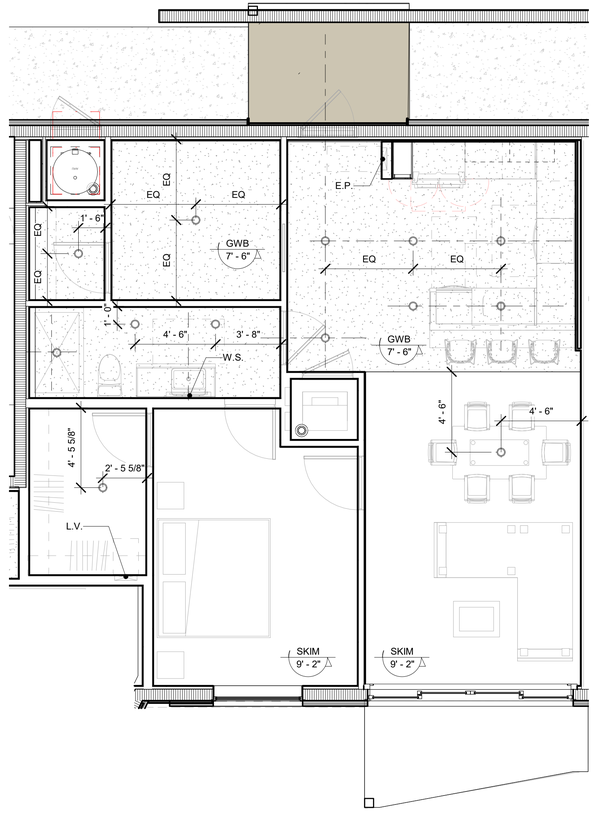
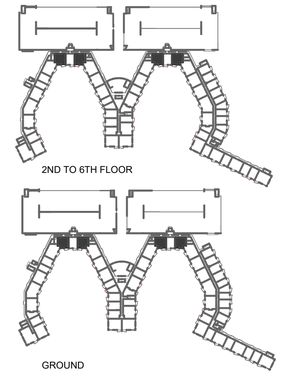


1 ENLARGED PLAN - UNIT B
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT B
1/4" = 1'-0"



KEYPLAN - GROUND B
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT B PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-302

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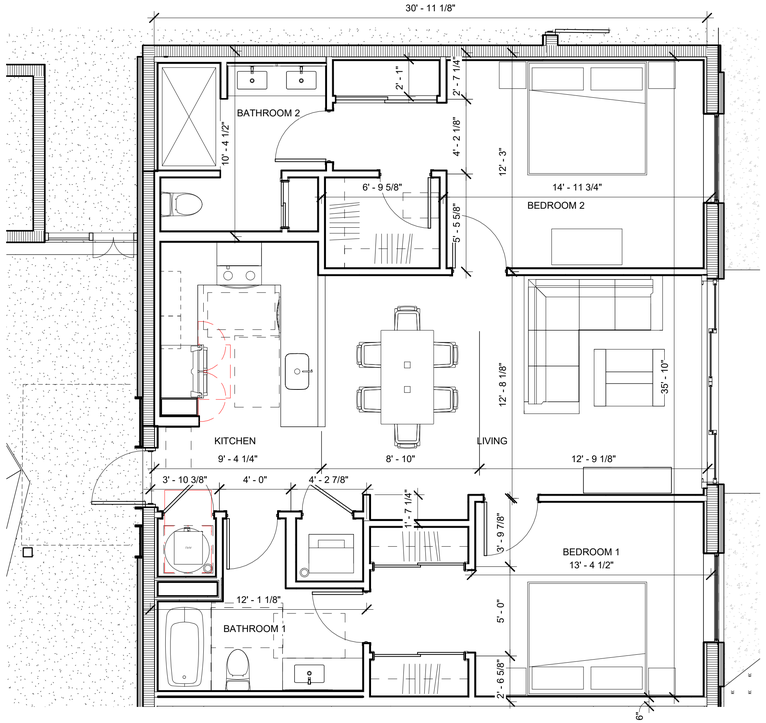
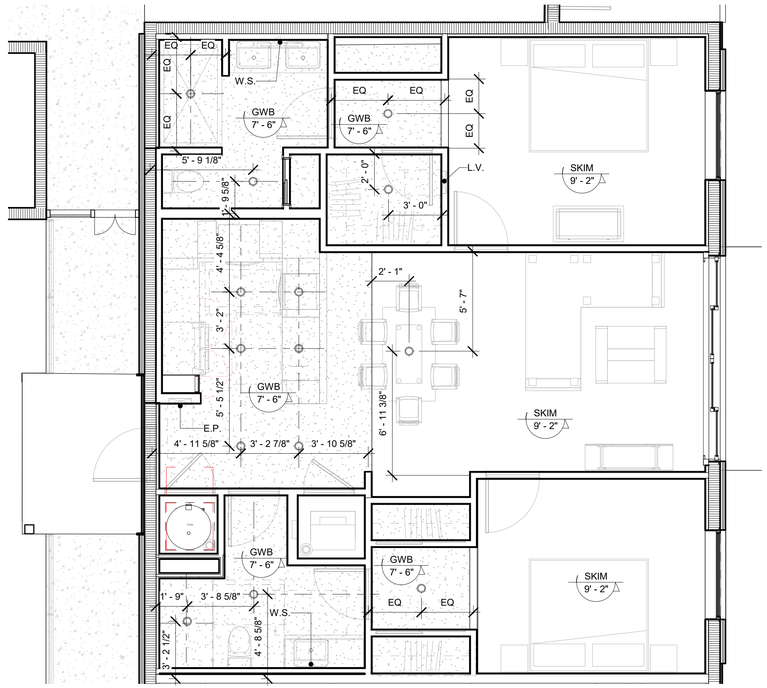
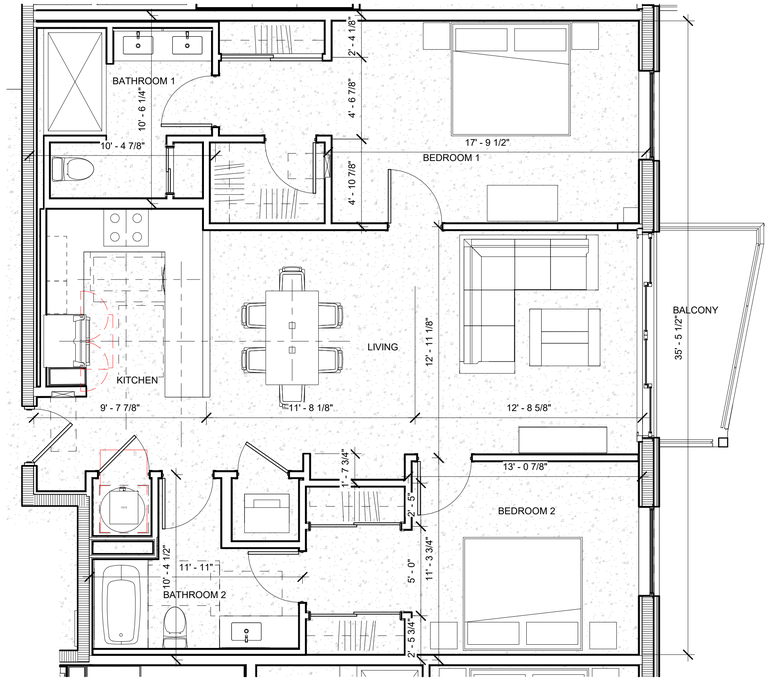


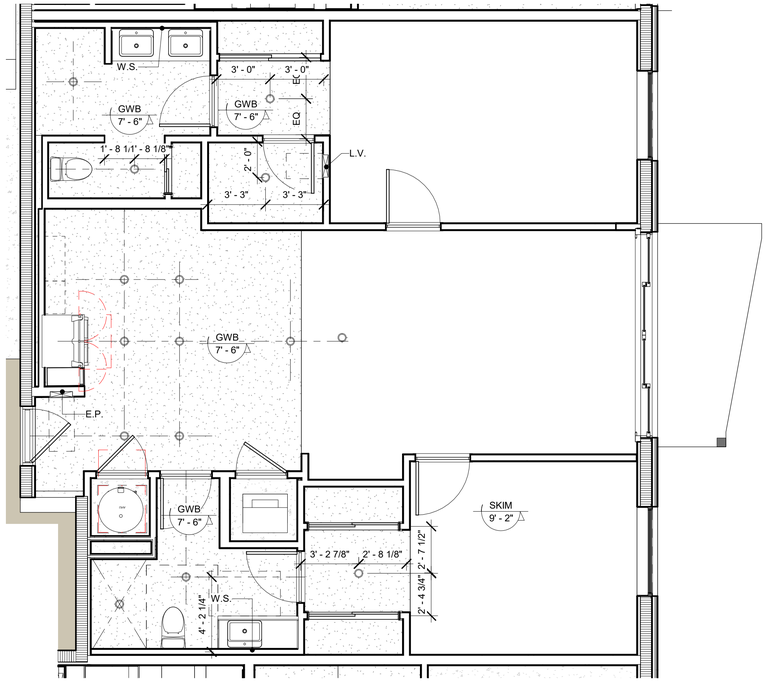
1 ENLARGED PLAN - UNIT C1
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT C1
1/4" = 1'-0"



3 ENLARGED PLAN - UNIT C2
1/4" = 1'-0"



4 ENLARGED REFLECTED CEILING PLAN - UNIT C2
1/4" = 1'-0"

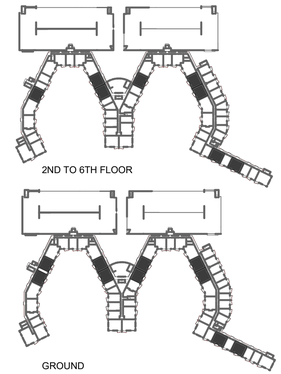
LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

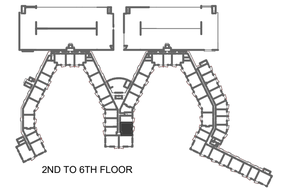
NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



2ND TO 6TH FLOOR

GROUND

KEYPLAN - GROUND C
1" = 200'-0"



2ND TO 6TH FLOOR

GROUND

KEYPLAN - GROUND C1
1" = 200'-0"

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT C1 & C2 PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-303

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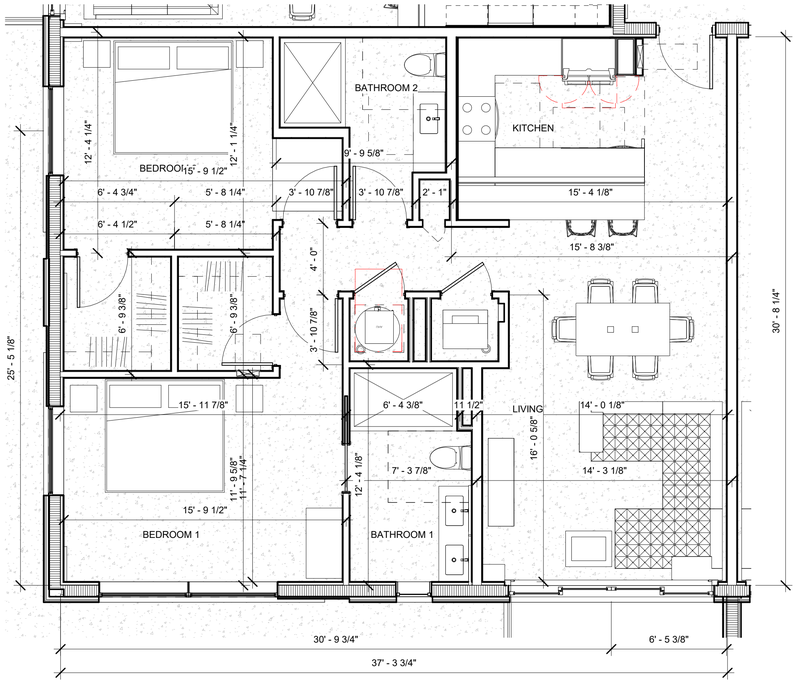


1 ENLARGED PLAN - UNIT D
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT D
1/4" = 1'-0"

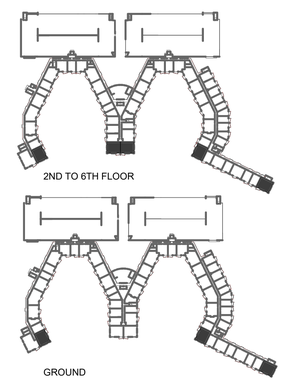
LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



KEYPLAN - GROUND D
1" = 200'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT D PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-304

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LEGEND

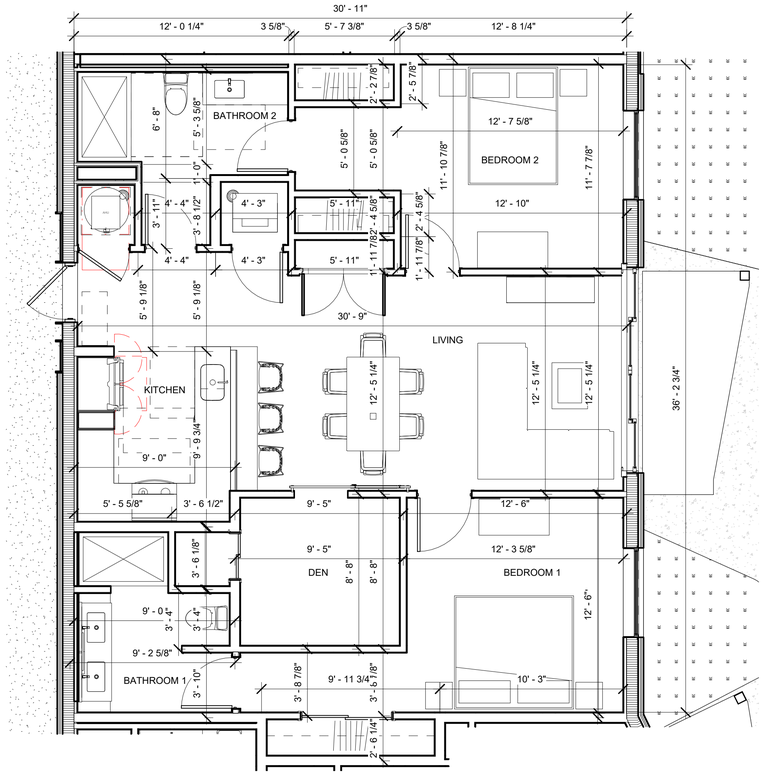
- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

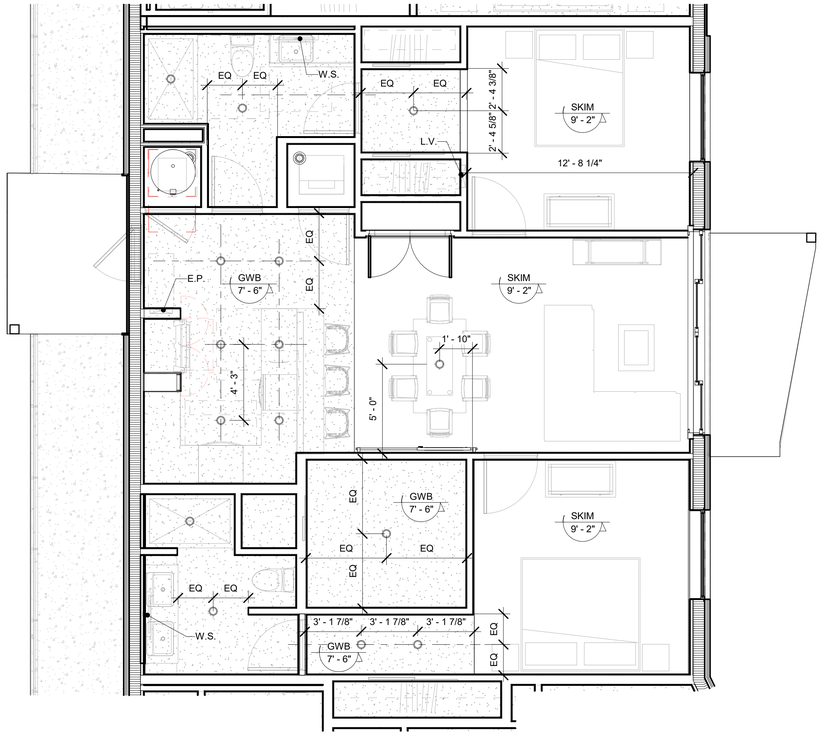
- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:

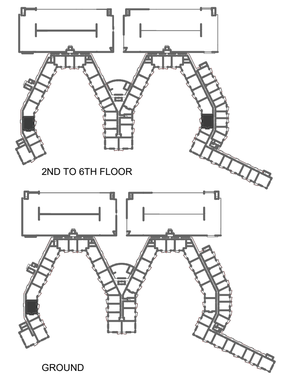
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



1 ENLARGED PLAN - UNIT E
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT E
1/4" = 1'-0"



KEYPLAN - GROUND E
1" = 200'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT E PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-305

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LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.

A01 — **WALL TYPE**

NOTES:

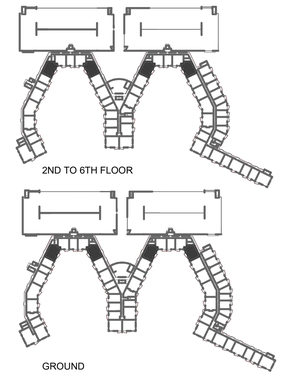
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



1 ENLARGED PLAN - UNIT F
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT F
1/4" = 1'-0"



KEYPLAN - GROUND F
1" = 200'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT F PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-306

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ARCH D 24"X36" (A1)

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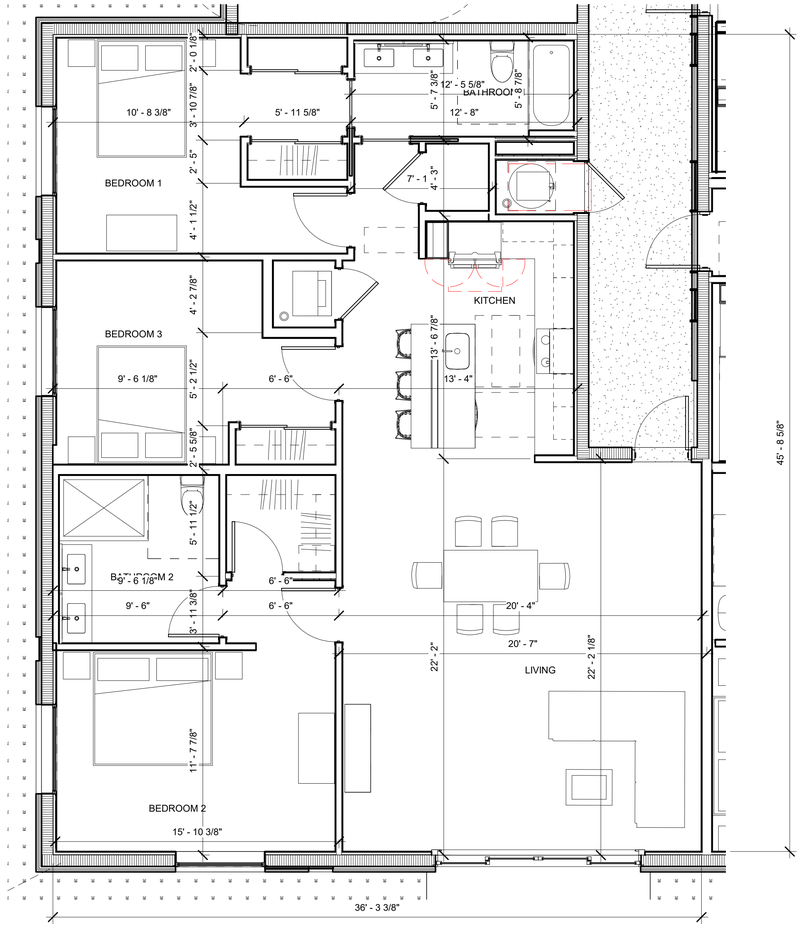
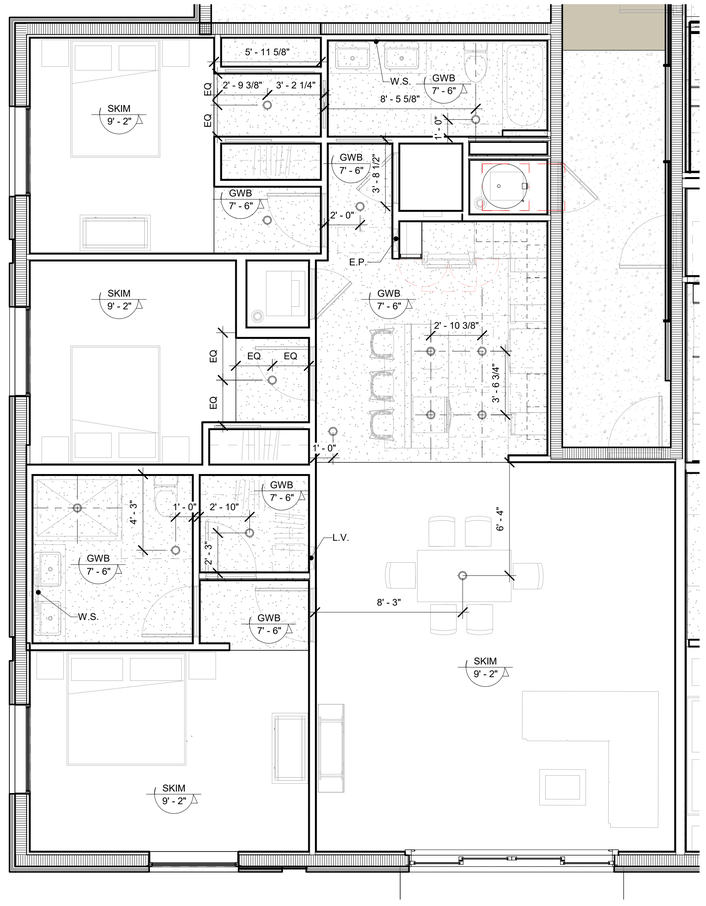
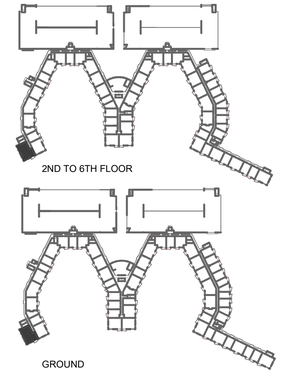


1 ENLARGED PLAN - UNIT G
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT G
1/4" = 1'-0"



KEYPLAN - GROUND G
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.

A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT G PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.

17-835US | A-307

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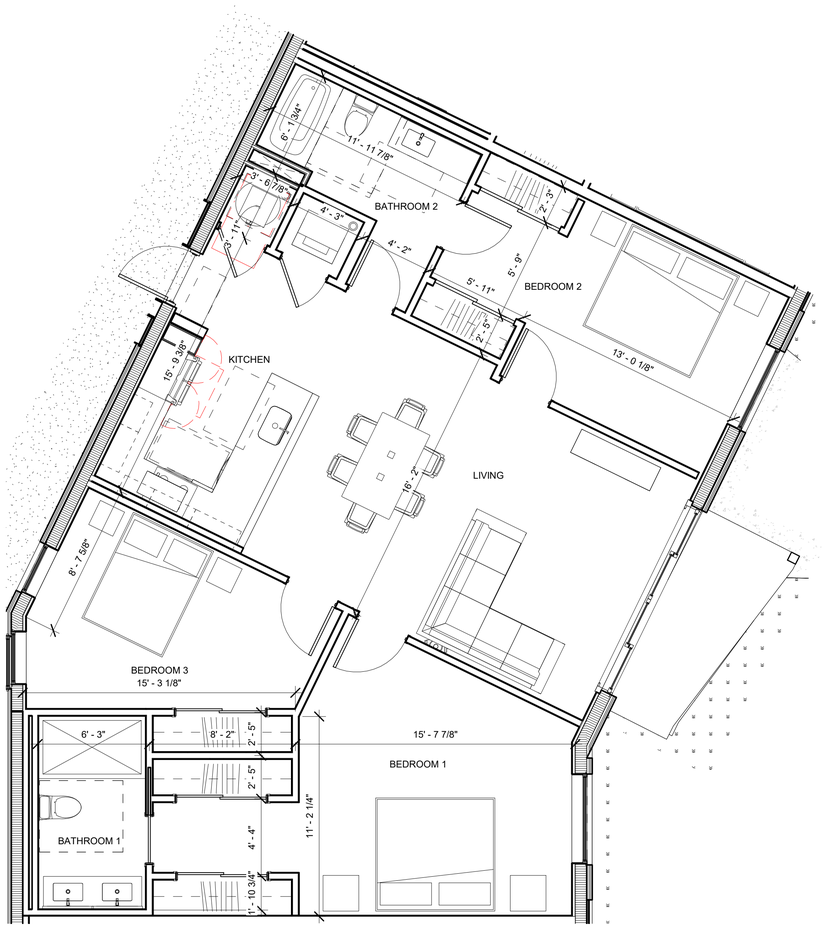


1 ENLARGED PLAN - UNIT H
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT H
1/4" = 1'-0"

LEGEND

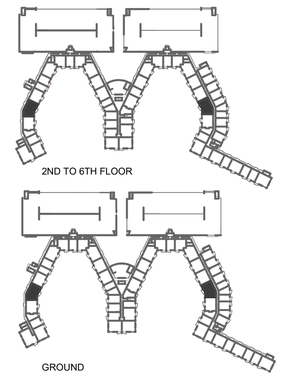
- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:

1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



KEYPLAN - GROUND H
1" = 200'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT H PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-308

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ARCH D 24"X36" (A1)

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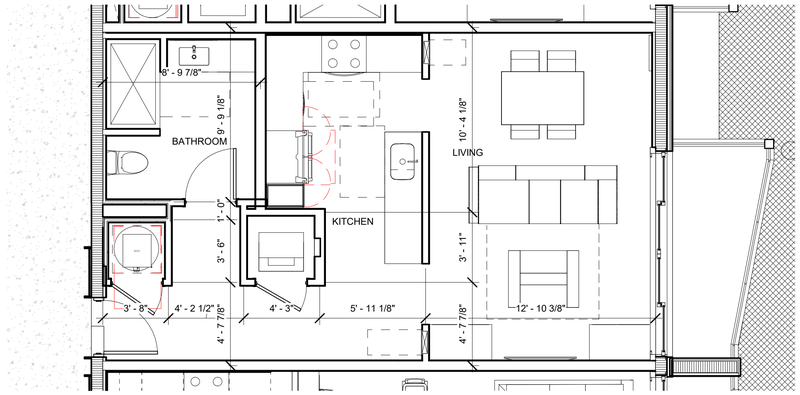
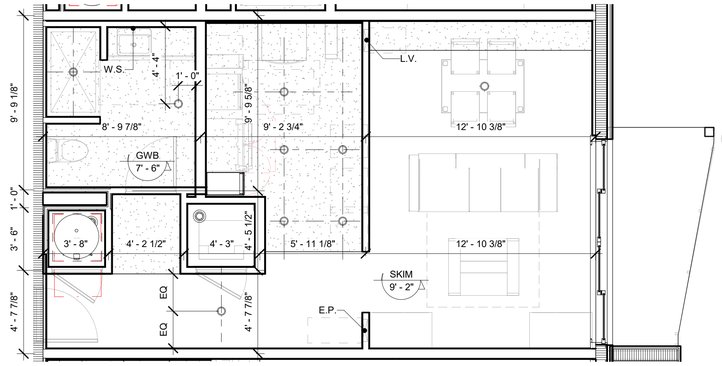
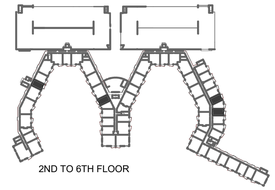


3 ENLARGED PLAN - UNIT J1
1/4" = 1'-0"

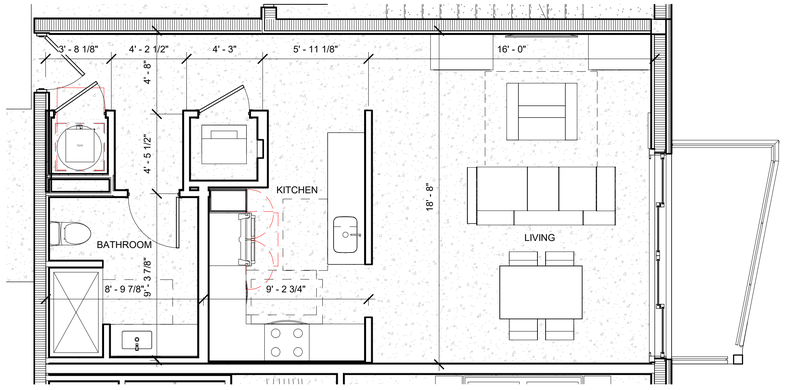


4 ENLARGED REFLECTED CEILING PLAN - UNIT J1
1/4" = 1'-0"

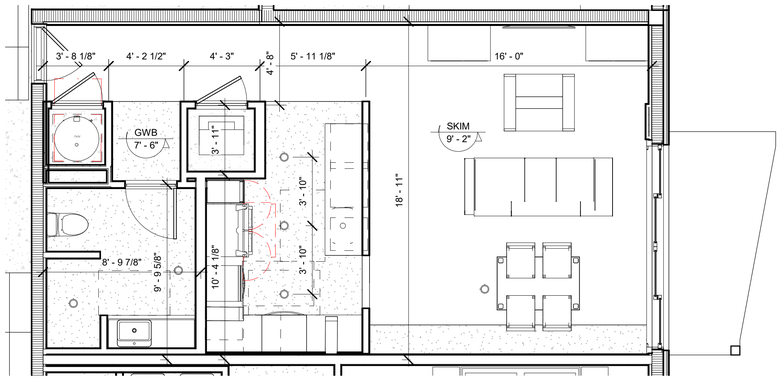


GROUND

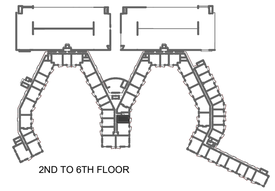
KEYPLAN - GROUND J
1" = 200'-0"



5 ENLARGED PLAN - UNIT J2
1/4" = 1'-0"



ENLARGED REFLECTED CEILING PLAN - UNIT J2
1/4" = 1'-0"



GROUND

KEYPLAN - GROUND J2
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — WALL TYPE

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT I & J1 & J2 PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-309

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ARCH D 24"X36" (A1)

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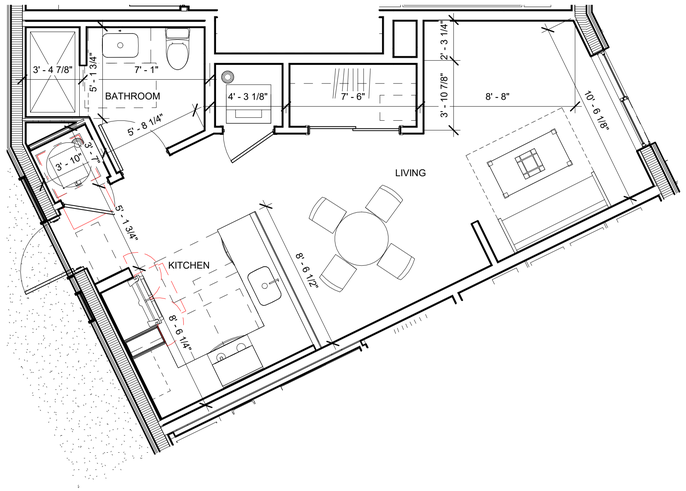
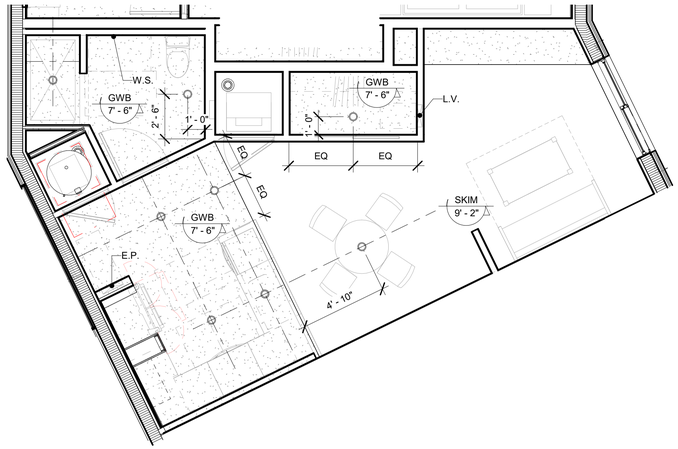
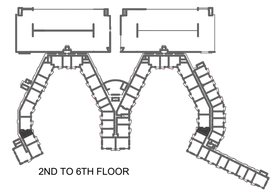


3 ENLARGED PLAN - UNIT I
1/4" = 1'-0"

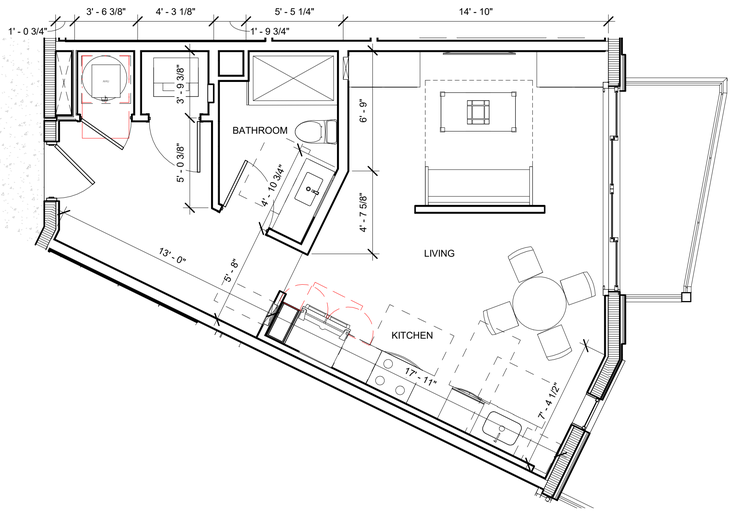


4 ENLARGED REFLECTED CEILING PLAN - UNIT I
1/4" = 1'-0"

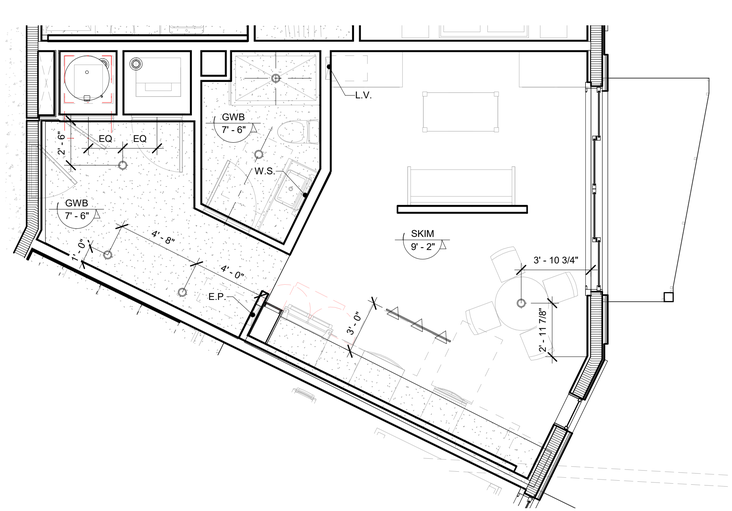


GROUND

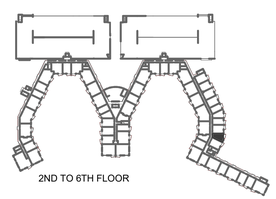
KEYPLAN - GROUND I
1" = 200'-0"



1 ENLARGED PLAN - UNIT K
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT K
1/4" = 1'-0"



GROUND

KEYPLAN - GROUND K
1" = 200'-0"

LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — **WALL TYPE**

NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT K PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-310

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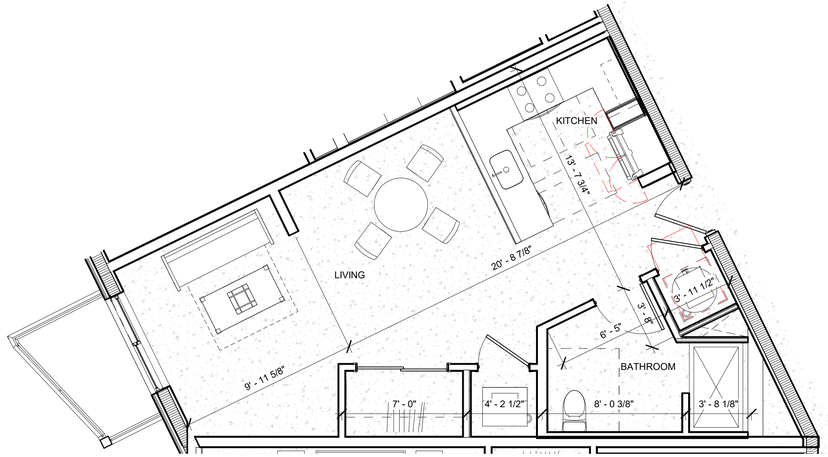
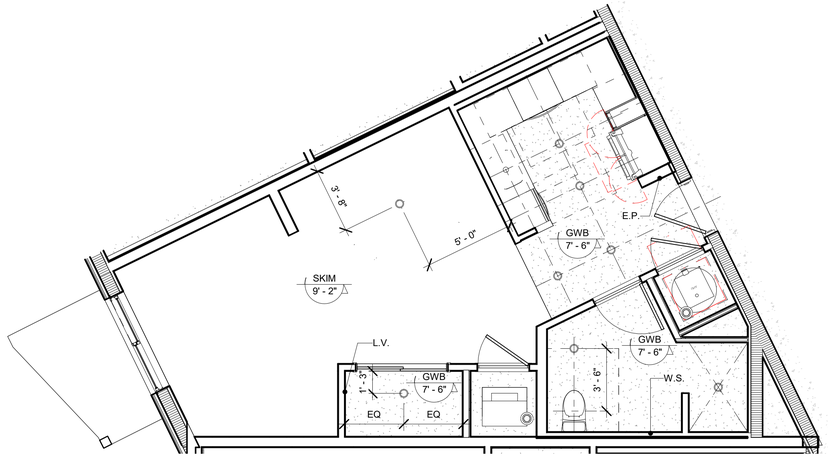


1 ENLARGED PLAN - UNIT L
1/4" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - UNIT L
1/4" = 1'-0"

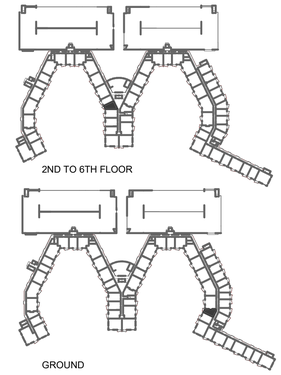
LEGEND

- SKIM CEILING
- EXPOSED CEILING
- GYPSUM BOARD CEILING

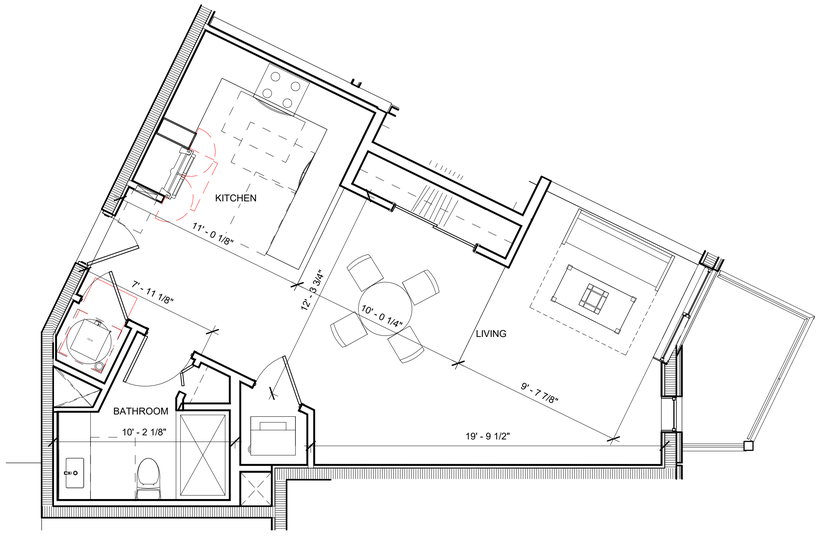
CEILING TYPE

- SKM-1 / 10'-0" — CEILING TYPE KEY / CEILING HEIGHT AFF.
- A01 — WALL TYPE

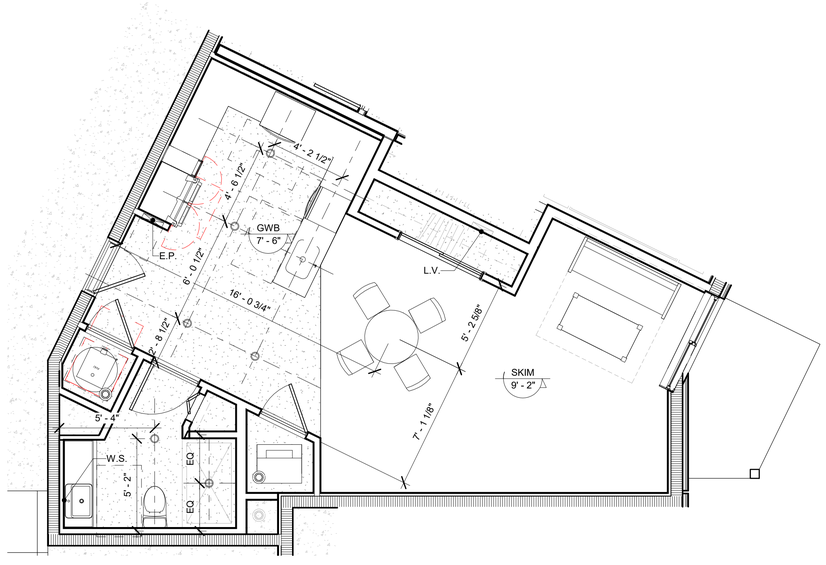
NOTES:
1. REFER TO ELEC. DWGS. FOR LIGHTING SCHEDULES
2. REFER TO ENLARGED UNIT RCPS FOR CEILING LAYOUT, MATERIALS & DETAILS



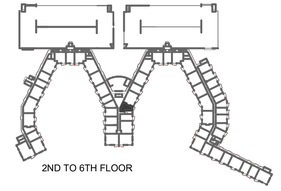
KEYPLAN - GROUND L
1" = 200'-0"



3 ENLARGED PLAN - UNIT M
1/4" = 1'-0"



4 ENLARGED REFLECTED CEILING PLAN - UNIT M
1/4" = 1'-0"



GROUND

KEYPLAN - GROUND M
1" = 200'-0"

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SEAL

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED UNIT L & M PLANS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-311

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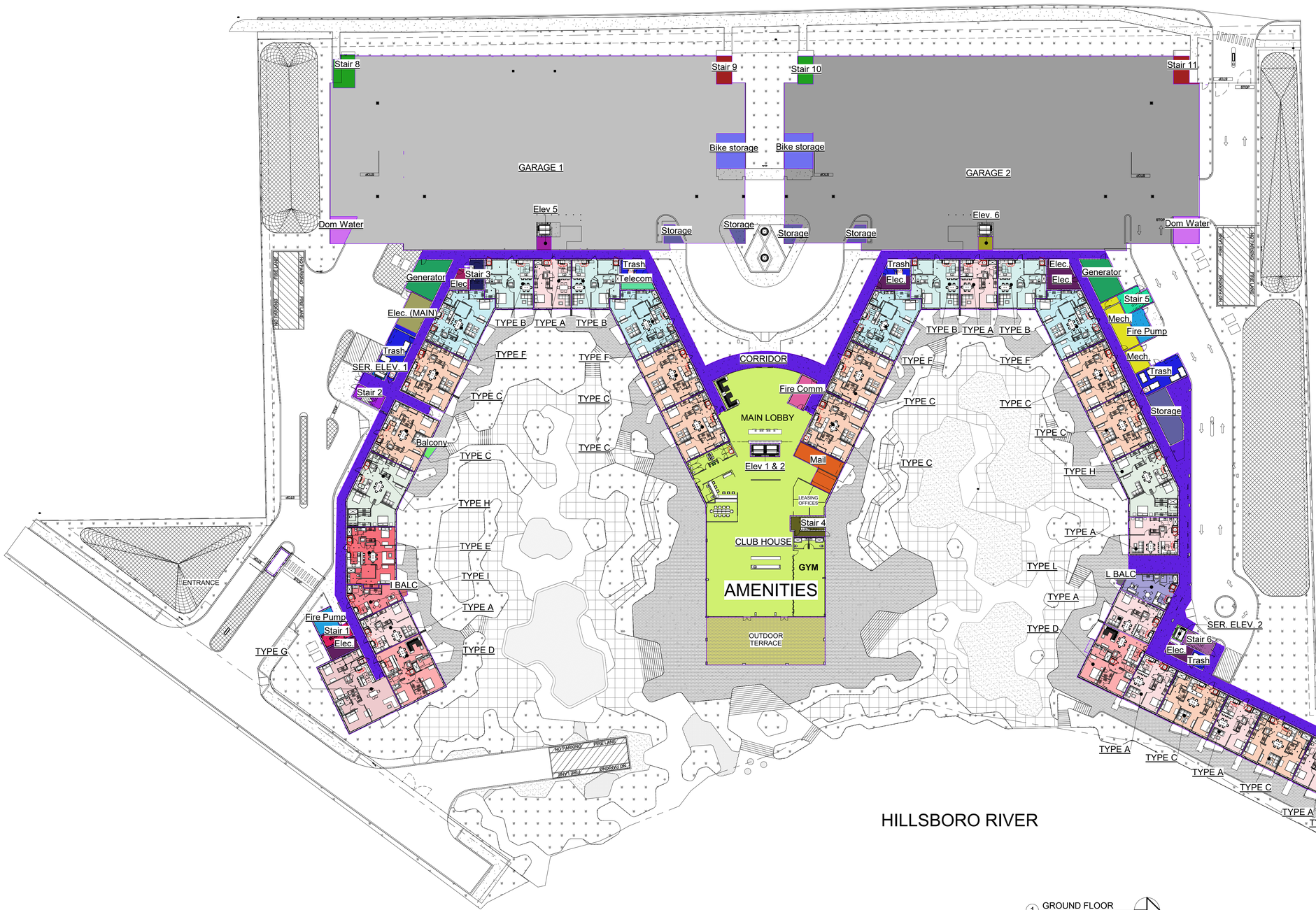

Rentable Area Legend

- Balcony
- Bike storage
- CLUB HOUSE
- CORRIDOR
- Dom Water
- Elec
- Elec.
- Elec. (MAIN)
- Elev 1 & 2
- Elev 5
- Elev. 6
- Fire Comm.
- Fire Pump
- GARAGE 1
- GARAGE 2
- Generator
- I BALC
- L BALC
- Mail
- Mech.
- Outdoor Terrace
- SER. ELEV. 1
- SER. ELEV. 2
- Stair 1
- Stair 2
- Stair 3
- Stair 4
- Stair 5
- Stair 6
- Stair 7
- Stair 8
- Stair 9
- Stair 10
- Stair 11
- Storage
- Telecom
- Trash
- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE H
- TYPE I
- TYPE L

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

GROUND LEVEL RENTABLE UNITS

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: 1/32" = 1'-0"
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-350

C:\Users\Chernary\Documents\17-835US_VistaClara_DRC_detached_CrernaryP.rvt

ARCH D 24"X36" (A1)

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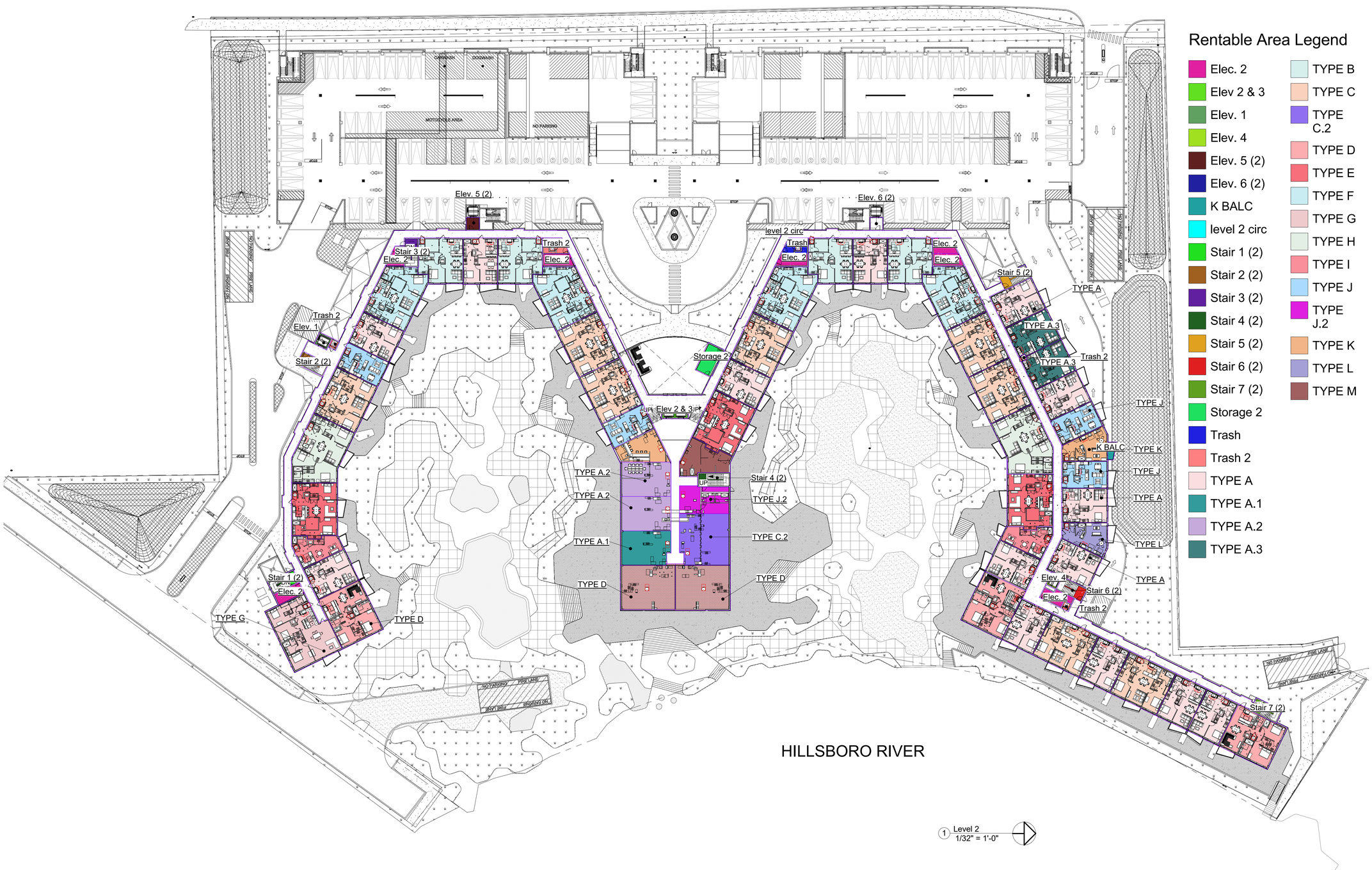
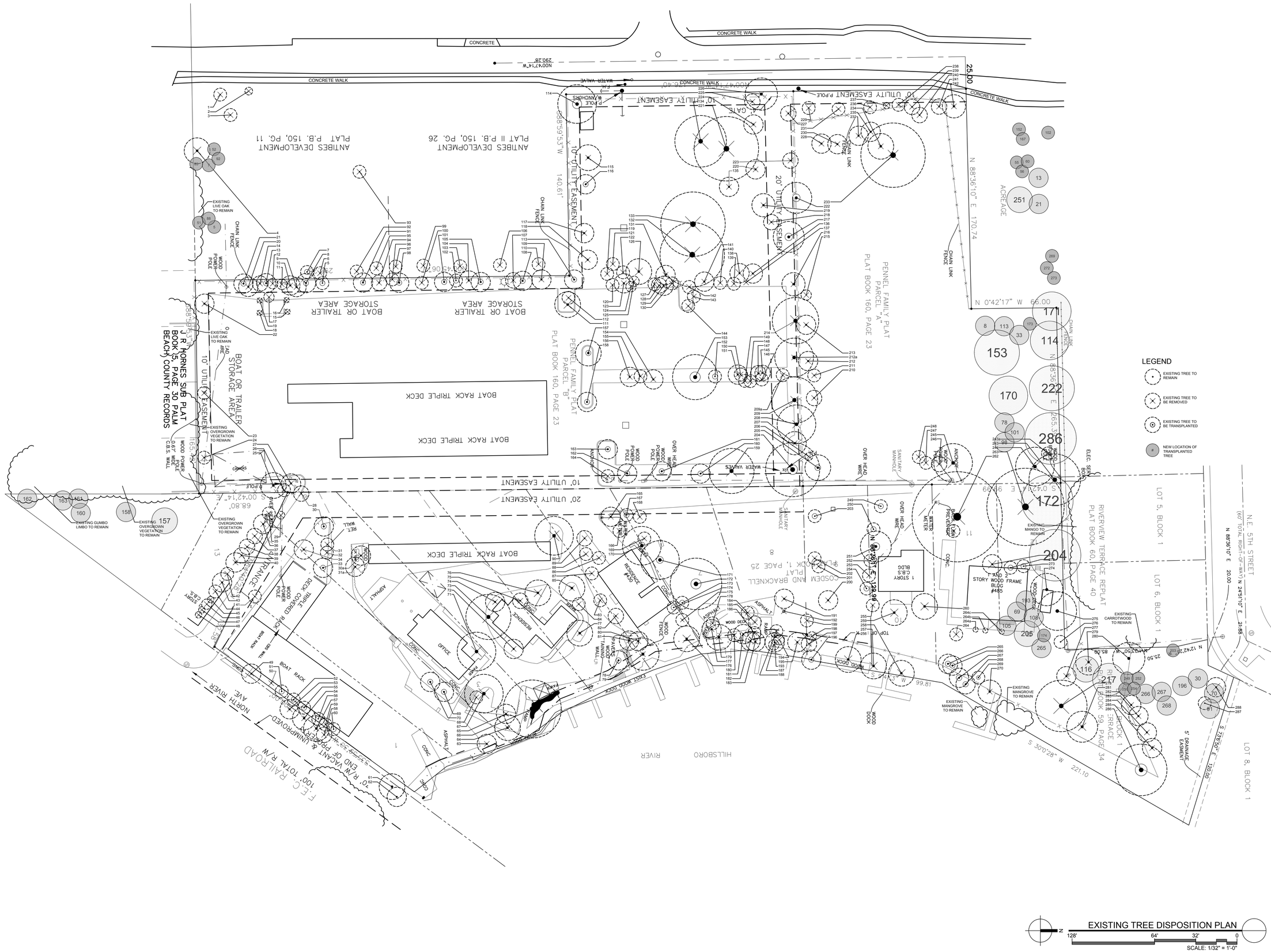

Elev. 5 (2)
Elev. 6 (2)
level 2 circ
Trash
Elec. 2
Stair 5 (2)
TYPE A
TYPE A.3
Trash 2
Stair 3 (2)
Trash 2
Elec. 2
Elec. 2
Elec. 2
Elec. 2
Trash 2
Elev. 1
Stair 2 (2)
Storage 2
UP
Elev 2 & 3
UP
TYPE J
K BALC
TYPE K
TYPE J
TYPE A
TYPE A.2
TYPE A.2
Stair 4 (2)
TYPE J.2
TYPE A.1
TYPE C.2
TYPE D
TYPE D
TYPE L
TYPE A
Elev. 4
Stair 6 (2)
Elec. 2
Trash 2
Stair 1 (2)
Elec. 2
TYPE G
TYPE D
Stair 7 (2)
HILLSBORO RIVER
MOTORCYCLE AREA
NO PARKING
DRIVEWAY
DOORWAY
FIRE LANE
NO PARKING
FIRE LANE
NO PARKING
FIRE LANE
NO PARKING



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- # NEW LOCATION OF TRANSPLANTED TREE

EXISTING TREE DISPOSITION PLAN

N

128' 64' 32' 0

SCALE: 1/32" = 1'-0"

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
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MIAMI, FL 33015
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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

EXISTING TREE DISPOSITION PLAN

Ken Gardner — FL LA #1569
Kiehl Semler — FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA1-00

EXISTING TREE DISPOSITION LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SIZE SPD.(ft.)	SIZE DBH.(in.)	DISPOSITION	MITIGATION
1	Sabal palmetto	Sabal Palm	15	10	10	remove	118
2	Quercus virginiana	Live Oak	7	6	2	remove	42
3	Sabal palmetto	Sabal Palm	12	10	10	remove	118
4	Albizia lebbeck	Woman's Tongue	15	20	multi	remove	exempt
5	Sabal palmetto	Sabal Palm	20	10	10	transplant	
6	Sabal palmetto	Sabal Palm	14	10	10	remove	118
7	Sabal palmetto	Sabal Palm	18	10	10	transplant	
8	Roystonea regia	Royal Palm	30	15	12	transplant	
9	Swietenia mahagoni	Mahogany	20	15	6	remove	265
10	Swietenia mahagoni	Mahogany	20	15	6	remove	265
11	Ficus aurea	Strangler Fig	12	8	multi	remove	75
12	Tabebuia heterophylla	Pink Trumpet Tree	12	8	3	remove	75
13	Roystonea regia	Royal Palm	30	15	12	transplant	
14	Bulnesia arborea	Verawood	18	12	4	remove	170
15	Cupressus sempervirens	Italian Cypress	20	4	4	remove	19
16	Cupressus sempervirens	Italian Cypress	20	4	4	remove	19
17	Bulnesia arborea	Verawood	15	12	10	remove	170
18	Cupressus sempervirens	Italian Cypress	20	4	4	remove	19
19	Cupressus sempervirens	Italian Cypress	20	4	4	remove	19
20	Bulnesia arborea	Verawood	15	15	6	remove	265
21	Roystonea regia	Royal Palm	30	15	12	transplant	
22	Ceiba speciosa	Silk Floss Tree	25	15	10	remove	265
23	Sabal palmetto	Sabal Palm	20	10	10	remove	118
24	Sabal palmetto	Sabal Palm	25	10	10	remove	118
25	Bursera simaruba	Gumbo Limbo	20	20	8	remove	471
26	Washingtonia robusta	Mexican Fan Palm	40	10	10	remove	118
27	Lagerstroemia indica 'Natchez'	Crepe Myrtle	20	15	multi	remove	265
28	Syagrus romanzoffiana	Queen Palm	18	12	10	remove	170
29	Swietenia mahagoni	Mahogany	12	6	1	remove	42
30	Cocos nucifera	Coconut Palm	35	15	10	remove	265
30a	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
31	Phoenix roebelenii	Pygmy Date Palm	10	10	3X	remove	118
31a	Syagrus romanzoffiana	Queen Palm	20	15	10	remove	265
32	Strelitzia nicolai	White Bird Of Paradise	25	10	multi	remove	118
33	Roystonea regia	Royal Palm	35	15	12	transplant	
34	Syagrus romanzoffiana	Queen Palm	30	10	10	remove	118
35	Yetchia montgomeryana	Montgomery Palm	15	10	2X	remove	118
36	Syagrus romanzoffiana	Queen Palm	30	15	10	remove	265
37	Yetchia montgomeryana	Montgomery Palm	15	12	2X	remove	170
38	Yetchia montgomeryana	Montgomery Palm	15	12	2X	remove	170
39	Ficus benjamina	Weeping Fig	16	12	6	remove	170
40	Syagrus romanzoffiana	Queen Palm	20	15	10	remove	265
41	Yetchia montgomeryana	Montgomery Palm	20	10	2X	remove	118
42	Yetchia montgomeryana	Montgomery Palm	15	10	2X	remove	118
43	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
44	Yetchia montgomeryana	Montgomery Palm	15	10	2X	remove	118
45	Jatropha integerrima	Jatropha Tree	5	5	multi	remove	29
46	Syagrus romanzoffiana	Queen Palm	25	8	10	remove	75
47	Jatropha integerrima	Jatropha Tree	5	5	multi	remove	29
48	Jatropha integerrima	Jatropha Tree	5	5	multi	remove	29
49	Conyza nitida	Fleabad Palm	35	15	multi	remove	265
50	Sabal palmetto	Sabal Palm	Dead			remove	
51	Sabal palmetto	Sabal Palm	25	10	10	transplant	
52	Sabal palmetto	Sabal Palm	25	10	10	transplant	
53	Dalbergia sissoo	Indian Rosewood	20	15	4	remove	265
54	Bauhinia blakeana	Hong Kong Orchid	25	18	multi	remove	382
55	Sabal palmetto	Sabal Palm	25	10	10	transplant	
56	Sabal palmetto	Sabal Palm	20	10	10	remove	
57	Bauhinia blakeana	Hong Kong Orchid	28	20	6	remove	471
58	Bauhinia blakeana	Hong Kong Orchid	28	20	6	remove	471
59	Bauhinia blakeana	Hong Kong Orchid	35	10	4	remove	118
60	Sabal palmetto	Sabal Palm	25	10	10	transplant	
61	Cocos nucifera	Coconut Palm	35	20	12	keep	
62	Terminalia catappa	Tropical Almond	15	15	4	keep	
63	Yetchia montgomeryana	Montgomery Palm	5	5	3X	remove	29
64	Cocos nucifera	Coconut Palm	20	20	10	remove	471
65	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
66	Cascabela urbica	Sea Grape	35	45	multi	keep	
67	Mangifera indica	Mango Tree	35	30	22	remove	$ 6,405.00
68	Sabal palmetto	Sabal Palm	18	10	10	remove	118
69	Roystonea regia	Royal Palm	40	15	12	transplant	
70	Roystonea regia	Royal Palm	40	15	12	transplant	
71	Mangifera indica	Mango Tree	30	30	13	remove	1060
72	Citrus x aurantiifolia	Key Lime	15	15	2X	remove	265
73	Azadirachta indica	Neem Tree	35	35	16	remove	1442
74	Strelitzia reginae	Bird of Paradise	15	15	multi	remove	265
75	Tabebuia heterophylla	Pink Trumpet Tree	20	12	4	remove	170
76	Mangifera indica	Mango Tree	30	20	12 + 16	remove	$ 8,865.00
77	Bursera simaruba	Gumbo Limbo	35	20	12	remove	471
78	Roystonea regia	Royal Palm	35	15	14	transplant	
79	Mangifera indica	Mango Tree	30	25	10	remove	736
80	Syagrus romanzoffiana	Queen Palm	18	15	10	remove	265
81	Syagrus romanzoffiana	Queen Palm	18	15	10	remove	265
82	Plumeria speciosa	Frangipani	10	12	4	remove	170
83	Sabal palmetto	Sabal Palm	20	10	10	transplant	
84	Syagrus romanzoffiana	Queen Palm	12	10	8	remove	118
85	Mangifera indica	Mango Tree	25	20	14	remove	
86	Gymnanthes lucida	Crabwood	12	10	2X	remove	118
87	Plumeria speciosa	Frangipani	15	10	2X	remove	118
88	Sabal palmetto	Sabal Palm	30	10	10	transplant	
89	Lagerstroemia speciosa	Queens Crepe Myrtle	10	12	6	remove	170
90	Mangifera indica	Mango Tree	25	20	14	remove	471
91	Roystonea regia	Royal Palm	30	15	12	transplant	
92	Sabal palmetto	Sabal Palm	18	10	10	transplant	
93	Sabal palmetto	Sabal Palm	12	10	10	remove	118
94	Sabal palmetto	Sabal Palm	15	10	10	remove	118
95	Quercus virginiana	Live Oak	10	6	4	remove	42
96	Sabal palmetto	Sabal Palm	15	10	10	remove	118
97	Quercus virginiana	Live Oak	10	6	4	remove	42
98	Roystonea regia	Royal Palm	30	15	12	transplant	
99	Quercus virginiana	Live Oak	10	6	4	remove	42
100	Cordia sebestena	Orange Clerjer	30	15	12	remove	265
101	Roystonea regia	Royal Palm	30	15	12	transplant	
102	Sabal palmetto	Sabal Palm	20	10	10	transplant	
103	Quercus virginiana	Live Oak	10	6	4	remove	42
104	Cordia sebestena	Orange Clerjer	15	15	3	remove	265
105	Roystonea regia	Royal Palm	30	15	12	transplant	
106	Quercus virginiana	Live Oak	6	6	3	remove	42
107	Bulnesia arborea	Verawood	18	15	6	remove	265
108	Roystonea regia	Royal Palm	30	15	12	transplant	
109	Bulnesia arborea	Verawood	18	15	6	remove	265
110	Quercus virginiana	Live Oak	12	6	4	remove	42
111	Tabebuia caraiba	Yellow Trumpet Tree	25	20	10	remove	471
112	Bursera simaruba	Gumbo Limbo	12	8	4	remove	75
113	Quercus virginiana	Live Oak	25	15	12	transplant	
114	Quercus virginiana	Live Oak	30	30	12	transplant	
115	Tabebuia caraiba	Yellow Trumpet Tree	15	20	8	remove	471
116	Quercus virginiana	Live Oak	20	20	9	transplant	
117	Tabebuia caraiba	Yellow Trumpet Tree	15	15	8	remove	265
118	Tabebuia caraiba	Yellow Trumpet Tree	15	15	8	remove	265
119	Syagrus romanzoffiana	Queen Palm	25	10	8	remove	118
120	Syagrus romanzoffiana	Queen Palm	30	10	10	remove	118
121	Syagrus romanzoffiana	Queen Palm	25	10	10	remove	118
122	Sabal palmetto	Sabal Palm	20	10	10	remove	118
123	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
124	Yetchia montgomeryana	Montgomery Palm	15	8	6	remove	75
125	Syagrus romanzoffiana	Queen Palm	8	8	6	remove	75
126	Yetchia mentilii	Christmas Palm	30	20	6X	remove	471
127	Bursera simaruba	Gumbo Limbo	30	15	2X	remove	265
128	Tabebuia caraiba	Yellow Trumpet Tree	15	12	4	remove	170
129	Yetchia mentilii	Christmas Palm	30	15	2x	remove	265
130	Ficus aurea	Strangler Fig	20	10	multi	remove	118
131	Syagrus romanzoffiana	Queen Palm	20	15	10	remove	265
132	Ficus aurea	Strangler Fig	30	50	multi	remove	2944
133	Quercus virginiana	Live Oak	30	50	18/24/18/18	remove	$ 104,104.80
134	Ficus aurea	Strangler Fig	50	40	40	remove	$ 19,999.88
135	Cupaniopsis anacardioides	Carrotwood	25	15	6	remove	exempt
136	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
137	Syagrus romanzoffiana	Queen Palm	Dead			remove	
138	Quercus virginiana	Live Oak	25	15	8	remove	265
139	Sabal palmetto	Sabal Palm	20	10	10	remove	118
140	Yetchia montgomeryana	Montgomery Palm	30	15	3X	remove	265
141	Yetchia montgomeryana	Montgomery Palm	30	15	3X	remove	265
142	Yetchia montgomeryana	Montgomery Palm	30	10	6	remove	118
143	Yetchia montgomeryana	Montgomery Palm	20	10	3	remove	118
144	Tabebuia heterophylla	Pink Trumpet Tree	25	10	8	remove	118
145	Yetchia montgomeryana	Montgomery Palm	30	12	6	remove	170
146	Sabal palmetto	Sabal Palm	25	10	10	remove	118
147	Yetchia montgomeryana	Montgomery Palm	30	12	6	remove	170
148	Bursera simaruba	Gumbo Limbo	25	10	8	remove	118
149	Tabebuia heterophylla	Pink Trumpet Tree	25	10	4	remove	118
150	Tabebuia heterophylla	Pink Trumpet Tree	25	10	6	remove	118
151	Syagrus romanzoffiana	Queen Palm	30	15	10	remove	265
152	Sabal palmetto	Sabal Palm	20	10	10	transplant	
153	Quercus virginiana	Live Oak	25	35	9+10	transplant	
154	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
155	Tabebuia heterophylla	Pink Trumpet Tree	20	10	6	remove	118
156	Syagrus romanzoffiana	Queen Palm	25	15	10	remove	265
157	Tabebuia heterophylla	Pink Trumpet Tree	25	20	9	transplant	
158	Tabebuia heterophylla	Pink Trumpet Tree	18	15	8	transplant	
159	Conocarpus erectus	Green Buttonwood	25	35	multi	remove	1442
160	Tabebuia heterophylla	Pink Trumpet Tree	30	15	10	transplant	
161	Tabebuia heterophylla	Pink Trumpet Tree	30	15	10	transplant	
162	Tabebuia heterophylla	Pink Trumpet Tree	18	15	6	transplant	
163	Tabebuia heterophylla	Pink Trumpet Tree	25	15	9	transplant	
164	Sabal palmetto	Sabal Palm	15	10	10	remove	118
165	Ficus aurea	Strangler Fig	20	15	6	remove	265
166	Tabebuia heterophylla	Pink Trumpet Tree	18	10	6	remove	118
167	Sabal palmetto	Sabal Palm	20	10	10	transplant	
168	Sabal palmetto	Sabal Palm	15	10	10	remove	118
169	Sabal palmetto	Sabal Palm	25	10	10	remove	118
170	Quercus virginiana	Live Oak	30	30	15	transplant	
171	Quercus virginiana	Live Oak	30	30	10	transplant	
172	Quercus virginiana	Live Oak	30	40	22	transplant	
173	Sabal palmetto	Sabal Palm	20	10	10	transplant	
174	Sabal palmetto	Sabal Palm	20	10	10	transplant	
175	Plumeria speciosa	Frangipani	15	10	2X	remove	118
176	Flacourtia indica	Governor's Plum	15	20	multi	remove	471
177	Bursera simaruba	Gumbo Limbo	25	15	12	remove	265
178	Bursera simaruba	Gumbo Limbo	15	10	6	remove	118
179	Flacourtia indica	Governor's Plum	15	20	8	remove	471
180	Sabal palmetto	Sabal Palm	18	10	10	remove	118
181	Bursera simaruba	Gumbo Limbo	20	15	4	remove	265
182	Conocarpus erectus 'Sericeus'	Silver Buttonwood	15	15	multi	remove	265
183	Cocos nucifera	Coconut Palm	35	15	8	remove	265
184	Veitchia montgomeryana	Montgomery Palm	10	10	3X	remove	118
185	Clerodendrum quadriloculare	Starburst Tree	12	10	multi	remove	118
186	Sabal palmetto	Sabal Palm	30	10	10	remove	118
187	Conocarpus erectus 'Sericeus'	Silver Buttonwood	15	8	multi	remove	75
188	Conocarpus erectus 'Sericeus'	Silver Buttonwood	15	4	5	remove	19
189	Sabal palmetto	Sabal Palm	30	10	10	remove	118
190	Ficus aurea	Strangler Fig	30	15	multi	remove	265
192	Quercus virginiana	Live Oak	Dead			remove	
193	Cocos nucifera	Coconut Palm	50	15	10	transplant	
194	Clerodendrum quadrilocular	Starburst Tree	12	8	multi	remove	75
195	Dypsis lutescens	Areca Palm: Cluster	12	10	multi	remove	118
196	Cocos nucifera	Coconut Palm	50	15	12	transplant	
197	Yucca aloifolia	Spanish Bayonette	12	10	multi	remove	118
198	Veitchia merrillii	Christmas Palm	7	7	3	remove	58
199	Clerodendrum quadrilocular	Starburst Tree	15	10	multi	remove	118
200	Bursera simaruba	Gumbo Limbo	12	15	6	remove	265
201	Sabal palmetto	Sabal Palm	20	10	10	remove	118
202	Sabal palmetto	Sabal Palm	15	10	10	remove	118
203	Sabal palmetto	Sabal Palm	28	10	10	transplant	
204	Quercus virginiana	Live Oak	25	40	15	transplant	
205	Cocos nucifera	Coconut Palm	30	20	10	transplant	
206	Syagrus romanzoffiana	Queen Palm	12	6	7	remove	42
207	Tabebuia heterophylla	Pink Trumpet Tree	18	18	6	remove	382
208	Quercus virginiana	Live Oak	25	25	12	remove	736
209	Quercus virginiana	Live Oak	40	40	18	remove	$ 2,345.40
209a	Sabal palmetto	Sabal Palm	25	10	10	remove	118
210	Syagrus romanzoffiana	Queen Palm	28	12	7	remove	170
211	Sabal palmetto	Sabal Palm	22	10	10	remove	118
212	Schefflera actinophylla	Umbrella Tree	20	15	multi	remove	exempt
212a	Quercus virginiana	Live Oak	30	20	8	remove	471
213	Schefflera actinophylla	Umbrella Tree	20	15	multi	remove	exempt
214	Quercus virginiana	Live Oak	30	25	10	remove	736
215	Schefflera actinophylla	Umbrella Tree	15	8	3	remove	exempt
216	Quercus virginiana	Live Oak	22	15	10	remove	265
217	Quercus virginiana	Live Oak	25	25	13	transplant	
218	Tabebuia caraiba	Yellow Trumpet Tree	15	10	8	remove	118
219	Bursera simaruba	Gumbo Limbo	25	20	10	remove	471
220	Tabebuia caraiba	Yellow Trumpet Tree	15	15	Double	remove	265
221	Quercus virginiana	Live Oak	35	50	30 Fallen Over	remove	$ 1,322.10
222	Quercus virginiana	Live Oak	35	50	17	transplant	
223	Quercus virginiana	Live Oak	18	12	4	remove	170
224	Quercus virginiana	Live Oak	25	15	6	remove	265
225	Quercus virginiana	Live Oak	18	20	8	remove	471
226	Swietenia mahagoni	Mahogany	18	25	9	remove	736
227	Cinnamomum camphora	Camphor Tree	12	12	9	remove	170
228	Phoenix reclinata	Senegal Date Palm	15	15	12	remove	265
229	Cinnamomum camphora	Camphor Tree	15	10	6	remove	118
230	Phoenix reclinata	Senegal Date Palm	15	15	12	remove	265
231	Cinnamomum camphora	Camphor Tree	15	10	6	remove	118
232	Phoenix reclinata	Senegal Date Palm	15	15	12	remove	265
233	Ficus aurea	Strangler Fig	30	50	multi	remove	$ 93,352.50
234	Phoenix reclinata	Senegal Date Palm	22	20	12	remove	471
235	Phoenix reclinata	Senegal Date Palm	15	15	12	remove	265
236	Cinnamomum camphora	Camphor Tree	15	10	6	remove	118
237	Ligustrum japonicus	Wax Leaf Privet	10	5	2	remove	29
238	Cinnamomum camphora	Camphor Tree	15	10	6	remove	118
239	Cassia javanica	Apple Blossom Tree	16	12	multi	remove	170
240	Schefflera actinophylla	Umbrella Tree	12	12	multi	remove	exempt
241	Schinus terebinthifolius	Brazilian Pepper	12	12	multi	remove	exempt
242	Quercus virginiana	Live Oak	18	18	multi	remove	382
243	Terminalia catappa	Tropical Almond	30	40	multi	remove	1884
243a	Sabal palmetto	Sabal Palm	18	10	10	remove	118
244	Terminalia catappa	Tropical Almond	28	30	20	remove	$ 666.50
245	Mangifera indica	Mango Tree	45	30	22	remove	$ 9,124.00
246	Swietenia mahagoni	Mahogany	18	12	5	remove	170
247	Quercus virginiana	Live Oak	15	10	3	remove	118
248	Mangifera indica	Mango Tree	15	10	3	remove	118
249	Sabal palmetto	Sabal Palm	20	10	10	transplant	
250	Sabal palmetto	Sabal Palm	20	10	10	transplant	
251	Quercus virginiana	Live Oak	35	20	20	transplant	
252	Sabal palmetto	Sabal Palm	30	10	10	transplant	
253	Sabal palmetto	Sabal Palm	15	10	10	remove	118
254	Sabal palmetto	Sabal Palm	25	10	10	transplant	
255	Sabal palmetto	Sabal Palm	30	10	10	remove	118
256	Felicium decipiens	Japanese Fern Tree	20	20	multi	remove	471
257	Felicium decipiens	Japanese Fern Tree	20	20	multi	remove	471
258	Felicium decipiens	Japanese Fern Tree	20	20	multi	remove	471
259	Coccoloba uvifera	Sea Grape	25	20	multi	remove	471
260	Coccoloba uvifera	Sea Grape	18	20	multi	remove	471
261	Sabal palmetto	Sabal Palm	35	10	10	remove	118
262	Quercus virginiana / Ficus aurea	Live Oak / Strangler Fig	40	70	60	remove	$ 40,545.00
263	Ficus aurea	Strangler Fig	40	60	96	remove	$ 114,097.00
264	Phoenix reclinata	Senegal Date Palm	8	10	10	remove	118
264a	Cupressus sempervirens	Italian Cypress	22	4	4	remove	19
264b	Cupressus sempervirens	Italian Cypress	22	4	4	remove	19
264c	Cupressus sempervirens	Italian Cypress	22	4	4	remove	19
265	Cocos nucifera	Coconut Palm	30	15	12	transplant	
266	Cocos nucifera	Coconut Palm	30	15	12	transplant	
267	Cocos nucifera	Coconut Palm	30	15	12	transplant	
268	Cocos nucifera	Coconut Palm	35	15	12	transplant	
269	Sabal palmetto	Sabal Palm	18	10	10	transplant	
270	Phoenix reclinata	Senegal Date Palm	18	18	20	remove	382
271	Tabebuia heterophylla	Pink Trumpet Tree	20	15	2X	remove	265
272	Sabal palmetto	Sabal Palm	20	10	10	transplant	
273	Sabal palmetto	Sabal Palm	25	10	10	transplant	
274	Bursera simaruba	Gumbo Limbo	25	25	12	keep	
275	Quercus virginiana	Live Oak	30	30	25	keep	
276	Sabal palmetto	Sabal Palm	25	10	10	keep	118
277	Leucaena leucocephala	Lead Tree	20	15	multi	remove	exempt
278	Mangifera indica	Mango Tree	30	40	18	remove	$ 3,444.00
279	Cupaniopsis anacardioides	Carrotwood	25	20	8	remove	exempt
280	Quercus virginiana	Live Oak	18	25	9	keep	
281	Mangifera indica	Mango Tree	25	20	17	remove	471
282	Leucaena leucocephala	Lead Tree	15	15	4	remove	exempt
283	Bursera simaruba	Gumbo Limbo	15	15	5	remove	265
284	Bursera simaruba	Gumbo Limbo	15	15	5	remove	265
285	Bursera simaruba	Gumbo Limbo	15	15	5	remove	265
286	Quercus virginiana	Live Oak	30	40	16	transplant	
287	Sabal palmetto	Sabal Palm	25	10	10	keep	
288	Ficus benjamina	Weeping Fig	25	15	multi	remove	265

TOTAL CANOPY S.F. TO BE REMOVED (NON SPECIMEN TREES)	49,169
TOTAL EQUIVALENT VALUE TO BE REMOVED (SPECIMEN TREES)	$400,261.18
TOTAL CANOPY S.F. REPLACEMENT PROVIDED ON SITE	68,850
MITIGATION SHORTFALL TO BE PAID INTO BEAUTIFICATION FUND	$380,580.05

MITIGATION NOTE:
Some of the required mitigation will be planted on site and the rest will need to be paid into the Beautification Fund.

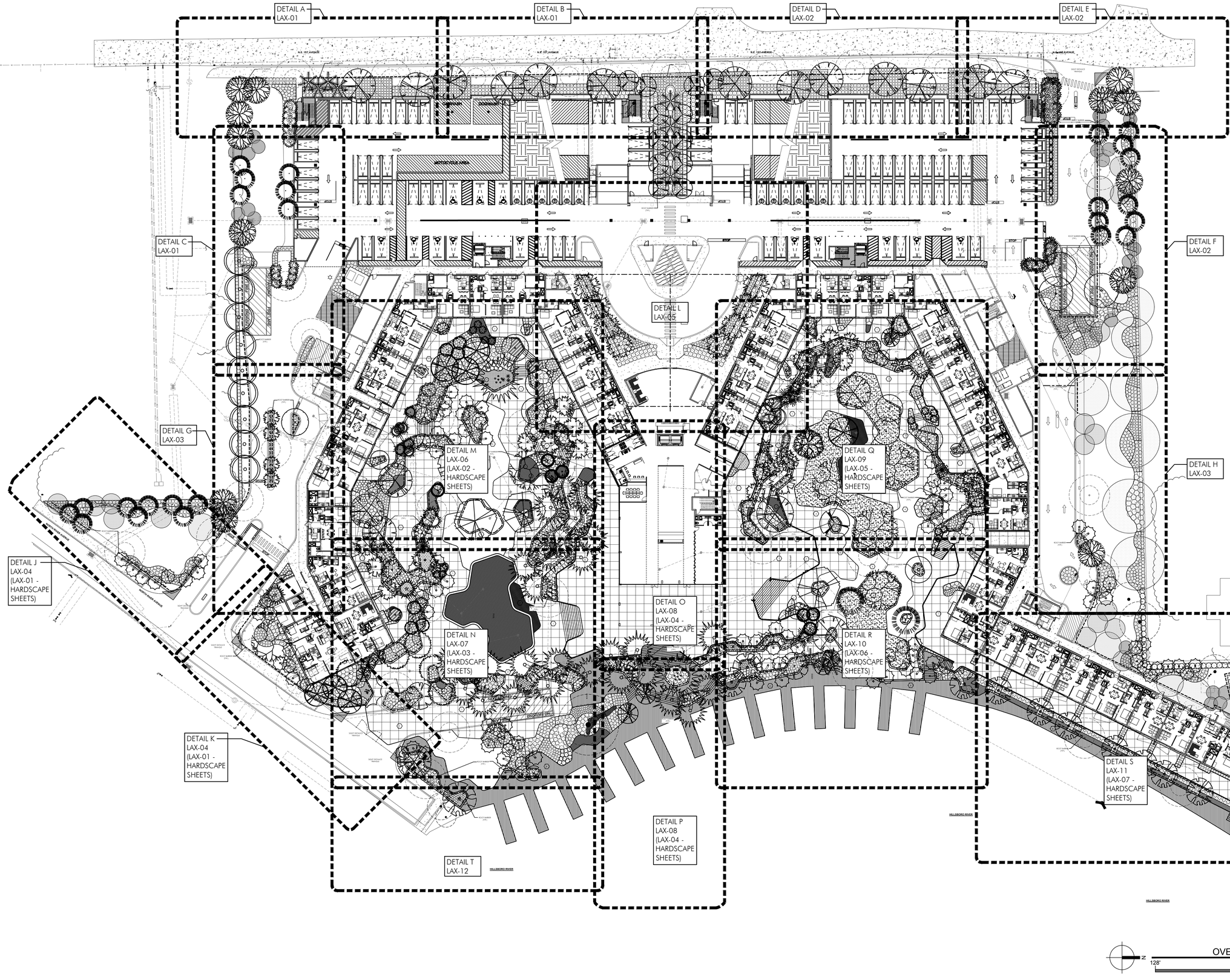
TRANSPLANTS

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SIZE SPD.(ft.)	SIZE DBH.(in.)
30	Cocos nucifera	Coconut Palm	30	15	10
193	Cocos nucifera	Coconut Palm	50	15	10
196	Cocos nucifera	Coconut Palm	50	15	12
205	Cocos nucifera	Coconut Palm	30	20	10
265	Cocos nucifera	Coconut Palm	30	15	12
266	Cocos nucifera	Coconut Palm	30	15	12
267	Cocos nucifera	Coconut Palm	30	15	12
268	Cocos nucifera	Coconut Palm	35	15	12
113	Quercus virginiana	Live Oak	25	15	10
114	Quercus virginiana	Live Oak	30	20	12
116	Quercus virginiana	Live Oak	20	20	9
153	Quercus virginiana	Live Oak	25	35	9+10
170	Quercus virginiana	Live Oak	30	30	15
171	Quercus virginiana	Live Oak	30	30	10
172	Quercus virginiana	Live Oak	30	40	22
204	Quercus virginiana	Live Oak	25	40	15
222	Quercus virginiana	Live Oak	35	35	17
251	Quercus virginiana	Live Oak	35	20	20
286	Quercus virginiana	Live Oak	30	40	16
8	Roystonea regia	Royal Palm	30	15	12
13	Roystonea regia	Royal Palm	30	15	12
21	Roystonea regia	Royal Palm	30	15	12
33	Roystonea regia	Royal Palm	35	15	12
69	Roystonea regia	Royal Palm	40	15	12
70	Roystonea regia	Royal Palm	40	15	12
78	Roystonea regia	Royal Palm	35	15	14
91	Roystonea regia	Royal Palm	30	15	12
98	Roystonea regia	Royal Palm	30	15	12
101	Roystonea regia	Royal Palm	30	15	12
105	Roystonea regia	Royal Palm	30	15	12
108	Roystonea regia	Royal Palm	30	15	12
5	Sabal palmetto	Sabal Palm	20	10	10
7	Sabal palmetto	Sabal Palm	18	10	10
51	Sabal palmetto	Sabal Palm	25	10	10
52	Sabal palmetto	Sabal Palm	25	10	10
55	Sabal palmetto	Sabal Palm	25	10	10
56	Sabal palmetto	Sabal Palm	25	10	10
60	Sabal palmetto	Sabal Palm	25	10	10
83	Sabal palmetto	Sabal Palm	20	10	10
88	Sabal palmetto	Sabal Palm	30	10	10
92	Sabal palmetto	Sabal Palm	18	10	10
102	Sabal palmetto	Sabal Palm	20	10	10
152	Sabal palmetto	Sabal Palm	22	10	10
167	Sabal palmetto	Sabal Palm	20	10	10
173	Sabal palmetto	Sabal Palm	22	10	10
174	Sabal palmetto	Sabal Palm	20	10	10
203	Sabal palmetto	Sabal Palm	28	10	10
249	Sabal palmetto	Sabal Palm	20	10	10
250	Sabal palmetto	Sabal Palm	20	10	10
252	Sabal palmetto	Sabal Palm	30	10	10
254	Sabal palmetto	Sabal Palm	25	10	10
269	Sabal palmetto	Sabal Palm	18	10	10
272	Sabal palmetto	Sabal Palm	20	10	10
273	Sabal palmetto	Sabal Palm	25	10	10
157	Tabebuia heterophylla	Pink Trumpet Tree	25	20	9
158	Tabebuia heterophylla	Pink Trumpet Tree	18	15	8
160	Tabebuia heterophylla	Pink Trumpet Tree	30	15	10
161	Tabebuia heterophylla	Pink Trumpet Tree	30	15	10
162	Tabebuia heterophylla	Pink Trumpet Tree	18	15	6
163	Tabebuia heterophylla	Pink Trumpet Tree	25	15	9

SPECIMEN TREE APPRAISALS

CASE #	67
SPECIES	Mangifera indica
DISPOSITION	Remove
FIELD OBSERVATIONS	
Condition (%)	70
Trunk Dia. (in.)	22
Location	67
Site (%)	80
Contribution (%)	60
Placement (%)	60
APPRAISER DEVELOPED INFORMATION	
Species Rating (%)	75
Replacement Size Tree (in.)	2
Trunk Area of Replacement Tree	3
Replacement Tree Cost ($)	150
Installation Cost ($)	150
Installed Tree Cost ($)	300
Unit Tree Cost ($)	47.75
CALCULATIONS BY FIELD APPRAISER	
Appraised Trunk Area	380
Appraised Trunk Increase	377
Basic Tree Cost	18300
Appraised Value	**$ 6,405.00**

CASE #	76
SPECIES	Mangifera indica
DISPOSITION	Remove
FIELD OBSERVATIONS	
Condition (%)	60
Trunk Dia. (in.)	28
Location	67
Site (%)	60
Contribution (%)	60
Placement (%)	60
APPRAISER DEVELOPED INFORMATION	
Species Rating (%)	75
Replacement Size Tree (in.)	2
Trunk Area of Replacement Tree	3
Replacement Tree Cost ($)	150
Installation Cost ($)	150
Installed Tree Cost ($)	300
Unit Tree Cost ($)	47.75
CALCULATIONS BY FIELD APPRAISER	
Appraised Trunk Area (ad



OVERALL PLANTING PLAN

128' 64' 32' 0

SCALE: 1/32" = 1'-0"

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID # 0000266

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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

TITLE: DRC SUBMITTAL

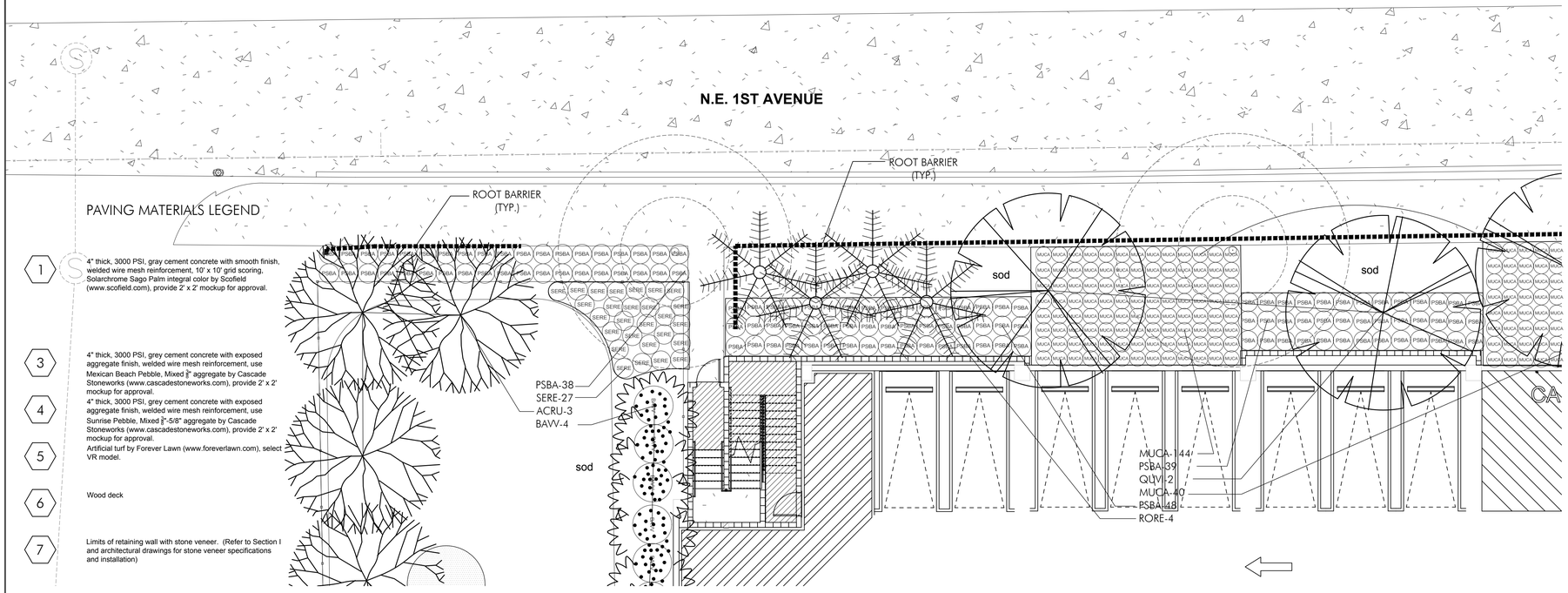
OVERALL PLANTING PLAN

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

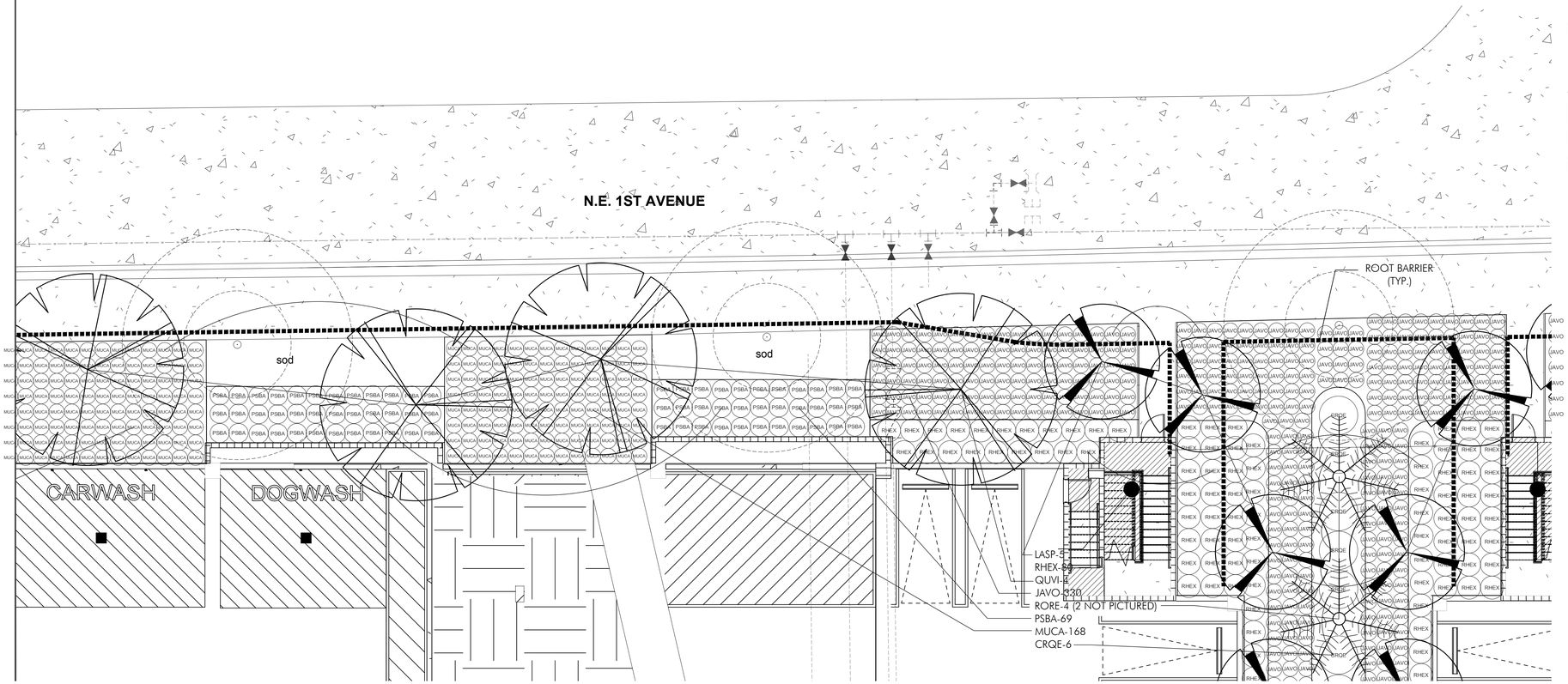
DATE: 08.28.2019

SCALE: as noted

SHEET: LA2-00



DETAIL-A



DETAIL-B

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoelorraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytheraea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrissii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea seifritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruiticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruiticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dioon edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Dracaena fricolor
DYEL	Dyzgothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Olatea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aliofolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea>Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia disticha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sanseveria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichondra argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAILS A & B

N 160' 80' 40' 0

SCALE: 1" = 40'

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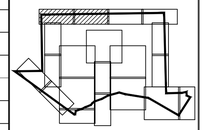
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

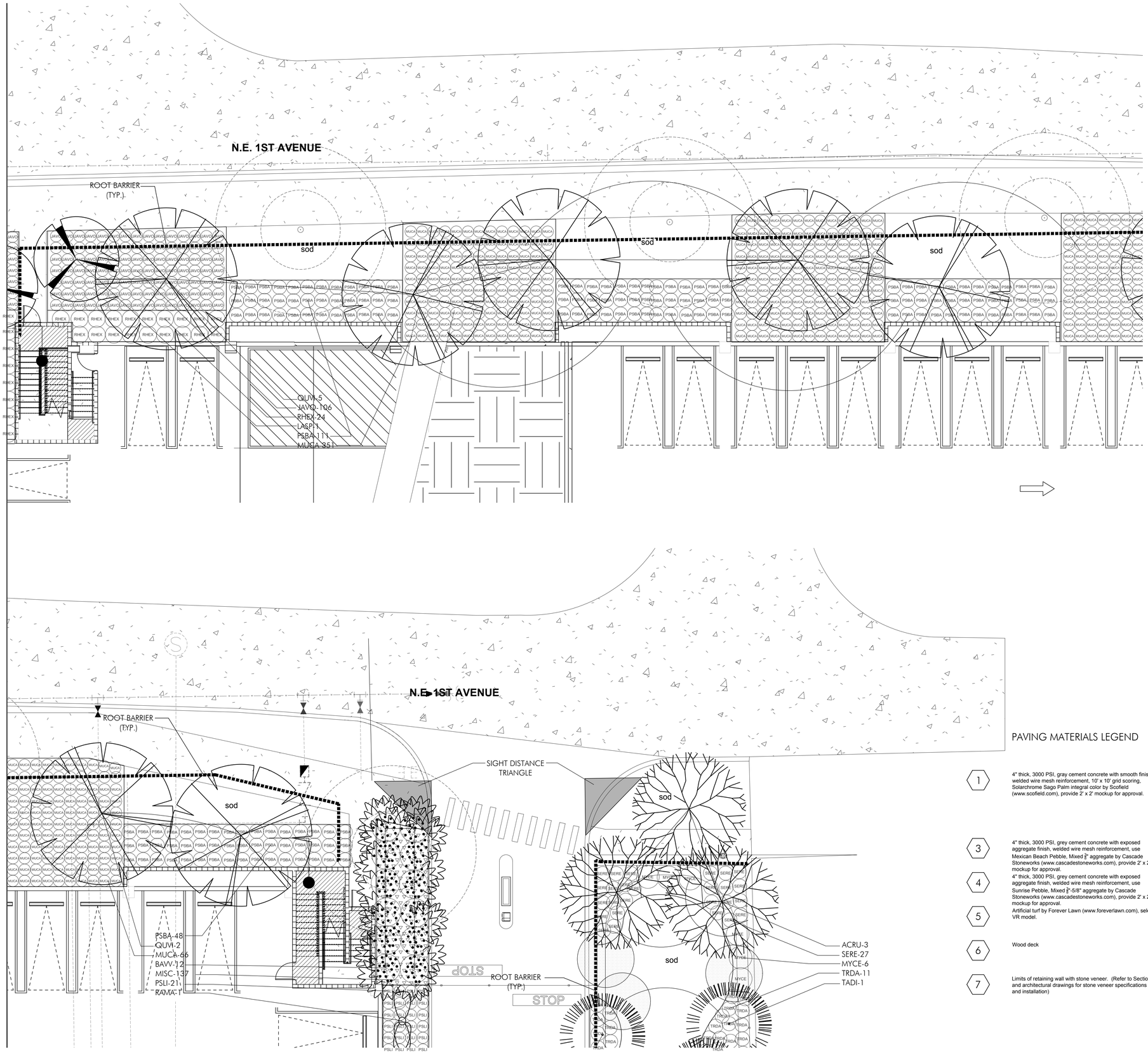
PLANTING PLAN (Details A and B)

Ken Gardner FL LA #1569
Kelli Semler FL LA #6667305

DATE 08.28.2019

SCALE as noted

SHEET LA2-01



DETAIL-C

DETAIL-D

PAVING MATERIALS LEGEND

1. 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.
3. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed ⅜" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
4. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Sunrise Pebble, Mixed ⅜"-5/8" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
5. Artificial turf by Forever Lawn (www.foreverlawn.com), select VR model.
6. Wood deck
7. Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoeloraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytheraea cooperii ...Australian Tree Fern
DIAL	Dichysperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrissii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea sefritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruiticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruiticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Diion edule ...Chestnut Diion
DRMA	Dracaena marginata
DRTR	Dracaena fricolor
DYEL	Dyzgothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Olotea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aliofolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea>Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANUM	Anthurium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia distcha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Musaaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron 'Rojo Congo' ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sanseveria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichondra argentea 'Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

N.T.S.

PLANTING PLAN - DETAILS C & D

SCALE: 1" = 40'

GARDNER + SEMLER
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KEY MAP

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

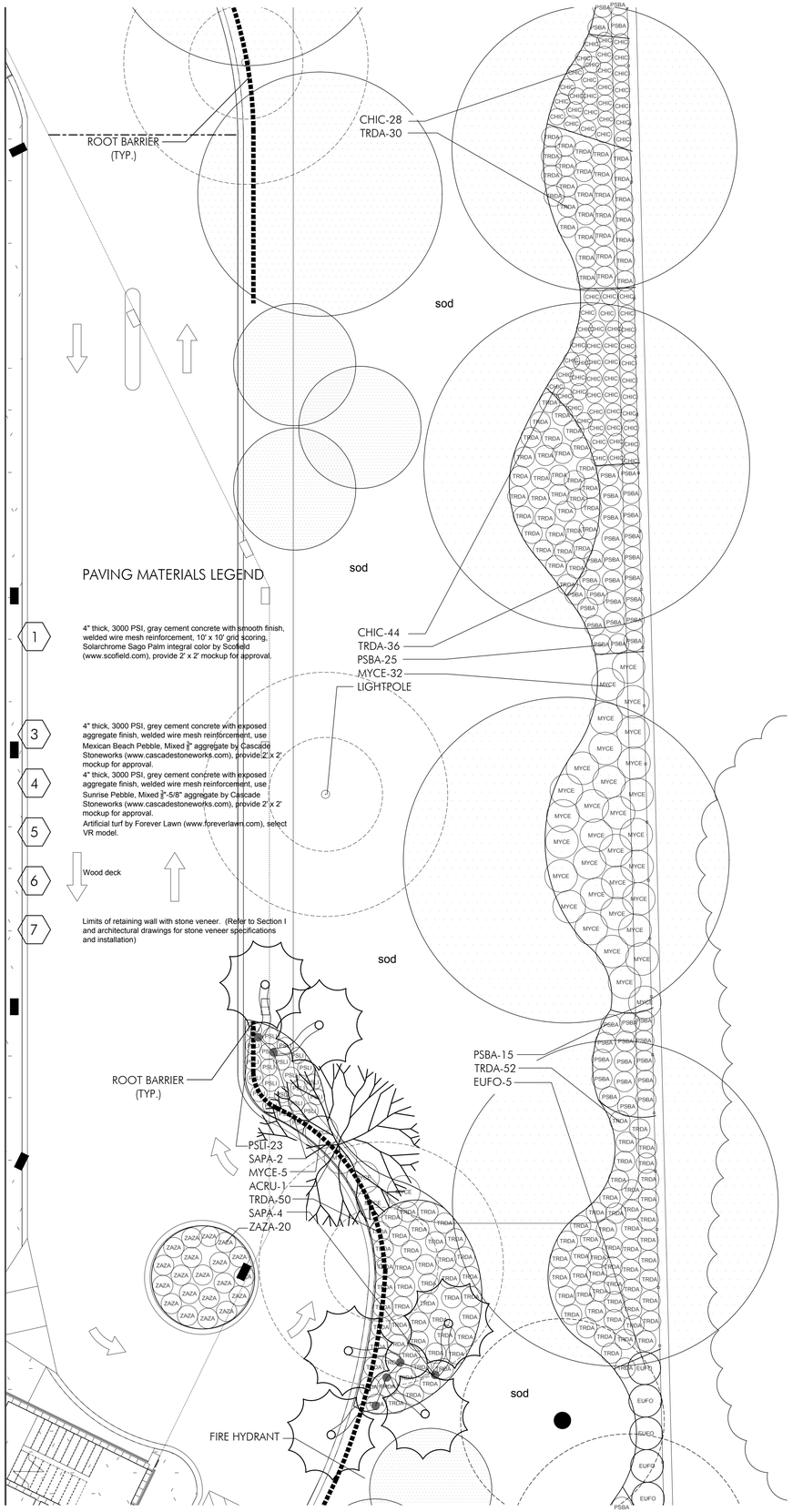
TITLE
PLANTING PLAN
(Details C and D)

Ken Gardner FL LA #1569
Kelli Semler FL LA #6667205

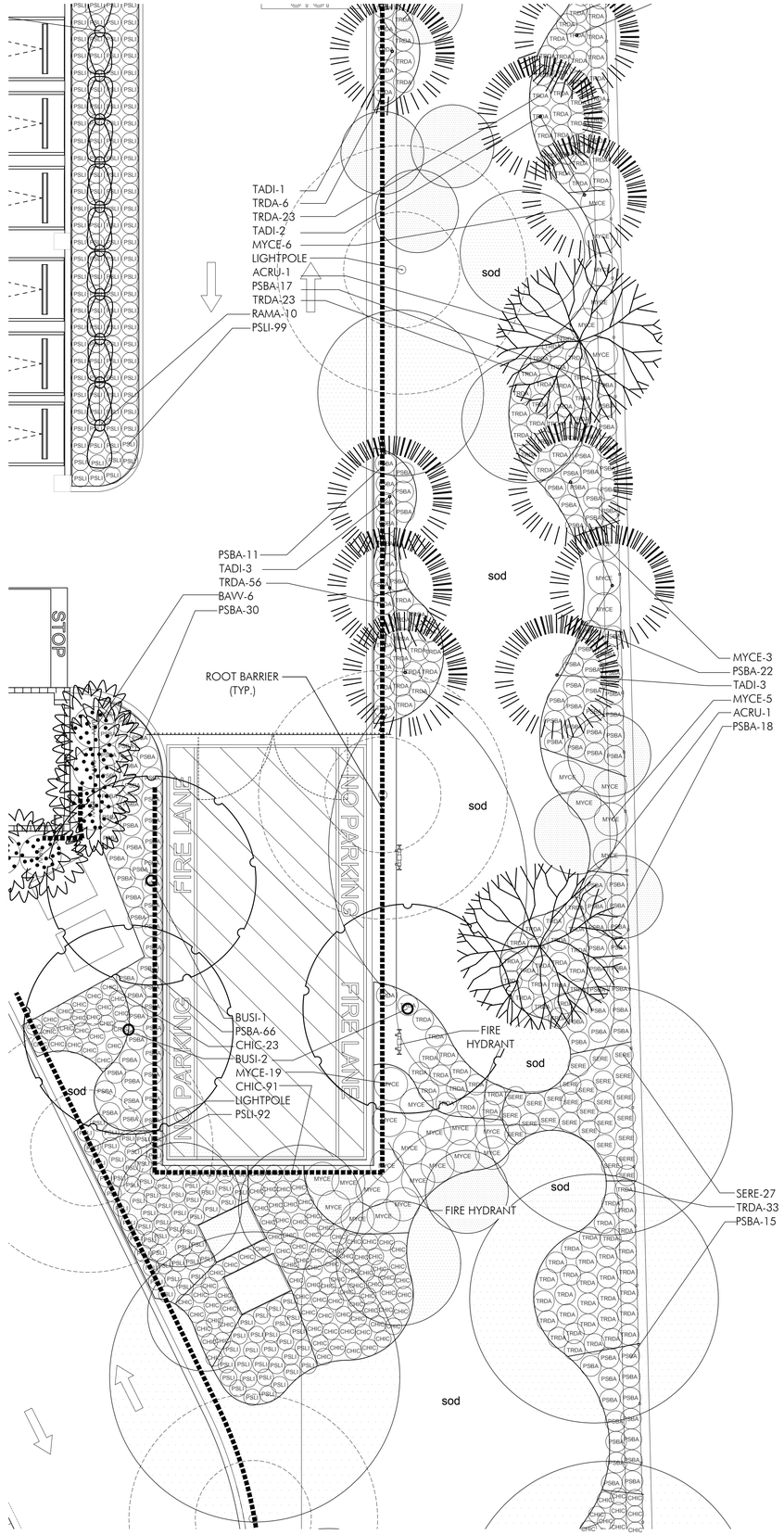
DATE 08.28.2019

SCALE as noted

SHEET LA2-02



DETAIL-H



DETAIL-G

PLANT KEY

TREES

KEY	PLANT NAME
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ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
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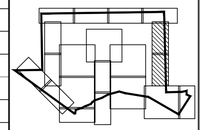
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

PLANTING PLAN
(Details G and H)

Ken Gardner — FL LA #1569
Kiehl Semler — FL LA #6667205

DATE 08.28.2019

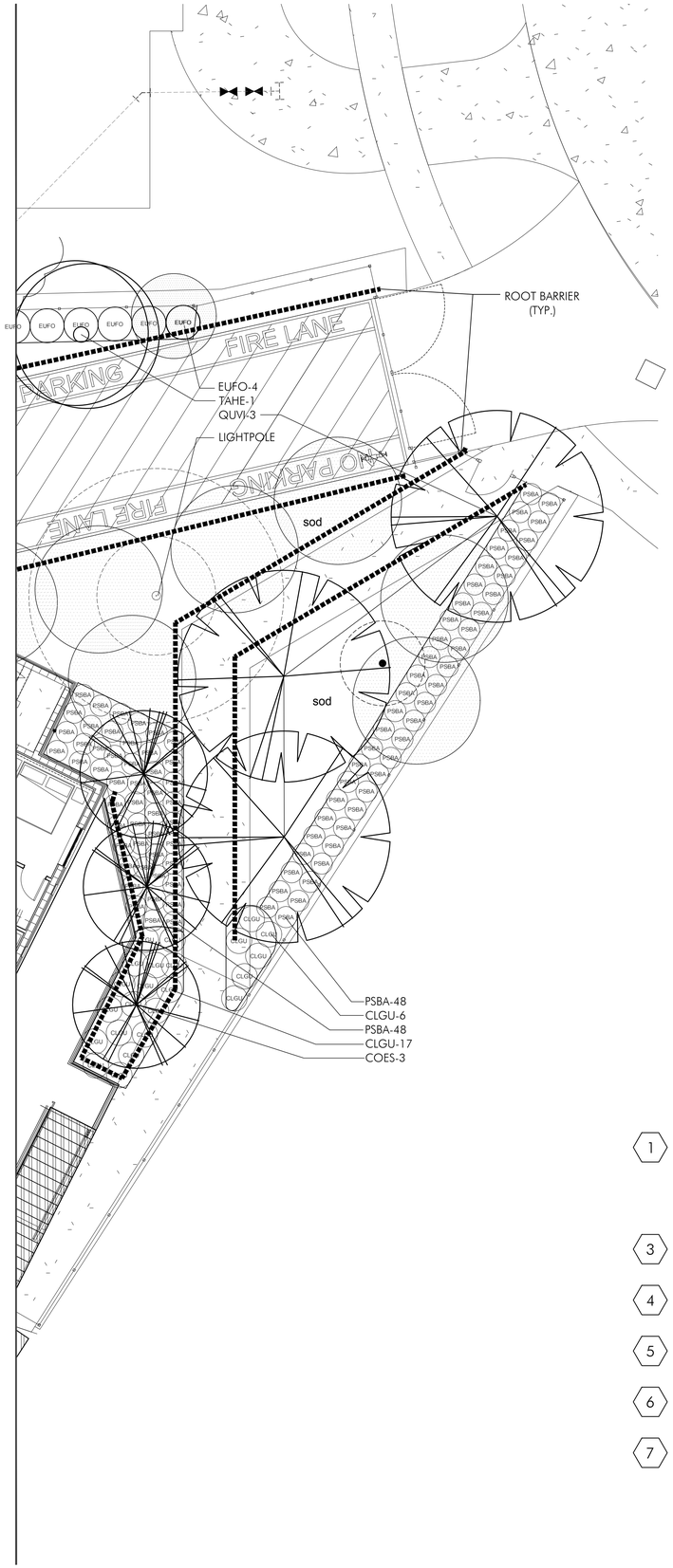
SCALE as noted

SHEET LA2-03

PLANTING PLAN - DETAILS G & H

160' 80' 40' 0
SCALE: 1" = 40'

DETAIL-T



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CHCA	Chamaedorea cataractarum ...Cat Palm
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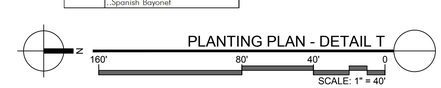
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dioon edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Dracaena tricolor
DYEL	Dyrgoftiecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Ottelea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aloifolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea-Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia disticha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philodenrdon
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sanseveria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Saphora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichonda argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portuluca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid



PLANTING PLAN - DETAIL T

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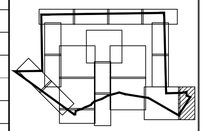
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

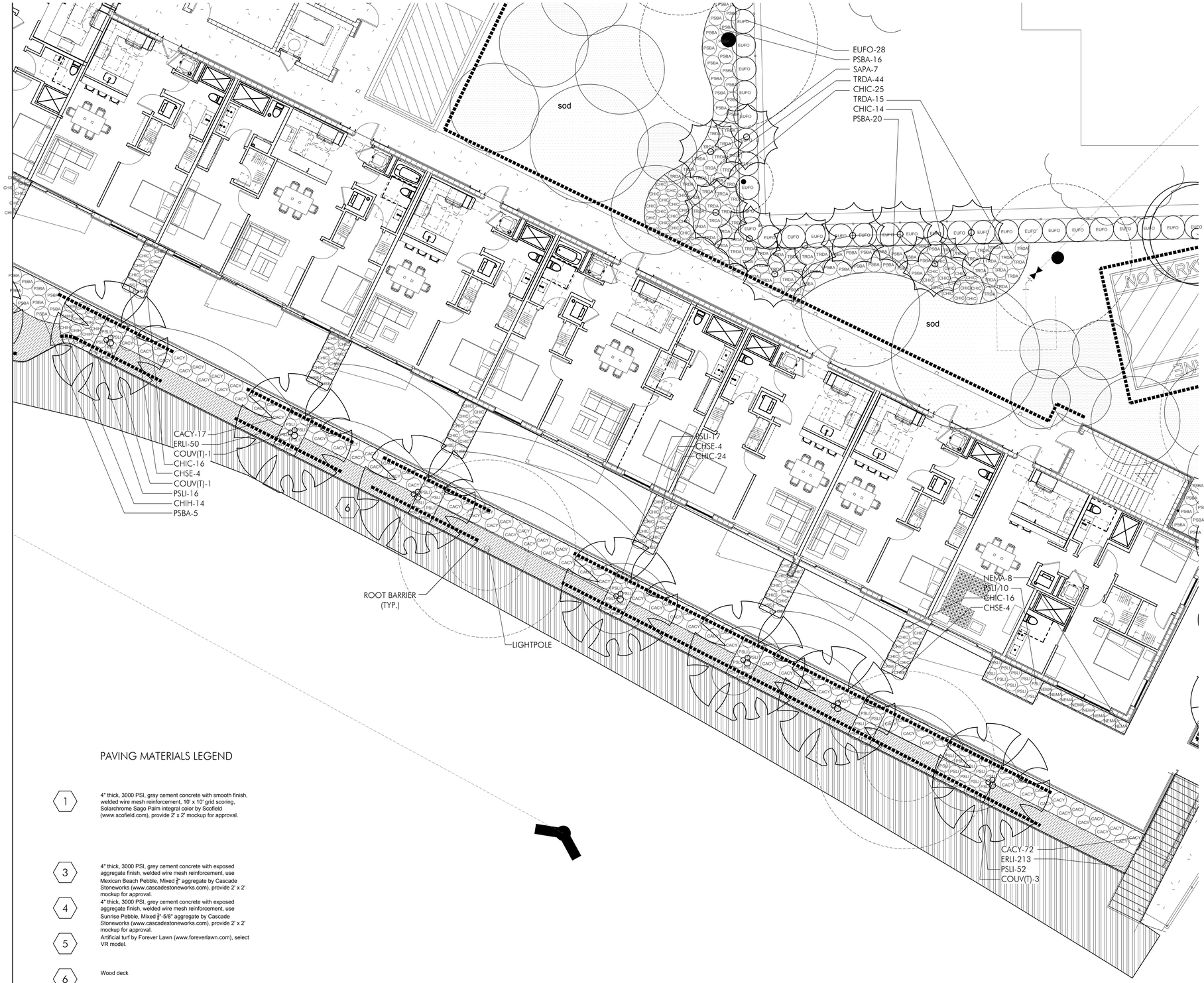
TITLE
PLANTING PLAN
(Detail T)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-04



DETAIL-S

PAVING MATERIALS LEGEND

1. 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.
3. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed ⅜" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
4. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Sunrise Pebble, Mixed ⅜"-5/8" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
5. Artificial turf by Forever Lawn (www.foreverlawn.com), select VR model.
6. Wood deck
7. Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoeloraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytherea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabado Palm
DYDE	Dypsis decaryi ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrisii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea sefritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dioon edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Draecaena tricolor
DYEL	Dyzgothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Ottatea acuminata ...Weeping Mexican Bamboo
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RAMA	Ravanela madagascariensis Traveler's Tree
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STNI	Strelitzia nicholai ...White Bird of Paradise
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SHRUBS

KEY	PLANT NAME
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ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
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ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia distcha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
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CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
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NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
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PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sanseveria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iricodes ...Fortnight Lily
DISF	Dichonda argentea 'Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NIEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAIL S

N

160' 80' 40' 0

SCALE: 1" = 40'

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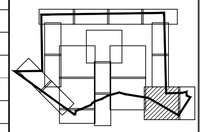
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

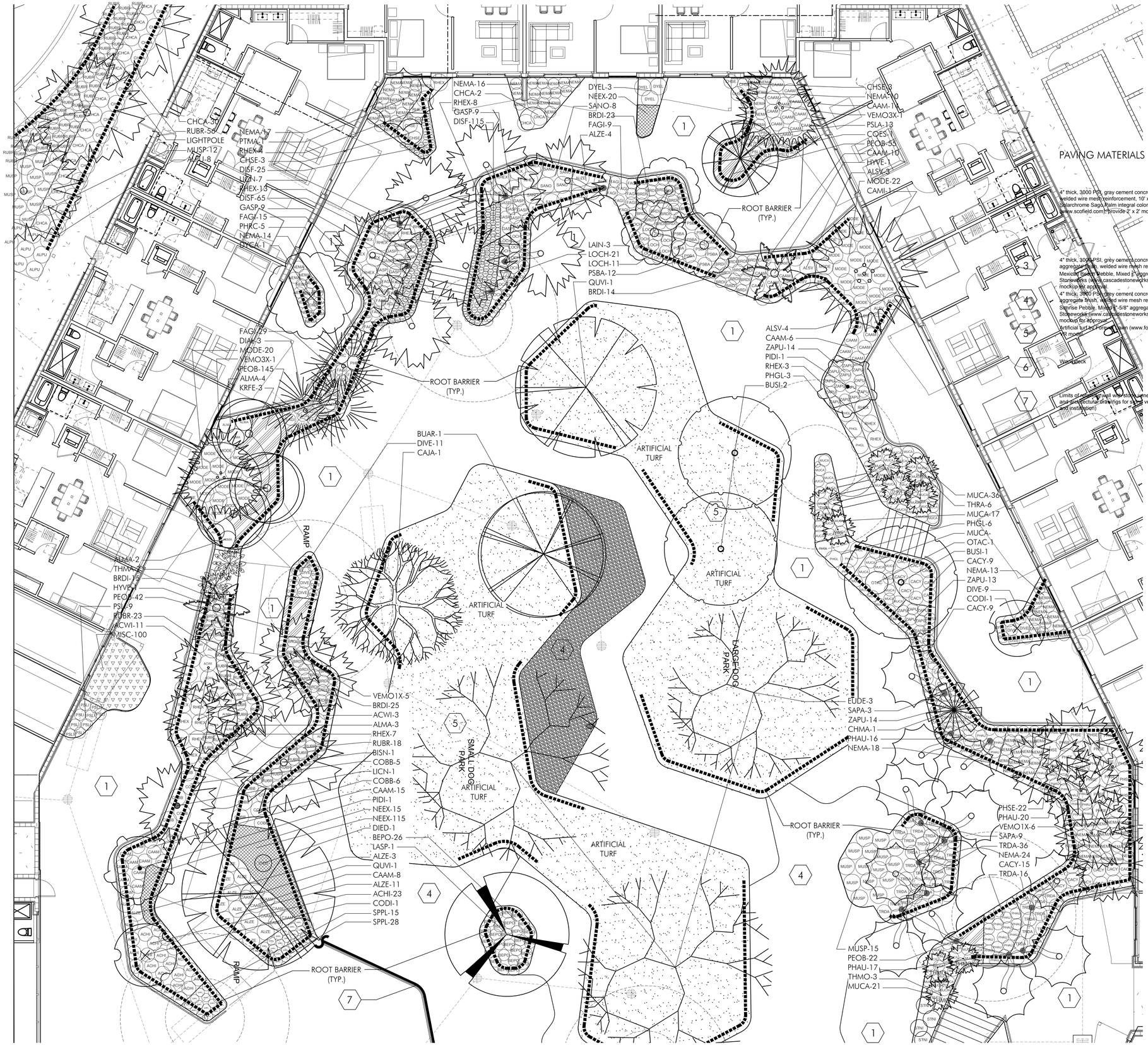
PLANTING PLAN
(Detail S)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-05



PLANT KEY

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ACRU	Acer rubrum ...Red Maple
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GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichonda argentea "Silver Falls" ...Silver Falls Dichondra
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ERLI	Emodea littoralis ...Golden Creeper
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POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

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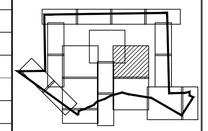
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

PLANTING PLAN
(Details Q)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-06



PAVING MATERIALS LEGEND

1. 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.
3. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed ⅜" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
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7. Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

DETAIL-R

PLANT KEY

TREES

KEY	PLANT NAME
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ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoelorraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytherea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrisii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea sefritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Diion edule ...Chestnut Dion
DRMA	Dracaena marginata
DRTR	Dracaena tricolor
DYEL	Dyzygothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Ottatea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravenela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aloifolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea-Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Anthurium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia disticha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANC	Sanchezia speciosa
SATR	Sansevieria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iriioides ...Fortnight Lily
DISF	Dichondra argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAIL R

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
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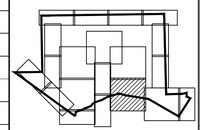
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

PLANTING PLAN (Detail R)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-07

DETAIL-K

FIRE HYDRANT

ROOT BARRIER (TYP.)

LASP-6 (4 NOT PICTURED)
RHEX-14 (11 NOT PICTURED)
JAVO-126 (96 NOT PICTURED)
CRQE-7 (6 NOT PICTURED)
RHEX-14 (11 NOT PICTURED)

PAVING MATERIALS LEGEND

1 — 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.

3 — 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed 3" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.

4 — 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Sunrise Pebble, Mixed 3"-5/8" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.

5 — Artificial turf by Forever Lawn (www.foreverlawn.com), select VR model.

6 — Wood deck

7 — Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

STOP

RUBR-113
CHCA-44
MUSP-18
BINO-4
ALPU-31

CHCA-14
BINO-2
RUBR-14
LIGHTPOLE

CHSE-5
PSBA-6
DYCA-1
PEOB-300
PSLI-19
BUSI-1
MODE-8
CHCA-9
LASP-1

BRDI-21
PSLI-16
ALMA-3
LISP-8
BUSI-2
PEOB-150
MODE-6
MUCA-8

PSLI-7
LICN-1
MUCA-2
PHGL-8
LASP-1
COBB-10
PEOB-300
CTBM-2
COBB-6

RUBR-117
CHCA-44
BINO-4
MUSP-15
ALPU-32

ROOT BARRIER (TYP.)

CHCA-30
RUBR-56
LIGHTPOLE
MUSP-12
ALPU-8

NEMA-17
PTMA-1
RHEX-4
CHSE-3
DISF-25
LICN-7
RHEX-13
DISF-65
GASP-9
FAGI-15
PHRC-5
NEMA-14
DYCA-1

FAGI-29
DIAN-3
MODE-20
VEMO3X-1
PEOB-145
ALMA-4
KRFE-3

RAMP

PLANTING PLAN - DETAIL K

N 160' 80' 40' 0
SCALE: 1" = 40'

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoeloraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytherea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrisii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea sefritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dion edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Dracaena tricolor
DYEL	Dyzgothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Otatea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aliofolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea-Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia distcha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sansevieria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes inoides ...Fortnight Lily
DISF	Dichonda argentea 'Silver Falls' ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Ernodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
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POGR	Portulaca grandiflora ...Rose Moss
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GARDNER + SEMLER
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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

PLANTING PLAN
(Detail K)

Ken Gardner — FL LA #1569
Kiehl Semler — FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-08



DETAIL-M

PAVING MATERIALS LEGEND

4" thick, 3000 PSI, gray cement concrete with smooth fi
welded wire mesh reinforcement, 10' x 10' grid scoring,
Solarchrome Sago Palm integral color by Scofield
(www.scofield.com), provide 2' x 2' mockup for approval

4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed ⅜" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' mockup for approval.

4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Sunrise Pebble, Mixed ⅜-5/8" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' mockup for approval.

Artificial turf by Forever Lawn (www.foreverlawn.com), s
VR model

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ..Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
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ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichonda argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Emodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAIL M

N 160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

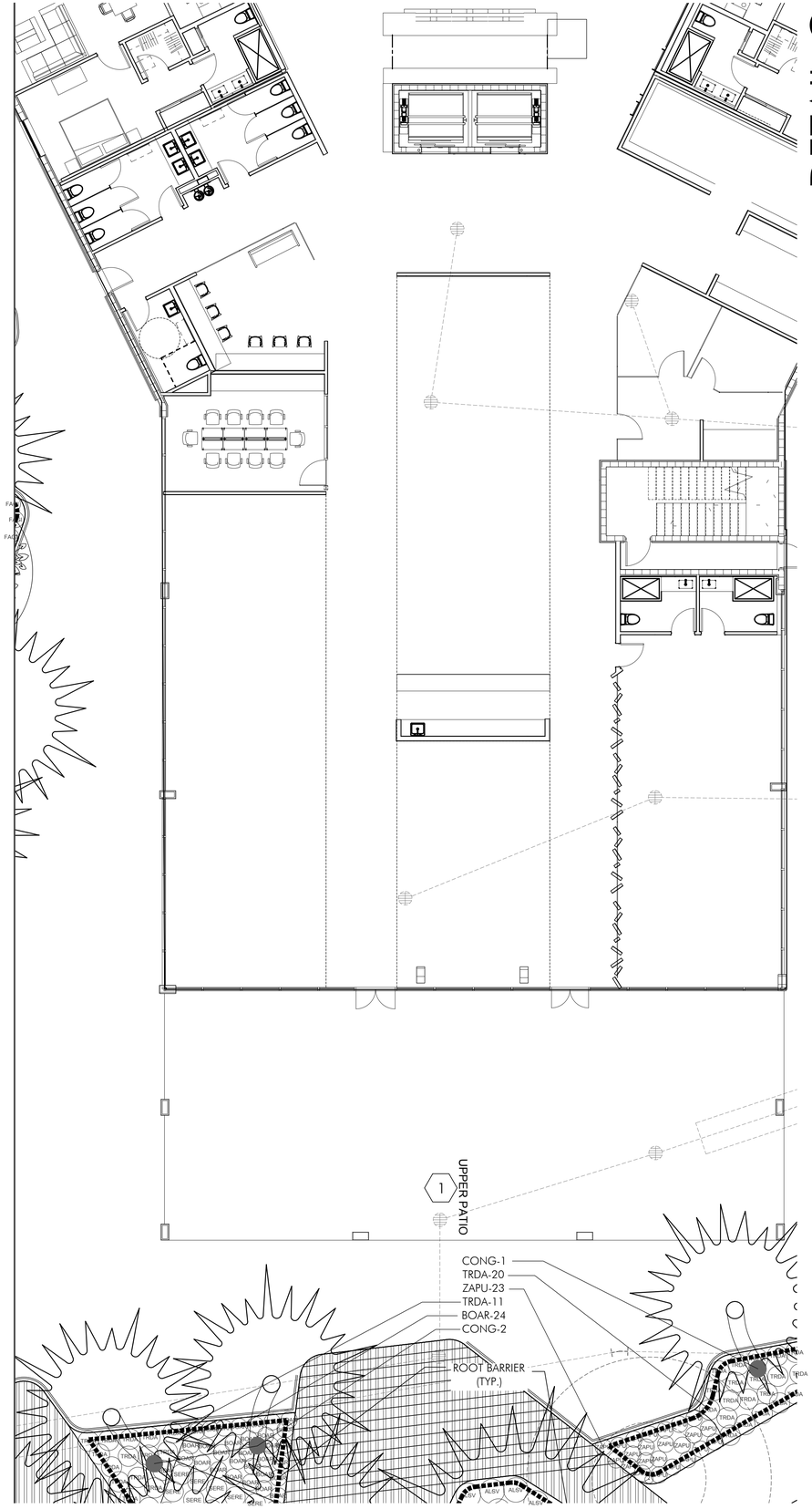
PLANTING PLAN (Detail M)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

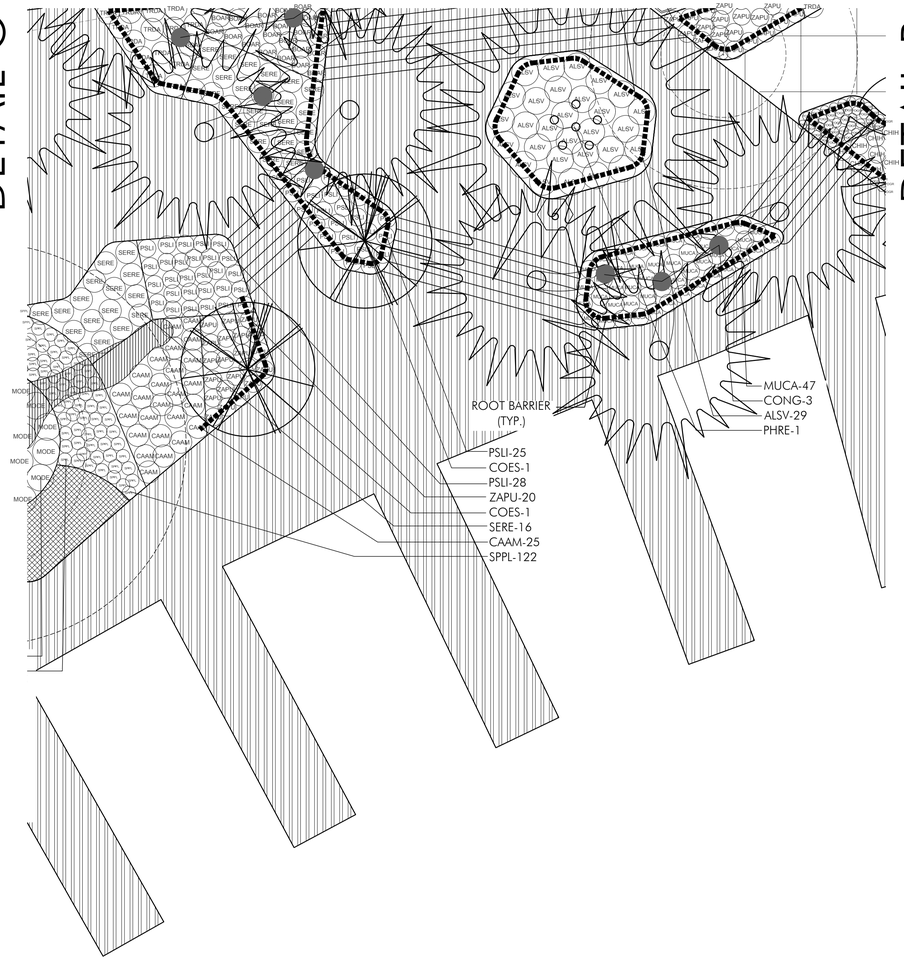
DATE 08.28.2019

SCALE as noted

SHEET LA2-09



DETAIL-O



DETAIL-P

PAVING MATERIALS LEGEND

1. 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.
3. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Mexican Beach Pebble, Mixed ⅜" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
4. 4" thick, 3000 PSI, grey cement concrete with exposed aggregate finish, welded wire mesh reinforcement, use Sunrise Pebble, Mixed ⅜"-5/8" aggregate by Cascade Stoneworks (www.cascadestoneworks.com), provide 2' x 2' mockup for approval.
5. Artificial turf by Forever Lawn (www.foreverlawn.com), select VR model.
6. Wood deck
7. Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoelorraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernecia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytherea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrissii ...Silver Thatch Palm
THRA	Thrinax radiata ...Florida Thatch Palm
VEMO1X	Veitchia montgomeriana ...Montgomery Palm
VEMO3X	Veitchia montgomeriana ...Montgomery Palm

MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea seifritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dioon edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Dracaena tricolor
DYEL	Dyzgothecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Ottatea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aliofolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea>Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANLM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia disticha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sansevieria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Sophora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
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GROUNDCOVER

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SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAIL O & P

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
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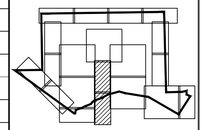
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

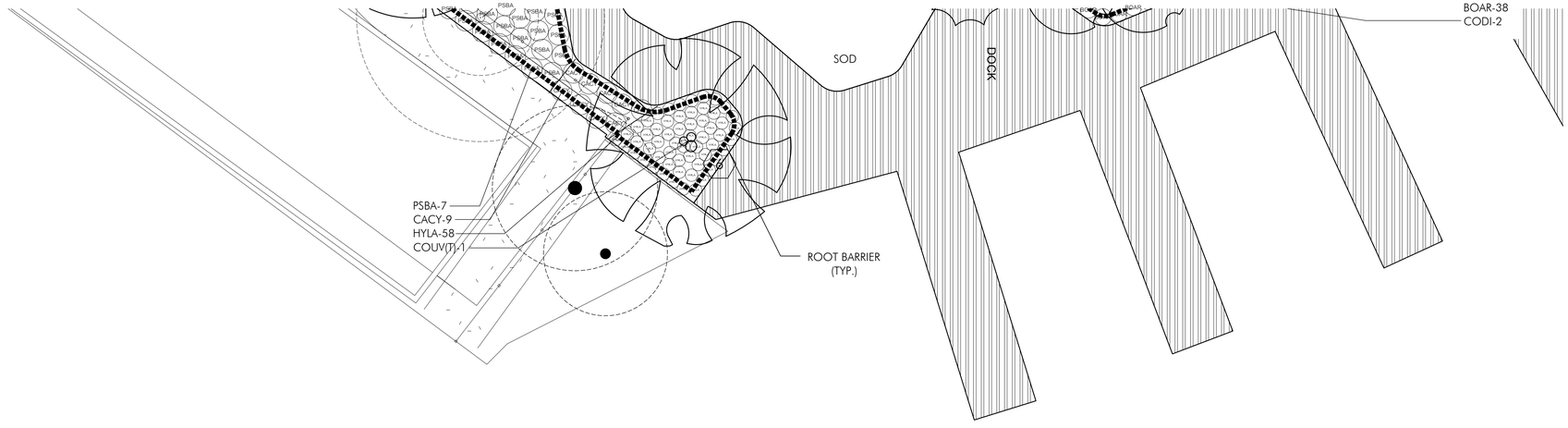
PLANTING PLAN
(Details O and P)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-10



HILLSBORO RIVER

PAVING MATERIALS LEGEND

1. 4" thick, 3000 PSI, gray cement concrete with smooth finish, welded wire mesh reinforcement, 10' x 10' grid scoring, Solarchrome Sago Palm integral color by Scofield (www.scofield.com), provide 2' x 2' mockup for approval.
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6. Wood deck
7. Limits of retaining wall with stone veneer. (Refer to Section I and architectural drawings for stone veneer specifications and installation)

PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
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PALMS

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PTMA	Ptychosperma macarthurii ...Macarthur Palm
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SAPA	Sabal palmetto ...Sabal Palm
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MISCELLANEOUS

KEY	PLANT NAME
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CTBM	Cordyline fruiticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruiticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
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GROUNDCOVER

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PLANTING PLAN - DETAL N

N

160' 80' 40' 0

SCALE: 1" = 40'

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

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MIAMI, FL 33015
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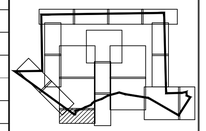
KEY MAP



N

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
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	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

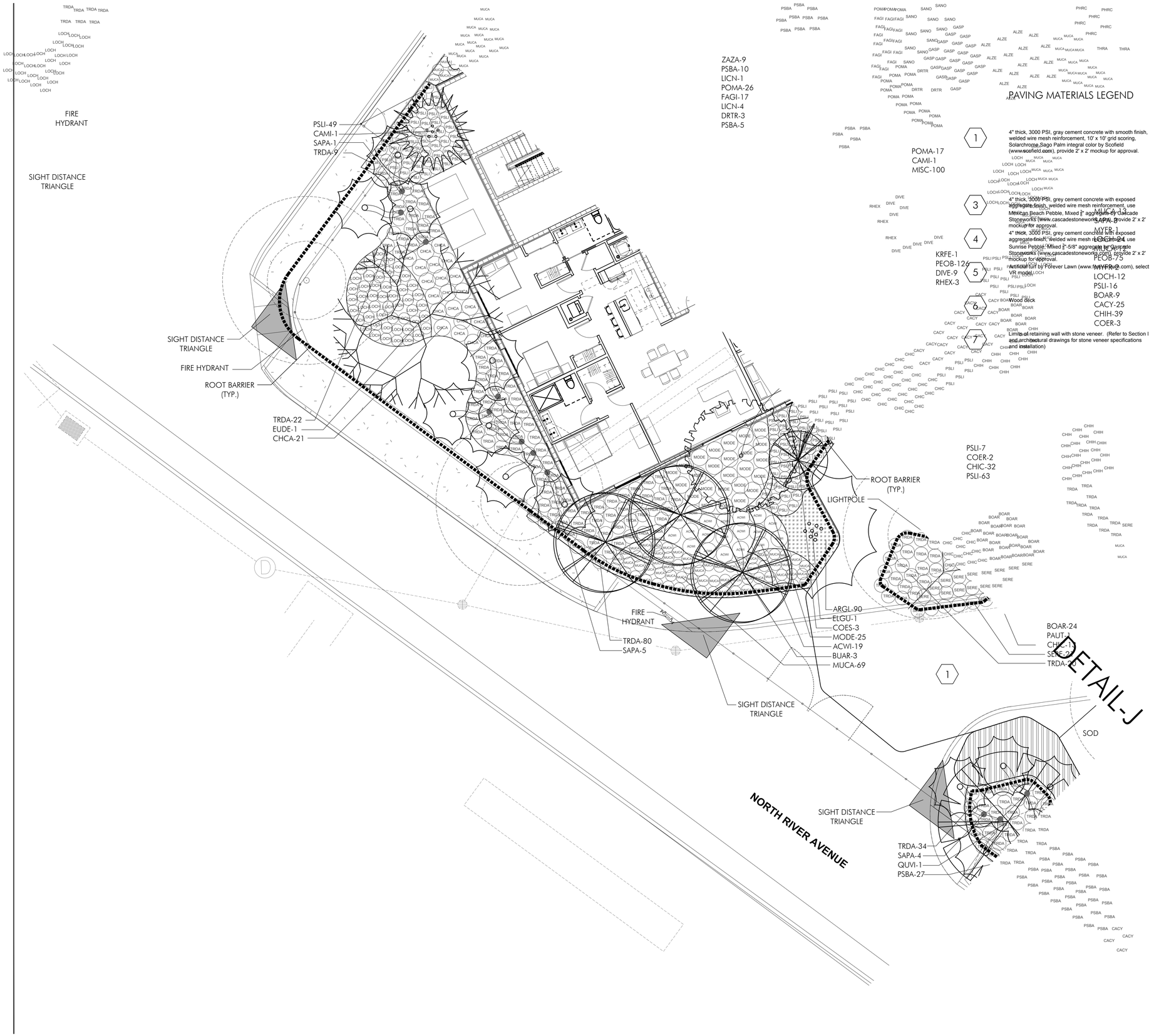
PLANTING PLAN
(Detail N)

Ken Gardner FL LA #1569
Kelli Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-11



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OTAC	Ottelea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
RHEX	Rhapis excelsa ...Lady Palm
STNI	Strelitzia nicholai ...White Bird of Paradise
YUAL	Yucca aloifolia ...Spanish Bayonet

SHRUBS

KEY	PLANT NAME
ACHI	Acalypha hispida ...Chenille Plant
ACWI	Acalypha wilkesiana ...Copperleaf
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia
ALPN	Alocasia plubea-Nigra ...Black Alocasia
ALPU	Alpinia purpurata ...Red Ginger
ALSV	Alpinia speciosa "Variegata" ...Variegated Shell Ginger
ALZE	Alpinia zerumbet ...Shell Ginger
ANUM	Antherium luxuriens x magnificum
BEPO	Begonia popenoei ...White Begonia
BOAR	Borrichia arborescens ...Silver Oxeye Daisy
BRDI	Breynia distcha ...Snow on the Mountain
CAAM	Callicarpa americana ...Beautyberry
CACY	Capparis cynophallophora ...Jamaican Caper
CHIC	Chrysobalanus icaco ...Cocoplum
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum
CLGU	Clusia guttifera ...Small Leaf Clusia
COBB	Costus barbatus ...Spiral Ginger
DIED	Dioon edule ...Cycad
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant
GASP	Gardenia spp. ...Gardenia
HACU	Hamelia cuprea ...Dwarf Firebush
HYLA	Hymenocallis latifolia ...Spider Lily
JAVO	Jasminum volubile ...Wax Jasmine
LOCH	Loropetalum chinense "Rubrum" ...Chinese Fringe Flower
MODE	Monstera deliciosa ...Monstera
MUCA	Muhlenberghia capillaris ...Muhly Grass
MUSP	Mussaenda erythrophylla ...Ashanti Blood
MYCE	Myrica cerifera ...Wax Myrtle
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern
PHAU	Philodendron Autumn
PHGL	Philodendron gloriosum
PHMO	Philodendron moonlight
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philoderndron
PHSE	Philodendron selloum
POMA	Podocarpus macrophyllus ...Maki Yew
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee
PSLI	Psychotria ligustrifolia ...Dwarf Coffee
RUBR	Ruellia brittoniana ...Mexican Bluebell
RUEQ	Russelia equisetiformis ...Firecracker Plant
SANO	Sanchezia speciosa
SATR	Sanseveria trifasciata Snake Plant
SERE	Serenoa repens ...Saw Palmetto
SOTO	Necklace pod ...Saphora tomentosa
SPBA	Spartina bakerii ...Sand Cordgrass
STRE	Strelitzia reginae ...Tropical Bird of Paradise
THMA	Thysanolaena maxima ...Tiger Grass
TRDA	Tripsacum dactyloides ...Fakahatchee Grass
ZAPU	Zamia pumila ...Coontie
ZAZA	Zamioculcus zamiifolia ...ZZ Plant

GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichonda argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
ERLI	Emodea littoralis ...Golden Creeper
ILVO	Ilex volubile Nana ...Dwarf Yaupon Holly
MISC	Microsorum scolopendria ...Wart Fern
NEEX	Nephrolepis exaltata ...Boston Fern
OPJA	Ophiopogon japonicum ...Mondo Grass
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant
PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portuluca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
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MIAMI, FL 33015
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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

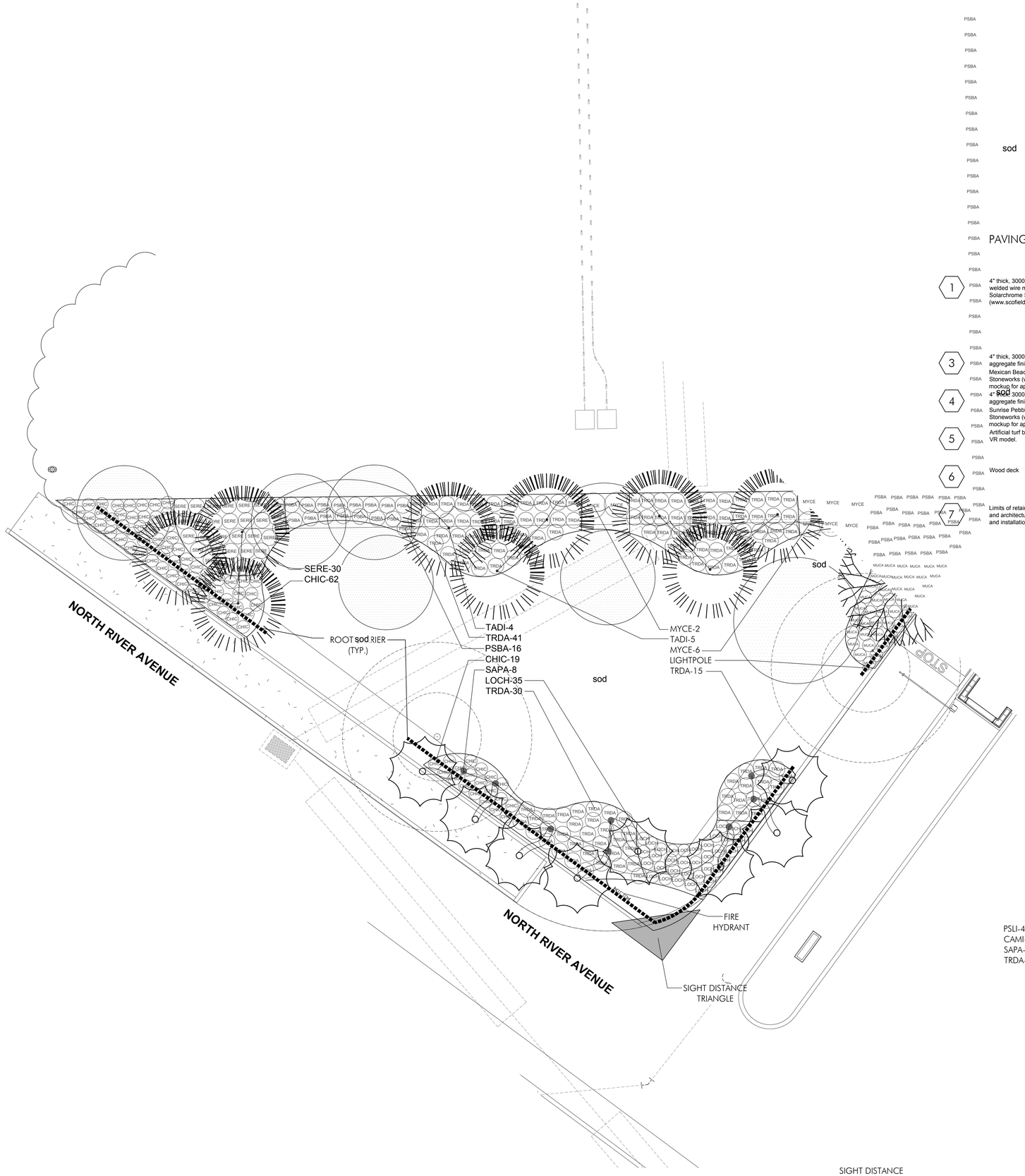
TITLE
PLANTING PLAN (Detail J)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-12



PLANT KEY

TREES

KEY	PLANT NAME
ACRU	Acer rubrum ...Red Maple
ACSE	Acacia seyal ...Red Acacia
BUAR	Bulnesia arborea ...Verawood
BUSI	Bursera simaruba ...Gumbo Limbo
CAGR	Caesalpinia granadillo ...Bridalveil Tree
CAJA	Cassia javanica ...Apple Blossom Tree
CODI	Coccoloba diversifolia ...Pigeon Plum
COER	Conocarpus erectus ...Green Buttonwood
COES	Conocarpus erectus "Sericeus" Silver Buttonwood
COUV (T)	Coccoloba uvifera ...Seagrape
EUDE	Eucalyptus degulpta ...Rainbow Eucalyptus
FIAU	Ficus aurea ...Strangler Fig
FILY	Ficus lyrata ...Fiddleleaf Fig
GUSA	Guaicum sanctum ...Lignum Vitae
KRFE	Krugiodendron ferreum ...Black Ironwood
LAIN	Lagerstroemia indica "Natchez" ...White Flowering Crepe Myrtle
LASP	Lagerstroemia speciosa ...Queensland Crepe Myrtle
MYFR	Myrcianthes fragrans Simpson's Stopper
PAAQ	Pachira aquatica ...Water Chestnut
PAUT	Pandanus utilis Screwpine
PIDI	Pimenta dioica ...Allspice
PLSP	Plumeria speciosa ...Frangi Pani
QUVI	Quercus virginiana "Highrise" ... Highrise Live Oak
TADI	Taxodium distichum ...Bald Cypress
TAHE	Tabebuia heterphylla ...Pink Trumpet Tree

PALMS

KEY	PLANT NAME
ACWR	Acoelorraphe wrightii ...Paurotis Palm
BINO	Bismarkia nobilis ...Bismarkia Palm
CAMI	Caryota mitis ...Fishtail Palm
CHMA	Chambeyronia macrocarpa ... Red Feather Palm
COBA	Copernacia baillana ...Bailey's Palm
CONG	Cocos nucifera "Maypan" ...Maypan Coconut Palm
CYCO	Cytheraea cooperii ...Australian Tree Fern
DIAL	Dictyosperma album ...Hurricane Palm
DYCA	Dypsis cabadae ...Cabada Palm
DYDE	Dypsis decaryii ...Triangle Palm
ELGU	Elaeis guineensis ...African Oil Palm
HYVE	Hyphorbe verschaffeltii ...Spindle Palm
LICN	Livistona chinensis ...Chinese Fan Palm
PHRE	Phoenix reclinata ...Senegal Date Palm
PTMA	Ptychosperma macarthurii ...Macarthur Palm
RORE	Roystonea regia ...Royal Palm
SAPA	Sabal palmetto ...Sabal Palm
THMO	Thrinax morrisii ...Silver Thatch Palm
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VEMO1X	Veitchia montgomeriana ...Montgomery Palm
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MISCELLANEOUS

KEY	PLANT NAME
AGAM	Agave americana ...Century Plant
BAVV	Bambusa vulgaris vittata ...Golden Hawaiian Bamboo
BROM	Bromeliads spp
CHCA	Chamaedorea cataractarum ...Cat Palm
CHSE	Chamaedorea sefritzii ...Reed Palm
CRQE	Crinum augustum "Queen Emma" ...Queen Emma Crinum Lily
CTBM	Cordyline fruticosa "Black Magic" ...Black Magic Hawaiian Ti Plant
CTRS	Cordyline fruticosa "Red Sister" ...Red Sister Hawaiian Ti Plant
DIED	Dioin edule ...Chestnut Dioon
DRMA	Dracaena marginata
DRTR	Dracaena tricolor
DYEL	Dyrgofhecia elegantissima ...False Aralia
JACO	Jatropha Integerrima 'Compacta' ...Peregrina
LISP	Licuala spinosa ...Spiny Licuala
OTAC	Otatea acuminata ...Weeping Mexican Bamboo
PLPU	Plumeria pudica ...Bridal Bouquet
RAMA	Ravanela madagascariensis Traveler's Tree
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GROUNDCOVER

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DIIR	Dietes iriodes ...Fortnight Lily
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PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portuluca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAIL I

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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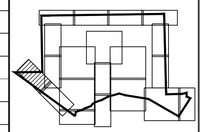
KEY MAP



N

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

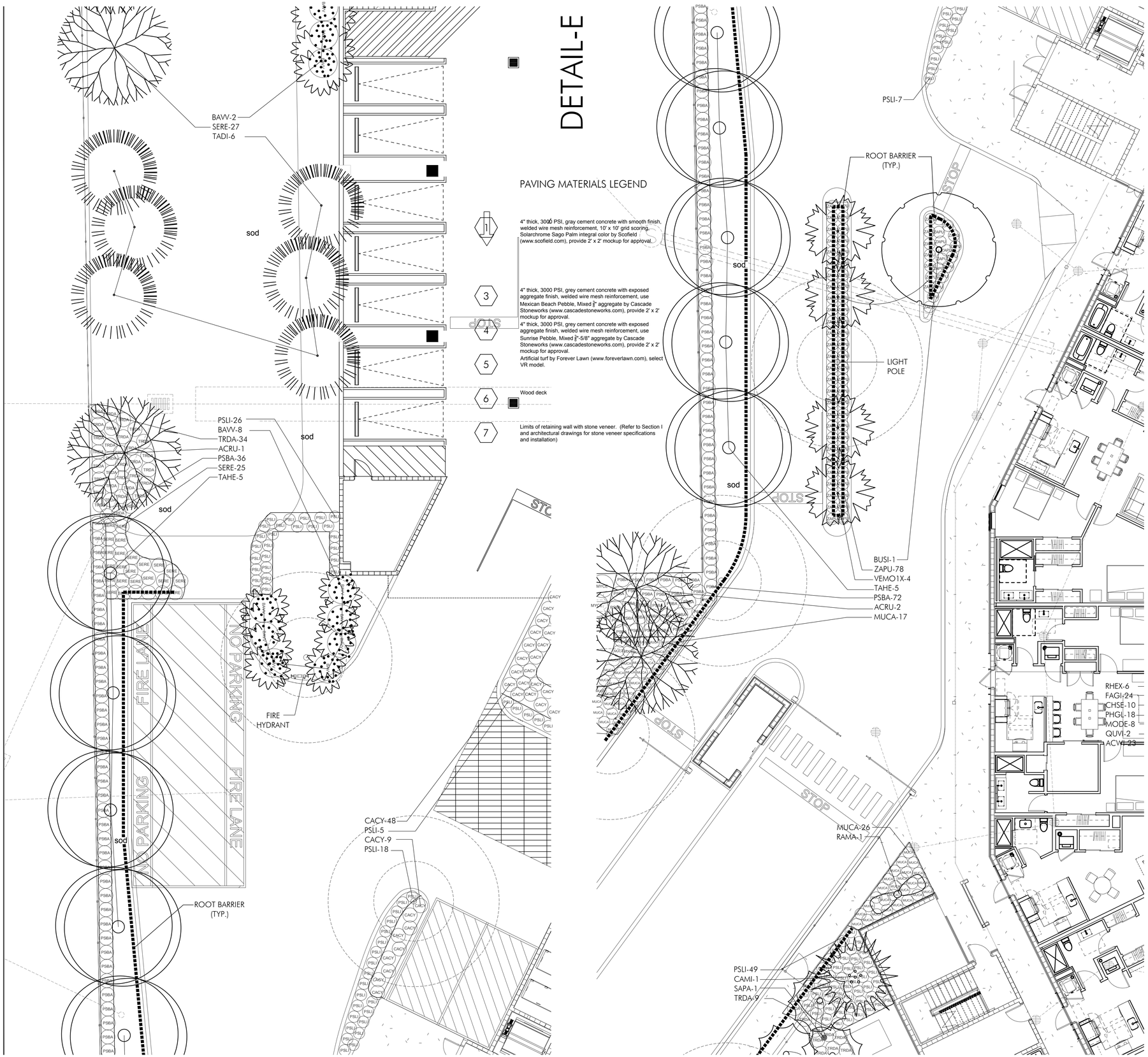
PLANTING PLAN
(Detail I)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-13



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GROUNDCOVER

KEY	PLANT NAME
DIIR	Dietes iroides ...Fortnight Lily
DISF	Dichondra argentea "Silver Falls" ...Silver Falls Dichondra
DIVE	Dietes vegetata ...Walking Iris
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PIMA	Pilea microcarpa ...Artillery Fern
POGR	Portulaca grandiflora ...Rose Moss
SPPL	Spathyphyllum plicata ...Ground Orchid

PLANTING PLAN - DETAILS E & F

N 160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
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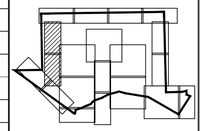
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

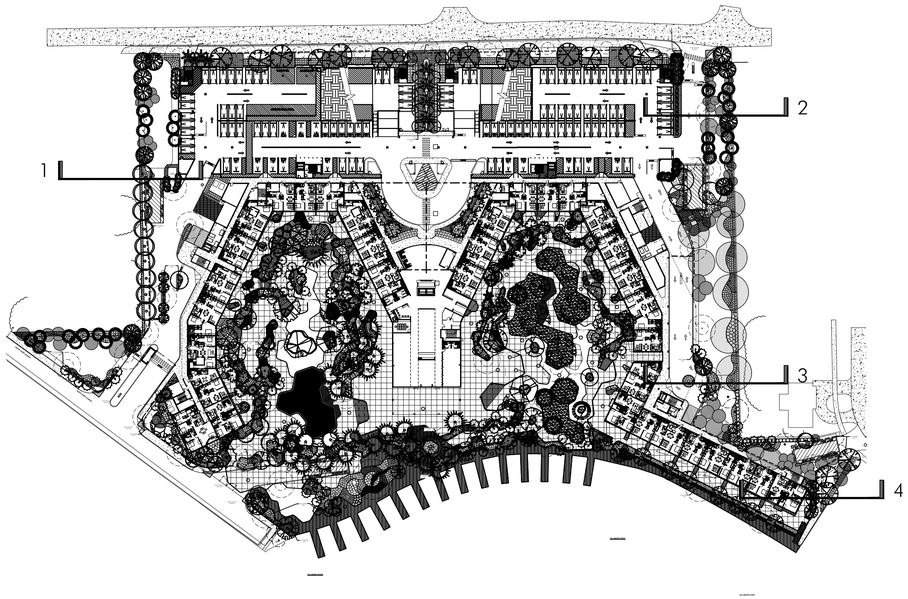
PLANTING PLAN
(Details E and F)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-14





SECTION 2





SECTION 1



SECTION 4

SECTIONS THROUGH BUFFERS
SCALE: N.T.S.

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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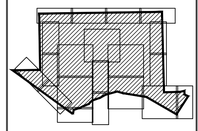

N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

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	01.30.2020	DRC REV06
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DRC SUBMITTAL

TITLE

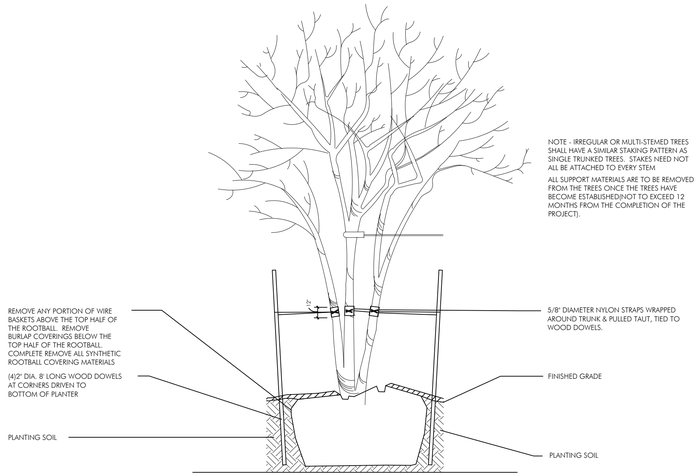
SECTIONS THROUGH BUFFERS

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

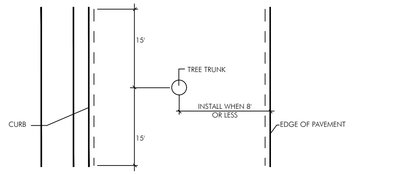
SCALE as noted

SHEET LA2-15

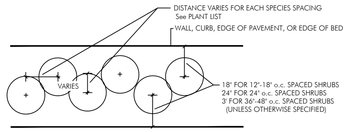


MULTI-TRUNKED TREE BRACING DETAIL

N.T.S.

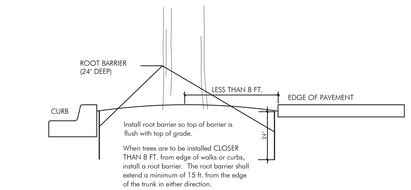


PLAN VIEW



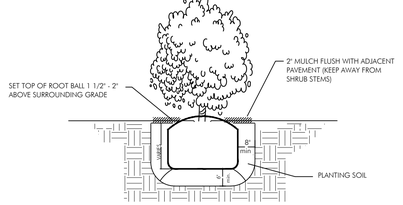
SHRUB SPACING DIAGRAM

N.T.S.



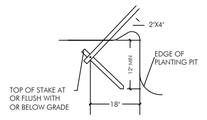
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



DETAIL A

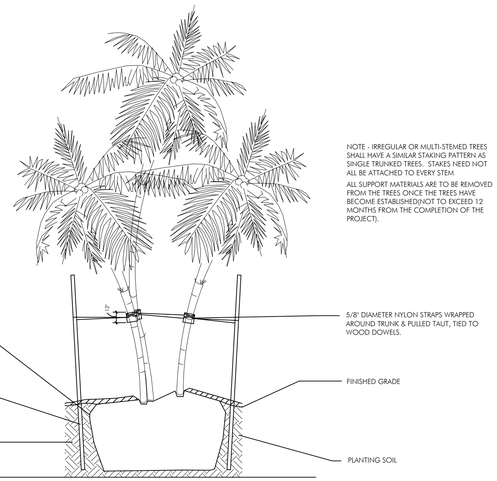
N.T.S.

PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS

N.T.S.

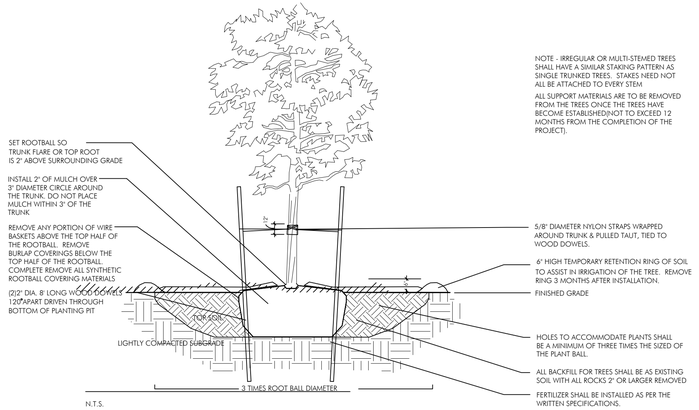
BATTEN DETAIL B

N.T.S.



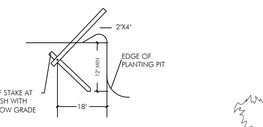
MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.



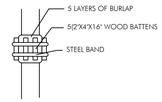
N.T.S.

PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER



DETAIL A

N.T.S.



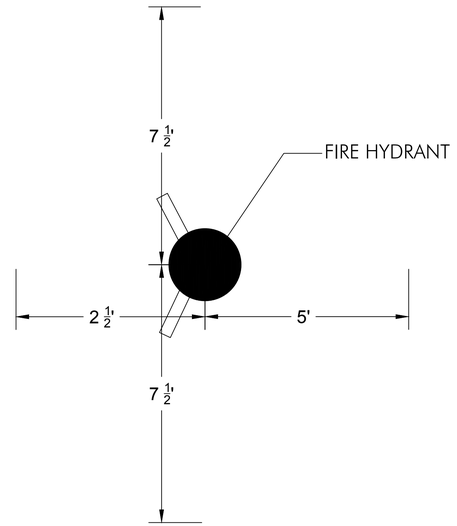
BATTEN DETAIL B

N.T.S.

N.T.S.

PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

LANDSCAPE LEGEND - B-3 Zoning			
Code Section	Description	Required	Provided
Sec. 98-80, (b), (1)	Perimeter Landscape Requirements Abutting Public ROW	10'	10'
Sec. 98-80, (b), (2)	Perimeter Landscape Requirements Abutting Rear and Side Property Lines	5'	5'
	Street Trees 30' o.c. (536 l.f. / 30 = 18 trees)	18	28
	191 l.f. along North River Avenue		
	310 l.f. along NE 1st Avenue		
	35 l.f. along NE 5th Street		
Sec. 98-80, (d), (1)	Sight Distance Clearance for Landscaping (intersection of a site access and a public ROW)	10'	10'
Sec. 98-80, (d), (2)	Sight Distance Clearance for Landscaping (intersection of two public ROWs)	30'	30'
Sec. 98-80, (f), (1)	Trees and Shrubs, required minimum quantities (trees)		
	One tree per terminal isle	N/A	N/A
	One tree per 30 l.f. periphery of property (2,735 l.f. / 30 = 92 trees)	92	200
Sec. 98-80, (f), (2)	Trees and Shrubs, required minimum quantities (shrubs and groundcovers)		
	20 shrubs/groundcover for each required tree (110 trees * 20 = 2200 shrubs)	2200	9310
Sec. 98-80, (i)	Variety		
	101 and over required trees = 6 species	6 species	27
	251 and over required shrubs = 6 species min.	6 species	69
Sec. 98-80, (i), (1)	10% of all required trees shall be flowering species (110 trees * 10% = 11 flowering	11	49
Sec. 98-80, (i), (2)	No more than 20% of all required trees shall be palms (110 trees * 20% = 22 palms)	22	22
Sec. 98-80, (i), (3)	50% of all required trees shall be native species (110 trees * 50% = 55 native trees)	55	141
	50% of all required shrubs/groundcover shall be native species (2200 shrubs/groundcover * 50% = 1100 native shrubs/groundcover)	1100	7200
Sec. 98-80, (j), (5)	50% of required trees shall be installed relating to the height of the structure		
	Structure height 36' tall or more (tree height 18'; palm height 22' GW (110 trees * 50% = 55 trees)	55	77
	TOTAL TREES REQUIRED	110	234
	TOTAL SHRUBS REQUIRED	2200	9917



FIRE HYDRANT PLANTING CLEAR ZONES

N.T.S.

GSLA DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015
P 305.392.1016 F 305.392.1019
CORP. ID# 0000266

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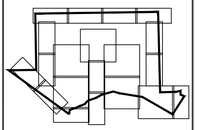
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

LANDSCAPE LEGEND & PLANTING DETAILS

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA2-16

N

LANDSCAPE LEGEND
PLANTING DETAILS
SCALE: N.T.S.

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be shredded Melaleuca mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.

2.5 ROOT BARRIER MATERIAL
A. Root barrier material shall be 24" deep polypropolylene panels by DeepRoot or approved equal.

B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.

2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inchs in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

For Trees and shrubs larger than 7 gallon, Add Diehard" transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

PLANT LIST

TREES

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	DROUGHT TOLERANCE
ACRU	Acer rubrum ..Red Maple	13	ea.	14' tall x 6' spread, 3" DBH	yes	medium
ACSE	Acacia seyal ...Red Acacia	2	ea.	10' tall x 5' spread, 1 1/2" DBH	no	high
BUAR	Bulnesia arborea ...Verawood	3	ea.	12' tall x 6' spread, 4" CT, 3" DBH	no	medium
BUSI	Bursera simaruba ...Gumbo Limbo	14	ea.	18' tall x 8' spread, 4" DBH	yes	high
CAGR	Caesalpinia granadillo ...Bridalveil Tree	3	ea.	14' tall x 6' spread, 3" DBH	no	medium
CAJA	Cassia javanica ...Apple Blossom Tree	2	ea.	14' tall x 6' spread, 3" DBH	no	medium
CODI	Coccoloba diversifolia ...Pigeon Plum	3	ea.	12' tall x 5' spread, 2" DBH.	yes	high
COER	Conocarpus erectus ..Green Buttonwood	11	ea.	18' tall x 8' spread, 4" DBH	yes	high
COES	Conocarpus erectus 'Sericeus' Silver Buttonwood	12	ea.	12' tall x 6' spread, 3 trunks (totalling 3" min. DBH) lifted to tree form	yes	high
COUV (T)	Coccoloba uvifera ..Seagrape	4	ea.	14' tall x 6' spread, 3" DBH	yes	high
EUDE	Eucalyptus degulpta ..Rainbow Eucalyptus	6	ea.	18' tall x 8' spread, 4" DBH	no	medium
EUFO	Eugenia foetida ...Spanish Stopper	7	ea.	8' tall x 4' spread, 3-4 trunks max., lifted to tree form	yes	high
FIAU	Ficus aurea ..Strangler Fig	3	ea.	20' tall x 16' spread, 8'-10" DBH	yes	high
FILY	Ficus lyrata ...Fiddleleaf Fig	1	ea.	8' tall x 4' spread, 1'-1 1/2" DBH	no	medium
GUSA	Guaicum sanctum ..Lignum Vitae	3	ea.	8' tall x 4' spread, 1 1/2"-2" DBH	yes	high
KRFE	Krugiodendron ferreum ...Black Ironwood	4	ea.	8' tall x 4' spread, 1 1/2" DBH	yes	high
LAIN	Lagerstroemia indica 'Natchez' ..White Flowering Crepe Myrtle	3	ea.	12' tall x 7' spread, 2" cal., Standard form, Field Grown	no	high
LASP	Lagerstroemia speciosa ..Queensland Crepe Myrtle	15	ea.	14' tall x 6' spread, 3" DBH	no	high
MYFR	Myrciianthes fragrans Simpson's Stopper	13	ea.	8' tall x 4' spread, 3 trunks, lifted to tree form	yes	high
PAAQ	Pachira aquatica ..Water Chestnut	2	ea.	16' tall x 6' spread, 4" DBH	no	medium
PAUT	Pandanus utilis Screwpine	2	ea.	14' tall x 7' spread, specimen	no	high
PIDI	Pimenta dioica ..Allspice	2	ea.	14' tall x 6' spread, 3" DBH	yes	high
PLSP	Plumeria speciosa ...Frangi Pani	4	ea.	16' tall x 6' spread, 4" DBH	no	medium
QUVI	Quercus virginiana 'Highrise' ..Highrise Live Oak	23	ea.	18' tall x 8' spread, 4" DBH	yes	high
TADI	Taxodium distichum ...Bald Cypress	36	ea.	18' tall x 8' spread, 4" DBH	yes	low
TAHE	Tabebuia heterphylla ..Pink Trumpet Tree	9	ea.	14' tall x 6' spread, 3" DBH	no	medium

PALMS

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	
ACWR	Acoelorraphe wrightii ...Paurotis Palm	1	ea.	10' tall OA, 5 trunks min	yes	low
BINO	Bismarkia nobilis ..Bismarkia Palm	9	ea.	22' tall overall, matched, 6'-7' GW	no	high
CAMI	Carpota mitis ...Fishtail Palm	3	ea.	14' tall OA, multi-trunk	no	medium
CHMA	Chambeyronia macrocarpa .. Red Feather Palm	2	ea.	6 - 8 tall overall	no	medium
COBA	Copernecia baillana ..Bailey's Palm	0	ea.	8 tall overall, 1 GW	no	high
CONG	Cocos nucifera 'Maypan" ..Maypan Coconut Palm	17	ea.	6 @24' tall OA (8 GW); 6 @ 28' tall OA (12 GW); 5 @ 32' tall OA (16 GW); heavily leaning	no	high
CYCO	Cytherea cooperii ..Australian Tree Fern	6	ea.	2 @ 4 tall OA; 2 @ 6 tall OA; 2 @ 8 tall OA; heavily leaning	no	low
DIAL	Dictyosperma album ..Hurricane Palm	3	ea.	14' tall OA, 4' GW	yes	high
DYCA	Dypsis cabadae ...Cabada Palm	2	ea.	12' tall OA, multi-trunk	no	medium
ELGU	Elaeis guineensis ...African Oil Palm	2	ea.	6' GW	no	medium
HYVE	Hyphorbe verschaffeltii ..Spindle Palm	2		6-7' tall overall, 2' GW	no	high
LICN	Livistona chinensis ...Chinese Fan Palm	21	ea.	10 @ 20 tall OA; 10 @ 30 tall OA, heavily leaning	no	high
PHRE	Phoenix reclinata ...Senegal Date Palm	2	ea.	18' tall overall, 6' GW, 4-5 trunks, all heads same height	no	high
PTMA	Ptychosperma macarthurii ...Macarthur Palm	3	ea.	20' tall, 14' GW, 7 trunks min	no	high
RORE	Roystonea regia ..Royal Palm	10	ea.	28' tall overall, 16' GW, matched	yes	high
SAPA	Sabal palmetto ...Sabal Palm	110	ea.	37 @20 tall OA (17' GW); 37 @ 26 tall OA (23 GW); 36 @ 32 tall OA (29' GW); smooth trunk; heavily leaning (5' min.), hurricane cut	yes	high
THMO	Thrinax morrisii ..Silver Thatch Palm	6	ea.	5' tall OA, 1' GW	yes	high
THRA	Thrinax radiata ..Florida Thatch Palm	22	ea.	7' tall OA, 3' GW	yes	high
VEMO1X	Veitchia montgomeriana ..Montgomery Palm	16	ea.	18' tall OA, 13' GW, single trunk	no	medium
VEMO3X	Veitchia montgomeriana ..Montgomery Palm	3	ea.	16' tall OA, 11' GW, triple trunk, all heads M/L same height	no	medium

MISCELLANEOUS

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	
AGAM	Agave americana ..Century Plant	1	ea.	30" x 30"	no	high
BAVV	Bambusa vulgaris vittata ..Golden Hawaiian Bamboo	32	ea.	18' tall overall, 5-6 culms per clump	no	medium
BROM	Bromeliads spp	8	ea.	species to be selected	no	medium
CHCA	Chamaedorea cataractarum ...Cat Palm	140	ea.	36" x 36"	no	medium
CHSE	Chamaedorea seifritzii ..Reed Palm	25	ea.	60" tall x 30" spread, multi	no	medium
CRQE	Citrum augustum 'Queen Emma' ..Queen Emma Crinum Lily	14	ea.	36" x 36"	no	medium
CTBM	Cordyline fruticosa 'Black Magic' ..Black Magic Hawaiian Ti Plant	8	ea.	36" x 30", 2-3 PPP	no	medium
CTRS	Cordyline fruticosa 'Red Sister' ..Red Sister Hawaiian Ti Plant	4	ea.	36" x 30", 2-3 PPP	no	medium

MISCELLANEOUS

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	
DIED	Dioon edule ..Chestnut Dioon	6	ea.	24" x 24"	no	high
DRTR	Dracaena tricolor	3	ea.	48" tall overall, 3-4 stems	no	high
DYEL	Dyzygothecia elegantissima ..False Aralia	5	ea.	6'-7' tall x 36" spread	no	medium
JACO	Jatropha integerrima 'Compacta' ..Peregrina	1	ea.	6' tall x 5' spread, lifted	no	medium
LISP	Licuala spinosa ...Spiny Licuala	8	ea.	36" x 36"	no	medium
OTAC	Otatea acuminata ..Weeping Mexican Bamboo	6	ea.	4'-5' tall overall, multi, full	no	medium
RAMA	Ravenala madagascariensis Traveler's Tree	11	ea.	16' tall OA	no	high
RHEX	Rhapis excelsa ..Lady Palm	192	ea.	5' tall OA, multi	no	medium
STNI	Strelitzia nicholai ..White Bird of Paradise	28	ea.	36" x 36"	no	medium
YUAL	Yucca aloifolia ...Spanish Bayonet	11	ea.	6'-7' tall overall	yes	high
THGR	Thunbergia grandiflora ...Sky Vine	64	ea.	3 gal cans, full, install 24" o.c. against trellis	no	high

SHRUBS

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	
ACHI	Acalypha hispida ...Chenille Plant	23	ea.	30" x 24", install, 24" o.c.	no	medium
ACWI	Acalypha wilkesiana ...Copperleaf	56	ea.	30" x 24", install, 24" o.c.	no	medium
ALMA	Alocasia macrorrhiza ...Giant Leaf Alocasia	12	ea.	48" x 36", install 36" o.c.	no	medium
ALPN	Alocasia plubea-Nigra ...Black Alocasia	7	ea.	36" x 24", install 24" o.c.	no	medium
ALPU	Alpinia purpurata ...Red Ginger	80	ea.	36" x 36", install 36" o.c.	no	medium
ALSV	Alpinia speciosa 'Variegata' ...Variegated Shell Ginger	46	ea.	36" x 36", install 36" o.c.	no	medium
ALZE	Alpinia zerumbet ...Shell Ginger	36	ea.	36" x 36", install 36" o.c.	no	medium
ANUM	Antherium luxuriens x magnificum	3	ea.	36" x 36", install 36" o.c.	no	medium
BEPO	Begonia popenoei ...White Begonia	26	ea.	18" x 18", install 18" o.c.	no	medium
BOAR	Borrichia arborescens ...Silver Oxeye Daisy	153	ea.	24" x 24", install 24" o.c.	yes	high
BRDI	Breynia disticha ...Snow on the Mountain	126	ea.	24" x 24", install 24" o.c.	no	high
CAAM	Callicarpa americana ...Beautyberry	93	ea.	24" x 24", install 24" o.c.	yes	medium
CACY	Capparis cynophallophora ...Jamaican Caper	208	ea.	24" x 24", install 24" o.c.	yes	high
CHIC	Chrysobalanus icaco ...Cocoplum	407	ea.	18" x 18", install 18" o.c.	yes	high
CHIH	Chrysobalanus icaco 'Horizontalis' ...Horizontal Cocoplum	269	ea.	12" x 18", install 18" o.c.	yes	high
CLGU	Clusia guttifera ...Small Leaf Clusia	131	ea.	60" x 36", install 36" o.c.	yes	high
COBB	Costus barbatus ...Spiral Ginger	42	ea.	30" x 24", install, 24" o.c.	no	medium
DIED	Dioon edule ...Cycad	6	ea.	30" x 30", install 30" o.c.	no	high
EUFO	Eugenia foetida ...Spanish Stopper	38	ea.	6' tall x 4' spread, 3-4 trunks max., Full to Ground.	yes	high
FAGI	Farfugium japonicum gigantea ...Giant Leopard Plant	347	ea.	18" x 18"	no	medium
GASP	Gardenia spp. ...Gardenia	41	ea.	species to be selected, inst. spacing based on variety	no	high
HACU	Hamelia cuprea ...Dwarf Firebush	40	ea.	24" x 24", install 24" o.c.	yes	high
HYLA	Hymenocallis latifolia ...Spider Lily	135	ea.	18" x 18", install 18" o.c.	yes	high
JAVO	Jasminum volubile ...Wax Jasmine	585	ea.	18" x 18", install 18" o.c.	no	high
LOCH	Loropetalum chinense 'Rubrum' ...Chinese Fringe Flower	219	ea.	18" x 18", install 18" o.c.	no	high
MODE	Monstera deliciosa ...Monstera	179	ea.	30" x 30", mature leaves, install 36" o.c.	no	medium
MUCA	Muhlenberghia capillaris ...Muhly Grass	1319	ea.	18" x 18", install 18" o.c.	yes	high
MUSP	Mussaenda erythrophylla ...Ashanti Blood	96	ea.	36" x 36", install 36" o.c.	no	medium
MYCE	Myrica cerifera ...Wax Myrtle	87	ea.	24" x 24", install 24" o.c.	yes	high
NEMA	Nephrolepis biserrata var. Macho ...Macho Fern	193	ea.	24" x 24", install 24" o.c.	no	high
PHAU	Philodendron Autumn	84	ea.	18" x 18", install 18" o.c.	no	medium
PHGL	Philodendron gloriosum	62	ea.	30" x 30", install 30" o.c.	no	medium
PHMO	Philodendron moonlight	17	ea.	18" x 18", install 18" o.c.	no	medium
PHRC	Philodendron "Rojo Congo" ...Rojo Congo Philodenrdon	41	ea.	30" x 30", install 30" o.c.	no	medium
PHSE	Philodendron selloum	31	ea.	30" x 30", mature leaves, install 30" o.c.	no	high
POMA	Podocarpus macrophyllus ...Maki Yew	48	ea.	60" x 36", full to ground, install 36" o.c.	no	high
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	912	ea.	24" x 24", install 24" o.c.	yes	high
PSLI	Psychotria ligustrifolia ..Dwarf Coffee	965	ea.	18" x 18", install 18" o.c.	yes	high
RUBR	Ruellia brittoniana ...Mexican Bluebell	271	ea.	24" x 24", install 24" o.c.	no	high
SANO	Sanchezia speciosa	33	ea.	36" x 36", install 36" o.c.	yes	high
SATR	Sanseveria trifasciata Snake Plant	222	ea.	30" x 18", install 18" o.c.	no	high
SERE	Serenoa repens ...Saw Palmetto	273	ea.	24" x 24", install 24" o.c.	yes	high
SOTO	Necklace pod ...Sophora tomentosa	43	ea.	30" x 30", install 30" o.c.	yes	high
SPBA	Spartina bakerii ...Sand Cordgrass	43	ea.	30" x 24", install, 24" o.c.	yes	high
STRE	Strelitzia reginae ..Tropical Bird of Paradise	16	ea.	36" x 36", install 36" o.c.	no	high
THMA	Thysanolaena maxima ..Tiger Grass	12	ea.	36" x 36", install 36" o.c.	no	medium
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	986	ea.	30" x 30", install 30" o.c.	yes	high
ZAPU	Zamia pumila ...Coontie	214	ea.	18" x 18", install 18" o.c.	yes	high
ZAZA	Zamioculcus zamiifolia ...ZZ Plant	34	ea.	24" x 24", install 24" o.c.	no	medium

GROUNDCOVER

KEY	PLANT NAME	QTY.	UT.	SIZE	NATIVE?	
ARGL	Arachis glabrata ...Perennial Peanut	1696	ea.	1' gal cans, full, install 9" o.c.	no	medium
DIIR	Dietes iridoides ...Fortnight Lily	23	ea.	18" x 18", install 18" o.c.	no	medium
DISF	Dichonda argentea 'Silver Falls' ...Silver Falls Dichondra	274	ea.	12" x 12", install, 9" o.c.	no	medium
DIVE	Dietes vegetata ...Walking Iris	127	ea.	18" x 18", install 18" o.c.	yes	high
ILVO	Ilex volubile Nana ..Dwarf Yaupon Holly	80	ea.	12" x 12", install 12" o.c.	no	high
MISC	Microsorum scolopendria ...Wart Fern	762	ea.	12" x 12", install 12" o.c.	yes	medium
NEEX	Nephrolepis exaltata ...Boston Fern	799	ea.	12" x 12", install 12" o.c.	no	high
OPJA	Farfugium japonicum gigantea ...Giant Leopard Plant	1005	ea.	8" x 8", install 6" o.c.	no	low
PEOB	Pepperomia obtusifolia ...Baby Rubber Plant	1366	ea.	8" x 8", install 6" o.c.	no	medium
PIMA	Pilea microcarpa ...Artillery Fern	626	ea.	8" x 8", install 8" o.c.	no	medium
POOR	Portulaca grandiflora ...Rose Moss	769	ea.	8" x 8", install 8" o.c.	no	high
SPPL	Spathyphyllum plicata ..Ground Orchid	171	ea.	18" x 18", install 18" o.c.	no	medium

OTHER

sod	St. Augustine 'Floratam'	as req.	s.f.	solid sod	
	Planting Soil 70% Silica Sand 30% Everglades Muck	as req.	c.y.		
	Shredded Melaleuca Mulch	as req.	c.y.	2" layer in all shrub beds	

GSLA DESIGN
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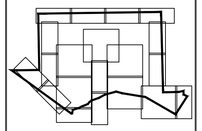
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

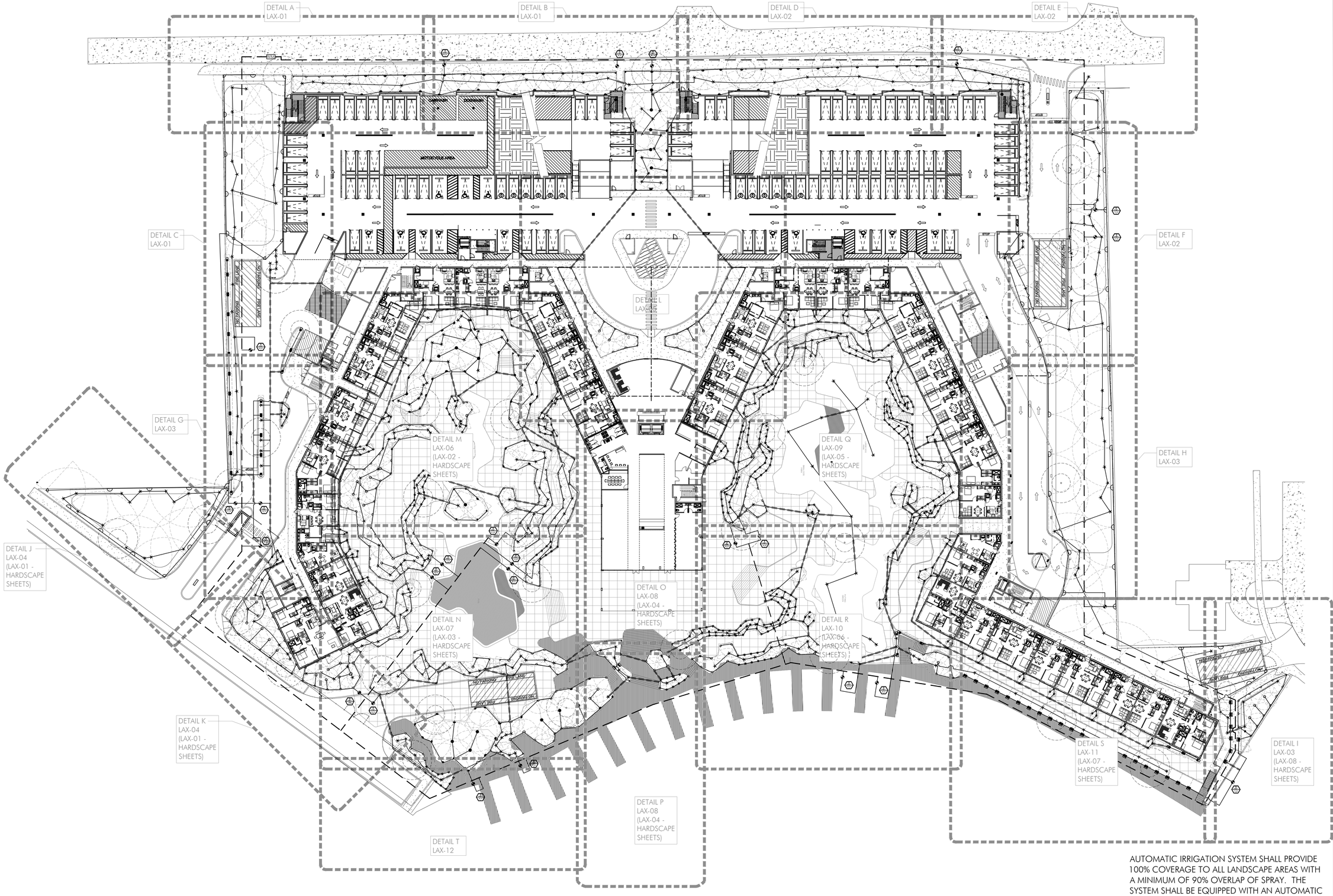
DRC SUBMITTAL

TITLE
LANDSCAPE SPECIFICATIONS & PLANT LIST

Ken Gardner FL LA #1569
Kiehl Semler FL LA #667205

DATE 08.28.2019
SCALE as noted
SHEET LA2-17

PLANT LIST
LANDSCAPE SPECIFICATIONS
SCALE: N.T.S.



AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

OVERALL IRRIGATION PLAN

160' 80' 40' 0

SCALE: 1" = 40'

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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KEY MAP

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VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

TITLE: DRC SUBMITTAL

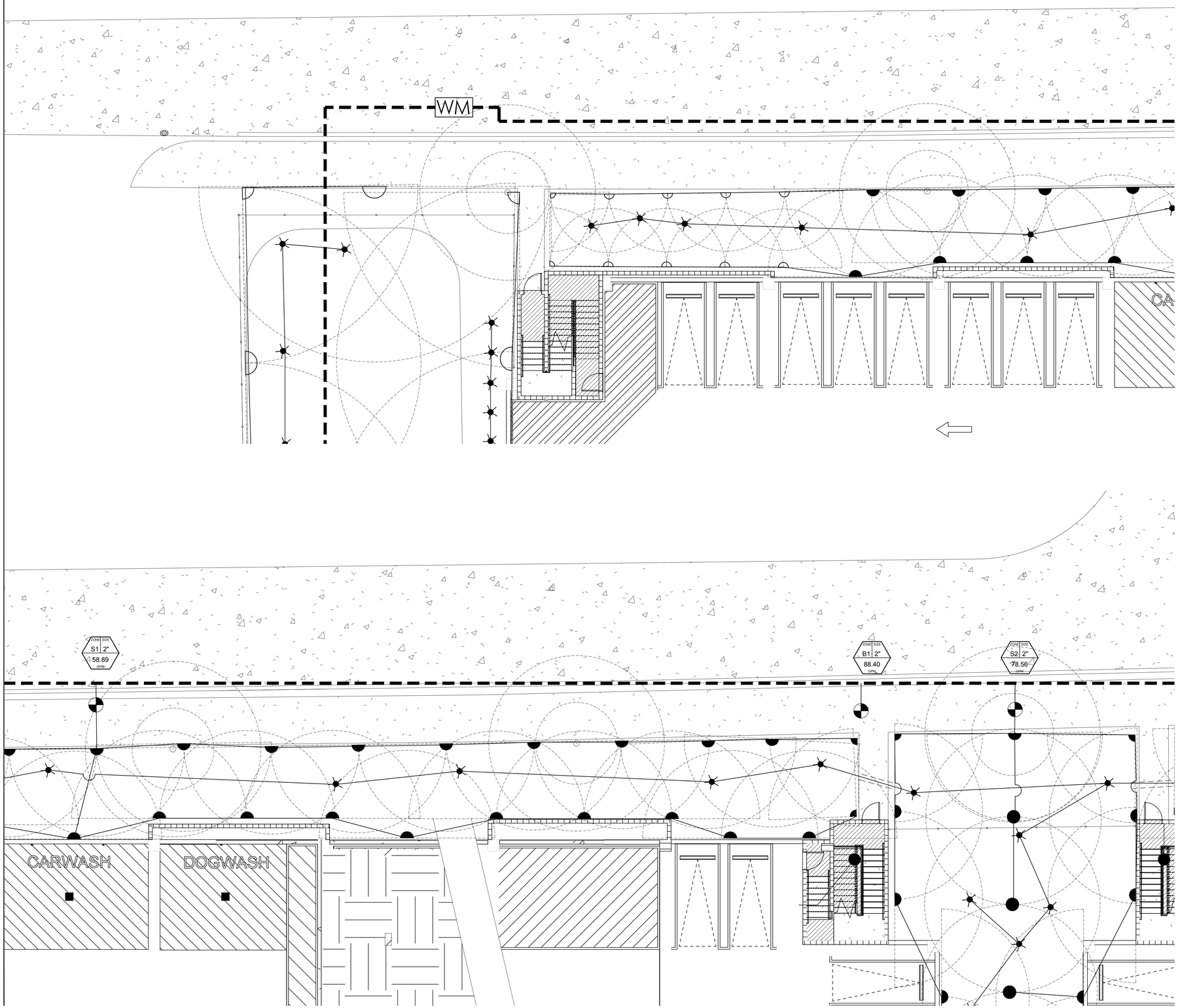
OVERALL IRRIGATION PLAN

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE: 08.28.2019

SCALE: as noted

SHEET: LA3-00



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IRRIGATION PLAN - DETAILS A & B

160' 80' 40' 0

SCALE: 1" = 40'

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KEY MAP

N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

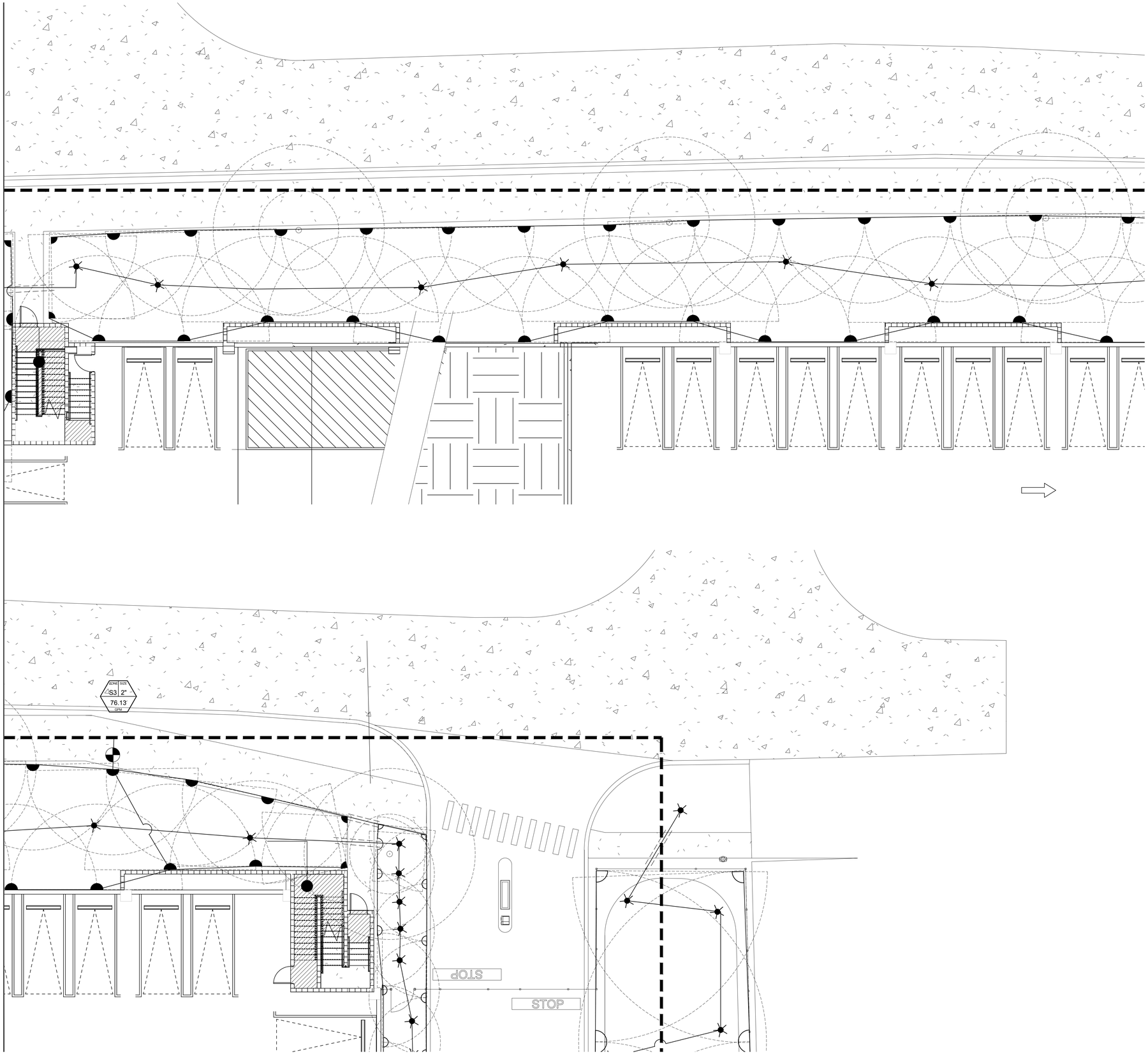
IRRIGATION PLAN
(Details A and B)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-01



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IRRIGATION PLAN - DETAILS C & D

160' 80' 40' 0

SCALE: 1" = 40'

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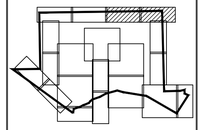
KEY MAP



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VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

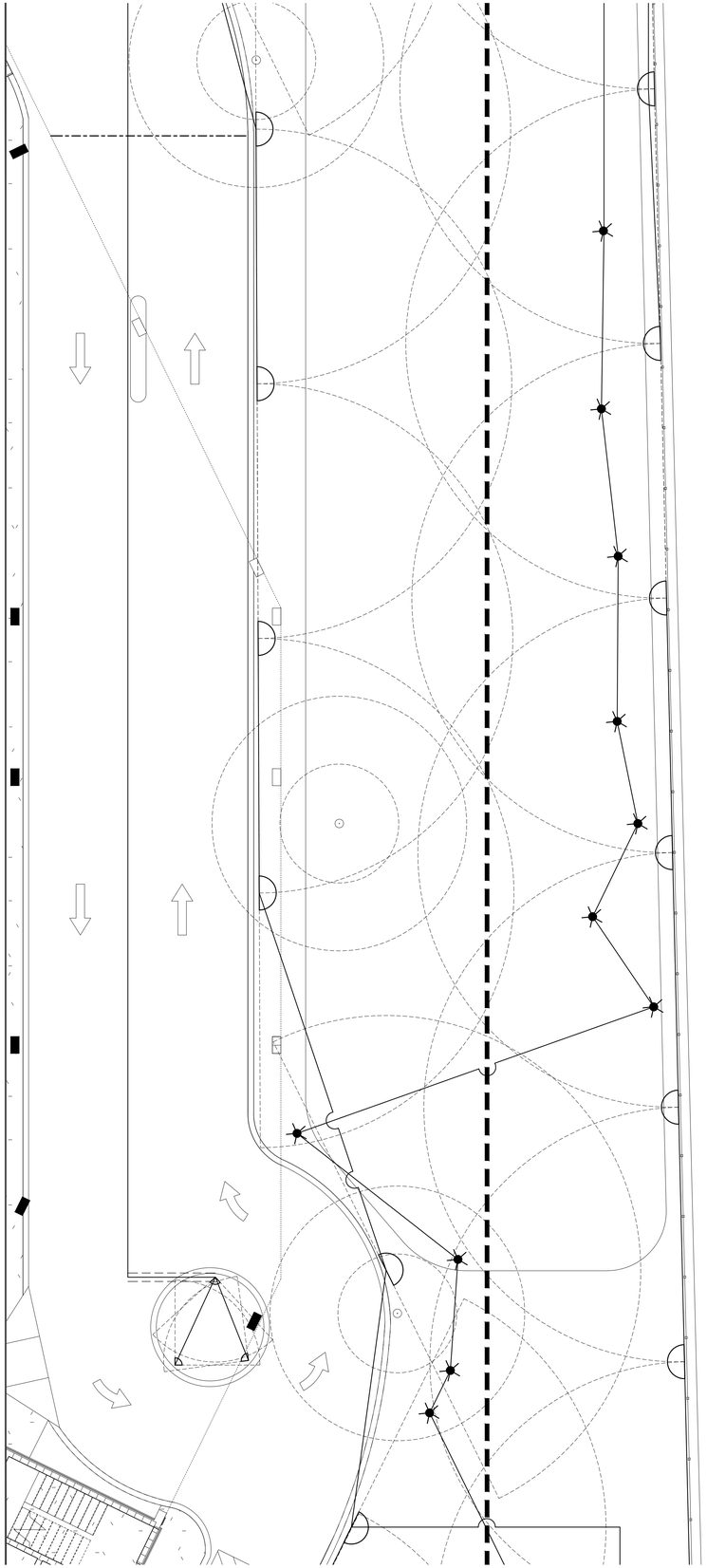
IRRIGATION PLAN
(Details C and D)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

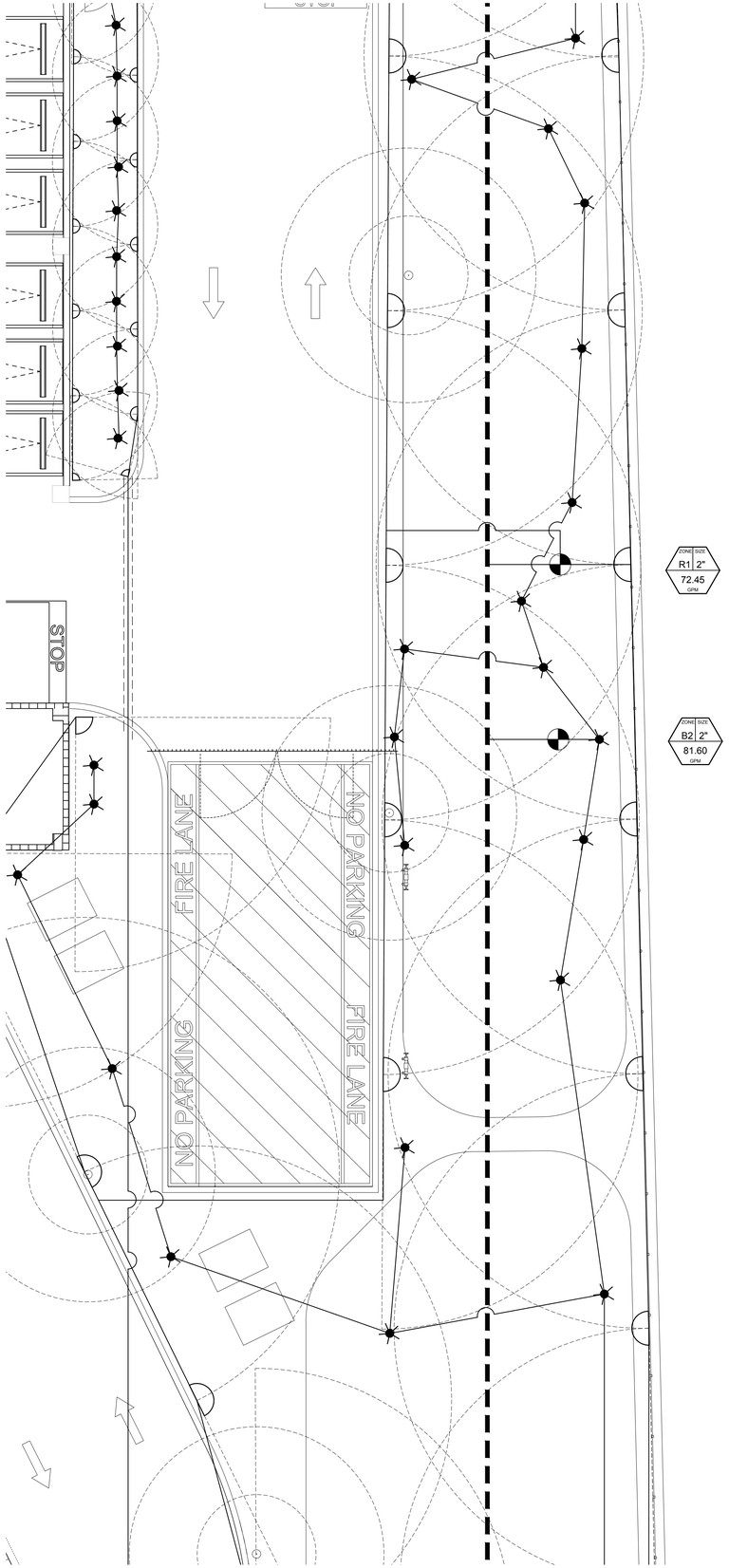
DATE 08.28.2019

SCALE as noted

SHEET LA3-02



DETAIL-H



DETAIL-G

AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAILS G & H

160' 80' 40' 0

SCALE: 1" = 40'

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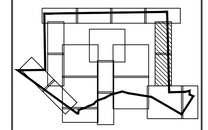
KEY MAP



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VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REVO6
	12.06.2019	DRC REVO5
	10.31.2019	DRC REVO4
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

IRRIGATION PLAN
(Details G and H)

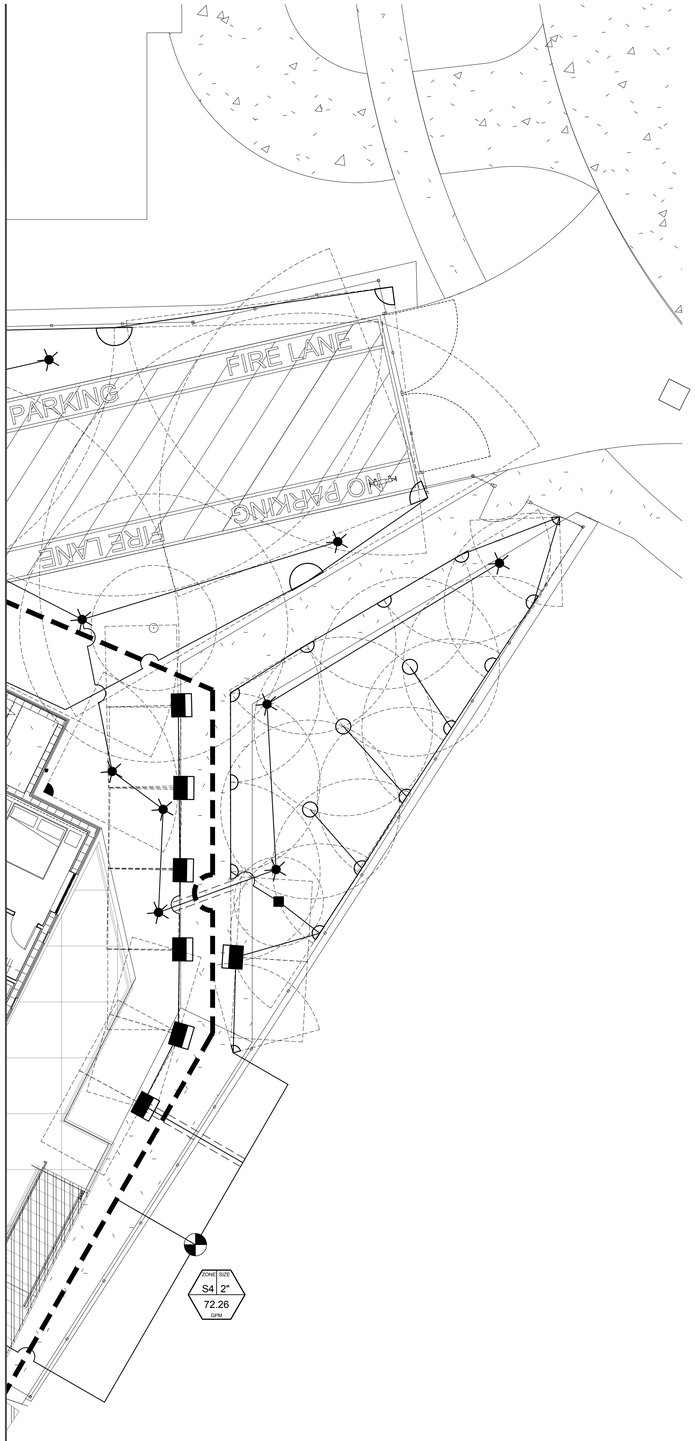
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-03

DETAIL-T



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IRRIGATION PLAN - DETAIL T

160' 80' 40' 0

SCALE: 1" = 40'

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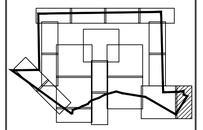

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VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

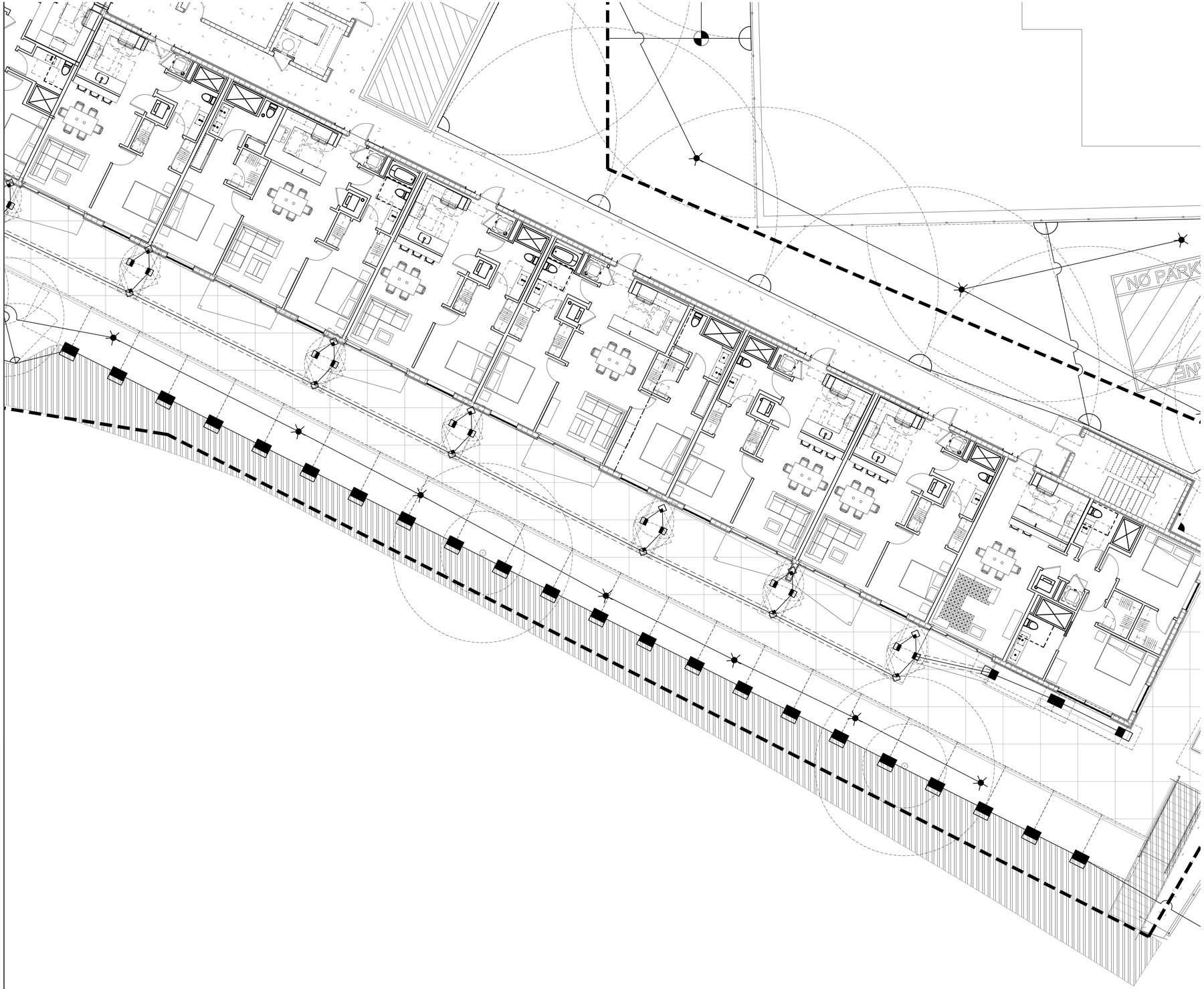
IRRIGATION PLAN
(Detail T)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-04



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IRRIGATION PLAN - DETAIL S

N

160' 80' 40' 0

SCALE: 1" = 40'

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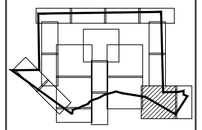
KEY MAP



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VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

IRRIGATION PLAN
(Detail S)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-05



DETAIL-Q

AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL Q

N

160' 80' 40' 0

SCALE: 1" = 40'

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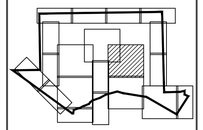
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

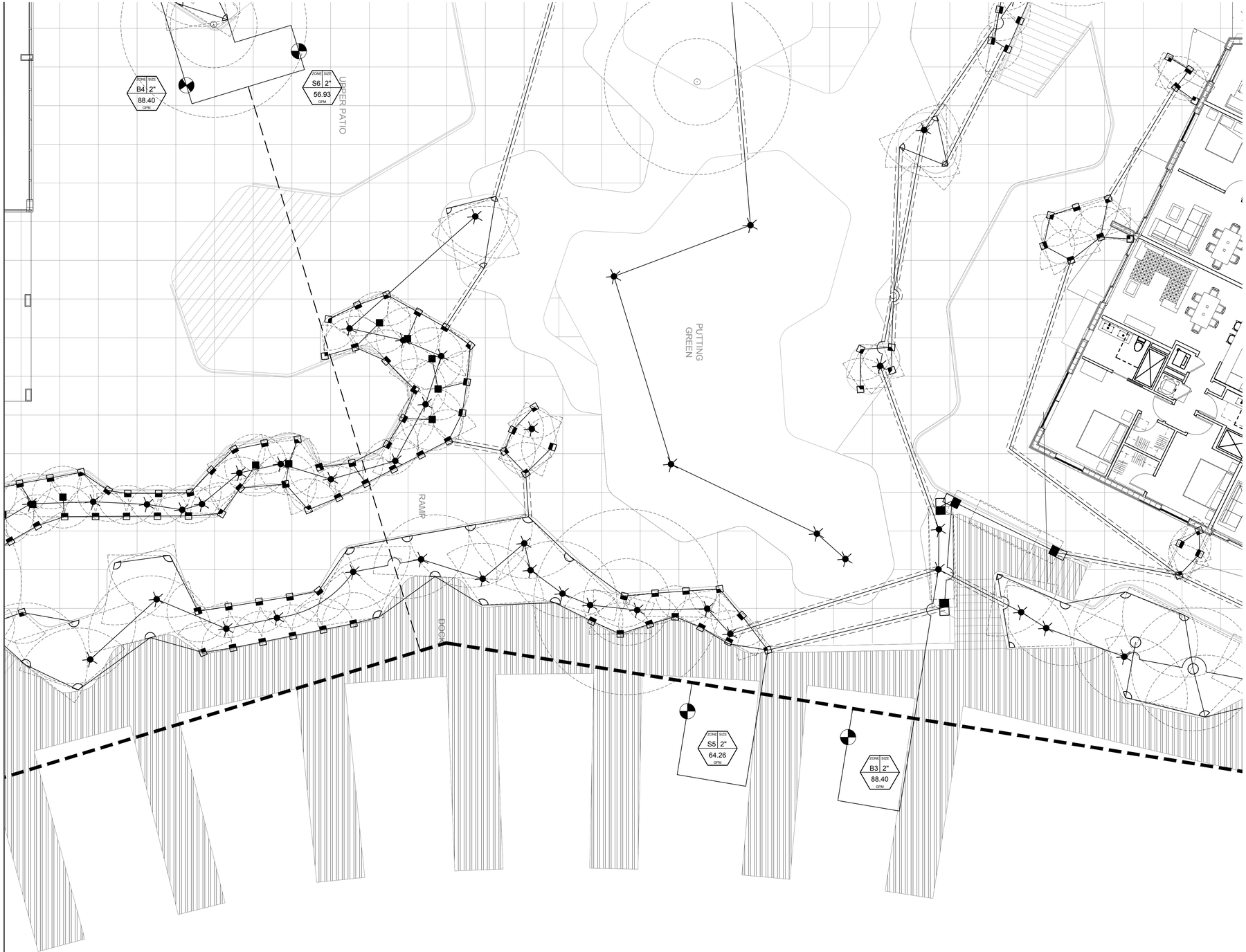
IRRIGATION PLAN
(Detail Q)

Ken Gardner FLLA #1569
Kiehl Semler FLLA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-06



DETAIL-R

AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL R

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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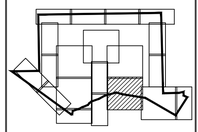


N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

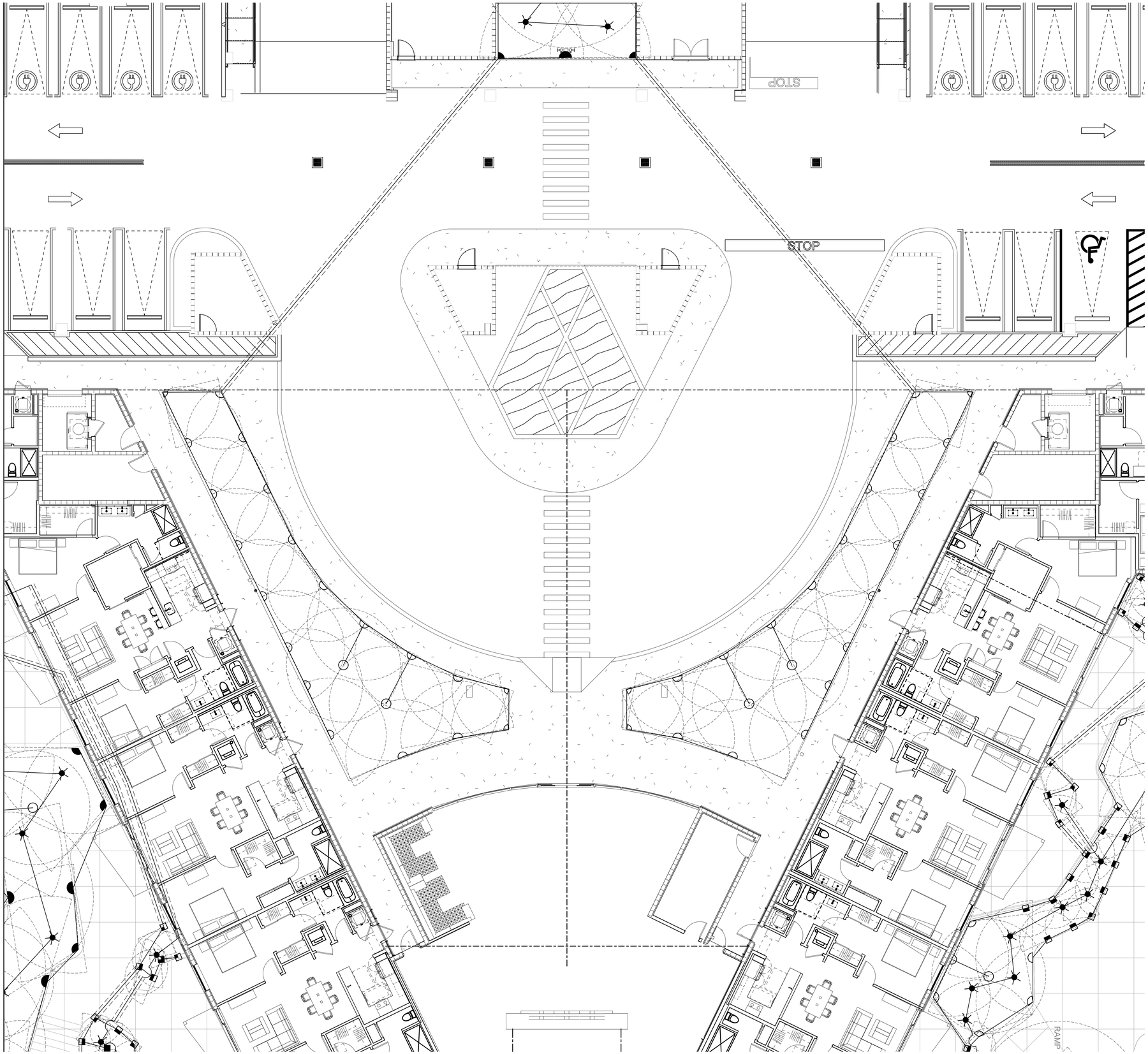
IRRIGATION PLAN
(Detail R)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-07



DETAIL-K

AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL K

N

160' 80' 40' 0

SCALE: 1" = 40'

GARDNER + SEMLER
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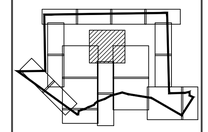
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

IRRIGATION PLAN
(Detail K)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-08

DETAIL-M



AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL M

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN

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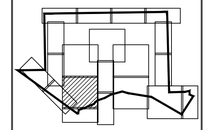


N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

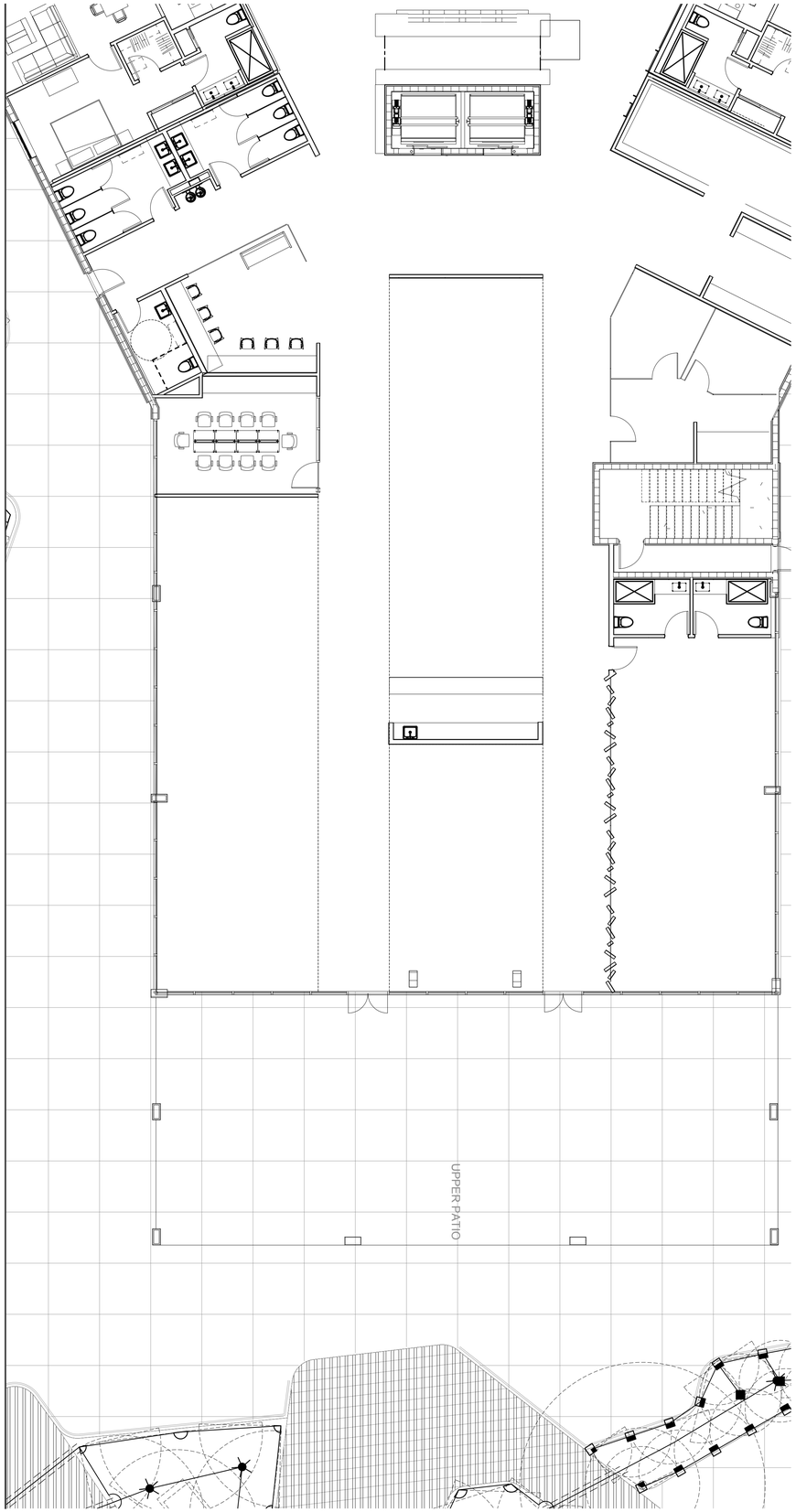
IRRIGATION PLAN
(Detail M)

Ken Gardner FLLA #1569
Kiehl Semler FLLA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-09



AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAILS O & P

N
160' 80' 40' 0
SCALE: 1" = 40'

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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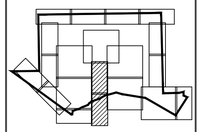

N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

TITLE: DRC SUBMITTAL

IRRIGATION PLAN
(Details O and P)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-10

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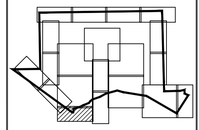
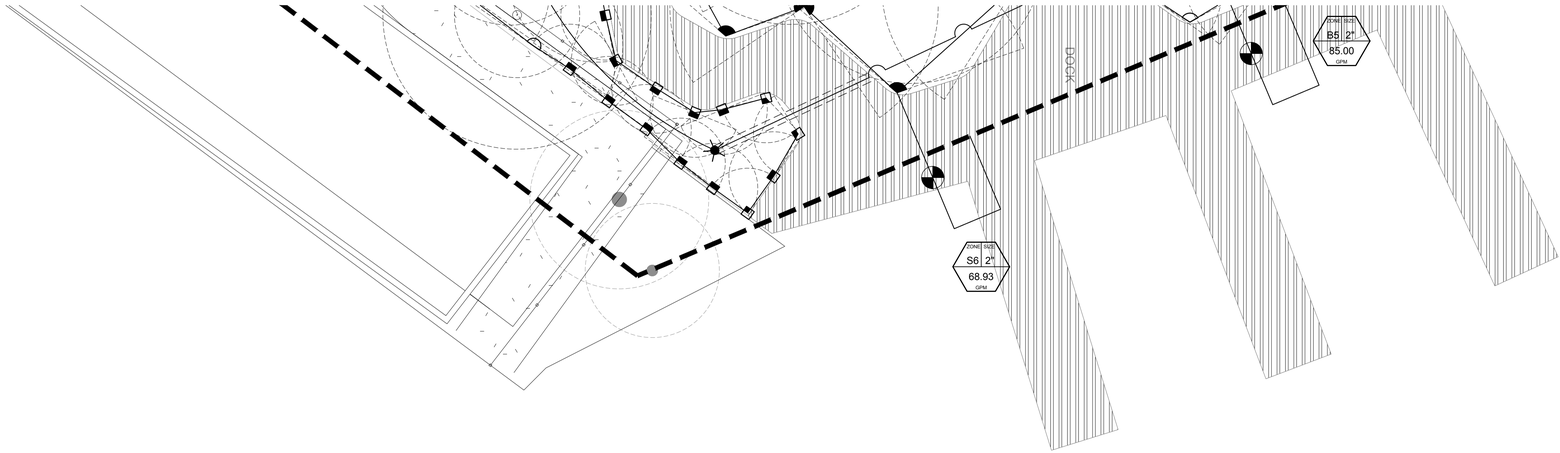


N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH



DETAIL-N

AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL N
160' 80' 40' 0
SCALE: 1" = 40'

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

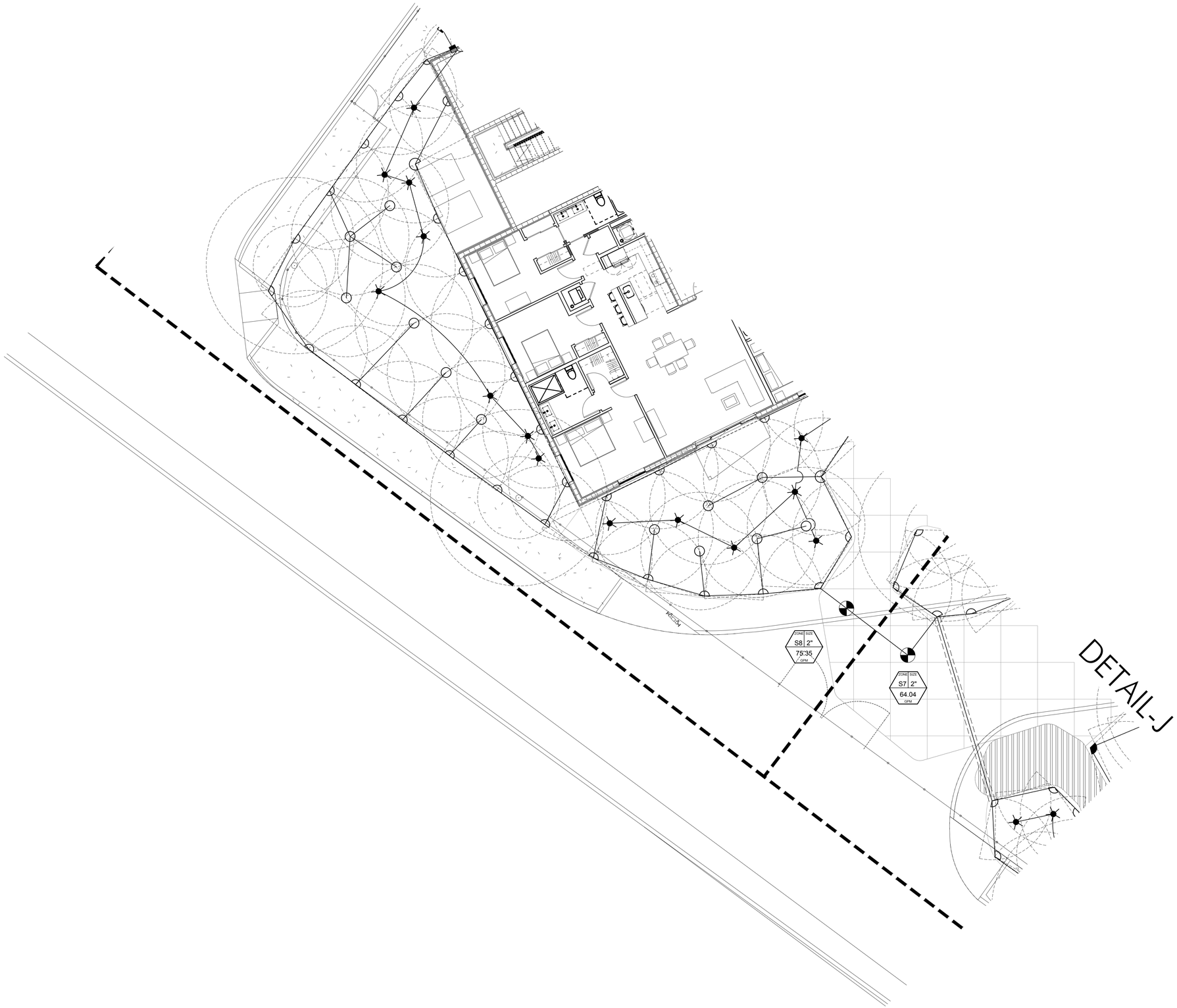
IRRIGATION PLAN
(Detail N)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-11



AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL J

N

160' 80' 40' 0

SCALE: 1" = 40'

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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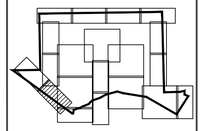


N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

TITLE: DRC SUBMITTAL

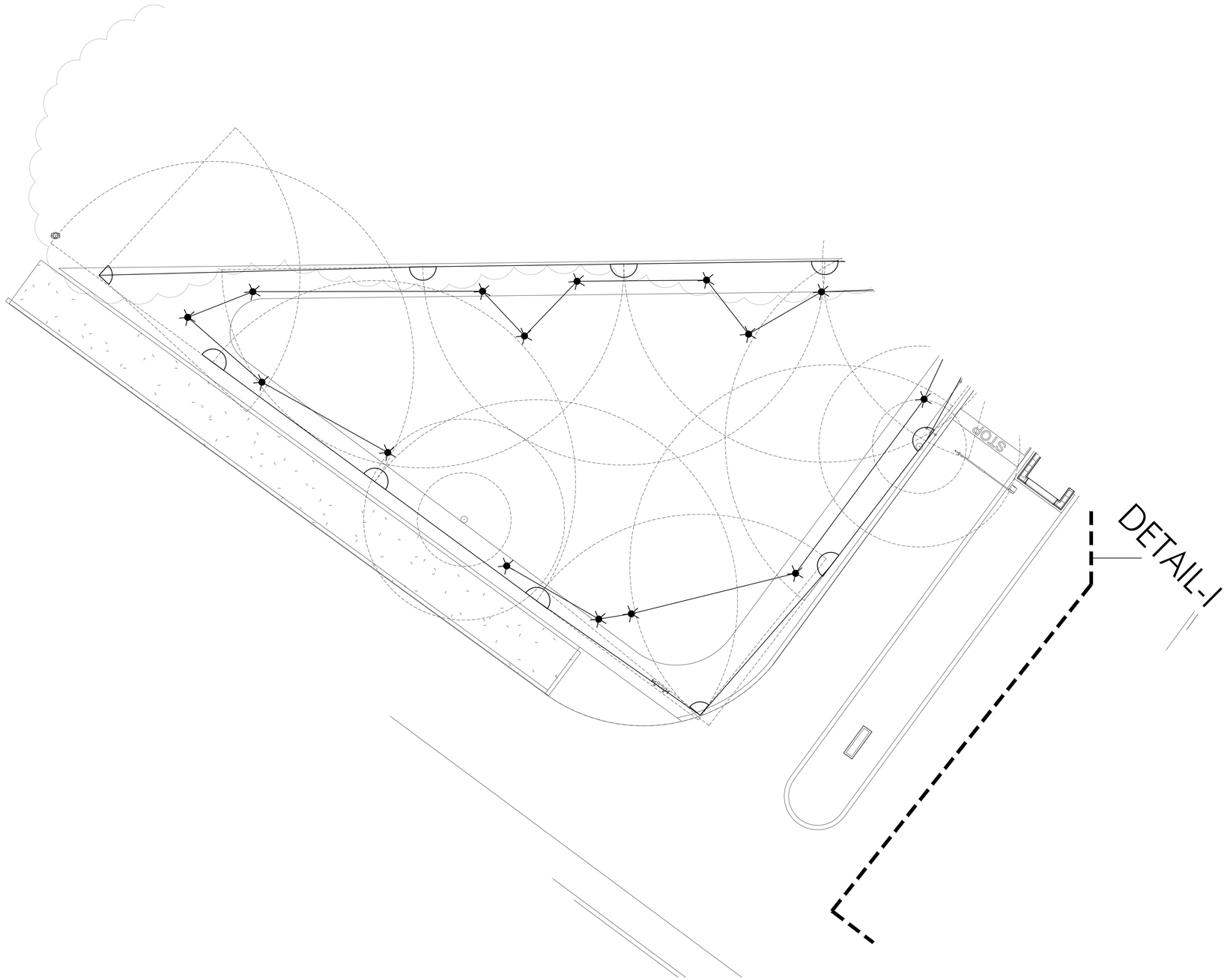
IRRIGATION PLAN
(Detail J)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-12



AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAIL I

N

160' 80' 40' 0

SCALE: 1" = 40'

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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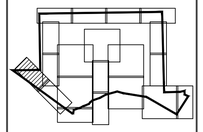


N

N.T.S.

VISTA CLARA APARTMENTS at DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

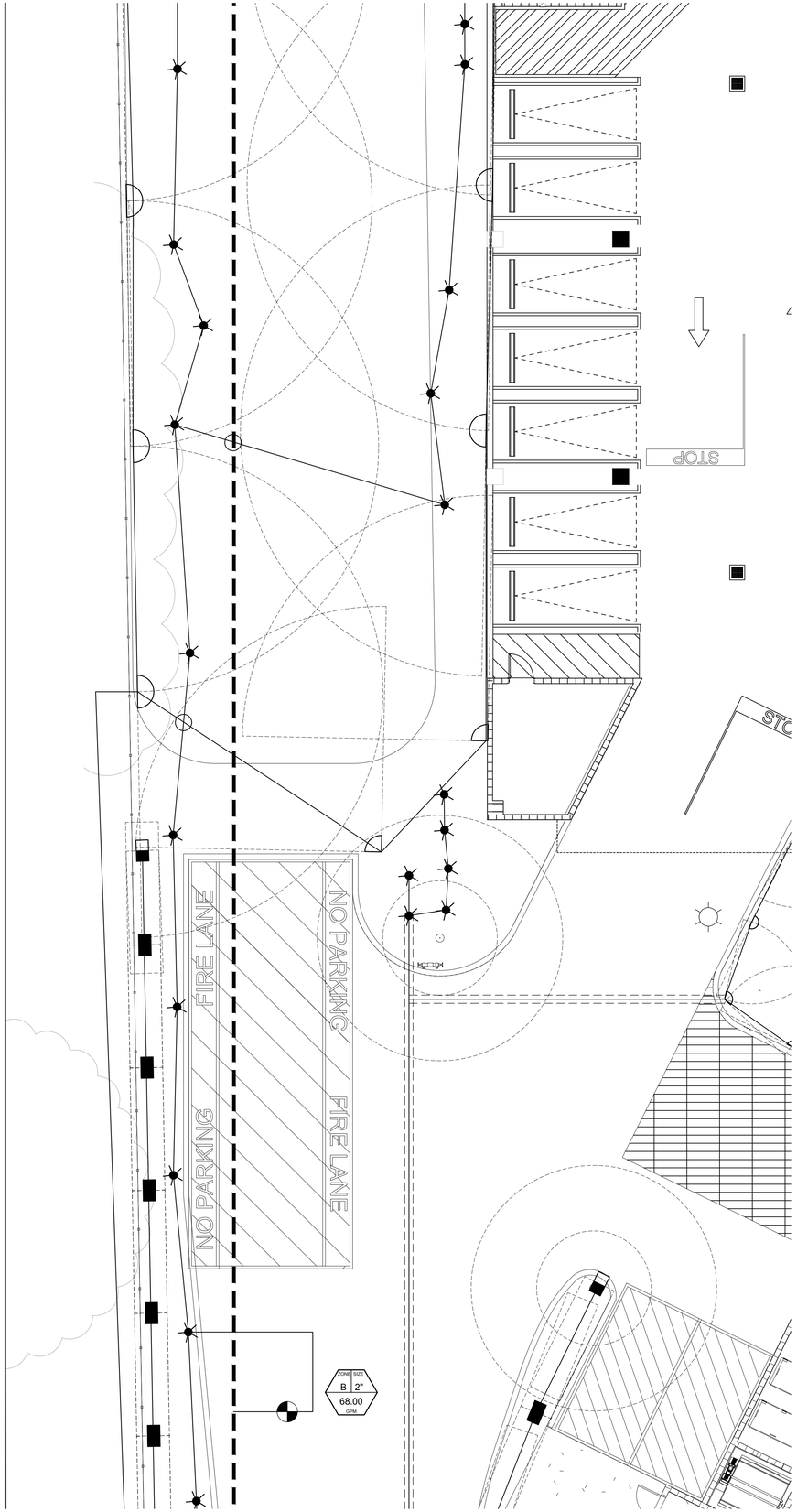
IRRIGATION PLAN
(Detail I)

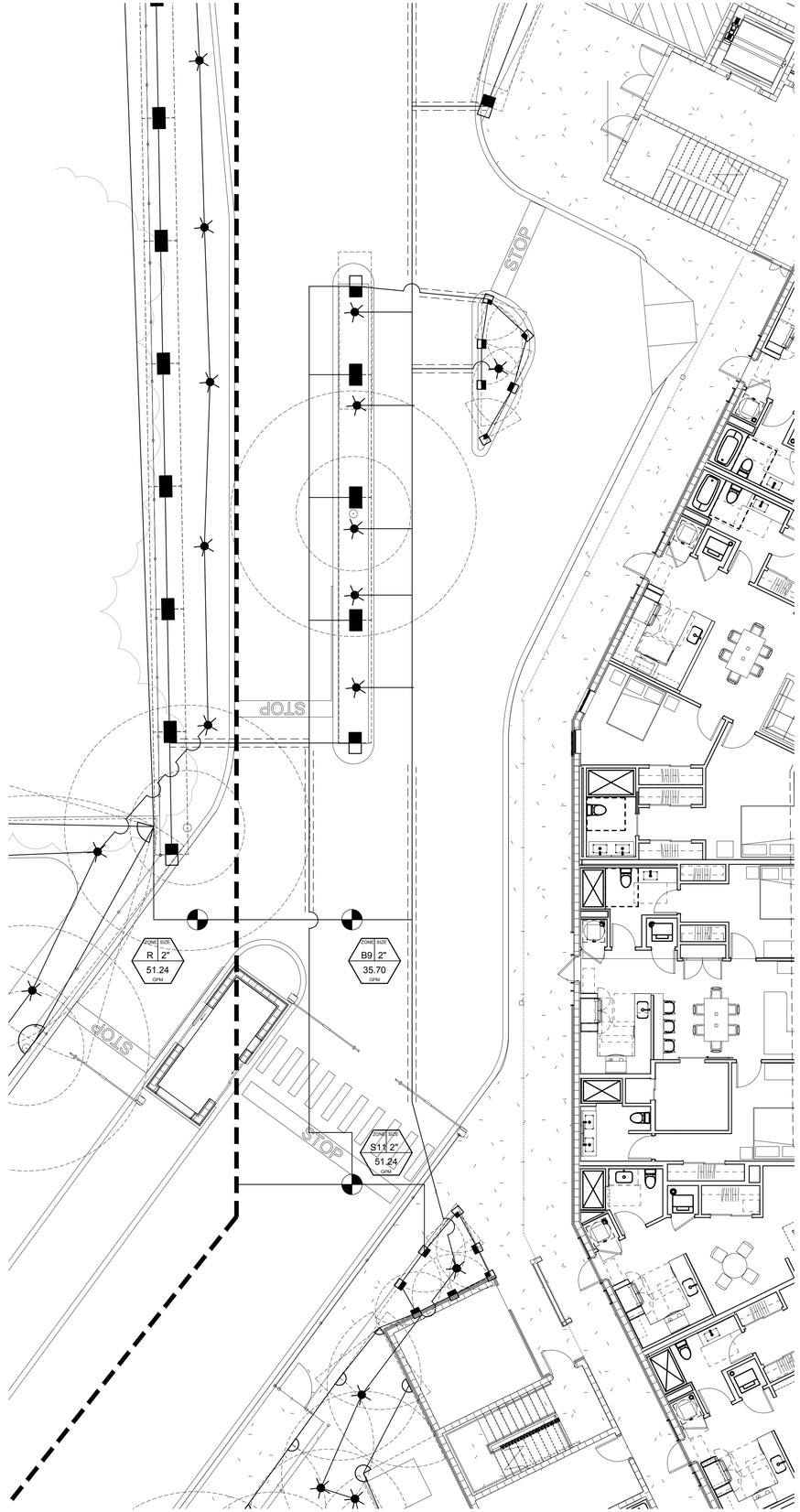
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-13





AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPE AREAS WITH A MINIMUM OF 90% OVERLAP OF SPRAY. THE SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

IRRIGATION PLAN - DETAILS E & F

N

160' 80' 40' 0

SCALE: 1" = 40'

GSLA DESIGN
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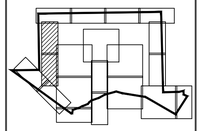
KEY MAP



N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

DRC SUBMITTAL

TITLE

IRRIGATION PLAN
(Details E and F)

Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205

DATE 08.28.2019

SCALE as noted

SHEET LA3-14

GENERAL NOTES:
1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Schedule 40 PVC. Bury all sleeves a minimum of 24" below the surface. Sleeve to be 2 times the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording "as-built" information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. All pipe shall be made of Schedule 40 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 80 galvanized steel pipe for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains 18" below surface and laterals 12". Depth shall be measured to top of pipe.

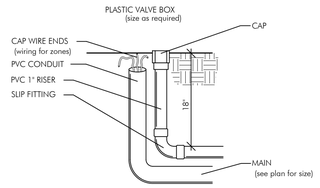
12. Keep pop-up sprinkler heads a minimum of 8" from edges of pavement and curbing, and heads on risers a minimum of 18", or as indicated in the pans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

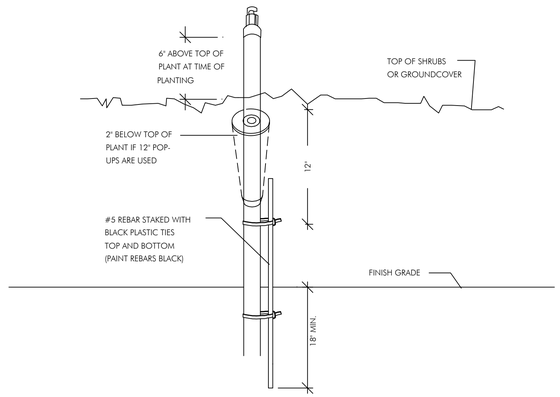
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16") min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



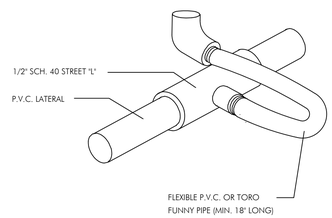
DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.



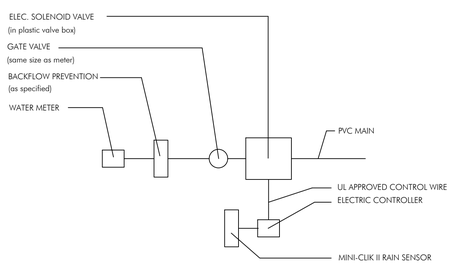
SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

N.T.S.



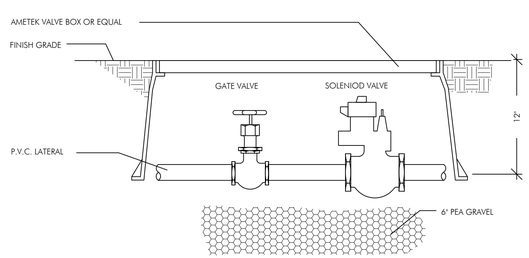
FLEXIBLE SWING JOINT DETAIL

N.T.S.



CONNECTION TO METER DETAIL

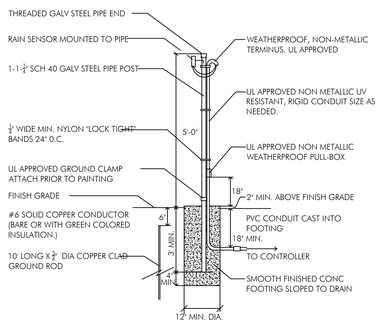
N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

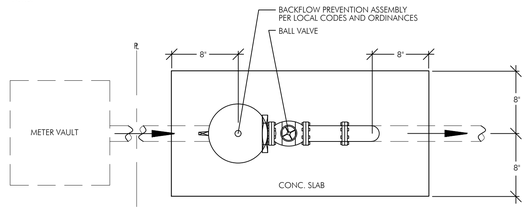
N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS.
FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH FLAT BLACK ACRYLIC ENAMEL PAINT.
PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



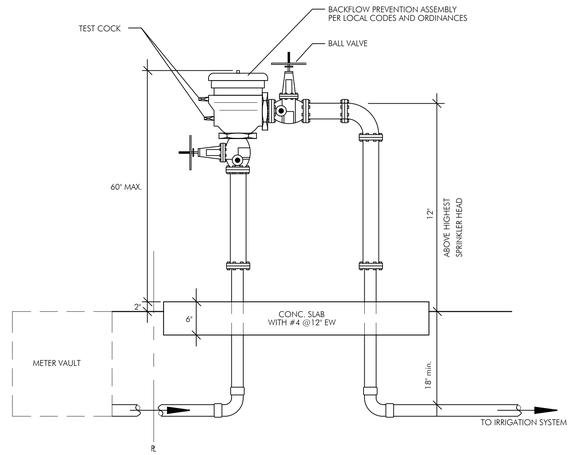
RAIN SENSOR DETAIL

N.T.S.



PLAN VIEW

N.T.S.



ELEVATION VIEW

N.T.S.

BACKFLOW PREVENTION ASSEMBLY DETAIL IRRIGATION SYSTEM ONLY

N.T.S.

MDC WASA - PRESSURE VACUUM BREAKER DETAIL IRRIGATION SYSTEM ONLY (WS 4.19)

N.T.S.

NOTES:
-MATERIALS: PIPES AND FITTINGS SHALL BE APPROVED BY ASAE STANDARDS APPENDIX F .
-THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
-GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
-THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
-PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
-THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
-SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4 OR ON THIS SHEET)

IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
	PVC laterals & mains shall be schedule Class 160 Pipe (sized as shown on plans)	as required
	MAIN Class 200 Pipe (sized as shown on plans)	as required
	PVC sleeves shall be Schedule Class 200 pipe (sized 2 sizes larger than the pipe running through it)	as required
	Flexible PVC or Polypipe (for swing joints)	as required
WM	WATER METER (See Civil Plans)	1
EC	Electric Controller RAINBIRD Multi-Station Controller	1
RS	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	#
	Irrigation Control Wire	as required
	RAINBIRD Spray Heads 1800 @ 30 PSI Series w/MPR nozzles 6" pop-up in grass areas 12" pop-up on risers in shrub beds	as required
	15-F (3.7 gpm)	
	15-TQ (2.78 gpm)	
	15-H (1.85 gpm)	
	15-T (1.22 gpm)	
	15-Q (.92 gpm)	
	15-net (1.21 gpm)	
	15-cst (1.21 gpm)	
	15-net (.61 gpm)	
	9-net (1.73 gpm)	
	10-F (1.58 gpm)	
	10-TQ (1.18 gpm)	
	10-H (.79 gpm)	
	10-T (.53 gpm)	
	5-F (1.04 gpm)	
	5-TQ (.83 gpm)	
	5-H (.53 gpm)	
	5-T (.13 gpm)	
	5-Q (.10 gpm)	
	RAINBIRD 1300A-F Adjustable Flood Bubbler 1300A-F (1.5 gpm)	as required
	5000 Series Rotor Heads @ 45 PSI 35° RADIUS	
	8.0 nozzle (7.58 gpm)	
	6.0 nozzle (5.73 gpm)	
	4.0 nozzle (3.81 gpm)	
	2.0 nozzle (1.92 gpm)	

LATERAL PIPE SIZING
The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per size of lateral shall be calculated by adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
1"	0-14 GPM
1¼"	14-28 GPM
1½"	28-50 GPM
2"	50-80 GPM
3"	80-120 GPM

GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLADESIGN.COM

17670 NW 78th AVE., SUITE 214
M I A M I , F L 3 3 0 1 5
P 305.392.1016 F 305.392.1019
C O R P . I D # 0 0 0 0 2 2 6

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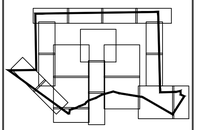
C O P Y R I G H T © 2 0 1 7

KEY MAP



N

N.T.S.

VISTA CLARA APARTMENTS
at
DEERFIELD BEACH

REV.		
	01.30.2020	DRC REV06
	12.06.2019	DRC REV05
	10.31.2019	DRC REV04
	10.04.2019	SITE PLAN COMMENTS

TITLE: DRC SUBMITTAL

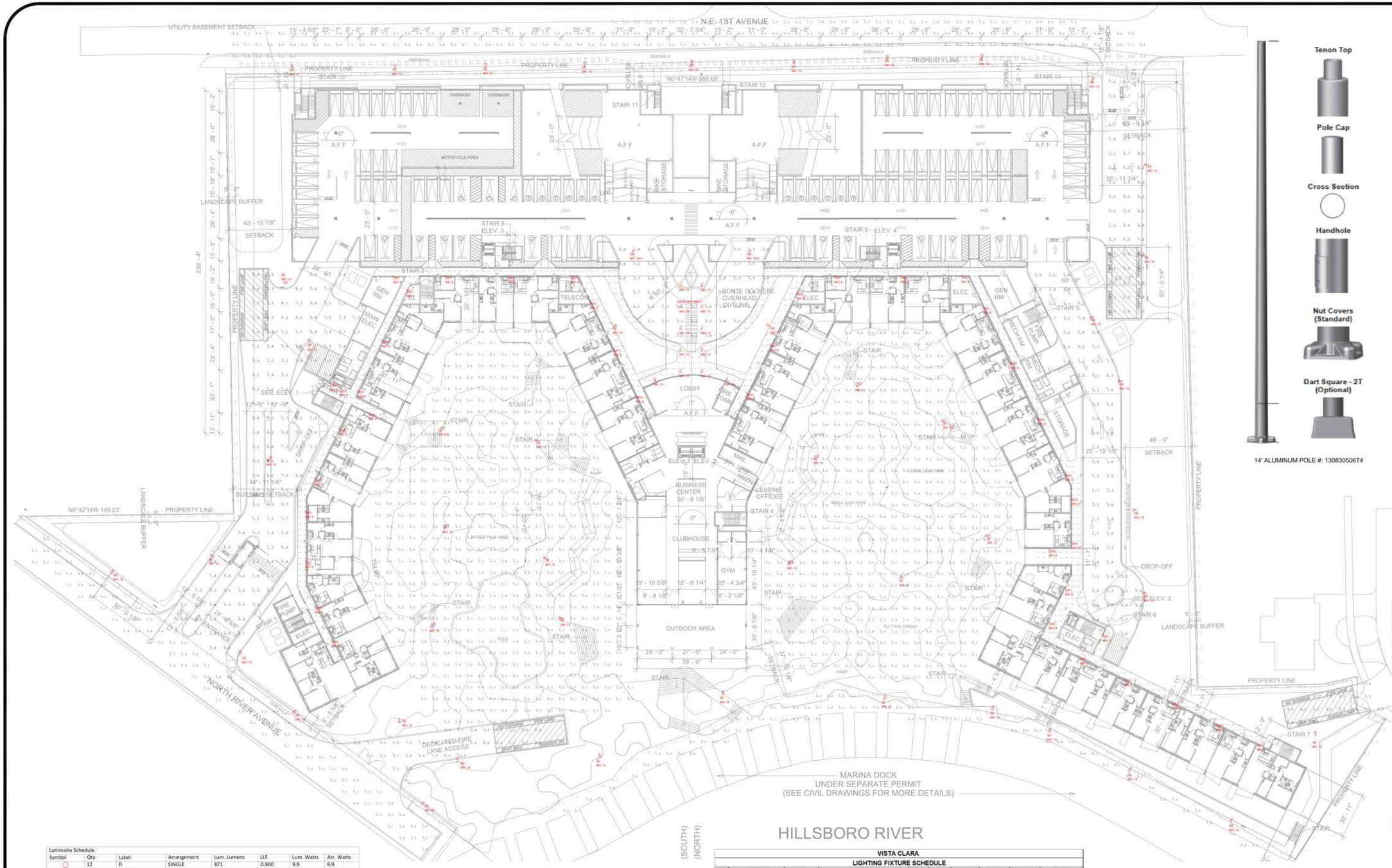
IRRIGATION NOTES AND DETAILS

Ken Gardner — FLLA #1569
Kiehl Semler — FLLA #6667205

DATE: 08.28.2019
SCALE: as noted
SHEET: LA3-15

N

IRRIGATION NOTES AND DETAILS
SCALE: N.T.S.



Tenon Top

Pole Cap

Cross Section

Handhole

Nut Covers (Standard)

Dart Square - 2T (Optional)

14' ALUMINUM POLE #: 130830506T4

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	12	D	SINGLE	871	0.900	9.9	9.9
	2	GB	SINGLE	11342	0.900	108	108
	34	SE	SINGLE	14251	0.900	114.5	114.5
	13	SF	SINGLE	14820	0.900	115.6	115.6
	36	SW1	SINGLE	2706	0.900	37.8	37.8
	4	SW2	SINGLE	2722	0.900	37.8	37.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CORRIDOR - NORTH	Illuminance	Fc	6.25	18.6	1.0	6.25	18.60
CORRIDOR - SOUTH	Illuminance	Fc	7.40	27.5	1.1	6.73	25.00
COURTYARD LEFT	Illuminance	Fc	1.98	5.5	0.0	N.A.	N.A.
COURTYARD RIGHT	Illuminance	Fc	2.01	4.9	0.1	20.10	49.00
DROP OFF AREA	Illuminance	Fc	2.80	4.5	1.5	1.87	3.00
DROP OFF-DRIVEWAY	Illuminance	Fc	3.47	9.8	0.4	8.68	24.50
ENTRANCE - NE 1st AVE	Illuminance	Fc	3.94	9.5	1.0	3.94	9.50
ENTRANCE - NORTH RIVER AVE	Illuminance	Fc	3.20	8.9	0.4	8.00	22.25
FIRE LANE 5TH ST	Illuminance	Fc	2.92	7.7	0.4	7.30	19.25
FIRE LANE ACCES	Illuminance	Fc	4.31	10.3	0.3	14.37	34.33
NE 1ST AVENUE	Illuminance	Fc	3.03	8.1	0.4	7.58	20.25
NORTH RIVER AVENUE	Illuminance	Fc	2.32	7.6	0.3	7.73	25.33
PROPERTY LINE	Illuminance	Fc	2.47	9.9	0.0	N.A.	N.A.
RIVER AREA	Illuminance	Fc	3.63	10.1	0.3	12.10	33.67
SIDEWALK	Illuminance	Fc	5.65	9.7	1.3	4.35	7.46

VISTA CLARA

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
D	4" LED DOWNLIGHT	PORTFOLIO	LD4B10D050 E14B10D80840-4.0SM-FINISH / LO3K740*S0	120-277V	LED	9.9W	RECESSED	0-10V	NOTE 1
CA	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-CA-LED-E1-CQ-FINISH / M1/D5M-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
GB	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-CA-LED-E1-WQ-FINISH / M1/D5M-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
SB	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-T2-FINISH / MA1836.XX	120-277V	LED	226W	26' POLE	N/A	NOTE 1, 2
SD	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-SL4-FINISH HSS / MA1836.XX	120-277V	LED	226W	26' POLE	N/A	NOTE 1, 2
SE	LED SITE LUMINAIRE	AMP LIGHTING	SVA2007P1-IT-LD4DT340K-FINISH	120-277V	LED	114.5W	14' POLE	0-10V	NOTE 1, 3
SF	LED SITE LUMINAIRE	AMP LIGHTING	SVA2007P1-IT-LD4DT540K-FINISH	120-277V	LED	115.6W	14' POLE	0-10V	NOTE 1, 3
SW	LED WALL PACK	McGRAW-EDISON	GWC-AF-01-LED-E1-T5W-FINISH	120-277V	LED	113W	WALL	N/A	NOTE 1
SW1	LED WALL PACK	LIGMAN	UTA-31871-72-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW2	LED WALL PACK	LIGMAN	UTA-31871-73-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW3	4' LED STAIRWELL LUMINAIRE	METALUX	4SWLED-7-ZHL-LW-UNV-L840-CCH-U	120-277V	LED	71.5W	WALL	0-10V	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED TO 26' VALMONT DIRECT BURIAL POLE #2406-436007E-P3-FINISH (TO BE CONFIRMED)

NOTE 3: FIXTURE MOUNTED ON 14' VALMONT ALUMINUM POLE #: 130830514

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SANDY LANGNER @ LIGHTING DYNAMICS (954) 214-4296, SLANGNER@LIGHTINGDYNAMICS.COM



TYPE D



TYPE GB



TYPE SE & SF



TYPE SW1 & SW2

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
8	PHOTOMETRIC STUDY	01/30/20
7	PHOTOMETRIC STUDY	01/10/20
6	PHOTOMETRIC STUDY	01/09/20
5	PHOTOMETRIC STUDY	11/25/19
4	PHOTOMETRIC STUDY	11/06/19
3	PHOTOMETRIC STUDY	08/05/19
2	PHOTOMETRIC STUDY	07/31/19
1	PHOTOMETRIC STUDY	05/22/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

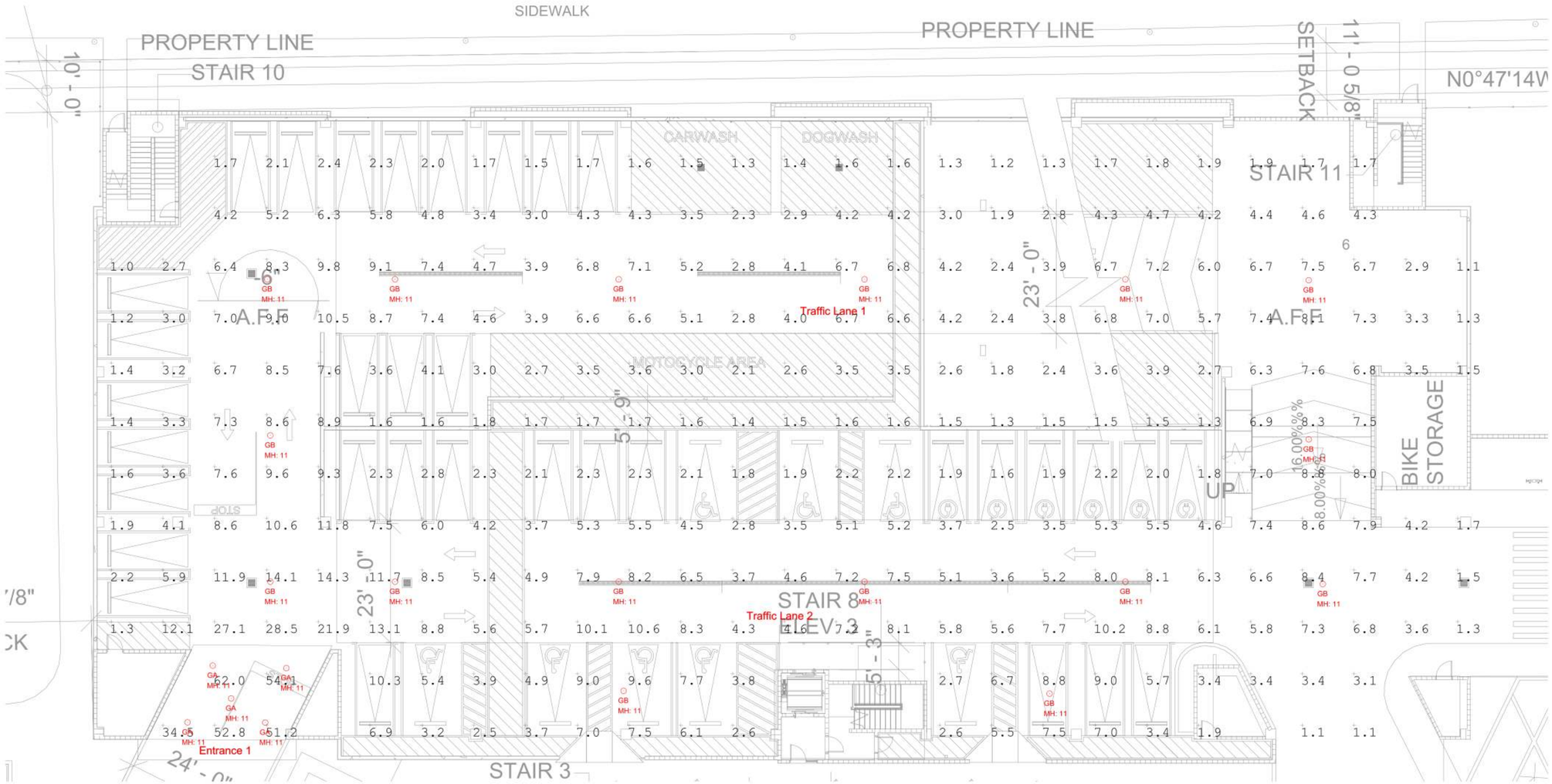
Project Name and Address

VISTA CLARA
SITE LIGHTING
Delray Beach, FL

FILE P:\PROJECTS\2019\MAY

CLIENT IDEA

Project	Sheet
VISTA CLARA	L1
Date: 01/30/2020	
Scale: 1/32" = 1'-0"	DRAWN BY: RH / MM / EM



VISTA CLARA
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
D	4" LED DOWNLIGHT	PORTFOLIO	LD4B10D010 EU4B10208040 4LBM-FINISH / LGSKT4IP66	120-277V	LED	9.9W	RECESSED	0-10V	NOTE 1
GA	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-O8-LED-E1-CQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
GB	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-O8-LED-E1-WQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
SB	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-T2-FINISH / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SD	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-SL4-FINISH-HSS / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SE	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT340K-FINISH	120-277V	LED	114.5W	14' POLE	0-10V	NOTE 1, 3
SF	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT540K-FINISH	120-277V	LED	115.6W	14' POLE	0-10V	NOTE 1, 3
SW	LED WALL PACK	McGRAW-EDISON	GWC-AF-01-LED-E1-TW4-FINISH	120-277V	LED	113W	WALL	N/A	NOTE 1
SW1	LED WALL PACK	LIGMAN	UTA-31871-T2-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW2	LED WALL PACK	LIGMAN	UTA-31871-T3-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW3	4' LED STAIRWELL LUMINAIRE	METALUX	4SWLED-72HL-LW-UNV-L840-CD1-U	120-277V	LED	71.5W	WALL	0-10V	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED TO 25' VALMONT DIRECT BURIAL POLE #2408-40605TE-P2-FINISH (TO BE CONFIRMED)

NOTE 3: FIXTURE MOUNTED ON 14' VALMONT ALUMINUM POLE #: 1308305T4

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SANDY LANGNER @ LIGHTING DYNAMICS (954) 214-4296; SLANGNER@LIGHTINGDYNAMICS.COM



TYPE GA & GB

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
○	5	GA	SINGLE	12462	0.900	108	108
○	16	GB	SINGLE	11342	0.900	108	108

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage - Level 2	Illuminance	Fc	5.78	62.0	1.0	5.78	62.00
Entrance 1	Illuminance	Fc	50.92	62.0	34.5	1.48	1.80
Traffic Lane 1	Illuminance	Fc	5.53	9.1	2.4	2.30	3.79
Traffic Lane 2	Illuminance	Fc	7.15	13.1	3.6	1.99	3.64

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NOTES:

No.	Revision/Issue	Date
5	PHOTOMETRIC STUDY	01/30/20
4	PHOTOMETRIC STUDY	11/26/19
3	PHOTOMETRIC STUDY	08/05/19
2	PHOTOMETRIC STUDY	07/31/19
1	PHOTOMETRIC STUDY	05/22/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
VISTA CLARA
Garage - Normal Mode
Delray Beach, FL

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CLIENT IDEA

Project VISTA CLARA
Date 01/30/2020
Scale 3/32" = 1'-0"
Sheet **L2**
DRAWN BY RH / MM / EM



VISTA CLARA
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
D	4" LED DOWNLIGHT	PORTFOLIO	LD4B10D010 EU4B10208040 4LBM-FINISH / LGSKT4IP66	120-277V	LED	9.9W	RECESSED	0-10V	NOTE 1
GA	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-C6-LED-E1-CQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
GB	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-C6-LED-E1-WQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
SB	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-T2-FINISH / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SD	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-SL4-FINISH-HSS / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SE	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT340K-FINISH	120-277V	LED	114.5W	14' POLE	0-10V	NOTE 1, 3
SF	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT540K-FINISH	120-277V	LED	115.6W	14' POLE	0-10V	NOTE 1, 3
SW	LED WALL PACK	McGRAW-EDISON	GWC-AF-01-LED-E1-TW4-FINISH	120-277V	LED	113W	WALL	N/A	NOTE 1
SW1	LED WALL PACK	LIGMAN	UTA-31871-T2-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW2	LED WALL PACK	LIGMAN	UTA-31871-T3-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW3	4' LED STAIRWELL LUMINAIRE	METALUX	4SWLED-72HL-LW-UNV-L840-CD1-U	120-277V	LED	71.5W	WALL	0-10V	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED TO 25' VALMONT DIRECT BURIAL POLE #2408-40605TE-P2-FINISH (TO BE CONFIRMED)

NOTE 3: FIXTURE MOUNTED ON 14' VALMONT ALUMINUM POLE #: 130830574

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SANDY LANGNER @ LIGHTING DYNAMICS (954) 214-4296; SLANGNER@LIGHTINGDYNAMICS.COM



TYPE GB

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
○	16	GB	SINGLE	11342	0.900	108	108

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage - Level 3	Illuminance	Fc	4.53	10.5	1.1	4.12	9.55
Traffic Lane 1	Illuminance	Fc	5.52	9.4	2.6	2.12	3.62
Traffic Lane 2	Illuminance	Fc	6.69	10.5	3.2	2.09	3.28

LIGHTING DYNAMICS INCORPORATED

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NOTES:

No.	Revision/Issue	Date
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4	PHOTOMETRIC STUDY	11/26/19
3	PHOTOMETRIC STUDY	08/05/19
2	PHOTOMETRIC STUDY	07/31/19
1	PHOTOMETRIC STUDY	05/22/19

LIGHTING DYNAMICS, INC.
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Tamarac, FL 33351
(954) 944-0286
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Project Name and Address
VISTA CLARA
Garage Level 3 - Normal Mode
Delray Beach, FL

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CLIENT IDEA

Project VISTA CLARA
Date 01/30/2020
Scale 3/32" = 1'-0"
Sheet **L3**
DRAWN BY RH / MM / EM

VISTA CLARA

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
D	4" LED DOWNLIGHT	PORTFOLIO	LD4B10D010 EU4B10208040 4LBM-FINISH / LGSKT4IP66	120-277V	LED	9.9W	RECESSED	0-10V	NOTE 1
GA	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-C6-LED-E1-CQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
GB	LED CANOPY LUMINAIRE	McGRAW-EDISON	TT-C6-LED-E1-WQ-FINISH / MS/DIM-L20	120-277V	LED	108W	SURFACE	N/A	NOTE 1
SB	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-T2-FINISH / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SD	SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-04-LED-E1-SL4-FINISH-HSS / MA1036-XX	120-277V	LED	225W	25' POLE	N/A	NOTE 1, 2
SE	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT340K-FINISH	120-277V	LED	114.5W	14' POLE	0-10V	NOTE 1
SF	LED SITE LUMINAIRE	ANP LIGHTING	BVA2007P117LD4DT540K-FINISH	120-277V	LED	115.6W	14' POLE	0-10V	NOTE 1
SW	LED WALL PACK	McGRAW-EDISON	GWC-AF-01-LED-E1-TW4-FINISH	120-277V	LED	113W	WALL	N/A	NOTE 1
SW1	LED WALL PACK	LIGMAN	UTA-31871-T2-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW2	LED WALL PACK	LIGMAN	UTA-31871-T3-W40-FINISH-120/277V	120-277V	LED	37.8W	WALL	N/A	NOTE 1
SW3	4' LED STAIRWELL LUMINAIRE	METALUX	4SWLED-72HL-LW-UNV-L840-CD1-U	120-277V	LED	71.5W	WALL	0-10V	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED TO 25' VALMONT DIRECT BURIAL POLE #2408-40605TE-P2-FINISH (TO BE CONFIRMED)

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SANDY LANGNER @ LIGHTING DYNAMICS (954) 214-4296; SLANGNER@LIGHTINGDYNAMICS.COM



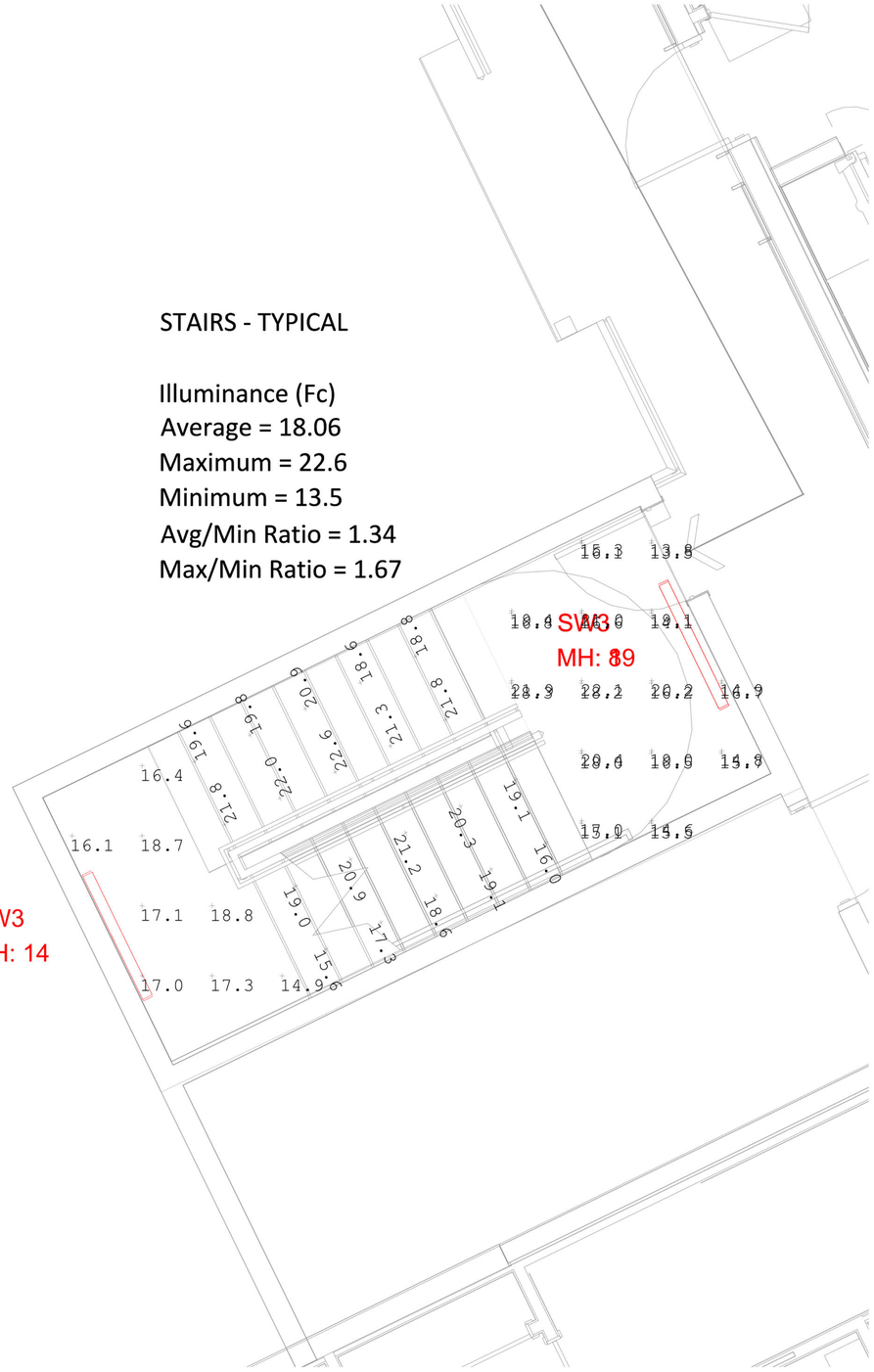
TYPE SW3

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	3	SW3	SINGLE	7201	0.900	71.5	71.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
STAIRS - TYPICAL	Illuminance	Fc	18.06	22.6	13.5	1.34	1.67

STAIRS - TYPICAL

Illuminance (Fc)
Average = 18.06
Maximum = 22.6
Minimum = 13.5
Avg/Min Ratio = 1.34
Max/Min Ratio = 1.67



LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
4	PHOTOMETRIC STUDY	11/26/19
3	PHOTOMETRIC STUDY	08/05/19
2	PHOTOMETRIC STUDY	07/31/19
1	PHOTOMETRIC STUDY	05/22/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

VISTA CLARA
Typical stair - Normal Mode
Fort Pierce, FL

FILE P:\PROJECTS\2019\MAY
CLIENT IDEA

Project	VISTA CLARA
Date	08/26/19
Scale	1/2" = 1'-0"
Sheet	L4
DRAWN BY	RH / MM / EM

DEMOLITION KEY NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AND DEBRIS FROM SITE AS REQUIRED TO COMPLETE THE JOB.
2. STRUCTURES TO BE DEMOLISHED AND ITEMS TO BE REMOVED FROM THE SITE ARE SHOWN ON THE DEMOLITION PLAN.
3. DURING THE PROCESS OF DEMOLITION, THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO ASSURE THE SAFETY OF CREW AND PUBLIC THROUGHOUT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION WORK.
5. CONTRACTOR SHALL IDENTIFY ANY POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED ON THE DEMOLITION PLANS AND ON SITE, WHICH REQUIRE REMOVAL AND OR RELOCATION.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL EXISTING WATER, SANITARY, AND ELECTRICAL SERVICE LINES WHICH ARE TO REMAIN AND NEED TO BE PROTECTED FROM DAMAGE DURING DEMOLITION.
7. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AN IN A MANNER SUITABLE TO THE WORK SEQUENCES.
8. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD EXISTING STRUCTURE OR ANY STRUCTURE NOT INCLUDED ON THE DEMOLITION PLAN.
9. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
10. WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AND SAFELY AS POSSIBLE.
11. WASTE MATERIAL AND RUBBISH FROM DEMOLITION OPERATION SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES; DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES CLEAN AND CLEAR OF UNNECESSARY DEBRIS AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE NJURY.
13. ONLY DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN ON DEMOLITION PLANS UNLESS OTHERWISE NOTED.
14. IF HAZARDOUS MATERIAL OR ANY TYPE OF POTENTIALLY HAZARDOUS / DANGEROUS CONDITIONS OR SITE CONTAMINATION IS PRESENT ON SITE, DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND THE OWNER.



KEY SYMBOLS:

- CENTER LINE
- PROPERTY LINE
- EXISTING OVERHEAD LINE
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN

1 DEMO PLAN
1/32" = 1'-0"

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305.792.0015 305.931.0279 info@absolute-idea.com

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

DEMO PLAN

Drawn	Field
CP - AK	Architecture
Verified	Scale
JFG	As indicated
Approved	Date
SL	06/28/2019

Project Manager	Dwg. no.
CP	
Project: 17-835US	A-400

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17-835US - CLARA VISTA COMMUNITIES

Residential Units Matrix

UNIT TYPE		STUDIOS						ONE BEDROOMS					TWO BEDROOMS					THREE BEDROOMS		
		MIN. FLOOR AREA REQUIIRED BY CODE: 400 sq.ft.						MIN. FLOOR AREA REQUIIRED BY CODE: 700 sq.ft.					MIN. FLOOR AREA REQUIIRED BY CODE: 900 sq.ft.					MIN. FLOOR AREA REQUIIRED BY CODE: 1050 sq.ft.		
UNIT NAME		I	J	J.1	K	L	M	A	A.1	A.2	A.3	B	C	C.1	D	E	F	G	H	TOTAL UNITS PER FLOOR
FLOOR AREA PROVIDED		556 sq.ft.	611 sq.ft.	692 sq.ft.	586 sq.ft.	595 sq.ft.	657 sq.ft.	778 sq.ft.	831 sq.ft.	854 sq.ft.	766 sq.ft.	964 sq.ft.	1168 sq.ft.	1257 sq.ft.	1227 sq.ft.	1220sq.ft.	1312 sq.ft.	1607 sq.ft.	1460 sq.ft.	
NUMBER OF UNITS PER FLOOR	6	2	4	1	2	1	1	14	1	2	2	4	8	1	5	3	4	1	2	58
	5	2	4	1	2	1	1	14	1	2	2	4	8	1	5	3	4	1	2	58
	4	2	4	1	2	1	1	14	1	2	2	4	8	1	5	3	4	1	2	58
	3	2	4	1	2	1	1	14	1	2	2	4	8	1	5	3	4	1	2	58
	2	2	4	1	2	1	1	14	1	2	2	4	8	1	5	3	4	1	2	58
	1	1	0	0	0	1	0	9	0	0	0	4	10	0	3	1	4	1	2	36
TOTAL BY UNIT NAME		11	20	5	10	6	5	79	5	10	10	24	50	5	28	16	24	6	12	326
TOTAL BY UNIT TYPE		57						128					123					18		
PERCENTAGE OF UNIT TYPE		17.48%						39.26%					37.73%					5.52%		100%

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

UNITS MATRIX

Drawn	Field
CP - AK	Architecture
Verified: JFG	Scale
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-401

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VISTA CLARA APARTMENTS at Deerfield Beach

GROUND FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*		*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*		
RESIDENTIAL UNITS	38,393	STAIRS	2,311	GENERATOR ROOM	1,020	PARKING GARAGE 1	30,815	OUTDOOR TERRACE	2,922		
		CIRCULATION	10,140	FIRE PUMP ROOM	449	PARKING GARAGE 2	30,731	BALCONIES	2,184		
		AMENITIES/COMMON AREA	10,291	DOM. PUMP ROOM	518						
		STORAGE ROOMS	1,604	ELEC. ROOM	1,400						
		ELEVATORS	536	TRASH ROOMS	1,623						
		MAIL ROOM	504	FIRE COMM. ROOM	250						
				MECH. ROOMS	602						
				TELECOM. ROOM	196						
				GUARDHOUSE	100						
Total	**38,393**	Total	**25,386**	Total	**6,158**	Total	**61,546**	Total	**5,106**	Total	**136,589**

SECOND FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*	*Room*	*Sq.Ft.*
RESIDENTIAL UNITS	55,491	STAIRS	2,397	ELEC. ROOM	1,239	PARKING GARAGE 1	0	BALCONIES	3,523		
		CIRCULATION	9,038	TRASH ROOMS	276	PARKING GARAGE 2	0				
		STORAGE ROOMS	265			**NO PARKING ON THIS LEVEL - GROUND FLOOR IS DOUBLE HEIGHT**					
		ELEVATORS	961								
Total	**55,491**	Total	**12,661**	Total	**1,515**	Total	**0**	Total	**3,523**	Total	**73,190**

THIRD FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*	*Room*	*Sq.Ft.*
RESIDENTIAL UNITS	55,491	STAIRS	2,397	ELEC. ROOM	1,239	PARKING GARAGE 1	30,031	BALCONIES	3,523		
		CIRCULATION	9,038	TRASH ROOMS	276	PARKING GARAGE 2	29,899				
		STORAGE ROOMS	265								
		ELEVATORS	961								
Total	**55,491**	Total	**12,661**	Total	**1,515**	Total	**59,930**	Total	**3,523**	Total	**133,120**

FOURTH FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*	*Room*	*Sq.Ft.*
RESIDENTIAL UNITS	55,491	STAIRS	2,397	ELEC. ROOM	1,239	PARKING GARAGE 1	30,031	BALCONIES	3,523		
		CIRCULATION	9,038	TRASH ROOMS	276	PARKING GARAGE 2	29,899				
		STORAGE ROOMS	265								
		ELEVATORS	961								
Total	**55,491**	Total	**12,661**	Total	**1,515**	Total	**59,930**	Total	**3,523**	Total	**133,120**

FIFTH FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*	*Room*	*Sq.Ft.*
RESIDENTIAL UNITS	55,491	STAIRS	1,829	ELEC. ROOM	1,239	PARKING GARAGE 1	24,564	BALCONIES	3,523		
		CIRCULATION	9,038	TRASH ROOMS	276	PARKING GARAGE 2	24,564				
		STORAGE ROOMS	265								
		ELEVATORS	961								
Total	**55,491**	Total	**12,093**	Total	**1,515**	Total	**49,128**	Total	**3,523**	Total	**121,750**

SIXTH FLOOR

Rentable Area		Circulation / Common Area		Services & Utility		Parking Area		Balconies / Terraces		Gross Area	
Room	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq.Ft.*	*Room*	*Sq. Ft.*	*Room*	*Sq.Ft.*
RESIDENTIAL UNITS	55,491	STAIRS	1,459	ELEC. ROOM	1,239	PARKING GARAGE 1	0	BALCONIES	3,523		
		CIRCULATION	9,038	TRASH ROOMS	276	PARKING GARAGE 2	0				
		STORAGE ROOMS	265								
		ELEVATORS	961								
Total	**55,491**	Total	**11,723**	Total	**1,515**	Total	**0**	Total	**3,523**	Total	**72,252**

TOTAL

Rentable Area	Circulation / Common Area	Services & Utility	Parking Area	Balconies / Terraces	Gross Area	Gross AREA Without (Balconies / Terraces)
315,848	**87,185**	**13,633**	**230,534**	**22,721**	**670,021**	**647,300**
48.80%	*13.47%*	*2.11%*	*35.62%*			100.00%

FAR = 647,300 S.F. / 365,904 S.F. = 1.77

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GS+A DESIGN
GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

BUILDING AREAS

Drawn	*Field*
CP - AK	Architecture
Verified	*Scale*
JFG	
Approved	*Date*
SL	06/28/2019
Project Manager	*Dwg. no.*
CP	
Project 17-835US	A-402

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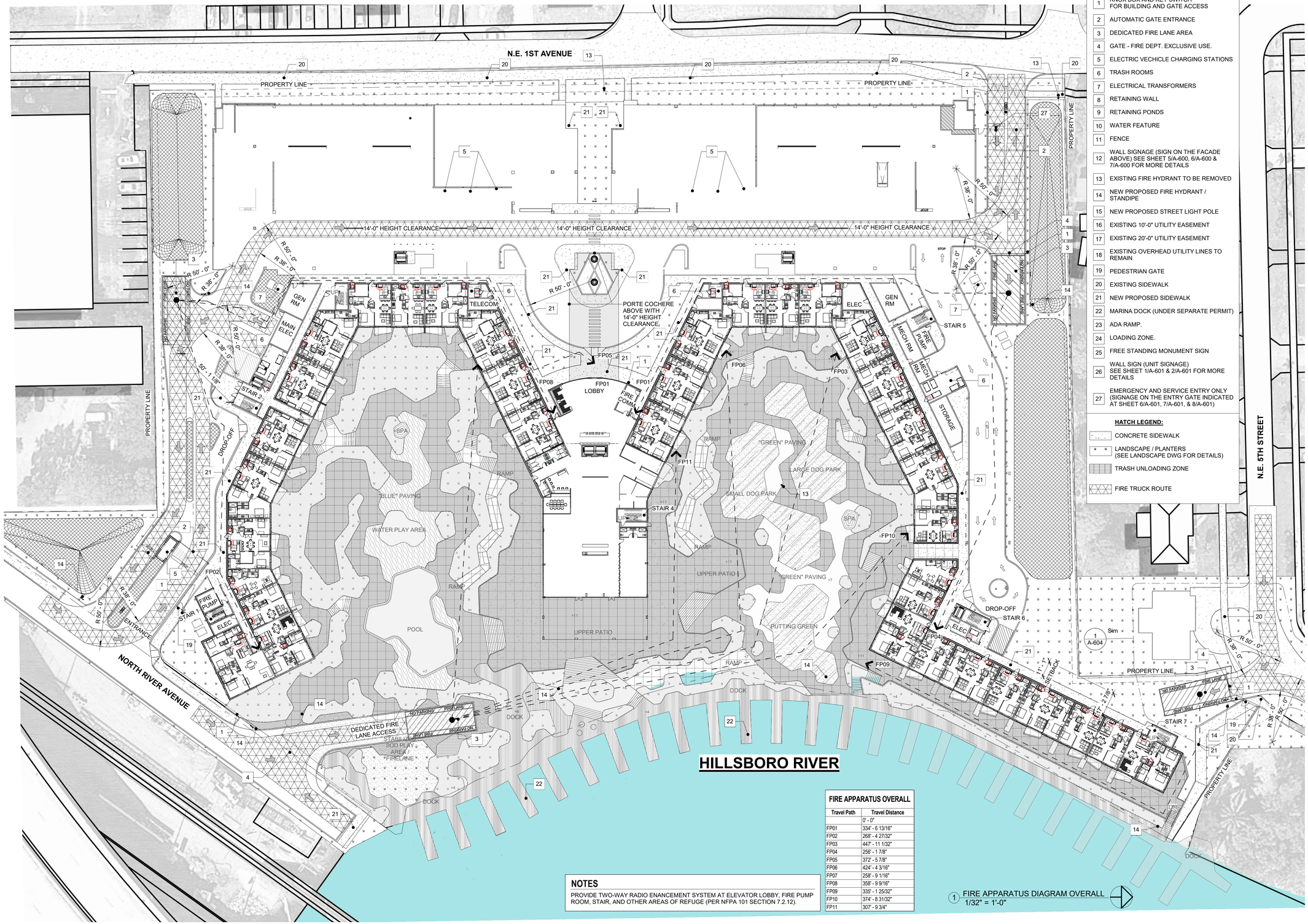

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

FIRE APPARATUS OVERALL

Travel Path	Travel Distance
	0' - 0"
FP01	334' - 6 13/16"
FP02	268' - 4 27/32"
FP03	447' - 11 1/32"
FP04	256' - 1 7/8"
FP05	372' - 5 7/8"
FP06	424' - 4 3/16"
FP07	258' - 9 1/16"
FP08	358' - 9 9/16"
FP09	335' - 1 25/32"
FP10	374' - 8 31/32"
FP11	307' - 9 3/4"

NOTES

PROVIDE TWO-WAY RADIO ENANCEMENT SYSTEM AT ELEVATOR LOBBY, FIRE PUMP ROOM, STAIR, AND OTHER AREAS OF REFUGE (PER NFPA 101 SECTION 7.2.12).

1 FIRE APPARATUS DIAGRAM OVERALL
1/32" = 1'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach

ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

FIRE APPARATUS OVERALL

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-403

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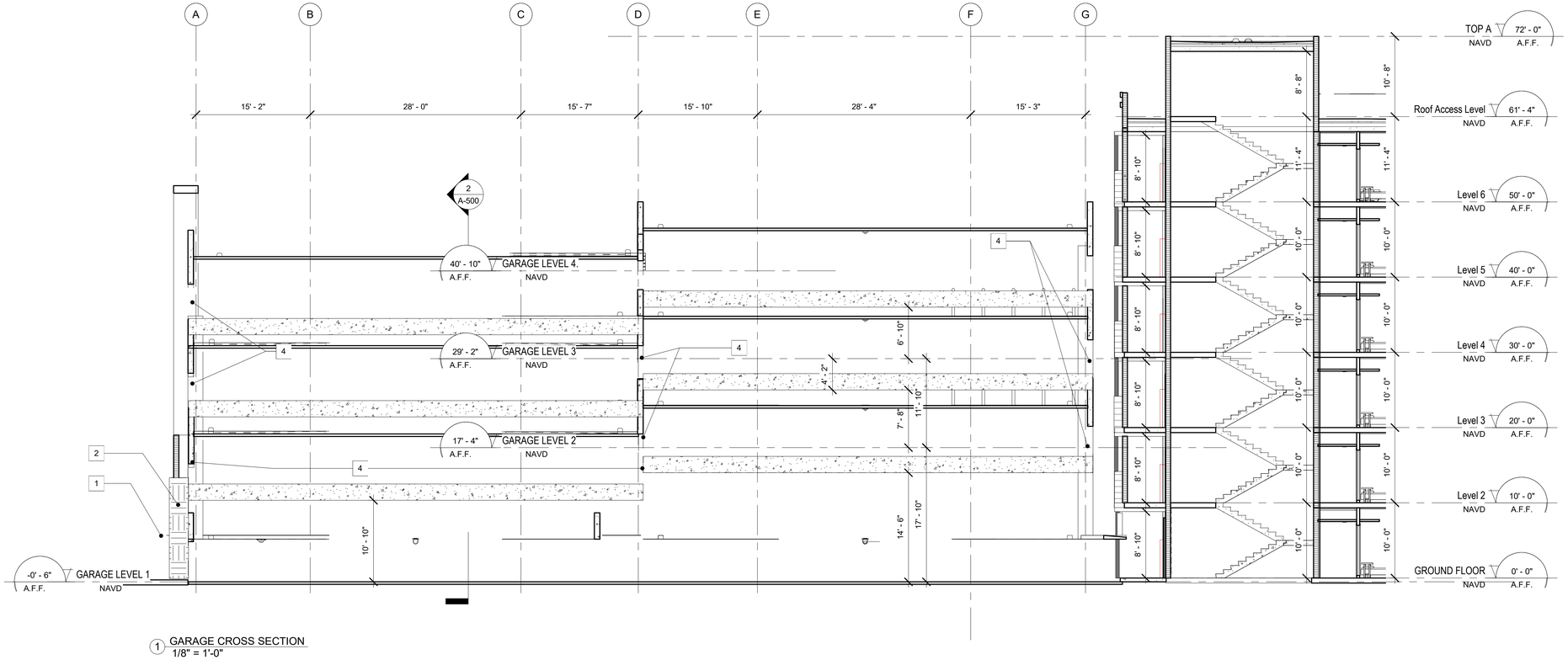
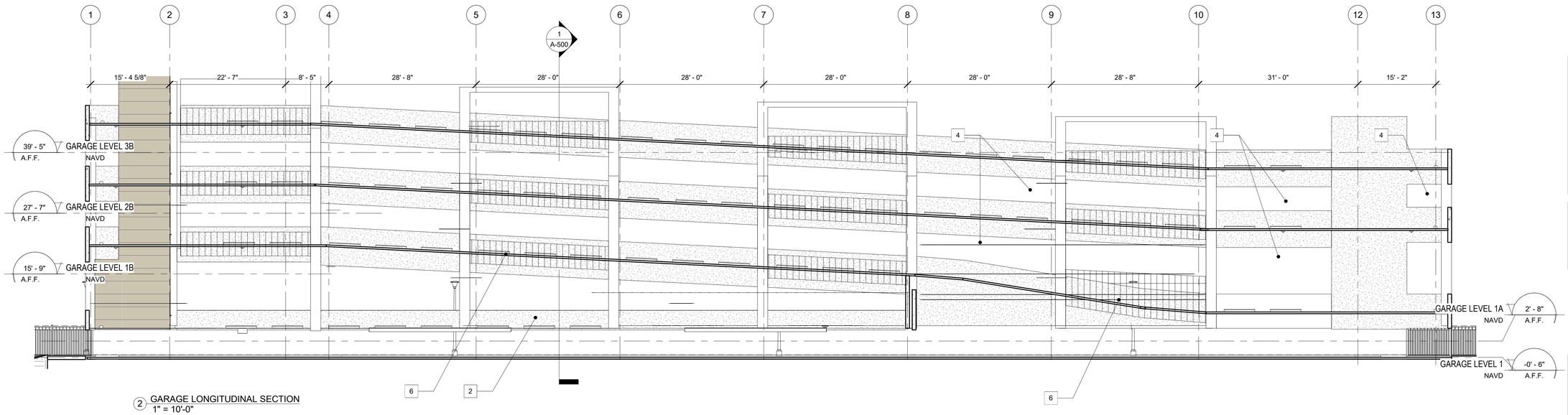
ARCH D 24"X36" (A1)



1 GARAGE CROSS SECTION
1/8" = 1'-0"



2 GARAGE LONGITUDINAL SECTION
1" = 10'-0"

NOTES:

1. STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2. PLANTER
3. FENCE
4. CRASH WALL
5. STUCCO PAINTED PALE YELLOW TO MATCH ILLUMINATION COLOR VENEER
6. VINE PLANTS

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

SECTION THROUGH GARAGE

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: As indicated
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-500

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ABBREVIATIONS

&	AND
@	AT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AD	AREA DRAIN
ADD	ADDENDUM
ACT	ACOUSTICAL TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
<	ANGLE
ACOUS.	ACOUSTICAL
B	BASE
BRG	BEARING
BEL	BELOW
BET	BETWEEN
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRK	BRICK
BLDG	BUILDING
BUR	BUILT UP ROOFING
BBD	BULLETIN BOARD
B.O	BY OTHER
BRKT	BRACKET
CL	CENTER LINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.F.	COUNTER FLASHING
CHAM	CHAMFER
C.HT	CEILING HEIGHT
C.I.P.	CAST-IN-PLACE
CIRC	CIRCUMFERENCE
CIR	CIRCLE
CJT	CONTROL JOINT
CK	CALK OR CAULK (ING)
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR (ANCE)
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP.	COMPONENT
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CPT	CARPET
CT	CERAMIC TILE
CONN.	CONNECTION
CORR.	CORRIDOR
CTR.	CENTER
D	DRAIN
DBL	DOUBLE
DD	DECK DRAIN
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV.	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
D.O.	DOOR OPENING
DPR	DAMPER
DR	DOOR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER DOWNSPOUT
DWG	DRAWING
D.S.	DOWNSPOUT
E	EAST
EA	EACH
EL ELV	ELEVATION
ELEC	ELECTRIC(AL)
ENCL.	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXPD	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATED
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FFL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLAM.	FLAMMABLE
FLASH.	FLASHING
FLR	FLOOR(ING)
FLX	FLEXIBLE
FLCO	FLOOR CLEANOUT
FLUR	FLUORESCENT
F.M.	FRAMED MIRROR
FND	FOUNDATION
FOC	FACE OF CONC.
F.O.M.	FACE OF MASONRY
FR	FRAME (ING)
FRA	FRESH AIR
FRG	FORGED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GYPSUM BOARD, GRAB BAR
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GP	GALVANIZED PIPE
G.L.	GRID LINE
GLB	GLASS BLOCK
GLF	GLASS FIBER
GPL	GYPSUM LATH
GPT	GYPSUM TILE
G.W.B.	GYPSUM WALL BOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED
GT	GROUT
GVL	GRAVEL
HBD	HARDBOARD
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM HORIZ.	HOLLOW METAL HORIZONTAL
H.P.	HIGH POINT
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
HR	HOUR
I.D.	INSIDE DIAMETER
IMP.	IMPERVIOUS
IN	INCH
INCL	INCLUDE (ING) (D)
INCIN	INCINERATOR
ILK	INTERLOCK
IPS	IRON PIPE SIZE
INS	INSULATE(D),(ION)
INSC	INSULATING CONC.
INT	INTERIOR
INSF	INSULATING FILL
INTM	INTERMEDIATE
INV.	INVERT
INFO.	INFORMATION
JST.	JOIST
JT	JOINT
KO	KNOCK OUT
KIT	KITCHEN
L	LENGTH
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LC	LIGHT CONTROL
LL	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LH	LEFT HAND
LW	LIGHT WEIGHT
LWC	LIGHTWEIGHT CONC.
MAT.	MATERIAL(S)
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANIC(AL)
MED	MEDIUM
MFR	MANUFACTURE(ER)
MFD	METAL FLOOR DECKING
MIN	MINIMUM
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
M.H.	MANHOLE
MOD	MODULAR, MODULE
MOV	MOVABLE
MRB	MARBLE
MRD	METAL ROOF DECKING
MTD.	MOUNTED
MTHR	METAL THRESHOLD
MTFR	METAL FURRING
MTL.	METAL
MULL	MULLION
MWK	MILLWORK
MAS.	MASONARY
MIR.	MIRROR
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NMT	NONMETALIC
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
O.T.B.	OPEN TO BELOW
PAR	PARALLEL
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PD	PLANTER DRAIN
PERI	PERIMETER
PFB	PREFABRICATE(D)
PFN	PREFINISHED
PK	PARKING
PL	PROPERTY LINE, PLATE
PLAS	PLASTER
PLBG	PLUMBING
PNT	PAINT(ED)
P.T.	PRESSURE TREATED
PT	POINT
PTC	PAPER TOWEL DISPENSER
P.T.D.	PAPER TOWEL DISPENSER
P.T.H.	PAPER TOWEL HOLDER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PV	PAVE (D) (ING)
PVMT	PAVEMENT
P.V.C.	POLYVINYL CHLORIDE
PWD	PLYWOOD
PCPL	PORTLAND CEMENT PLASTER
PHP PR.	PARTIAL HEIGHT PARTITION PAIR
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
RD	ROOF DRAIN
RECT.	RECTANGULAR
REINF	REINFORCE(ING)
REQ	REQUIRED
REV	REVISION(S), REVISED
RFL	REFLECT (ED) (IVE) (OR)
REFR	REFRIGERATOR
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWC	RAINWATER CONDUCTOR
REF.	REFERENCE
RF.	ROOF
R.B.	RUBBER BASE
S	SOUTH
S/A	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SEC	SECTION
SFGL	SAFETY GLASS
SH	SHELF, SHELVING
S.H.	SOAP HOLDER
SHO	SHOWER
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
S.M.S.	STRUCTURAL METAL STUD
S.H.	SPRINKLER HEAD
SYM.	SYMMETRICAL
SPKR.	SPEAKER
SP.	SPRINKLER
SNT	SEALANT
SPC.	SPACE
SPEC	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUR	SURFACE
SYS	SYSTEM
SW.	SWITCH
S.F.	SQUARE FOOT (FEET)
S.Y.	SQUARE YARD
T	TREAD
T.B.	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TOIL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENCER
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
TERR.	TERRAZO
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UON	UNLESS OTHERWISE NOTED
UVD	UPPER VEHICULAR DRIVE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
V.W.C.	VINYL WALLCOVERING
W	WIDTH
W/	WITH
W	WEST
WC	WATER CLOSET
WD	WOOD
W.D.	WINDOW DIMENSION
WDW	WINDOW
WG	WIRED GLASS
W.H.	WATER HEATER
WM	WIRE MESH
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
W.R.	WASTE RECEPTACLE
WR	WATER REPELLENT
WS	WATERSTOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/O	WITHOUT

GRAPHICAL SYMBOLS

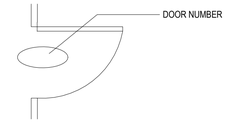
- B-B / A5.45 — BUILDING SECTION LETTER / DBL LETTERS; SHEET NUMBER
- B / A5.45 — SECTION LETTER / LETTER; SHEET NUMBER
- 25 / A5.45 — DETAIL NUMBER; SHEET NUMBER
- 25 / A5.45 / OPP — DETAIL NUMBER; SHEET NUMBER; OPPOSITE OF REFERENCE LOCATION
- 25 / A5.45 / SIM. — DETAIL NUMBER; SHEET NUMBER; SIMILAR OF REFERENCE LOCATION
- 25 / A5.45 — DENOTES AREA OF DETAIL; DETAIL ID LETTER / NUMBER; SHEET NUMBER
- WALL TAG
- SECTION MARK
- FINISH SYMBOL
- 1 — WINDOW TYPE
- 3 — REVISON TAG
- ELEVATION HEI
- ELEVATION HEI
- DOOR TAG
- FINISH TAG
- TITLE TAG; SCALE:
- 101 / ROOM — ROOM TAG
- 2HR FIRE RATED SHEAR WALLS
- 12" REINFORCED C.M.U. WALL (SEE STRUCTURAL DRAWINGS)
- CMU WALL
- FIRE-RATED PARTITION
- PARTITION WALL
- ± X'-X" / A.F.F. — INDICATES ELEVATION HEIGHT; IDENTIFIES ELEVATION LOCATION
- CONCEALED PENDANT
- FLUORESCENT LIGHT; CEILING HEIGHT ABOVE FINISH FLOOR
- FLUORESCENT LIGHT
- CEILING, SEE PLAN FOR HEIGHT

$	SWITCH
	ELECTRICAL OUTLET
	ELECTRICAL OUTLET- COUNTER TOP
	CABLE OUTLET
	TELEPHONE
N	NEW
R	RELOCATED
RE	REMOVED
E	EXISTING
SD	SMOKE DETECTOR
S	SPEAKER
FA	FIRE ALARM
	EMERGENCY FLOOD LIGHT
	EXIT LIGHT
	RECESSED LOW VOLT. LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL SCOUNCE FIXTURE
	SURFACE MOUNT LIGHT FIXTURE
	WALL MOUNTED SUPPLY/DIFFUSER GRILL
	CEILING MOUNTED SUPPLY/DIFFUSER GRILL
	CEILING MOUNTED HEAT LAMP W/ LIGHT
	EXHAUST FAN
	TRACK LIGHT
J	JUNCTION BOX
	FIRE ALARM HORN/STROBE
	LIGHT COVE

ELEVATION MATERIAL LEGEND:

- CONCRETE
- PLAN CMU
- STUCCO
- CMU BLOCK
- METAL
- PLYWOOD
- FINISH WOOD
- STONE VENEER
- BATT INSULATION
- FI-FOIL INSULATION
- GLASS
- CERAMIC TITLE
- PLASTER / SAND/ GYPSUM BOARD
- METAL GRILL
- CONCRETE FOUNDATION
- PLANT VEINS
- ELECTRICAL OUTLET
- BAY WINDOW

DOOR CRITERIA & GENERAL NOTES:

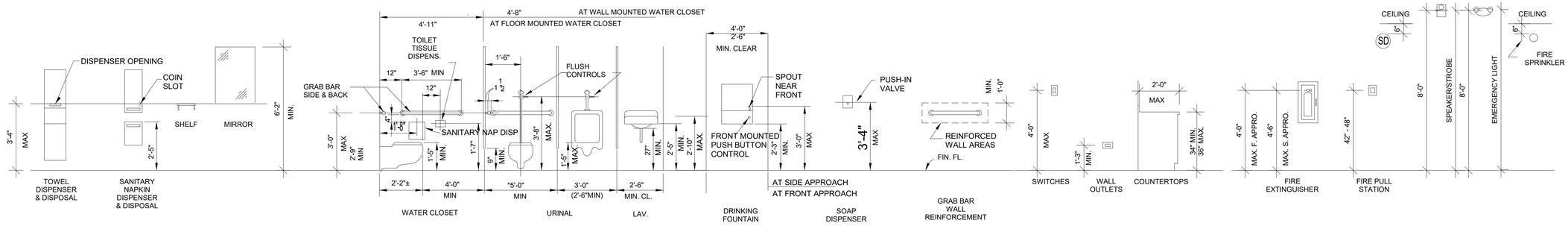


1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE.
2. THE FOLLOWING EXPLANATION APPLIES TO THE DOOR SCHEDULE:

A. DOOR NUMBER

(1) THE DOOR NUMBER SHALL BE THE SAME AS THE ROOM SERVED.

(2) IF MORE THAN ONE DOOR SERVES THE SAME ROOM, EACH DOOR WILL BE ASSIGNED AN IDENTIFICATION NUMBER CONSISTING OF THE ROOM NUMBER PLUS AN ALPHABETICAL SUFFIX. THE NUMBER OF A DOOR COMMUNICATING BETWEEN TWO ROOMS SHALL BE DETERMINED BY THE ROOM NUMBER INTO WHICH IT SWINGS.



A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

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POMPANO BEACH, FL 33064

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Title

LEGENDS & ABBREVIATIONS

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Verified: JFG	Scale: As indicated
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Project Manager: CP	Dwg. no.
Project: 17-835US	A-501

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ARCH D 24"X36" (A1)

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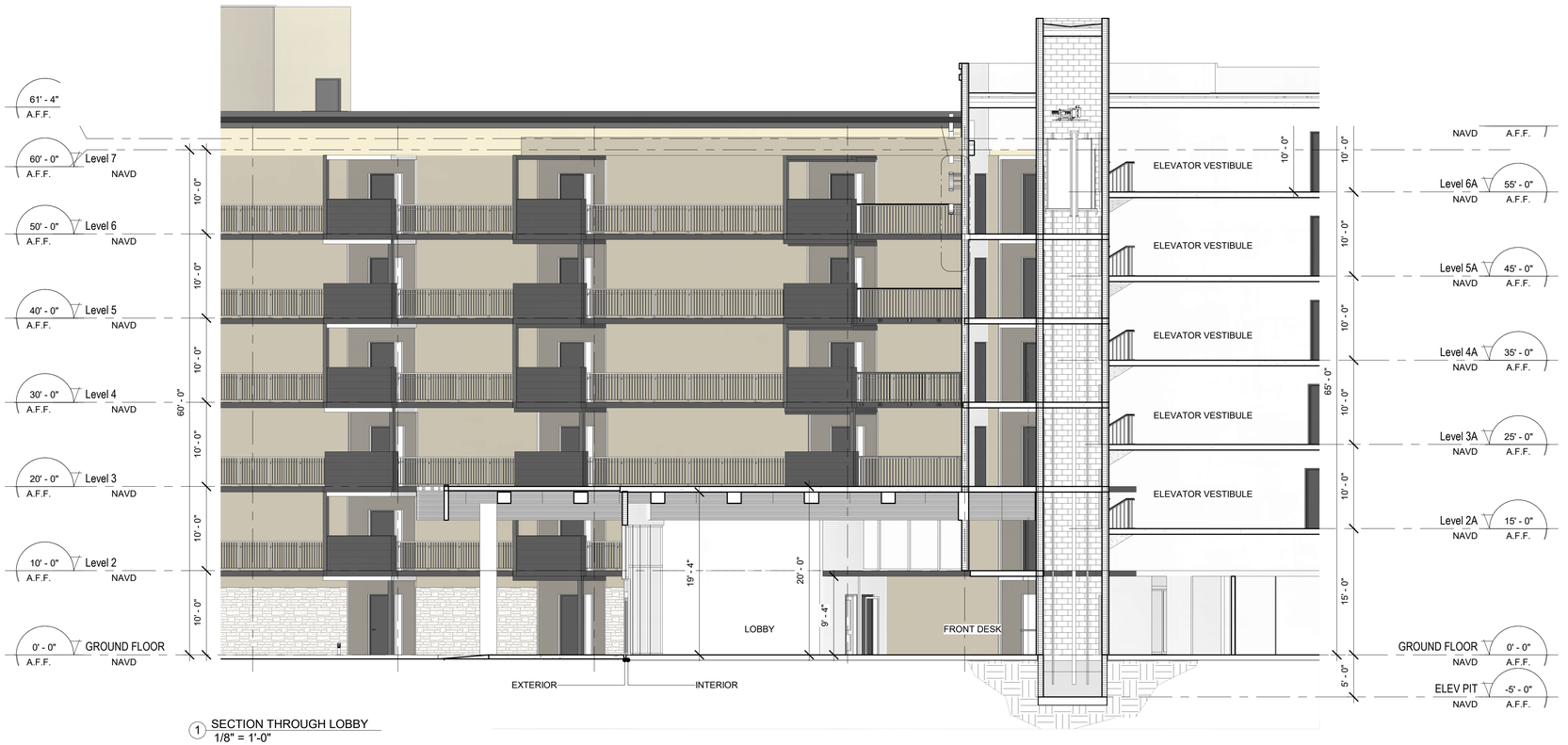

1 SECTION THROUGH LOBBY
1/8" = 1'-0"



2 AMENITY CR
1/8" = 1'-0"

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2	08/28/2019	REV2 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

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DEERFIELD BEACH, FL 33441

Title

SECTION THROUGH LOBBY AND AMENITY

Drawn: CP - AK	Field: Architecture
Verified: JFG	Scale: 1/8" = 1'-0"
Approved: SL	Date: 06/28/2019
Project Manager: CP	Dwg. no.
Project: 17-835US	A-502

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1 SECTION GARAGE TH
1/8" = 1'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

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2	08/28/2019	REV2 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

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Project: 17-835US	A-503

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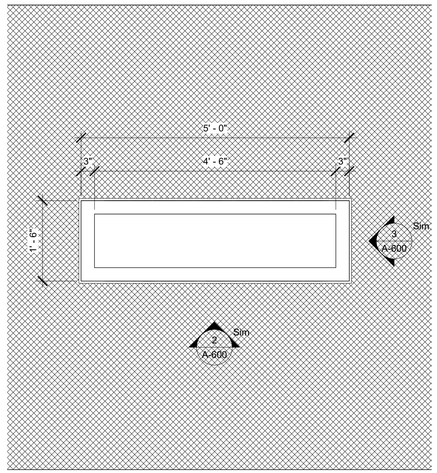
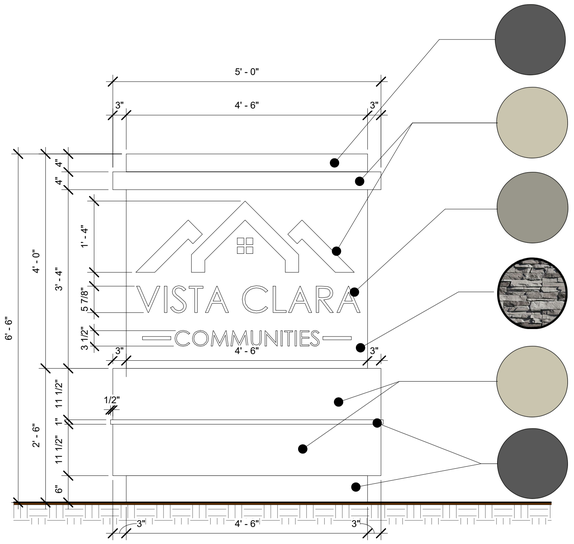


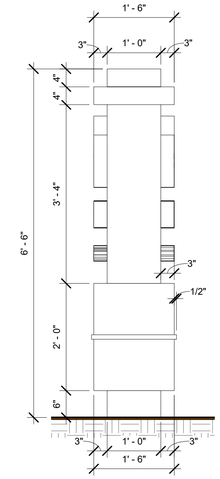
1 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE
3/4" = 1'-0"

NOTE:
THIS MONUMENT SIGNATURE IS 13'-0" SETBACK OFF PROPERTY LINE



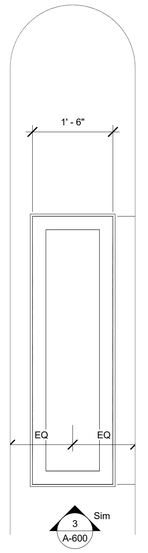
2 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE - FRONT ELEVATION
3/4" = 1'-0"

NOTE:
THE MONUMENT SIGNATURE IS THE SAME AT N.E. 1ST AVENUE.



3 MONUMENT SIGNAGE AT NORTH RIVER AVENUE ENTRANCE - SIDE ELEVATION
3/4" = 1'-0"

NOTE:
THE MONUMENT SIGNATURE IS THE SAME AT N.E. 1ST AVENUE.



4 MONUMENT SIGNAGE AT N.E. 1ST AVENUE ENTRANCE
3/4" = 1'-0"

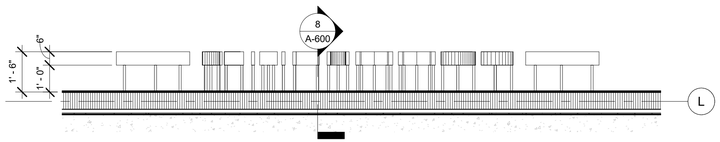
NOTE:
THIS MONUMENT SIGNATURE IS 12'-0" SETBACK OFF PROPERTY LINE

ERIALS LEGEND:

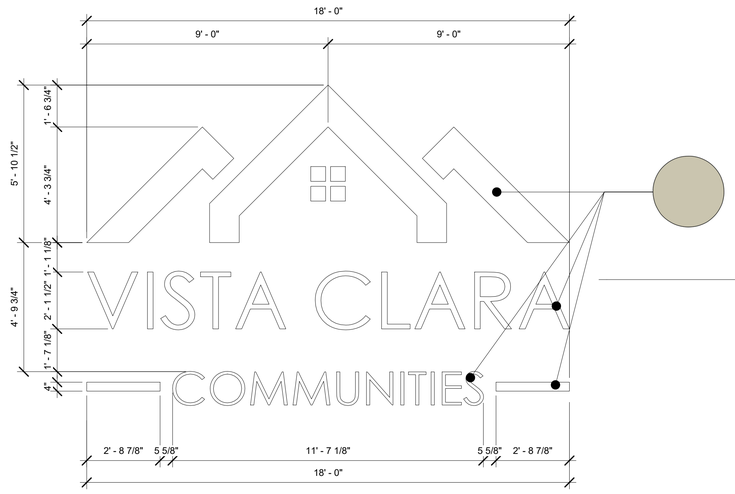
	STACKEDSTONE KURASTONE COLOR: MOUNTAIN
	ALUMINUM PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: PLASTIC
	EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: PLASTIC
	EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM

AGE CONSULTANT WILL VALUE
NEERING MATERIALS AND DESIGN
NG BUILDING PERMIT SUBMITTAL.

FICAL GREEN WALL CONSULTANT
VALUE ENGINEERING MATERIALS
DESIGN DURING BUILDING PERMIT
MITTAL.



5 BUILDING SIGNAGE - PLAN
3/8" = 1'-0"



NOTE:
THIS BUILDING SIGNAGE IS ABOUT 216.00 S.F. THIS LETTERINGS ARE IN ALUMINUM FINISH (SEE PHOTO SAMPLE)

6 BUILDING SIGNAGE - FRONT ELEVATION
3/8" = 1'-0"



7 Main Lobby Drive-way Perspective



SAMPLE PHOTO OF THE WALL SIGN ON TOP OF GREEN WALL

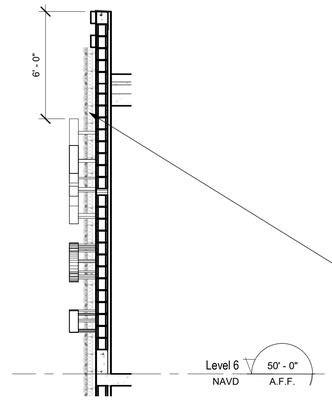
BUILDING SIGNAGE DATA

ACCORDING TO SECTION 102-8(b)(1)a - BUILDING SIGNS (NOS. 1-7)

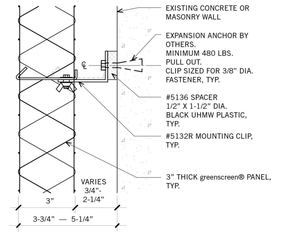
DESCRIPTION	MINIMUM	MAXIMUM	PROVIDED
BUILDING SIGNS	32 S.F.	100 S.F.	216.00 S.F.
TEXT HEIGHT (VERTICAL)		75%	12'-0" / 42' - 6 3/4" = 28.20%
TEXT HEIGHT (HORIZONTAL)		75%	18'-0" / 39' - 7 3/8" = 45.44%
LINES OF TEXT		TWO	TWO (WITH THE COMMUNITY LOGO ABOVE)
NO SIGN VISIBLE TO ANY ADJACENT RESIDENTIAL			LOCATED ABOVE THE MAIN LOBBY ENTRY - OVER 230 FEET FROM STREET
LIGHT SOURCE			IT WILL BE BACKLIT IN WHITE
SIGN MUST BE CENTERED			VERTICIALLY - 6'-0" OFF THE PARAPET / HORIZONTALLY - CENTERED

ACCORDING TO SECTION 102-9 (FREESTANDING SIGNS)

SIGNAGE LOCATION	SETBACK	MAXIMUM HEIGHT OF SIGN STRUCTURE	MAXIMUM SIZE OF SIGN STRUCTURE	MAXIMUM SIZE OF SIGN FACE WITHIN THE STRUCTURE
REQUIRED	10 FT TO 19 FT	8 FT	48.00 SF	24.00 SF
NORTH RIVER AVENUE	13 FT	6 FT 6 IN	32.50 SF	20.00 SF
NE 1ST AVENUE	12 FT	6 FT 6 IN	32.50 SF	20.00 SF



8 ARTIFICAL GREEN WALL TYP. DETAILS (BEHIND THE BUILDING SIGNAGE)
1/4" = 1'-0"



MOUNTING CLIP - WALL MOUNTED SECTION



SAMPLE PHOTO OF THE GREEN WALL MOUNTING CLIP

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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES
STEPHANE L'ECUYER
AR 93637

Professionals
Kimley»Horn
GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01
6	01/31/2020	REV6 DRC 19-PDD-01

Notes
SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client
Deerfield Development Resources
1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title
SIGNAGE DETAILS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 08/17/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-600

C:\Users\Chismary\Documents\17-835US_VistaClara_DRC_detached_Chismaryl*.rvt

ARCH D 24"X36" (A1)

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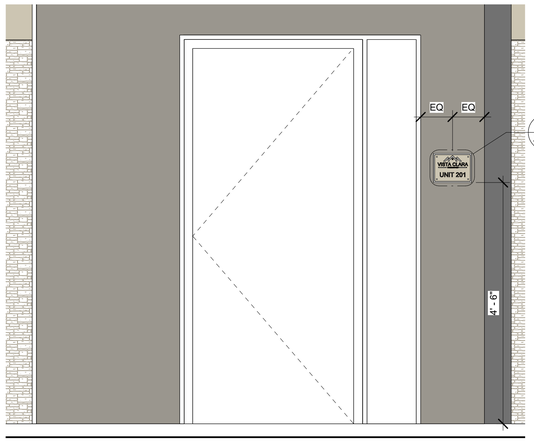
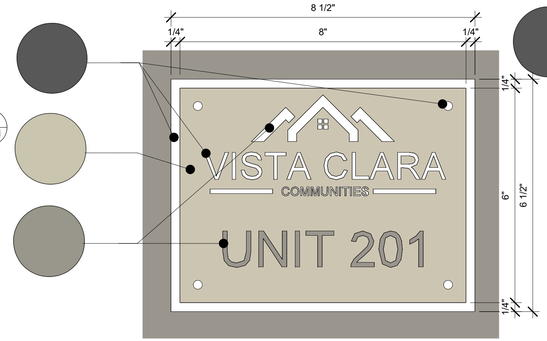
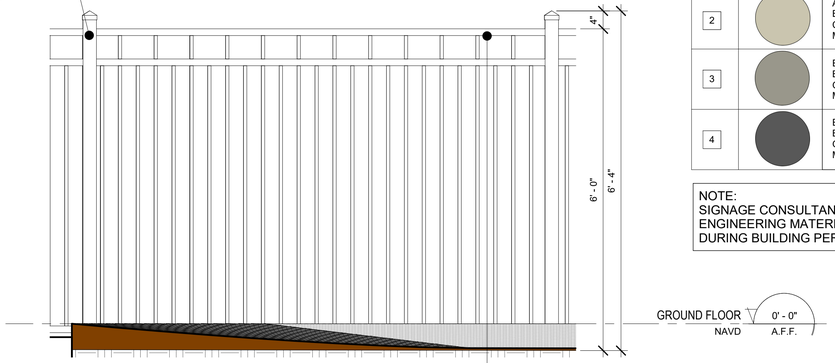


1 UNIT SIGNAGE ELEVATION
3/4" = 1'-0"



2 ENLARGED UNIT SIGNAGE
6" = 1'-0"

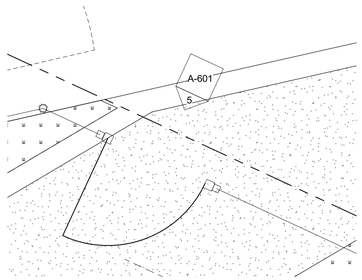


3 FENCE ELEVATION (TYP.)
3/4" = 1'-0"

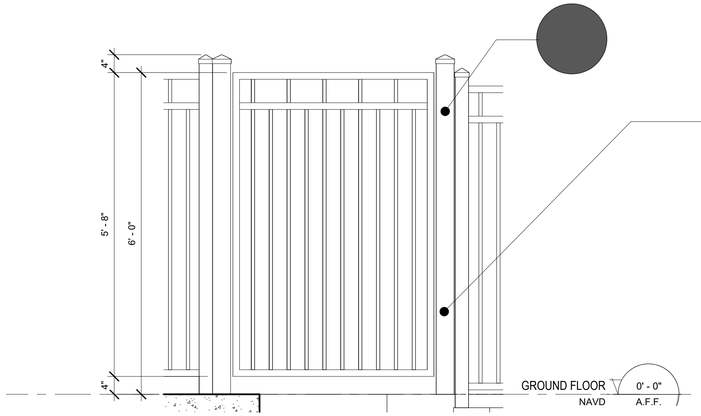
MATERIALS LEGEND:

1		STACKEDSTONE KURASTONE COLOR: MOUNTAIN
2		ALUMINUM PAINT FINISH: BENJAMIN MOORE COASTAL FOG AC-1 MATERIAL: PLASTIC
3		EXTERIOR PAINT FINISH: BENJAMIN MOORE GALVESTON GRAY AC-27 MATERIAL: PLASTIC
4		EXTERIOR PAINT FINISH: BENJAMIN MOORE GRAY 2121-10 MATERIAL: ALUMINUM

NOTE:
SIGNAGE CONSULTANT WILL VALUE ENGINEERING MATERIALS AND DESIGN DURING BUILDING PERMIT SUBMITTAL.



4 TYP. PEDESTRIAN GUARD GATE PLAN
3/8" = 1'-0"



5 TYP. PEDESTRIAN GUARD GATE ELEVATION
3/4" = 1'-0"

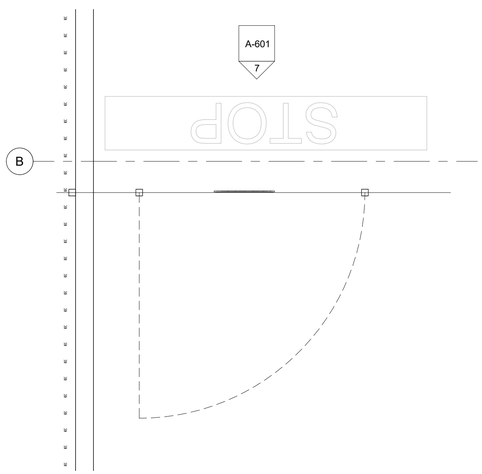


SAMPLE PHOTO OF THE GATE

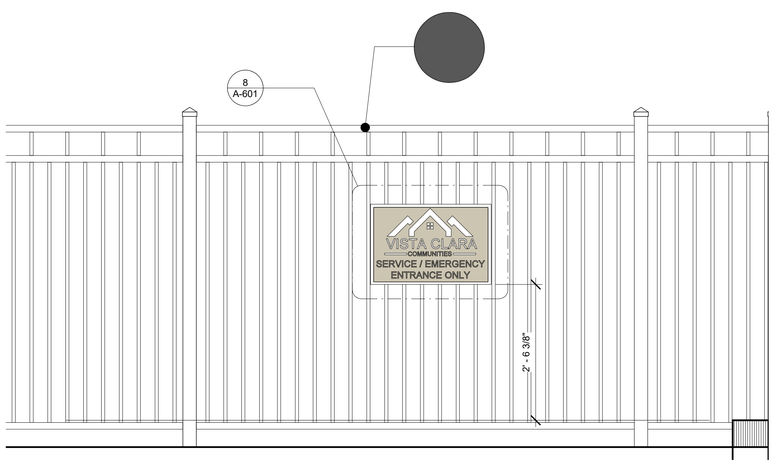


SAMPLE PHOTO OF THE FENCE

NOTE: ORNAMENTAL ALUMINUM FENCE & PEDESTRIAN GATE.
FENCE CONSULTANT WILL VALUE ENGINEERING MATERIALS AND DESIGN DURING BUILDING PERMIT SUBMITTAL.



6 NE 1ST AVENUE ENTRY GATE PLAN
3/8" = 1'-0"



7 NE 1ST AVENUE ENTRY GATE ELEVATION
3/4" = 1'-0"



8 NE 1ST AVENUE ENTRY GATE ELEVATION - ENLARGED SIGNAGE
3" = 1'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01
3	10/07/2019	REV3 DRC 19-PDD-01
4	11/01/2019	REV4 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

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POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

SIGNAGE & FENCE DETAILS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 08/19/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-601

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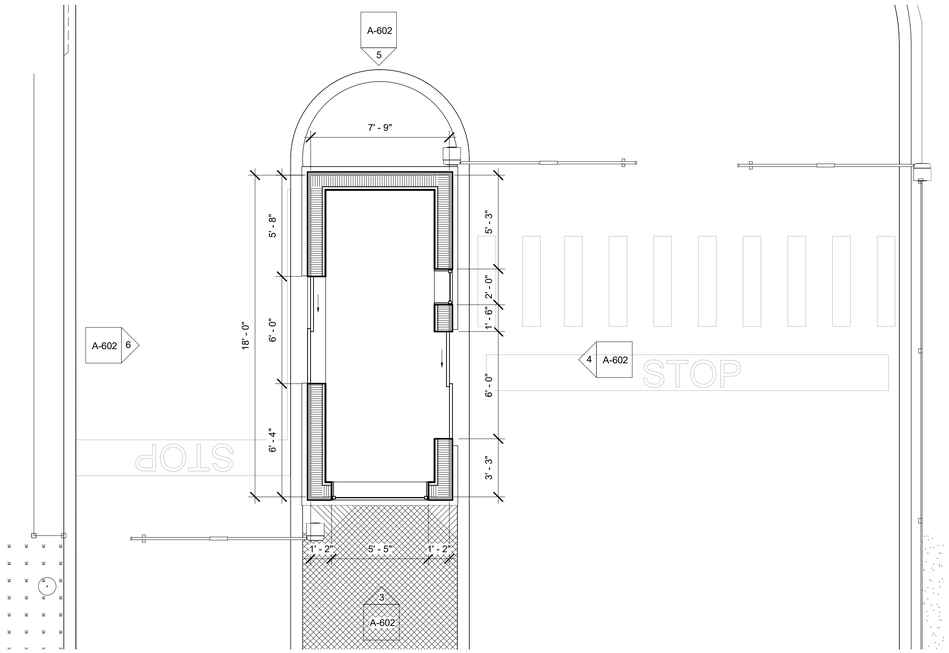


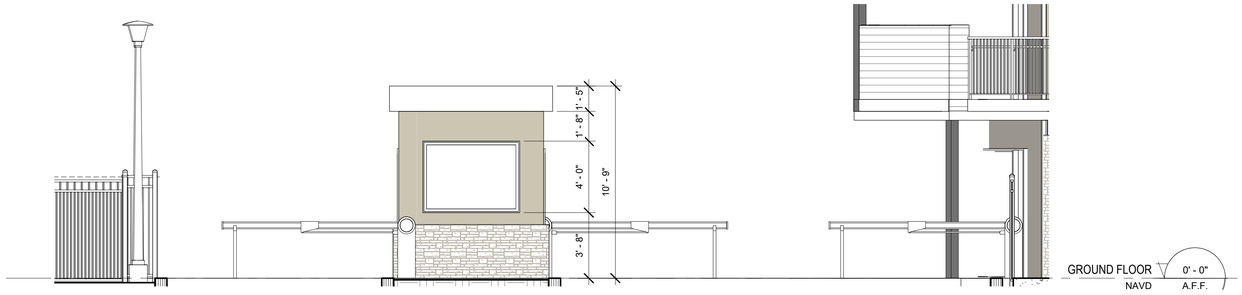
1 GUARDHOUSE PLAN
1/4" = 1'-0"



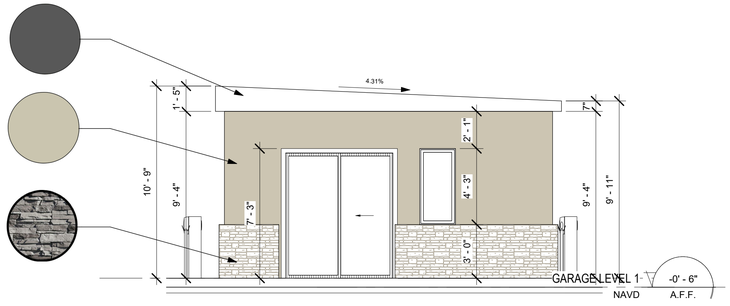
2 GUARDHOUSE PERSPECTIVE

MATERIALS LEGEND:

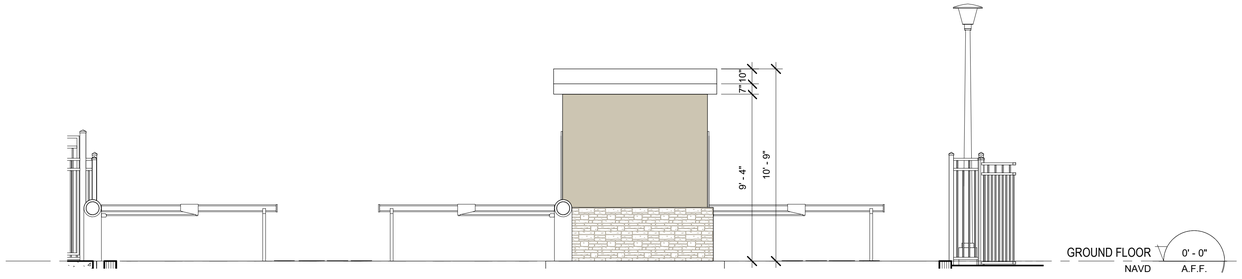
1	
2	
3	
4	
5	
6	
7	
8	
9	



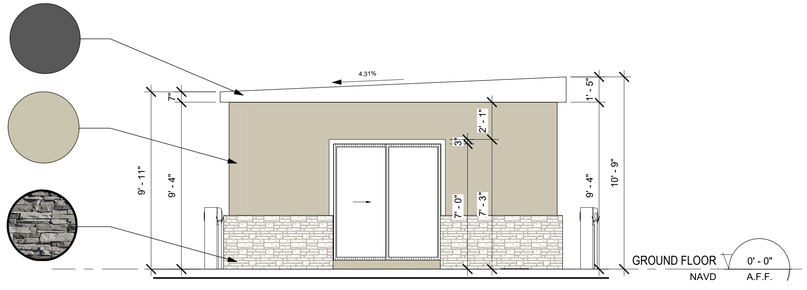
3 GUARDHOUSE FRONT ELEVATION
1/4" = 1'-0"



4 GUARDHOUSE NORTH SIDE ELEVATION
1/4" = 1'-0"



5 GUARDHOUSE BACK ELEVATION
1/4" = 1'-0"



6 GUARDHOUSE SOUTH SIDE ELEVATION
1/4" = 1'-0"

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
3	10/07/2019	REV3 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

GUARDHOUSE PLAN & ELEVATIONS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 09/24/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-602

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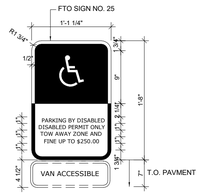
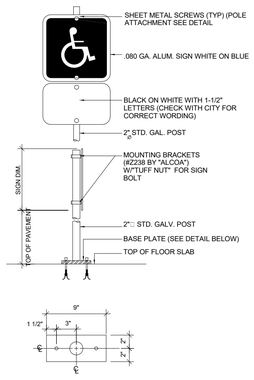
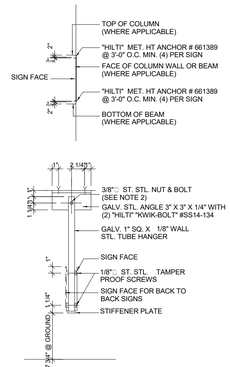


NOTES:

1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED
3. WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. MOUNT SIGN ON WALL 84" ABOVE PAVEMENT.
5. SIGN FOR HANDICAPPED PARKING SHALL MEET REQUIREMENTS OF FEDERAL, STATE AND LOCAL CODES
6. PROVIDE 7'-0" HEIGHT CLEAR TO BOTTOM OF ANY SIGN TO TOP OF PAVEMENT.



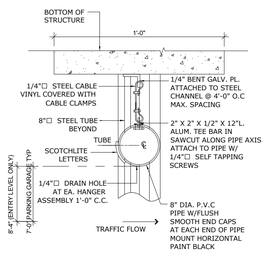
1 A-021 SIGN MOUNTING DETAIL
SCALE: N.T.S.



NOTES:

1. HANGER SPACING 3'-0" O.C. MIN. (2) PER SIGN
2. OPTIONAL HANGER CONN. 3/8"□ STAINLESS STL. CLEVIS PIN W/HAIRPIN COTTER

2 A-021 SIGN MOUNTING DETAIL (2)
SCALE: N.T.S.



3 A-021 SIGN MOUNTING DETAIL (3)
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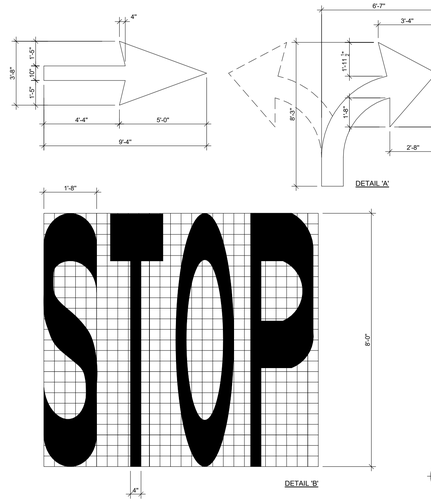
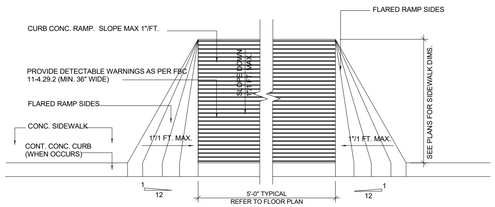
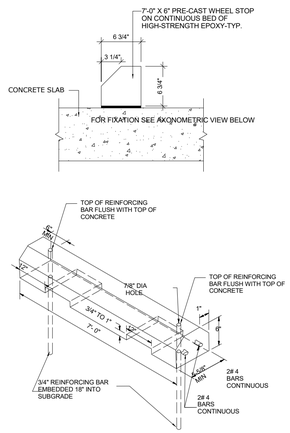


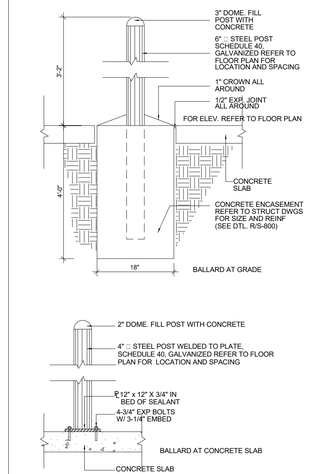
4 A-021 SIGNAGE MESSAGES AND ARROW DETAILS
SCALE: N.T.S.



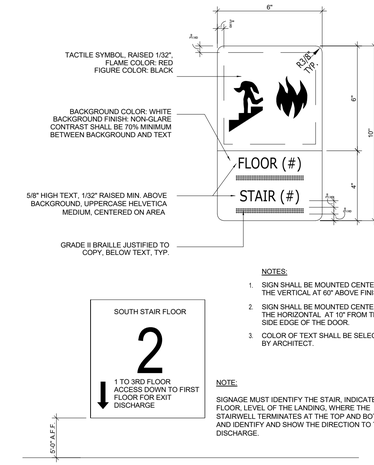
5 A-021 CURB RAMP DETAIL -B-
SCALE: N.T.S.



6 A-021 WHEEL STOP CURB DETAIL
SCALE: N.T.S.



7 A-021 TYPICAL BOLLARD DETAILS
SCALE: N.T.S.



NOTES:

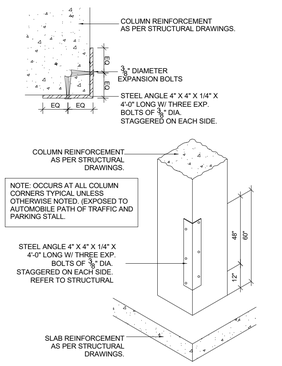
1. SIGN SHALL BE MOUNTED CENTERED ON THE VERTICAL AT 60" ABOVE FINISH FLOOR.
2. SIGN SHALL BE MOUNTED CENTERED ON THE HORIZONTAL AT 10" FROM THE LATCH SIDE EDGE OF THE DOOR.
3. COLOR OF TEXT SHALL BE SELECTED BY ARCHITECT.

NOTE:

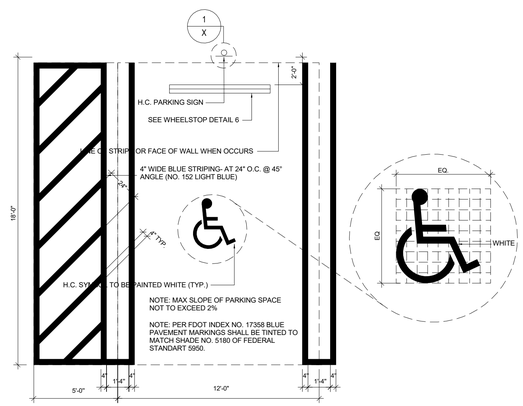
SIGNAGE MUST IDENTIFY THE STAIR, INDICATE THE FLOOR, LEVEL OF THE LANDING, WHERE THE STAIRWELL TERMINATES AT THE TOP AND BOTTOM, AND IDENTIFY AND SHOW THE DIRECTION TO THE EXIT DISCHARGE.

8 A-021 STAIRS INDENTIFICATION DETAILS
SCALE: N.T.S.

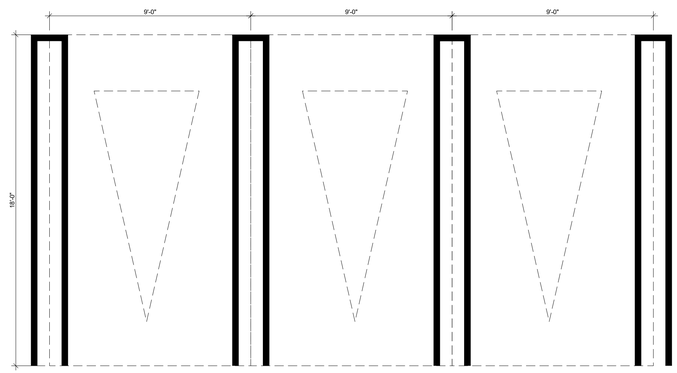
AS PER FBC-B 704.9 WHERE FIRE PROTECTIVE COVERING OF A STRUCTURAL MEMBER IS SUBJECT TO IMPACT DAMAGE FROM MOVING VEHICLES, THE HANDLING OF MERCHANDISE OR OTHER ACTIVITY, THE FIRE PROTECTIVE COVERING SHALL BE PROTECTED BY CORNER GUARDS OR BY A SUBSTANTIAL JACKET OF METAL OR OTHER NONCOMBUSTIBLE MATERIAL TO A HEIGHT ADEQUATE TO PROVIDE FULL PROTECTION, BUT NOT LESS THAN 5 FEET FROM THE FINISHED FLOOR.



9 A-021 COLUMN PROTECTION DETAIL
SCALE: N.T.S.

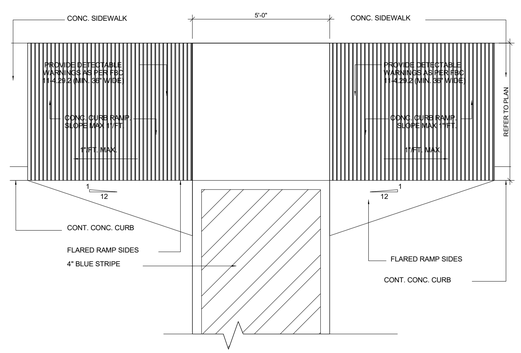


10 A-021 TYPICAL ENLARGED HANDICAP PARKING SPACE
SCALE: N.T.S.



11 A-021 TYPICAL ENLARGES STANDARD PARKING SPACE
SCALE: N.T.S.

NOTE: SEE FLOOR PLANS FOR EXACT DIMENSION OF PARKING WIDTH AND COLUMN LOCATION (WHEN OCCURS)



NOTE:

1.) DETECTABLE WARNING CONSISTING OF EXPOSED AGGREGATE CONCRETE. 1/2" x 1/4" PROJECTION SPACED @ 1" STRIP SURFACE.

2.) DETECTABLE WARNING TO EXTEND TO FULL WIDTH AND DEPTH OF CURB RAMP

12 A-021 CURB RAMP - ADA
SCALE: N.T.S.

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
1	06/28/2019	REV1 DRC 19-PDD-01
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

PARKING DETAILS

Drawn	Field
CP - AK	Architecture
Verified	Scale
JFG	1" = 1'-0"
Approved	Date
SL	06/28/2019
Project Manager	Dwg. no.
CP	
Project 17-835US	A-603

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ARCH D 24"X36" (A1)

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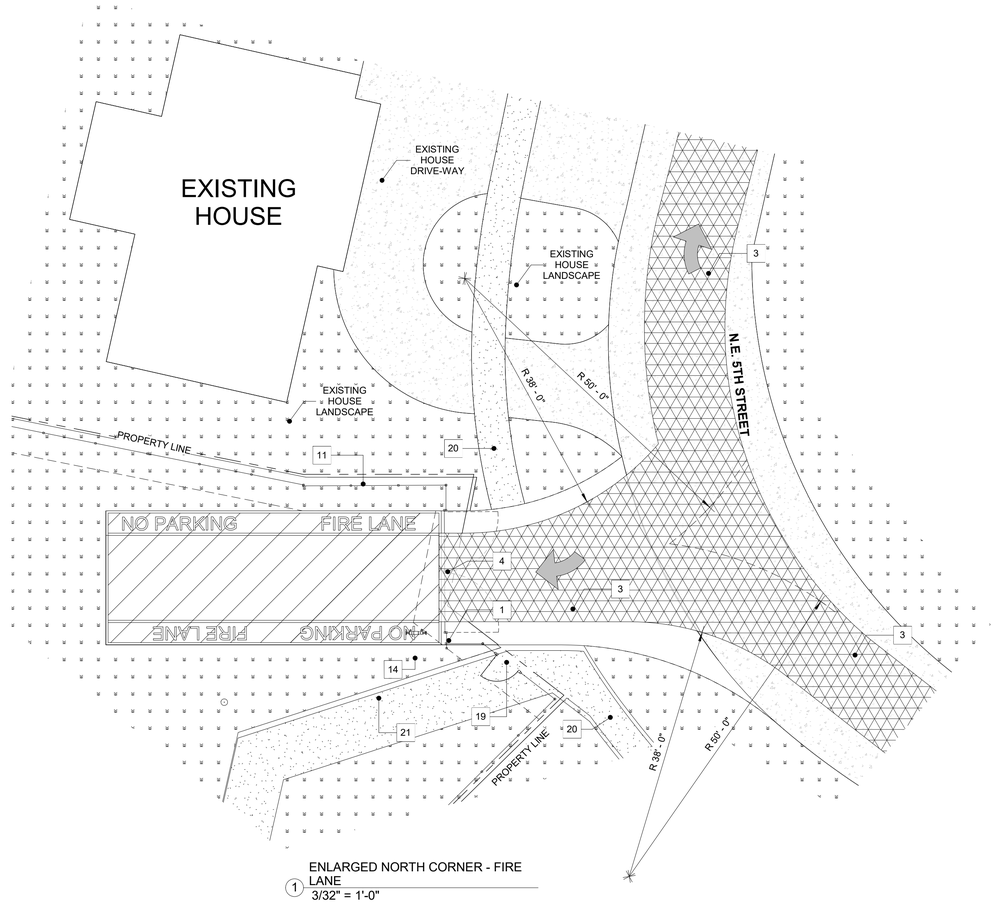
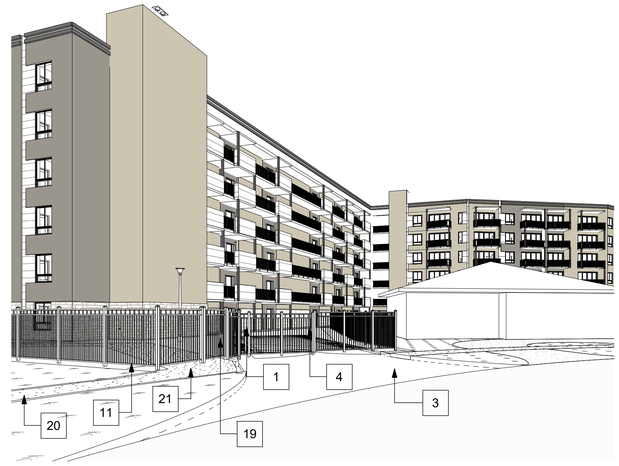
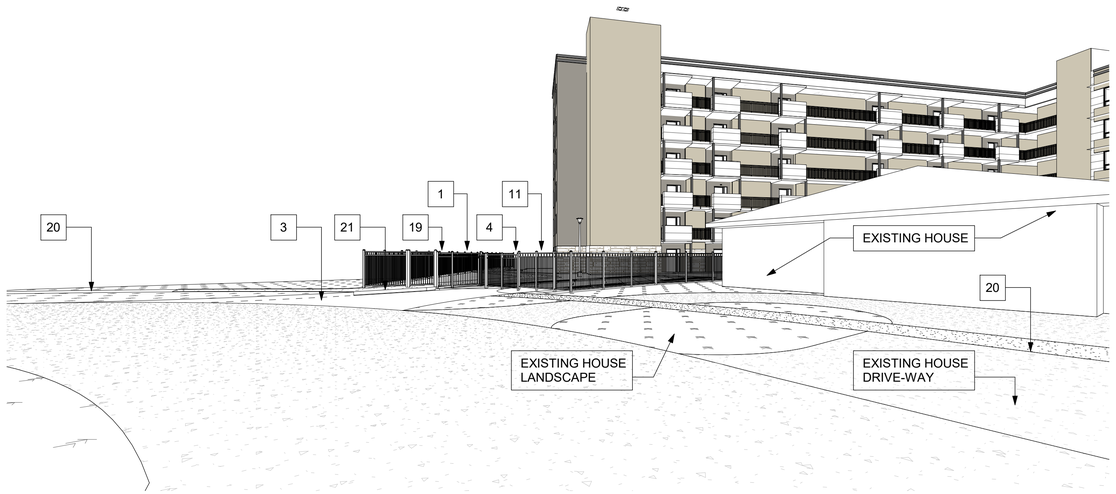


1 ENLARGED NORTH CORNER - FIRE LANE
3/32" = 1'-0"



2 NORTH CORNER FIRE LANE - GATE - FIRE DEPT. EXCLUSIVE USE



3 NORTH CORNER FIRE LANE - ON N.E. 5TH STREET

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
5. ELECTRIC VECHICLE CHARGING STATIONS
6. TRASH ROOMS
7. ELECTRICAL TRANSFORMERS
8. RETAINING WALL
9. RETAINING PONDS
10. WATER FEATURE
11. FENCE
12. WALL SIGNAGE (SIGN ON THE FACADE ABOVE) SEE SHEET 5/A-600, 6/A-600 & 7/A-600 FOR MORE DETAILS
13. EXISTING FIRE HYDRANT TO BE REMOVED
14. NEW PROPOSED FIRE HYDRANT / STANDIPE
15. NEW PROPOSED STREET LIGHT POLE
16. EXISTING 10'-0" UTILITY EASEMENT
17. EXISTING 20'-0" UTILITY EASEMENT
18. EXISTING OVERHEAD UTILITY LINES TO REMAIN
19. PEDESTRIAN GATE
20. EXISTING SIDEWALK
21. NEW PROPOSED SIDEWALK
22. MARINA DOCK (UNDER SEPARATE PERMIT)
23. ADA RAMP.
24. LOADING ZONE.
25. FREE STANDING MONUMENT SIGN
26. WALL SIGN (UNIT SIGNAGE) SEE SHEET 1/A-601 & 2/A-601 FOR MORE DETAILS
27. EMERGENCY AND SERVICE ENTRY ONLY (SIGNAGE ON THE ENTRY GATE INDICATED AT SHEET 6/A-601, 7/A-601, & 8/A-601)

HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
2	08/28/2019	REV2 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED NORTH CORNER FIRE ACCESS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: 3/32" = 1'-0"
Approved: Approver	Date: 08/25/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-604

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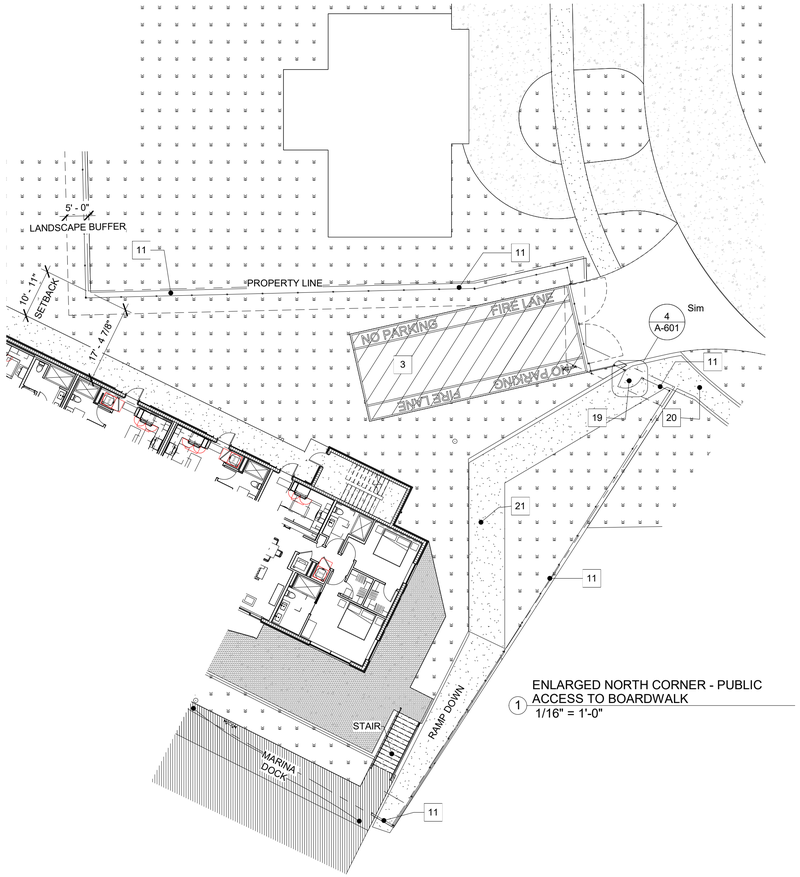
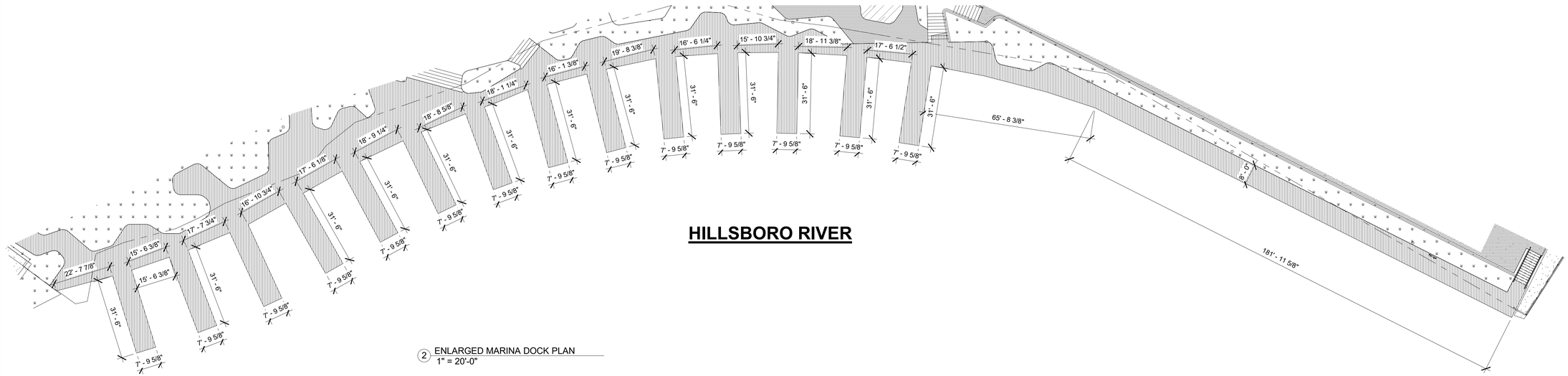


1 ENLARGED NORTH CORNER - PUBLIC ACCESS TO BOARDWALK
1/16" = 1'-0"



LANDSCAPE PLAN (FOR REFERENCE ONLY)
SCALE: N.T.S.



HILLSBORO RIVER

2 ENLARGED MARINA DOCK PLAN
1" = 20'-0"

NOTES:

1. KNOX BOX AND KEY SWITCH FOR BUILDING AND GATE ACCESS
2. AUTOMATIC GATE ENTRANCE
3. DEDICATED FIRE LANE AREA
4. GATE - FIRE DEPT. EXCLUSIVE USE.
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HATCH LEGEND:

- CONCRETE SIDEWALK
- LANDSCAPE / PLANTERS (SEE LANDSCAPE DWG FOR DETAILS)
- TRASH UNLOADING ZONE
- FIRE TRUCK ROUTE

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STEPHANE L'ECUYER
AR 93637

Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
3	10/07/2019	REV3 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

ENLARGED NORTH CORNER PUBLIC ACCESS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 09/26/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-605

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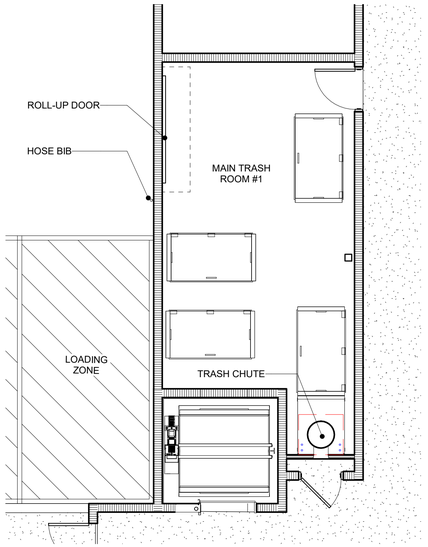
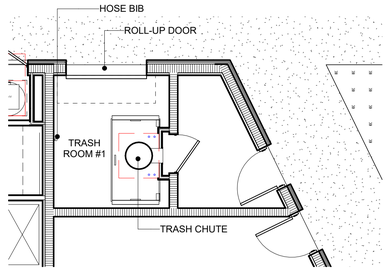
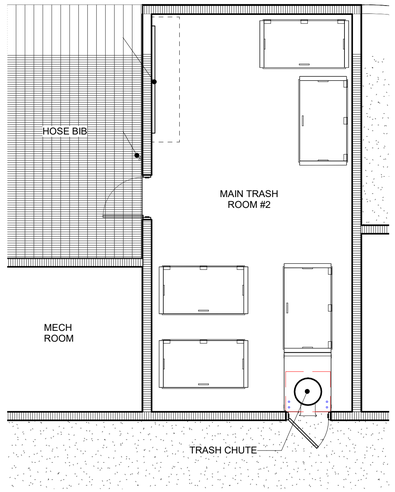


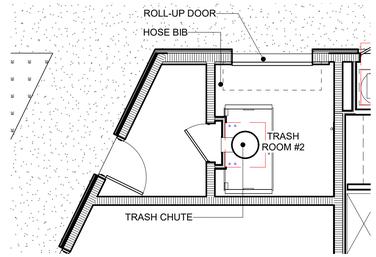
1 SOUTH WING MAIN TRASH ROOM
3/16" = 1'-0"



2 SOUTH WEST TRASH ROOM
3/16" = 1'-0"



3 NORTH WING MAIN TRASH ROOM
3/16" = 1'-0"



4 NORTH WEST TRASH ROOM
3/16" = 1'-0"

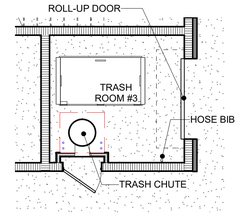
TRASH OPERATION NOTE:

SOUTH WING:

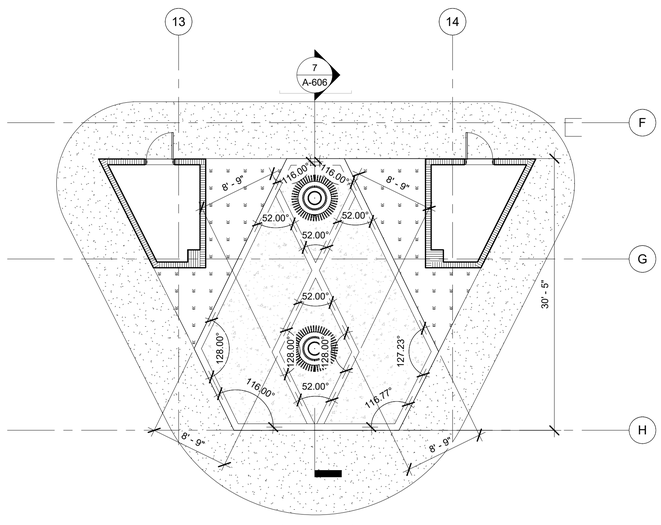
MAINTENANCE STAFF WILL ROLL THOSE TRASH CONTAINERS FROM TRASH ROOM #1 TO MAIN TRASH ROOM #1 AT THE SOUTH WING THE DAY PRIOR THE WASTE COLLECTOR.

NORTH WING:

MAINTENANCE STAFF WILL ROLL THOSE TRASH CONTAINERS FROM TRASH ROOM #2 & #3 TO MAIN TRASH ROOM #2 AT THE NORTH WING THE DAY PRIOR THE WASTE COLLECTOR.



5 NORTH WING TRASH ROOM
3/16" = 1'-0"

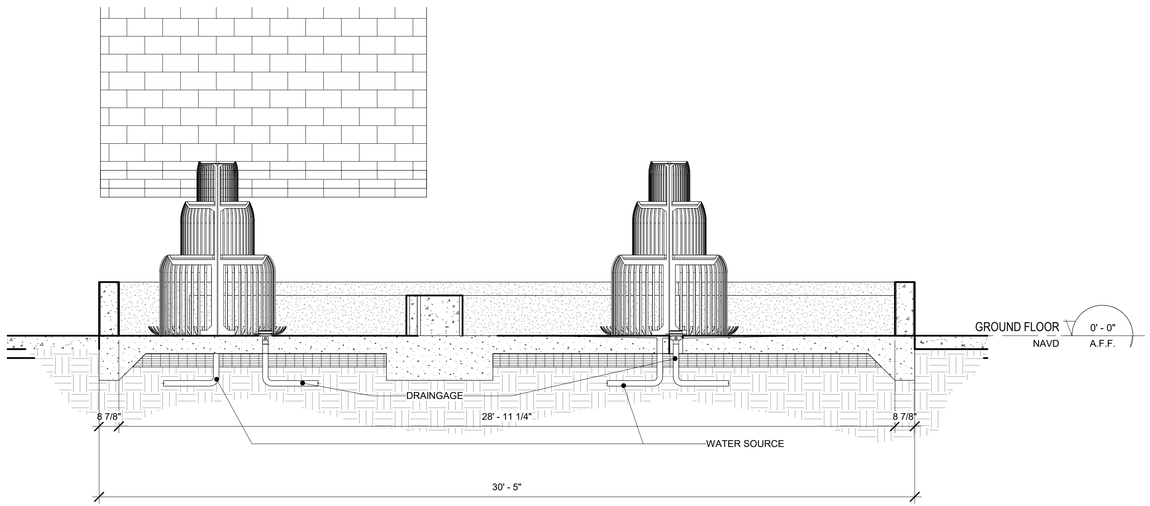


6 BUILDING MAIN ENTRANCE WATER FEATURE ENLARGED PLAN
1/8" = 1'-0"

WATER FEATURE NOTES:

LCOATED AT BUILDING MAIN ENTRANCE

WATER FEATURE CONSULTANT WILL VALUE ENGINEERING MATERIALS AND DESIGN DURING BUILDING PERMIT SUBMITTAL.



7 WATER FEATURE SECTION DETAILS
3/8" = 1'-0"

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STEPHANE L'ECUYER
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Professionals

Kimley»Horn

GARDNER + SEMLER LANDSCAPE ARCHITECTURE

#	Date	Description
3	10/07/2019	REV3 DRC 19-PDD-01
5	12/06/2019	REV5 DRC 19-PDD-01

Notes

SITE PLAN APPROVAL
DRC COMMENTS REV06

VISTA CLARA COMMUNITIES

Client

Deerfield Development Resources

1769 NE 33RD ST.
POMPANO BEACH, FL 33064

VISTA CLARA APARTMENTS at Deerfield Beach
ONE RIVER VIEW WAY
DEERFIELD BEACH, FL 33441

Title

TRASH ROOM ACCESS & OPERATIONS & WATER FEATURE DETAILS

Drawn: Author	Field: Architecture
Verified: Checker	Scale: As indicated
Approved: Approver	Date: 09/27/19
Project Manager: CP	Dwg. no.
Project: 17-835US	A-606

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TRAFFIC IMPACT ANALYSIS

VISTA CLARA
DEERFIELD BEACH, FL

PREPARED FOR:
DEERFIELD DEVELOPMENT RESOURCES, LLC

Kimley»Horn

August 2019
Revised September 27, 2019
Revised October 30, 2019
Kimley-Horn Project #140403000
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
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TRAFFIC IMPACT ANALYSIS

VISTA CLARA

DEERFIELD BEACH, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

August 2019
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1920 Wekiva Way
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Adam B. Kerr, P.E.
Florida Registration Number 64733

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INTRODUCTION

The existing Pennell Marina site is located at 418 NE River Drive in Deerfield Beach, Florida. The site currently contains a marina. The proposed plan of redevelopment includes replacing the existing marina with 326 multifamily apartment dwelling units. *Figure 1* illustrates the location of the proposed developments. The folio numbers associated with these parcels are the following:

- 4743 31 05 0090
- 4743 31 21 0010
- 4743 31 14 0070
- 4743 31 06 0030
- 4743 31 05 0080
- 4743 31 25 0010
- 4743 31 05 0070
- 4743 31 05 0060
- 4743 31 22 0010
- 4743 31 05 0010
- 4743 31 05 0030
- 4743 31 05 0020

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed development. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.

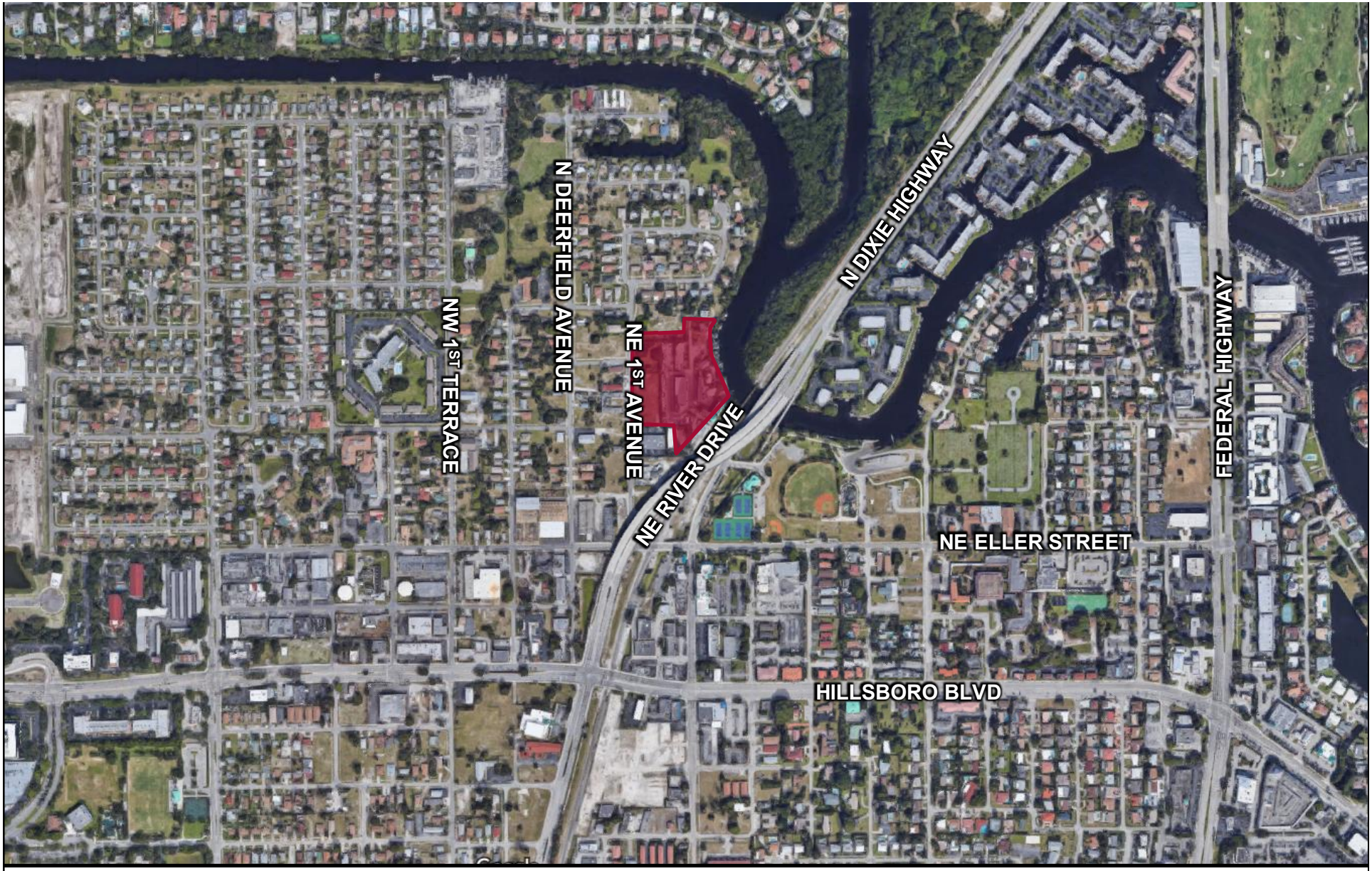


FIGURE 1
SITE LOCATION
VISTA CLARA

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) turning movement counts were collected on June 13, 2018, June 14, 2018, or April 11, 2019 at the following intersections:

Signalized Intersections

- Hillsboro Boulevard & NW/SW 3rd Avenue
- Hillsboro Boulevard & NW 2nd Avenue
- Hillsboro Boulevard & Dixie Highway
- Hillsboro Boulevard & NE/SE 2nd Avenue
- Eller Street & US 1

Unsignalized Intersection

- Hillsboro Boulevard & N Deerfield Avenue
- Eller Street & NW 3rd Avenue
- Eller Street & NW 2nd Avenue
- NE River Drive & NE 1st Avenue
- Eller Street & NE 1st Avenue
- Eller Street & NE 2nd Avenue
- Eller Street & Deerfield Avenue

The AM and PM peak hour was determined for each intersection. The turning movement counts are included in *Appendix B*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The project is a proposed redevelopment that includes 326 multifamily apartment dwelling units at the existing Pennell Marin site.

Trip Generation

The trip generation potential of this facility has been calculated using rates and equations published for Land Use 221 (Multifamily Housing Mid-Rise) by the Institute of Transportation Engineers (ITE) in the *Trip Generation Handbook, Tenth Edition*.

Table 1 summarizes the trip generation potential during the weekday AM and PM peak hours as well as the daily trips. As indicated in *Table 1*, the proposed development is projected to generate 1,775 net new external daily trips, 109 net new external AM peak hour trips (28 in, 81 out), and 138 net new external PM peak hour trips (84 in, 54out).

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Multifamily Housing (Mid-Rise) [ITE 221]	326 DU	1,775	109	28	81	138	84	54
	Subtotal	*1,775*	*109*	*28*	*81*	*138*	*84*	*54*
Driveway Volumes		1,775	109	28	81	138	84	54
Net New External Trips		1,775	109	28	81	138	84	54

Daily Trips
Multifamily Housing (Mid-Rise) [ITE 221] = T = 5.45(X) - 1.75

AM Peak Hour
Multifamily Housing (Mid-Rise) [ITE 221] = Ln(T) = 0.98*Ln(X)-0.98 (26% in, 74% out)

PM Peak Hour
Multifamily Housing (Mid-Rise) [ITE 221] = Ln(T) = 0.96*Ln(X)-0.63 (61% in, 39% out)

Trip Distribution

Trip distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution for the project distribution according to cardinal directions is:

NORTH	-	52 percent
SOUTH	-	23 percent
EAST	-	20 percent
WEST	-	5 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon existing travel patterns and the traffic distribution. *Figure 2* illustrates the project traffic distribution. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2024.



FIGURE 2
PROJECT DISTRIBUTION
PENNELL MARINA AND FREEDOM MARINE CENTER

Kimley»Horn

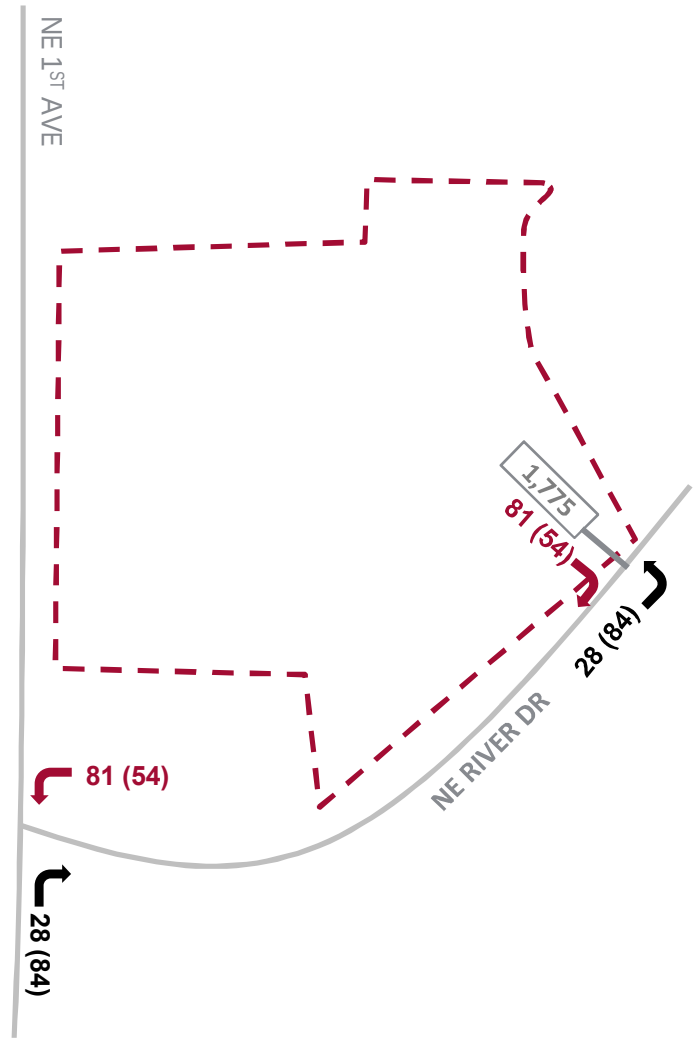
DRIVEWAY ANALYSIS

Access to/from the Pennell Marina site will be available via one full-access driveway located along on NE River Drive. *Figure 3* illustrates the project traffic volumes expected at the site driveways.

Because the driveway is on NE River Drive, which is a dead-end road, a 95th percentile queue analysis was completed at the intersection of NE 1st Avenue & NE River Drive during the future total conditions. The intersection of NE River Drive & NE 1st Avenue is one of the intersections that were analyzed using *Synchro 10.0* Software in the subsequent section to analyze the existing, background, and future total conditions. From that analysis, the overall level of service is A during the AM and PM peak hour during future total conditions. As shown in *Table 2*, the AM and PM peak hour queue lengths are less than one vehicle on each approach. Therefore, no turn lanes are proposed to be required.

Table 2: 2024 Future Total Queue Length

Approach	95th Percentile Queue (ft)	
	AM Peak Hour	PM Peak Hour
WB	10	5
NB	0	0
SB	-	-



NORTH

LEGEND

Project Sites

XX (XX) AM (PM) Inbound Driveway Volumes

XX (XX) AM (PM) Outbound Driveway Volumes

XX Daily Volume

FIGURE 4
DRIVEWAY VOLUMES
PENNELL MARINA AND FREEDOM MARINE CENTER

Kimley»Horn

INTERSECTION ANALYSIS

The operating conditions for three conditions (existing, background and future total buildout) were analyzed at the signalized and unsignalized intersections during the AM peak hour and PM peak hour using Trafficware's *Synchro 10.0* Software. These analyses use the methodologies outline in the *Highway Capacity Manual, 2010 Edition* in order to determine the overall intersection level of service and delay.

Signalized Intersections

- Hillsboro Boulevard & NW/SW 3rd Avenue
- Hillsboro Boulevard & NW 2nd Avenue
- Hillsboro Boulevard & Dixie Highway
- Hillsboro Boulevard & NE/SE 2nd Avenue
- Eller Street & US 1

Unsignalized Intersection

- Hillsboro Boulevard & N Deerfield Avenue
- NW 2nd Street & NW 3rd Avenue
- Eller Street & NW 2nd Avenue
- NE River Drive & NE 1st Avenue
- Eller Street & NE 1st Avenue
- Eller Street & NE 2nd Avenue
- Eller Street & Deerfield Avenue

Existing intersection analyses were based upon the collected turning movements for the existing year at the study intersections with the peak season conversion factor (PSCF) applied. To determine future background volumes, a 1% compounded annual growth rate was applied to the intersection counts due to the nature of the site location and the surrounding residential uses. A 2.41% grow rate was calculated based on FDOT annual average daily traffic volumes for 3-years and was applied to intersections with Hillsboro Boulevard. The total future volumes were determined by adding the project traffic volumes to the background volumes. The growth rate calculation is included in *Appendix D.*

Table 3 summarizes the existing level of service (LOS) at the study intersections. *Table 4* summarizes 2024 background (LOS) and *Table 5* summarizes 2024 future total (LOS) at the study intersections.

As shown in these tables, the signalized intersections are operating at a level of service D or better during existing, background, and future total conditions. The unsignalized intersection approaches operate at a level of service C or better. Therefore, no improvements or modification are proposed for these intersections.

Turning movement counts and signal timings are included in *Appendix B* and *Appendix C*, respectively. Peak Season Conversion Factor and volume development worksheets are located in *Appendix D* and *Appendix E*, respectively. Synchro Software output worksheets are in *Appendix F*.

Table 3: Existing Level of Service

Intersection	Signal Type	Overall Delay/LOS	Approach			
			NB	SB	EB	WB
AM Peak Hour						
NW 3rd Ave & Hillsboro Blvd	Signalized	23.8 C	D	D	B	C
Hillsboro Blvd & NW 2nd Ave		7.0 A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		35.7 D	D	D	C	C
SE/NE 2nd Ave & Hillsboro Blvd		7.1 A	C	C	A	A
NE Eller St & US 1		6.4 A	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized			15.3/C		
NW 3rd Ave & NE Eller St			8.2/A	9.1/A	0/A	9.2/A
NW 2nd Ave & NE Eller St			7.7/A	7.4/A	7.8/A	8.1/A
NE Eller St & NE 1st Ave				9.7/A		
NE/NW 1st Ave & NE River Dr						8.8/A
NE 2nd Ave & NE Eller St			7.6/A	8.1/A	8.2/A	8.1/A
NE Eller St & Deerfield Ave			7.7/A	7.7/A	8.1/A	8.5/A
PM Peak Hour						
NW 3rd Ave & Hillsboro Blvd	Signalized	26.0 C	D	D	C	C
Hillsboro Blvd & NW 2nd Ave		8.9 A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		43.0 D	C	D	D	C
SE/NE 2nd Ave & Hillsboro Blvd		7.7 A	C	C	A	A
NE Eller St & US 1		8.4 B	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized			17.2/C		
NW 3rd Ave & NE Eller St			10.1/B	10.4/B	8.2/A	11.4/B
NW 2nd Ave & NE Eller St			8.5/A	8.1/A	8.5/A	9.4/A
NE Eller St & NE 1st Ave				10.4/B		
NE/NW 1st Ave & NE River Dr						8.9/A
NE 2nd Ave & NE Eller St			8.2/A	9.0/A	8.7/A	9.2/A
NE Eller St & Deerfield Ave			7.8/A	8.0/A	8.3/A	9.2/A

Table 4: 2024 Background Level of Service

Intersection	Signal Type	Overall Delay/LOS	Approach			
			NB	SB	EB	WB
AM Peak Hour						
NW 3rd Ave & Hillsboro Blvd	Signalized	25.5 C	D	D	C	C
Hillsboro Blvd & NW 2nd Ave		7.6 A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		39.5 D	D	D	D	C
SE/NE 2nd Ave & Hillsboro Blvd		7.5 A	C	C	A	A
NE Eller St & US 1		6.7 A	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized			17/C		
NW 3rd Ave & NE Eller St			8.3/A	9.3/A	0/A	9.4/A
NW 2nd Ave & NE Eller St			7.8/A	7.5/A	7.9/A	8.2/A
NE Eller St & NE 1st Ave				9.8/A		
NE/NW 1st Ave & NE River Dr						8.8/A
NE 2nd Ave & NE Eller St			7.6/A	8.2/A	8.3/A	8.2/A
NE Eller St & US 1			7.8/A	7.8/A	8.2/A	8.6/A
PM Peak Hour						
NW 3rd Ave & Hillsboro Blvd	Signalized	29.5 C	D	D	C	C
Hillsboro Blvd & NW 2nd Ave		9.9 A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		51.6 D	D	D	E	D
SE/NE 2nd Ave & Hillsboro Blvd		8.3 A	C	C	A	A
NE Eller St & US 1		9.4 B	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized			20/C		
NW 3rd Ave & NE Eller St			10.5/B	10.8/B	8.3/A	11.9/B
NW 2nd Ave & NE Eller St			8.7/A	8.1/A	8.7/A	9.7/A
NE Eller St & NE 1st Ave				10.6/B		
NE/NW 1st Ave & NE River Dr						8.9/A
NE 2nd Ave & NE Eller St			8.3/A	9.2/A	8.9/A	9.4/A
NE Eller St & US 1			7.8/A	8.1/A	8.4/A	9.5/A

Table 5: 2024 Future Total Level of Service

Intersection	Signal Type	Overall Delay/LOS		Approach			
				NB	SB	EB	WB
AM Peak Hour							
NW 3rd Ave & Hillsboro Blvd	Signalized	23.1	C	C	D	B	C
Hillsboro Blvd & NW 2nd Ave		6.5	A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		33.8	C	D	D	C	C
SE/NE 2nd Ave & Hillsboro Blvd		7.7	A	C	C	A	A
NE Eller St & US 1		5.6	A	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized				17.8/C		
NW 3rd Ave & NE Eller St				8.3/A	9.3/A	0/A	9.4/A
NW 2nd Ave & NE Eller St				7.8/A	7.5/A	7.9/A	8.2/A
NE Eller St & NE 1st Ave					11.5/B		
NE/NW 1st Ave & NE River Dr							9.3/A
NE 2nd Ave & NE Eller St				7.9/A	8.4/A	8.7/A	8.4/A
NE Eller St & Deerfield Ave				7.7/A	7.8/A	8.3/A	8.8/A
PM Peak Hour							
NW 3rd Ave & Hillsboro Blvd	Signalized	29.7	C	D	D	C	C
Hillsboro Blvd & NW 2nd Ave		9.9	A	D	D	A	A
Hillsboro Blvd & Dixie Hwy		52.1	D	D	D	E	D
SE/NE 2nd Ave & Hillsboro Blvd		9.1	A	C	C	A	A
NE Eller St & US 1		9.5	A	A	A	C	C
Hillsboro Blvd & Deerfield Ave	Unsignalized				20.9/C		
NW 3rd Ave & NE Eller St				10.5/B	10.8/B	8.3/A	11.9/B
NW 2nd Ave & NE Eller St				8.7/A	8.1/A	8.7/A	9.7/A
NE Eller St & NE 1st Ave					12.8/B		
NE/NW 1st Ave & NE River Dr							9.5/A
NE 2nd Ave & NE Eller St				8.6/A	9.8/A	9.5/A	9.7/A
NE Eller St & US 1				7.9/A	8.2/A	8.6/A	9.8/A

CONCLUSION

The existing Pennell Marina site is located at 418 NE River Drive in Deerfield Beach, Florida. The site currently contains a marina. The proposed plan of redevelopment includes replacing the existing marina with 326 multifamily apartment dwelling units.

This evaluation quantifies the trip generation potential of the Pennell Marina and Freedom Marine Center developments and the project-related impacts at the adjacent intersections. As shown in the evaluation, the signalized intersections operate below LOS D and the unsignalized intersection approaches operate below LOS C.

APPENDIX A: SITE INFORMATION



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	240 NE 5 STREET, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 14 0070
Millage	1112
Use	00

Abbr Legal Description	RIVERVIEW TERRACE 59-34 B LOT 7 BLK 1

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
2020	$112,400		$112,400	$108,800	
2019	$112,400		$112,400	$98,910	
2018	$89,920		$89,920	$89,920	$1,840.84

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$112,400	$112,400	$112,400	$112,400
Portability	0	0	0	0
Assessed/SOH	$108,800	$112,400	$108,800	$108,800
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	$108,800	$112,400	$108,800	$108,800

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QCD	$100	33213 / 999
7/1/1990	WD	$32,000	17581 / 963
8/1/1988	QCD	$18,000	
5/1/1988	WD	$26,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	11,240	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	409 N RIVER AVENUE, DEERFIELD BEACH FL 33441	ID #	4743 31 05 0090
Property Owner	WILLIAMS, G A FAM LTD PRTNR III	Millage	1112
Mailing Address	905 SE 11 STREET DEERFIELD BEACH FL 33441	Use	48
Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 13,14,15		

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
2020	$94,820	$234,530	$329,350	$329,350	
2019	$94,820	$234,530	$329,350	$329,350	
2018	$94,820	$283,090	$377,910	$377,910	$7,973.53

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$329,350	$329,350	$329,350	$329,350
Portability	0	0	0	0
Assessed/SOH	$329,350	$329,350	$329,350	$329,350
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	$329,350	$329,350	$329,350	$329,350

Sales History

Date	Type	Price	Book/Page or CIN
1/15/2003	QCD	$100	35239 / 79
9/26/2002	QCD	$100	35077 / 1257
8/23/2002	WD	$225,000	33734 / 70
6/21/1996	WD	$208,000	25076 / 885
10/1/1987	WD	$175,000	14940 / 433

Land Calculations

Price	Factor	Type
$7.00	13,545	SF
Adj. Bldg. S.F. (Card, Sketch)		3502
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
W								
3502								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	412-418 N RIVER DRIVE, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 05 0010
Millage	1112
Use	20

Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOTS 1,2,3,7 & 8 TOG WITH THAT PT OF VAC COSDEN ST LYING WITHIN SAID LOTS,TOG WITH PENNEL FAMILY PLAT 160-23 PAR B

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
2019	$1,773,370	$104,850	$1,878,220	$1,556,070	
2018	$1,773,370	$104,850	$1,878,220	$1,414,610	$35,739.19
2017	$1,182,250	$103,760	$1,286,010	$1,286,010	$30,544.07

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,878,220	$1,878,220	$1,878,220	$1,878,220
Portability	0	0	0	0
Assessed/SOH	$1,556,070	$1,878,220	$1,556,070	$1,556,070
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	$1,556,070	$1,878,220	$1,556,070	$1,556,070

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QC*	$100	33213 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	147,781	SF
Adj. Bldg. S.F. (Card, Sketch)		10173
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
C								
10173								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	414 NE 1 AVENUE, DEERFIELD BEACH FL 33441
Property Owner	DEERFIELD DEVELOPMENT RESOURCES LLC
Mailing Address	1769 NE 33 ST POMPANO BEACH FL 33064

ID #	4743 31 21 0010
Millage	1112
Use	10

Abbr Legal Description	ANTIBES DEVELOPMENT PLAT 150-11 B PARCEL A

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
2020	$249,590		$249,590	$249,590	
2019	$249,590		$249,590	$249,590	
2018	$243,790		$243,790	$243,790	$4,990.84

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$249,590	$249,590	$249,590	$249,590
Portability	0	0	0	0
Assessed/SOH	$249,590	$249,590	$249,590	$249,590
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	$249,590	$249,590	$249,590	$249,590

Sales History

Date	Type	Price	Book/Page or CIN
1/5/2018	WD*-E	$3,000,000	114822478
3/30/2016	SW*-D	$720,000	113615650
3/21/2007	WD*-Q	$720,000	43792 / 1263
2/9/2005	WD*	$550,000	39181 / 100
5/7/2001	WD*	$155,000	31619 / 1699

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.75	23,218	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	424 N RIVER DRIVE, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 05 0020
Millage	1112
Use	20

Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 4,5 TOGETHER WITH THAT PT OF VAC COSDEN STREET LYING WITHIN SAID LOTS

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
2019	$158,010	$131,280	$289,290	$289,290	
2018	$158,010	$131,280	$289,290	$289,290	$6,574.31
2017	$158,010	$131,280	$289,290	$289,290	$6,665.65

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$289,290	$289,290	$289,290	$289,290
Portability	0	0	0	0
Assessed/SOH	$289,290	$289,290	$289,290	$289,290
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	$289,290	$289,290	$289,290	$289,290

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QC*	$100	33213 / 996
8/1/1969	WD	$12,300	
11/1/1963	WD	$5,400	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	19,751	SF
Adj. Bldg. S.F. (Card, Sketch)		3071
Units		1
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
C								
3071								



Site Address	430 N RIVER DRIVE, DEERFIELD BEACH FL 33441
Property Owner	PATRICIA E PENNELL TR PENNELL,PATRICIA TRSTEE
Mailing Address	418 NE RIVER AVE DEERFIELD BEACH FL 33441

ID #	4743 31 05 0030
Millage	1112
Use	08

Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 6 TOGETHER WITH PT OF VAC COSDEN ST LYING WITHIN LOT 6

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
2019	$81,050	$94,880	$175,930	$124,990	
2018	$81,050	$94,880	$175,930	$113,630	$3,075.14
2017	$81,050	$81,650	$162,700	$103,300	$2,885.81

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$175,930	$175,930	$175,930	$175,930
Portability	0	0	0	0
Assessed/SOH	$124,990	$175,930	$124,990	$124,990
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	$124,990	$175,930	$124,990	$124,990

Sales History

Date	Type	Price	Book/Page or CIN
1/20/2011	DRR-T	$100	47691 / 1858
12/29/2010	QCD-T	$100	47618 / 1505
3/1/1986	SWD	$100	13242 / 963

Land Calculations

Price	Factor	Type
$10.00	8,105	SF
Adj. Bldg. S.F. (Card, Sketch)		1324
Units		2
Eff./Act. Year Built: 1958/1952		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
R								
2								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	430 NE 1 AVENUE, DEERFIELD BEACH FL 33441
Property Owner	DEERFIELD DEVELOPMENT RESOURCES LLC
Mailing Address	1769 NE 33 ST POMPANO BEACH FL 33064

ID #	4743 31 22 0010
Millage	1112
Use	10

Abbr Legal Description	ANTIBES DEVELOPMENT PLAT II 150-26 B PARCEL 'A'

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
2020	$188,890		$188,890	$188,890	
2019	$188,890		$188,890	$188,890	
2018	$184,500		$184,500	$184,500	$3,777.06

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$188,890	$188,890	$188,890	$188,890
Portability	0	0	0	0
Assessed/SOH	$188,890	$188,890	$188,890	$188,890
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	$188,890	$188,890	$188,890	$188,890

Sales History

Date	Type	Price	Book/Page or CIN
1/5/2018	WD*-E	$3,000,000	114822478
3/30/2016	SW*-D	$720,000	113615650
3/21/2007	WD*-Q	$720,000	43792 / 1263
2/9/2005	WD*	$550,000	39181 / 100
5/7/2001	WD*	$155,000	31619 / 1699

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.75	17,571	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	446 N RIVER DRIVE, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 05 0060
Millage	1112
Use	00

Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 9 TOGETHER WITH PT OF VAC COSDEN ST LYING WITHIN LOT 9

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
2020	$69,470		$69,470	$67,240	
2019	$69,470		$69,470	$61,130	
2018	$55,580		$55,580	$55,580	$1,137.82

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$69,470	$69,470	$69,470	$69,470
Portability	0	0	0	0
Assessed/SOH	$67,240	$69,470	$67,240	$67,240
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	$67,240	$69,470	$67,240	$67,240

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QC*	$100	33213 / 996

Land Calculations

Price	Factor	Type
$10.00	6,947	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	450 N RIVER DRIVE, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 05 0070
Millage	1112
Use	01

Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 10 TOGETHER WITH PT OF VAC COSDEN ST LYING WITHIN LOT 10

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
2020	$60,000	$36,770	$96,770	$96,770	
2019	$60,000	$36,770	$96,770	$96,770	
2018	$60,000	$34,110	$94,110	$94,110	$2,101.61

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$96,770	$96,770	$96,770	$96,770
Portability	0	0	0	0
Assessed/SOH	$96,770	$96,770	$96,770	$96,770
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	$96,770	$96,770	$96,770	$96,770

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QC*	$100	33213 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	7,500	SF
Adj. Bldg. S.F. (Card, Sketch)		928
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
R								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	454 NE 1 AVENUE, DEERFIELD BEACH FL 33441
Property Owner	BGPUP LLC RJP ULTRA ENTERPRISES LLC ETAL
Mailing Address	245 SW 3 ST BOCA RATON FL 33432

ID #	4743 31 25 0010
Millage	1112
Use	00

Abbr Legal Description	PENNELL FAMILY PLAT 160-23 B PARCEL A

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
2020	$200,320		$200,320	$199,950	
2019	$200,320		$200,320	$181,780	
2018	$175,280		$175,280	$165,260	$3,447.35

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$200,320	$200,320	$200,320	$200,320
Portability	0	0	0	0
Assessed/SOH	$199,950	$200,320	$199,950	$199,950
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	$199,950	$200,320	$199,950	$199,950

Sales History

Date	Type	Price	Book/Page or CIN
12/22/2016	WD*-T	$100	114122454
3/26/2002	QC*	$100	33213 / 996

Land Calculations

Price	Factor	Type
$4.00	50,079	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	458 N RIVER DRIVE, DEERFIELD BEACH FL 33441	ID #	4743 31 05 0080
Property Owner	LAND & SEA VENTURES INC	Millage	1112
Mailing Address	418 N RIVER DR DEERFIELD BEACH FL 33441-2043	Use	01
Abbr Legal Description	COSDEN & BRACKNELL ADD TO DEERFIELD 6-9 PB LOT 11,12,TOGETHER WITH PT OF VAC COSDEN ST LYING WITHIN SAID LOTS		

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
2020	$144,940	$76,470	$221,410	$221,410	
2019	$144,940	$76,470	$221,410	$221,410	
2018	$144,940	$71,000	$215,940	$215,940	$4,595.70

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$221,410	$221,410	$221,410	$221,410
Portability	0	0	0	0
Assessed/SOH	$221,410	$221,410	$221,410	$221,410
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	$221,410	$221,410	$221,410	$221,410

Sales History

Date	Type	Price	Book/Page or CIN
10/1/1991	WD	$150,000	18850 / 479
10/1/1990	QCD	$97,682	
3/1/1973	WD	$6,500	

Land Calculations

Price	Factor	Type
$8.00	18,117	SF
Adj. Bldg. S.F. (Card, Sketch)		1843
Units		1
Eff./Act. Year Built: 1963/1946		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
R								
1								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	480 NE 1 AVENUE, DEERFIELD BEACH FL 33441
Property Owner	DEERFIELD DEVELOPMENT RESOURCES LLC
Mailing Address	1769 NE 33 ST POMPANO BEACH FL 33064

ID #	4743 31 06 0030
Millage	1112
Use	00

Abbr Legal Description	31-47-43 N 66 OF E1/2 OF NE1/4 OF SW1/4 OF SW1/4 LESS E 136

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
2020	$51,780		$51,780	$51,780	
2019	$51,780		$51,780	$51,780	
2018	$45,310		$45,310	$31,310	$730.63

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$51,780	$51,780	$51,780	$51,780
Portability	0	0	0	0
Assessed/SOH	$51,780	$51,780	$51,780	$51,780
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	$51,780	$51,780	$51,780	$51,780

Sales History

Date	Type	Price	Book/Page or CIN
4/17/2018	WD-D	$405,500	115033040
3/22/2018	OSA-T		114973293
1/1/1990	QCD	$100	17534 / 46
7/1/1962	WD	$4,500	

Land Calculations

Price	Factor	Type
$4.00	12,945	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11								
L								
1								

APPENDIX B: TURNING MOVEMENT COUNTS

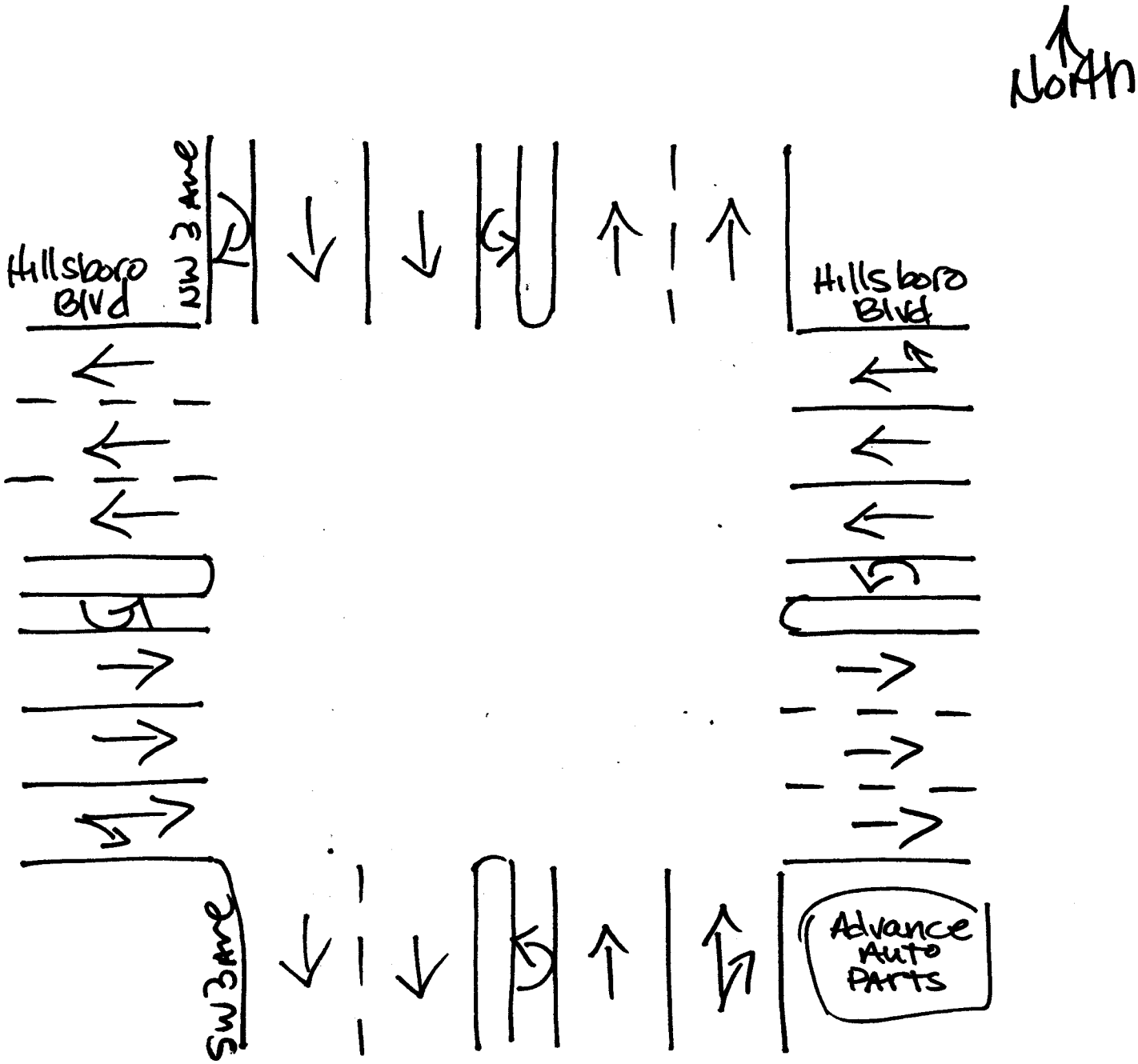
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

HILLSBORO BOULEVARD & NW/SW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: M. CRUZ & L. PALOMINO
SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILL_3AV
Page : 1

ALL VEHICLES

	NW 3RD AVENUE From North				HILLSBORO BOULEVARD From East				SW 3RD AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	4	10	38	2	10	186	0	0	15	10	11	2	32	175	9	504
07:15	0	6	22	39	3	7	203	1	0	24	18	6	1	23	159	13	525
07:30	0	6	26	39	3	18	271	0	0	41	18	11	1	33	266	13	746
07:45	0	12	22	37	6	12	319	2	0	33	27	12	4	28	241	3	758
Hr Total	0	28	80	153	14	47	979	3	0	113	73	40	8	116	841	38	2533
08:00	0	4	18	39	1	12	287	1	0	28	17	23	1	29	219	8	687
08:15	1	11	11	34	4	13	318	1	0	20	24	11	2	19	198	17	684
08:30	0	1	16	42	5	18	310	2	0	52	26	14	3	26	231	9	755
08:45	0	10	27	36	2	21	315	3	0	58	20	18	7	23	241	11	792
Hr Total	1	26	72	151	12	64	1230	7	0	158	87	66	13	97	889	45	2918
---------- * BREAK * ----------																	
16:00	0	4	25	44	7	13	273	0	0	18	31	6	1	25	274	21	742
16:15	0	9	29	27	4	22	314	3	0	25	44	5	1	32	249	17	781
16:30	0	8	29	43	3	20	361	6	1	19	26	7	3	39	250	10	825
16:45	0	7	19	41	5	12	306	2	0	17	39	10	1	44	291	16	810
Hr Total	0	28	102	155	19	67	1254	11	1	79	140	28	6	140	1064	64	3158
17:00	1	8	45	58	11	20	321	4	0	24	39	12	2	52	325	21	943
17:15	0	5	48	56	3	20	348	2	0	33	51	9	4	44	281	17	921
17:30	0	13	42	48	4	17	301	3	0	21	43	8	3	29	328	17	877
17:45	0	9	39	39	3	16	287	1	0	27	39	13	3	35	304	19	834
Hr Total	1	35	174	201	21	73	1257	10	0	105	172	42	12	160	1238	74	3575
TOTAL	2	117	428	660	66	251	4720	31	1	455	472	176	39	513	4032	221	12184



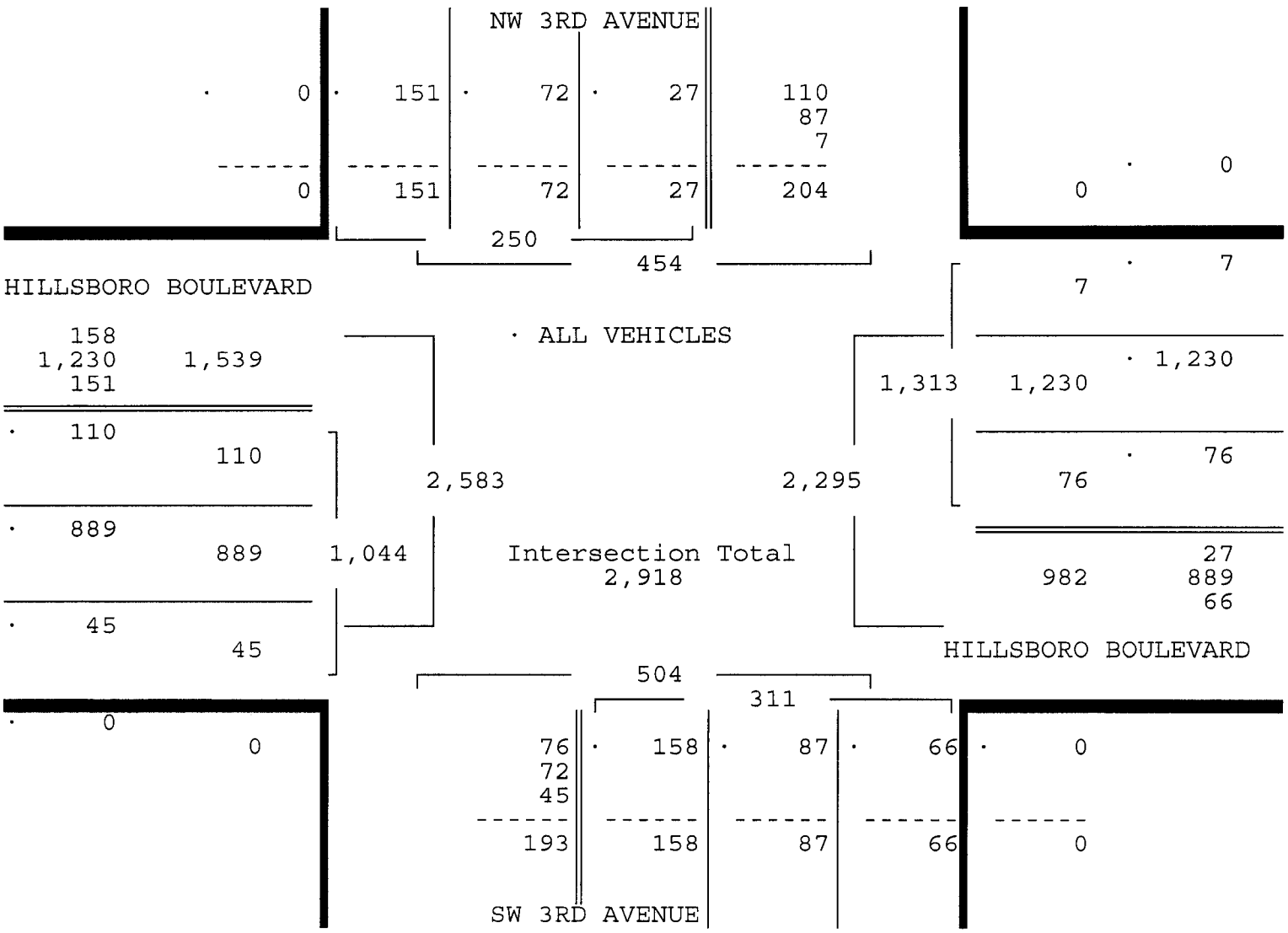
Deerfield Bch, Florida
June 13, 2018
drawn by: Luis Palomino
signalized

HILLSBORO BOULEVARD & NW/SW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: M. CRUZ & L. PALOMINO
SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILL_3AV
Page : 2

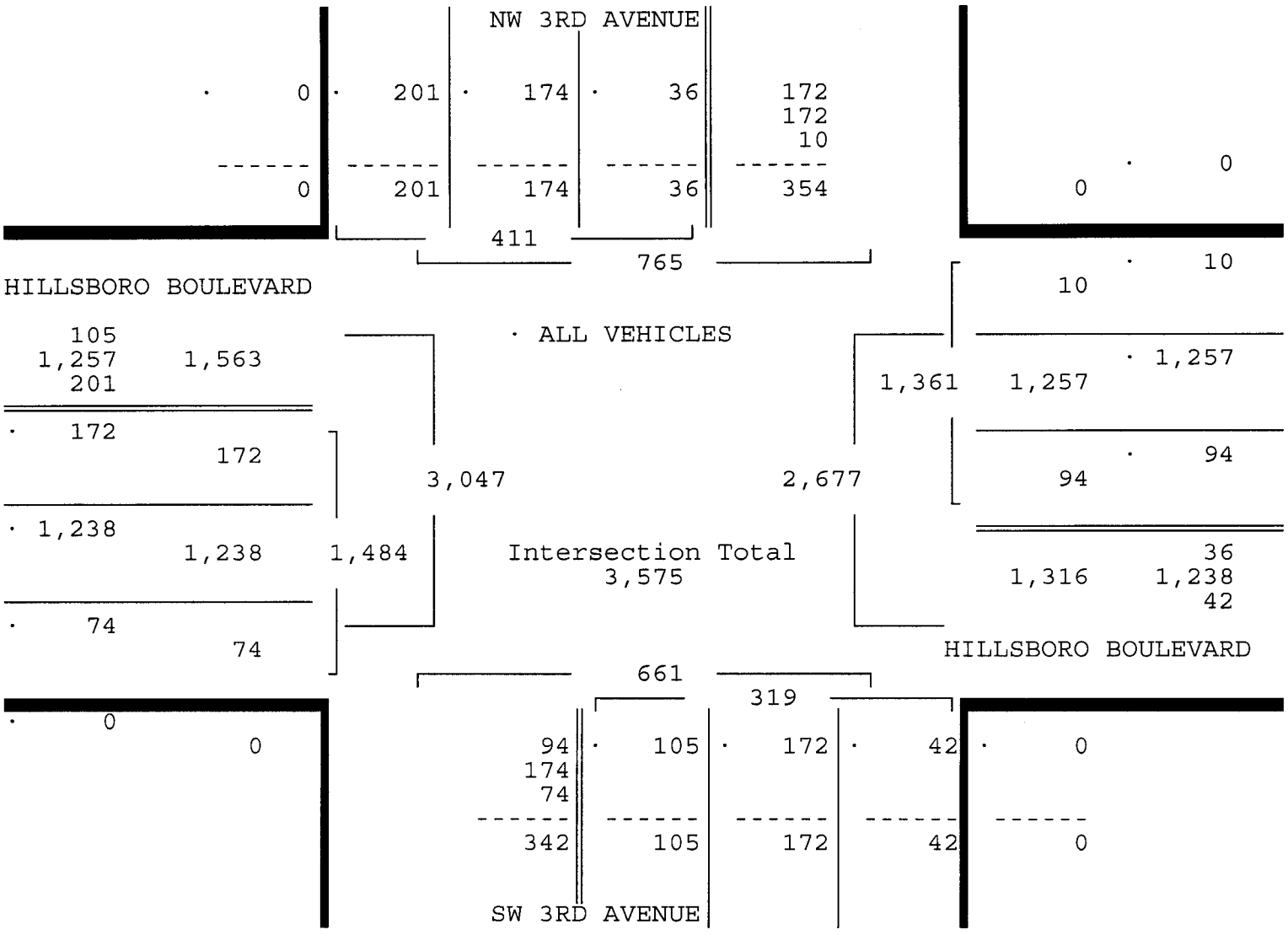
ALL VEHICLES

	NW 3RD AVENUE From North				HILLSBORO BOULEVARD From East				SW 3RD AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start 08:00					08:00				08:00				08:00				
Volume	1	26	72	151	12	64	1230	7	0	158	87	66	13	97	889	45	
Percent	0%	10%	29%	60%	1%	5%	94%	1%	0%	51%	28%	21%	1%	9%	85%	4%	
Pk total	250				1313				311				1044				
Highest	08:45				08:45				08:45				08:45				
Volume	0	10	27	36	2	21	315	3	0	58	20	18	7	23	241	11	
Hi total	73				341				96				282				
PHF	.86				.96				.81				.93				



ALL VEHICLES

	NW 3RD AVENUE From North				HILLSBORO BOULEVARD From East				SW 3RD AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	1	35	174	201	21	73	1257	10	0	105	172	42	12	160	1238	74	
Percent	0%	9%	42%	49%	2%	5%	92%	1%	0%	33%	54%	13%	1%	11%	83%	5%	
Pk total	411				1361				319				1484				
Highest	17:00				17:15				17:15				17:00				
Volume	1	8	45	58	3	20	348	2	0	33	51	9	2	52	325	21	
Hi total	112				373				93				400				
PHF	.92				.91				.86				.93				



TRAFFIC SURVEY SPECIALISTS, INC.

HILLSBORO BOULEVARD & NW/SW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: M. CRUZ & L. PALOMINO
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILL_3AV
Page : 1

PEDESTRIANS & BIKES

	NW 3RD AVENUE From North				HILLSBORO BOULEVARD From East				SW 3RD AVENUE From South				HILLSBORO BOULEVARD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
07:00	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
07:15	0	1	0	2	0	0	0	0	0	0	0	1	0	0	0	0	4
07:30	0	1	0	1	0	0	0	2	0	0	0	0	0	0	0	0	4
07:45	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Hr Total	0	3	0	3	0	0	0	3	0	2	0	1	0	0	0	0	12
08:00	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	3	0	1	0	0	0	0	0	0	4
08:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Hr Total	0	0	0	1	0	0	0	4	0	1	0	1	0	0	0	0	7
---------- * BREAK * ----------																	
16:00	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	0	5
16:15	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
16:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
16:45	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	0	0	4	0	5	0	1	0	0	0	0	0	0	0	0	10
17:00	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	3
17:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
17:30	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	4
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	2	0	2	0	5	0	0	0	0	0	0	0	0	9
TOTAL	0	3	0	10	0	7	0	13	0	3	0	2	0	0	0	0	38

TRAFFIC SURVEY SPECIALISTS, INC.

HILLSBORO BOULEVARD & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLW2AV
Page : 1

ALL VEHICLES

	NW 2ND AVENUE From North				HILLSBORO BOULEVARD From East				DRIVEWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	1	0	3	1	2	171	5	0	1	0	2	0	8	154	7	355
07:15	0	6	1	2	1	3	211	3	0	0	1	1	1	10	182	4	426
07:30	0	8	0	3	0	3	231	4	0	4	0	3	0	7	231	8	502
07:45	0	7	0	5	0	4	326	7	0	0	4	1	0	10	275	5	644
Hr Total	0	22	1	13	2	12	939	19	0	5	5	7	1	35	842	24	1927
08:00	0	6	1	2	0	2	235	3	0	2	4	2	0	6	205	3	471
08:15	0	11	2	4	0	1	313	4	0	5	1	2	0	6	200	6	555
08:30	0	7	1	2	0	3	324	2	0	0	1	2	0	15	249	4	610
08:45	0	6	1	4	1	0	300	4	0	2	2	1	0	3	246	8	578
Hr Total	0	30	5	12	1	6	1172	13	0	9	8	7	0	30	900	21	2214
* BREAK *																	
16:00	0	8	3	8	1	2	275	6	0	1	2	2	0	10	246	6	570
16:15	0	8	4	8	1	11	290	11	0	0	3	3	0	1	257	12	609
16:30	0	11	5	12	2	7	364	13	0	5	3	4	1	10	264	11	712
16:45	0	7	6	7	3	5	298	7	0	2	4	5	1	15	293	9	662
Hr Total	0	34	18	35	7	25	1227	37	0	8	12	14	2	36	1060	38	2553
17:00	0	3	4	4	1	3	359	5	0	0	2	2	4	15	326	6	734
17:15	0	8	5	7	5	4	355	2	0	2	3	0	7	9	298	6	711
17:30	0	12	2	13	3	5	281	6	0	2	2	1	1	19	326	12	685
17:45	0	8	4	11	8	7	310	6	0	4	2	2	2	17	299	13	693
Hr Total	0	31	15	35	17	19	1305	19	0	8	9	5	14	60	1249	37	2823
TOTAL	0	117	39	95	27	62	4643	88	0	30	34	33	17	161	4051	120	9517

TRAFFIC SURVEY SPECIALISTS, INC.

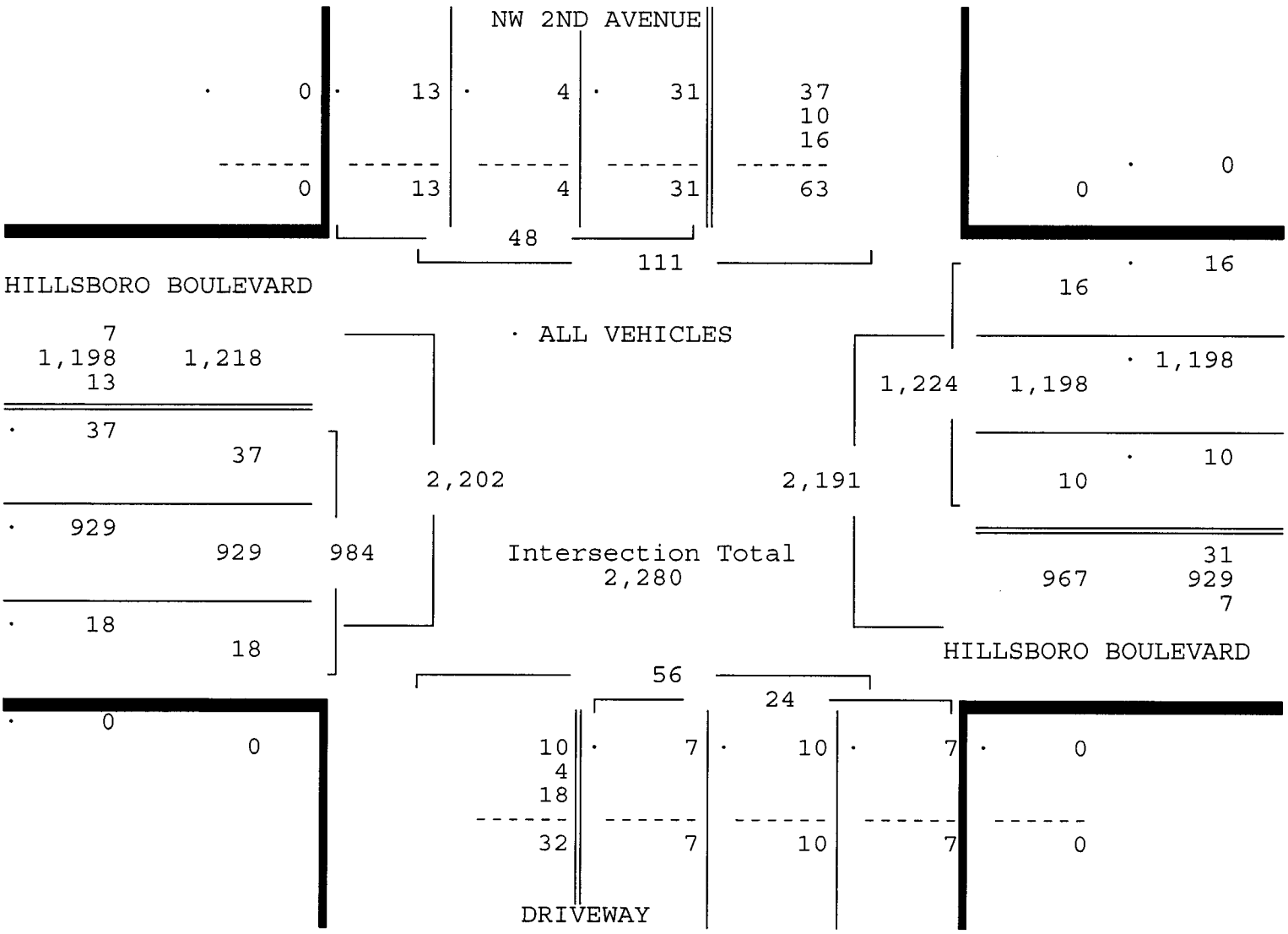
HILLSBORO BOULEVARD & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLW2AV

ALL VEHICLES

	NW 2ND AVENUE From North				HILLSBORO BOULEVARD From East				DRIVEWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start	07:45				07:45				07:45				07:45				
Volume	0	31	4	13	0	10	1198	16	0	7	10	7	0	37	929	18	
Percent	0%	65%	8%	27%	0%	1%	98%	1%	0%	29%	42%	29%	0%	4%	94%	2%	
Pk total	48				1224				24				984				
Highest	08:15				07:45				08:00				07:45				
Volume	0	11	2	4	0	4	326	7	0	2	4	2	0	10	275	5	
Hi total	17				337				8				290				
PHF	.71				.91				.75				.85				



TRAFFIC SURVEY SPECIALISTS, INC.

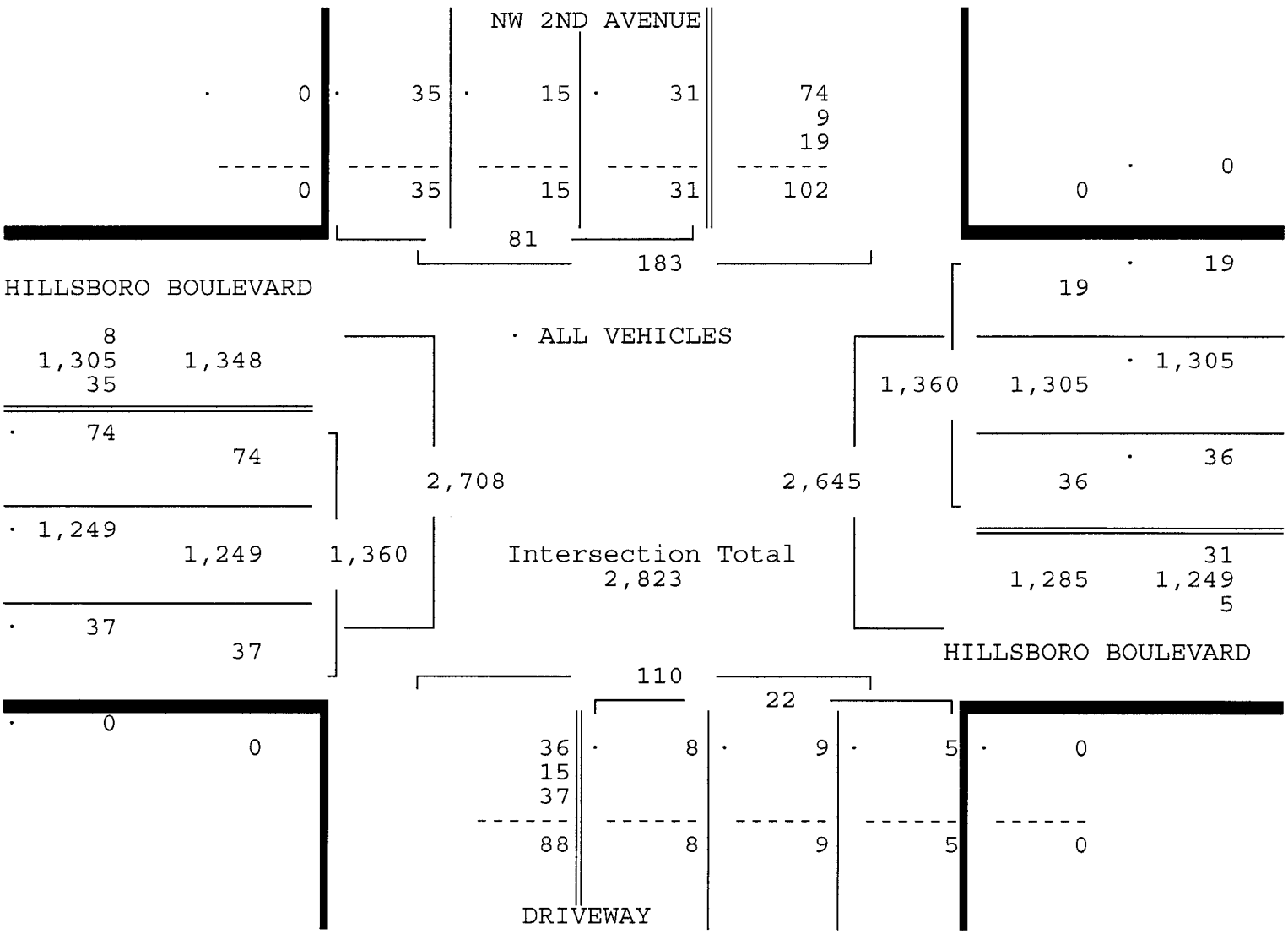
HILLSBORO BOULEVARD & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLW2AV
Page : 3

ALL VEHICLES

	NW 2ND AVENUE From North				HILLSBORO BOULEVARD From East				DRIVEWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	31	15	35	17	19	1305	19	0	8	9	5	14	60	1249	37	
Percent	0%	38%	19%	43%	1%	1%	96%	1%	0%	36%	41%	23%	1%	4%	92%	3%	
Pk total	81				1360				22				1360				
Highest	17:30				17:00				17:45				17:30				
Volume	0	12	2	13	1	3	359	5	0	4	2	2	1	19	326	12	
Hi total	27				368				8				358				
PHF	.75				.92				.69				.95				



TRAFFIC SURVEY SPECIALISTS, INC.

HILLSBORO BOULEVARD & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

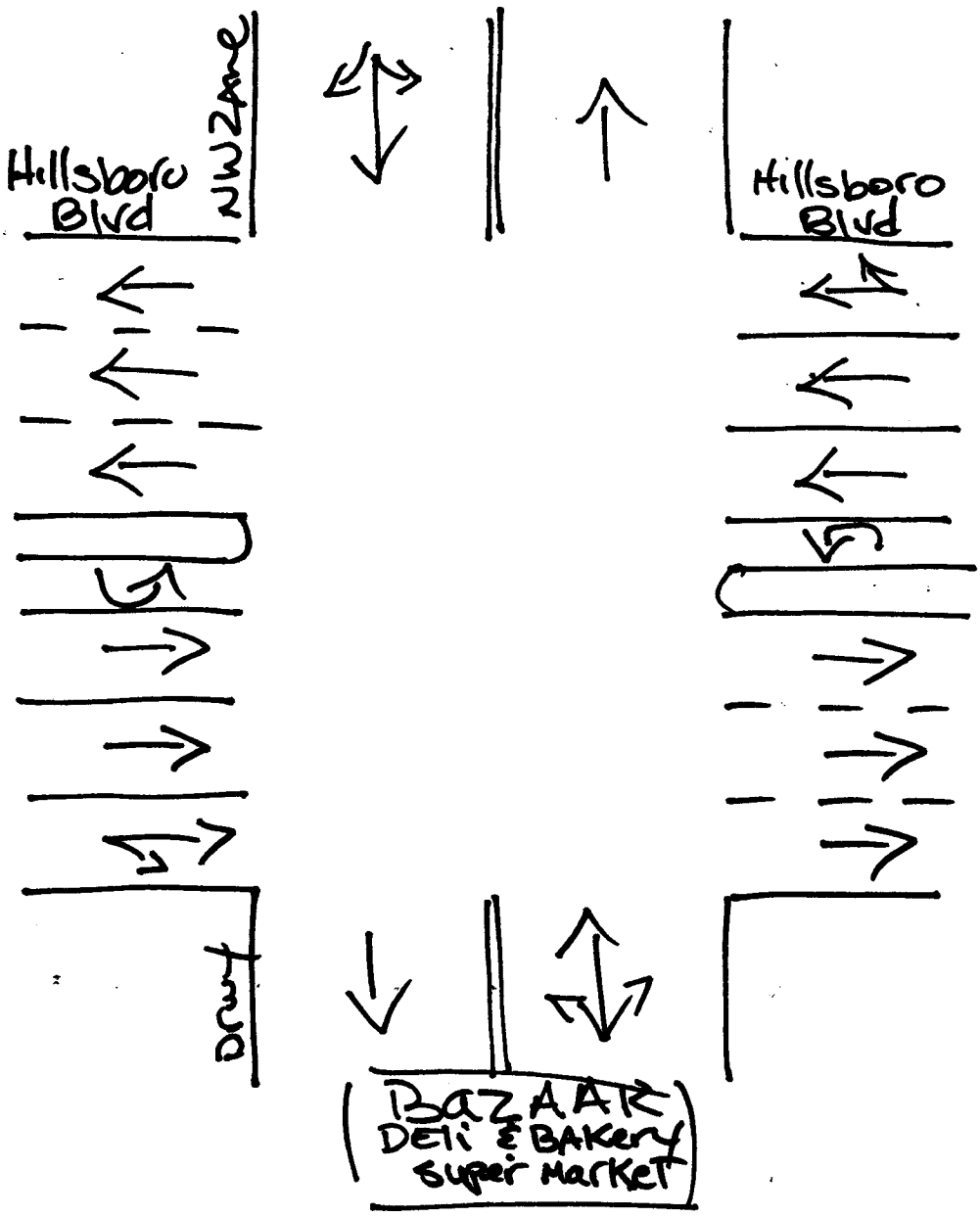
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLW2AV
Page : 1

PEDESTRIANS & BIKES

	NW 2ND AVENUE From North				HILLSBORO BOULEVARD From East				DRIVEWAY From South				HILLSBORO BOULEVARD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
07:00	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	4
07:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	4
Hr Total	0	2	0	7	0	0	0	0	0	0	0	0	0	0	0	0	9
08:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
08:30	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	3
08:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Hr Total	0	2	0	5	0	0	0	0	0	1	0	0	0	0	0	0	8
---------- * BREAK * ----------																	
16:00	0	1	0	5	0	0	0	0	0	0	0	0	0	0	0	0	6
16:15	0	1	0	2	0	0	0	1	0	0	0	1	0	0	0	0	5
16:30	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
16:45	0	0	0	1	0	1	0	4	0	0	0	3	0	0	0	1	10
Hr Total	0	2	0	11	0	1	0	5	0	0	0	4	0	0	0	1	24
17:00	0	1	0	2	0	1	0	12	0	0	0	1	0	0	0	0	17
17:15	0	2	0	1	0	0	0	1	0	1	0	0	0	0	0	1	6
17:30	0	1	0	3	0	1	0	2	0	2	0	3	0	0	0	3	15
17:45	0	0	0	1	0	1	0	3	0	0	0	0	0	1	0	5	11
Hr Total	0	4	0	7	0	3	0	18	0	3	0	4	0	1	0	9	49
TOTAL	0	10	0	30	0	4	0	23	0	4	0	8	0	1	0	10	90

North



Deerfield Bch, Florida
June 13, 2018
drawn by: Luis Palomino
Signalized

HILLSBORO BOULEVARD & DIXIE HIGHWAY
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDIXI
Page : 1

ALL VEHICLES

	DIXIE HIGHWAY From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	2	20	48	0	2	124	6	0	16	46	8	0	25	109	9	415
07:15	0	4	32	63	0	3	130	11	0	35	58	10	2	45	153	13	559
07:30	0	3	51	73	0	2	156	12	0	31	110	14	3	55	168	24	702
07:45	0	10	59	85	0	4	227	19	4	36	71	17	3	45	220	42	842
Hr Total	0	19	162	269	0	11	637	48	4	118	285	49	8	170	650	88	2518
08:00	0	6	55	65	1	8	174	14	8	31	103	22	0	52	149	29	717
08:15	0	9	50	76	0	6	204	13	5	34	130	21	4	47	144	36	779
08:30	0	11	61	63	2	2	244	9	6	30	97	31	5	45	182	31	819
08:45	1	19	76	88	0	6	176	3	10	39	173	22	1	41	164	31	850
Hr Total	1	45	242	292	3	22	798	39	29	134	503	96	10	185	639	127	3165
---------- * BREAK * ----------																	
16:00	1	19	103	55	0	11	198	22	3	32	60	24	6	40	202	36	812
16:15	0	23	123	52	2	17	248	12	5	27	54	21	7	36	186	45	858
16:30	0	18	112	83	0	8	277	18	4	35	60	19	7	50	203	53	947
16:45	0	21	121	60	0	12	229	14	6	33	75	28	3	47	205	34	888
Hr Total	1	81	459	250	2	48	952	66	18	127	249	92	23	173	796	168	3505
17:00	0	26	166	87	1	14	259	13	1	31	67	21	5	51	238	40	1020
17:15	0	20	136	94	1	15	227	18	5	22	63	18	1	66	267	43	996
17:30	0	22	156	72	0	18	202	22	2	40	77	22	6	72	212	46	969
17:45	0	20	134	59	0	10	220	18	4	25	54	22	2	60	230	47	905
Hr Total	0	88	592	312	2	57	908	71	12	118	261	83	14	249	947	176	3890
TOTAL	2	233	1455	1123	7	138	3295	224	63	497	1298	320	55	777	3032	559	13078

TRAFFIC SURVEY SPECIALISTS, INC.

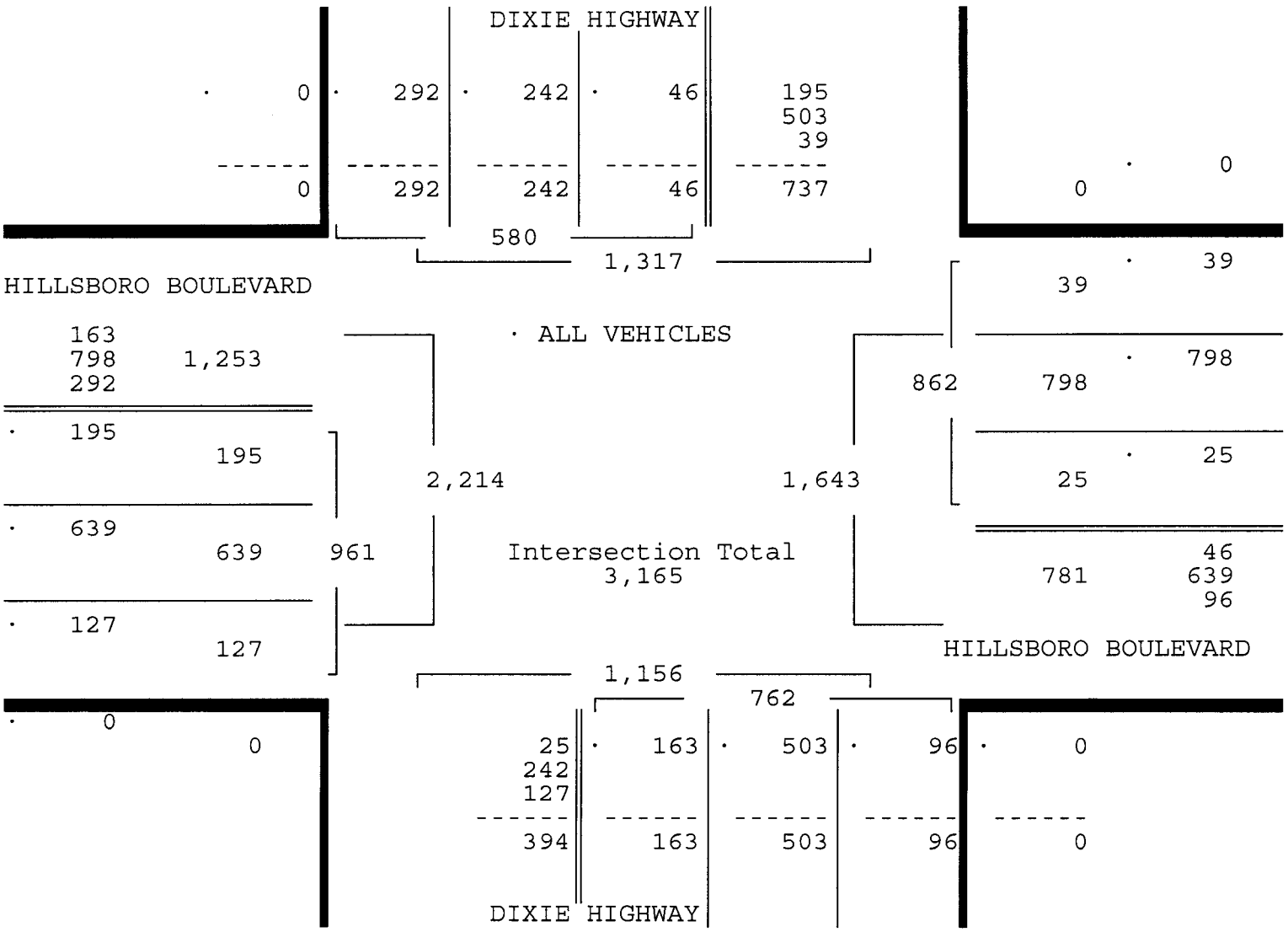
HILLSBORO BOULEVARD & DIXIE HIGHWAY
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDIXI
Page : 2

ALL VEHICLES

	DIXIE HIGHWAY From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start	08:00				08:00				08:00				08:00				
Volume	1	45	242	292	3	22	798	39	29	134	503	96	10	185	639	127	
Percent	0%	8%	42%	50%	0%	3%	93%	5%	4%	18%	66%	13%	1%	19%	66%	13%	
Pk total	580				862				762				961				
Highest	08:45				08:30				08:45				08:30				
Volume	1	19	76	88	2	2	244	9	10	39	173	22	5	45	182	31	
Hi total	184				257				244				263				
PHF	.79				.84				.78				.91				



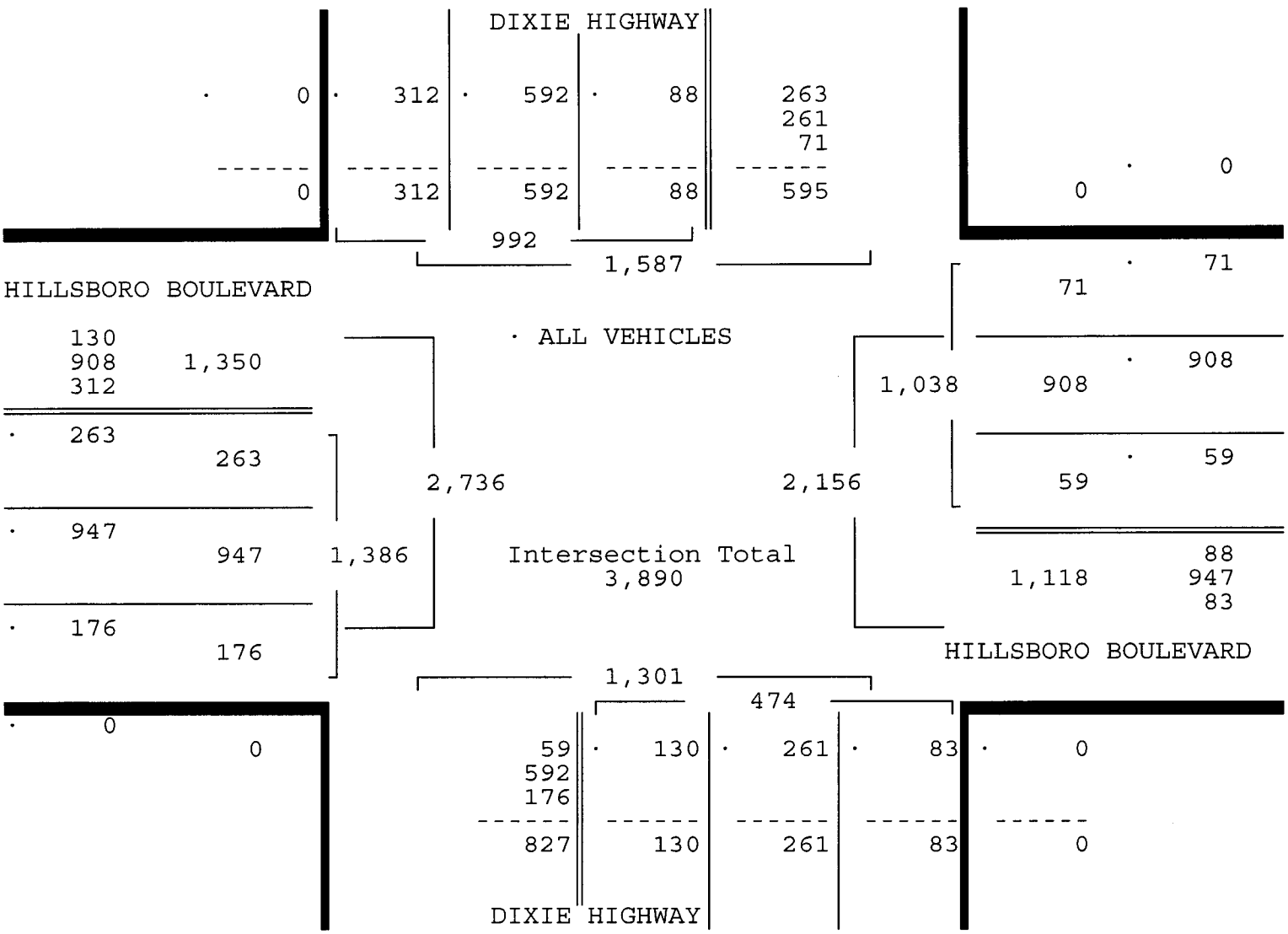
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

HILLSBORO BOULEVARD & DIXIE HIGHWAY
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDIXI

ALL VEHICLES

	DIXIE HIGHWAY From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	88	592	312	2	57	908	71	12	118	261	83	14	249	947	176	
Percent	0%	9%	60%	31%	0%	5%	87%	7%	3%	25%	55%	18%	1%	18%	68%	13%	
Pk total	992				1038				474				1386				
Highest	17:00				17:00				17:30				17:15				
Volume	0	26	166	87	1	14	259	13	2	40	77	22	1	66	267	43	
Hi total	279				287				141				377				
PHF	.89				.90				.84				.92				



TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

HILLSBORO BOULEVARD & DIXIE HIGHWAY
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDIXI
Page : 1

PEDESTRIANS & BIKES

	DIXIE HIGHWAY From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
07:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
07:15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
07:30	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
07:45	0	1	0	0	0	0	0	0	0	4	0	1	0	0	0	0	6
Hr Total	0	2	0	2	0	1	0	0	0	4	0	2	0	0	0	1	12
08:00	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	3
08:15	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	1	0	1	0	0	0	0	0	4	0	1	0	1	0	0	8
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
16:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	4
16:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Hr Total	0	0	0	1	0	0	0	0	0	4	0	2	0	0	0	0	7
17:00	0	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	3
17:15	0	1	0	0	0	0	0	0	0	2	0	1	0	0	0	0	4
17:30	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	1	5
17:45	0	2	0	5	0	0	0	0	0	0	0	0	0	1	0	0	8
Hr Total	0	6	0	7	0	0	0	0	0	3	0	2	0	1	0	1	20
TOTAL	0	9	0	11	0	1	0	0	0	15	0	7	0	2	0	2	47

TRAFFIC SURVEY SPECIALISTS, INC.

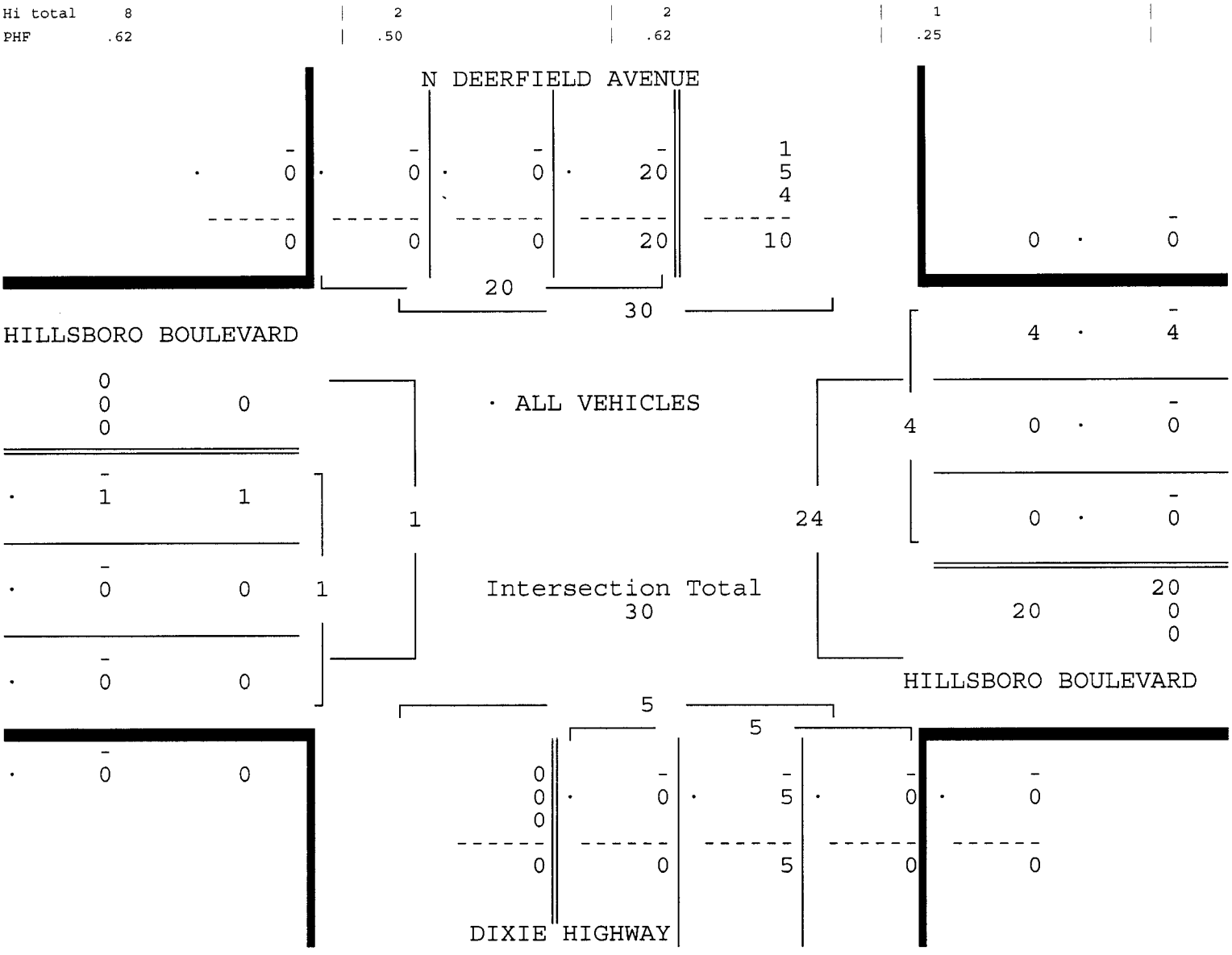
HILLSBORO BOULEVARD & N DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDEER
Page : 2

ALL VEHICLES

	N DEERFIELD AVENUE From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start 07:00					07:00				07:00				07:00				
Volume	20	0	0	0	0	0	0	4	0	0	5	0	0	1	0	0	
Percent	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%	
Pk total	20				4				5				1				
Highest	07:00				07:30				07:15				07:30				
Volume	8	0	0	0	0	0	0	2	0	0	2	0	0	1	0	0	
Hi total	8				2				2				1				
PHF	.62				.50				.62				.25				



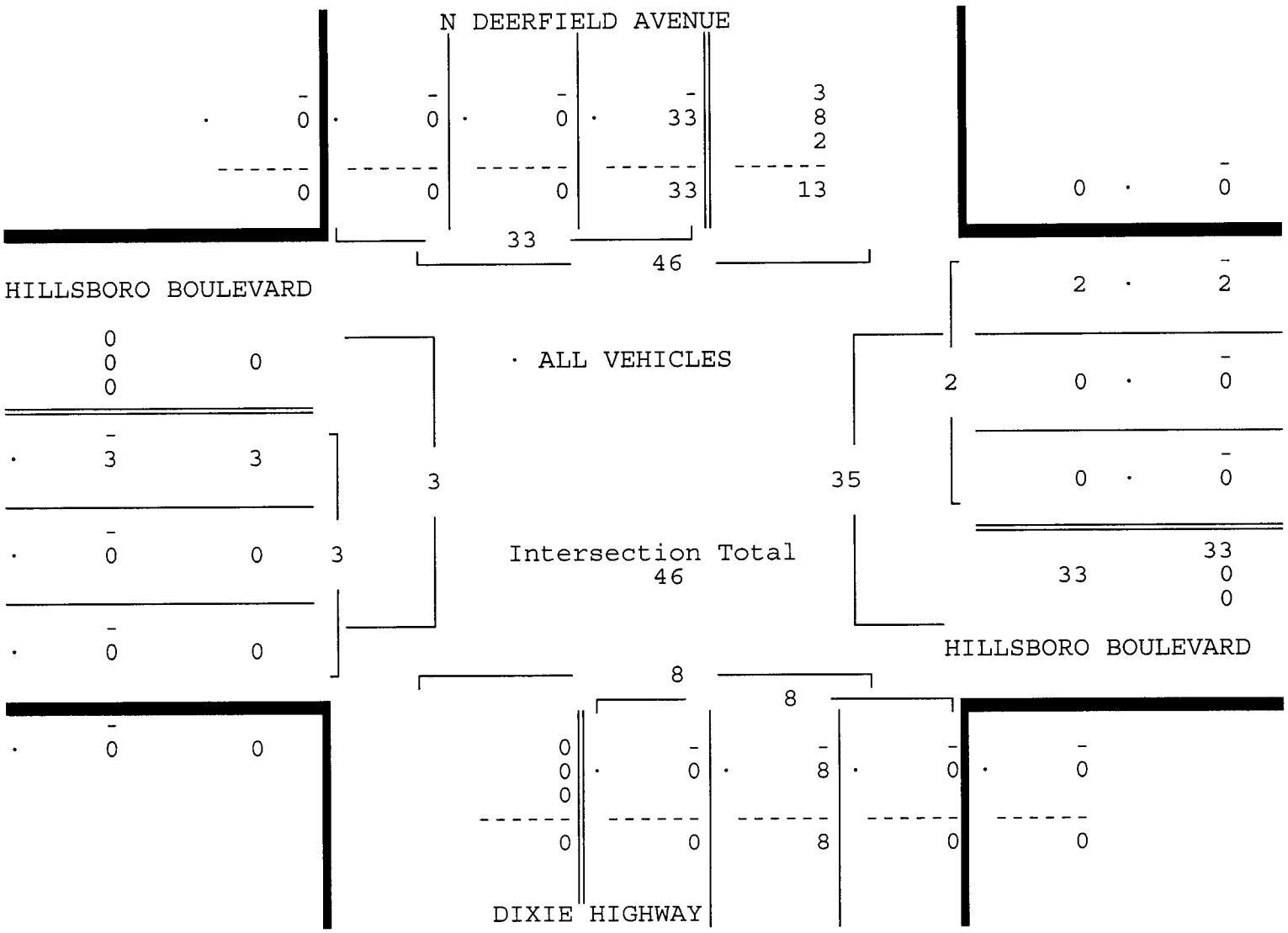
HILLSBORO BOULEVARD & N DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : HILLDEER
Page : 3

ALL VEHICLES

	N DEERFIELD AVENUE From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	16:30				16:30				16:30				16:30				
Volume	33	0	0	0	0	0	0	2	0	0	8	0	0	3	0	0	
Percent	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%	
Pk total	33				2				8				3				
Highest	17:15				16:30				17:00				17:00				
Volume	14	0	0	0	0	0	0	1	0	0	3	0	0	2	0	0	
Hi total	14				1				3				2				
PHF	.59				.50				.67				.38				



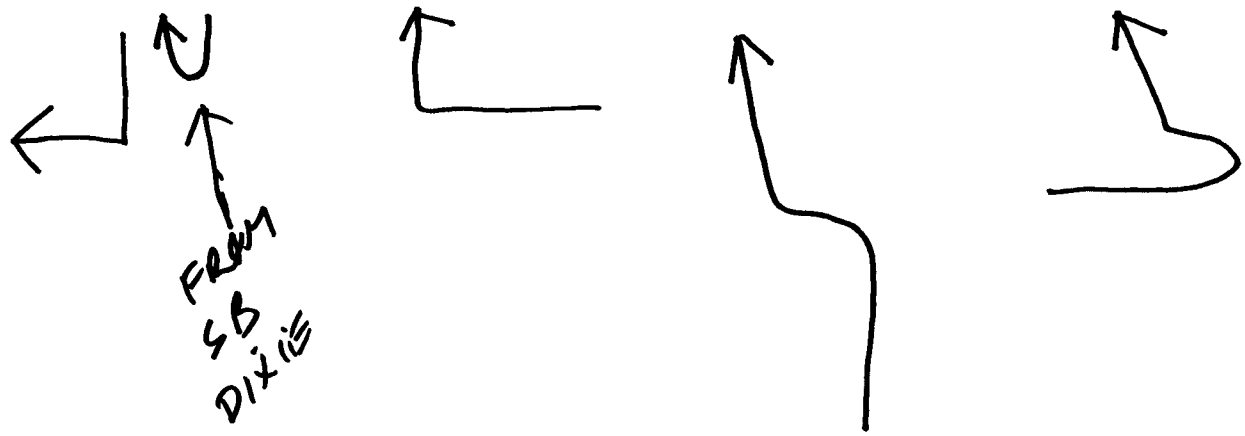
Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109
Delray Beach, Florida 33483
(561)272-3255

HILLSBORO BOULEVARD & N DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: R. MARTINEZ & S. SALVO
NOT SIGNALIZED

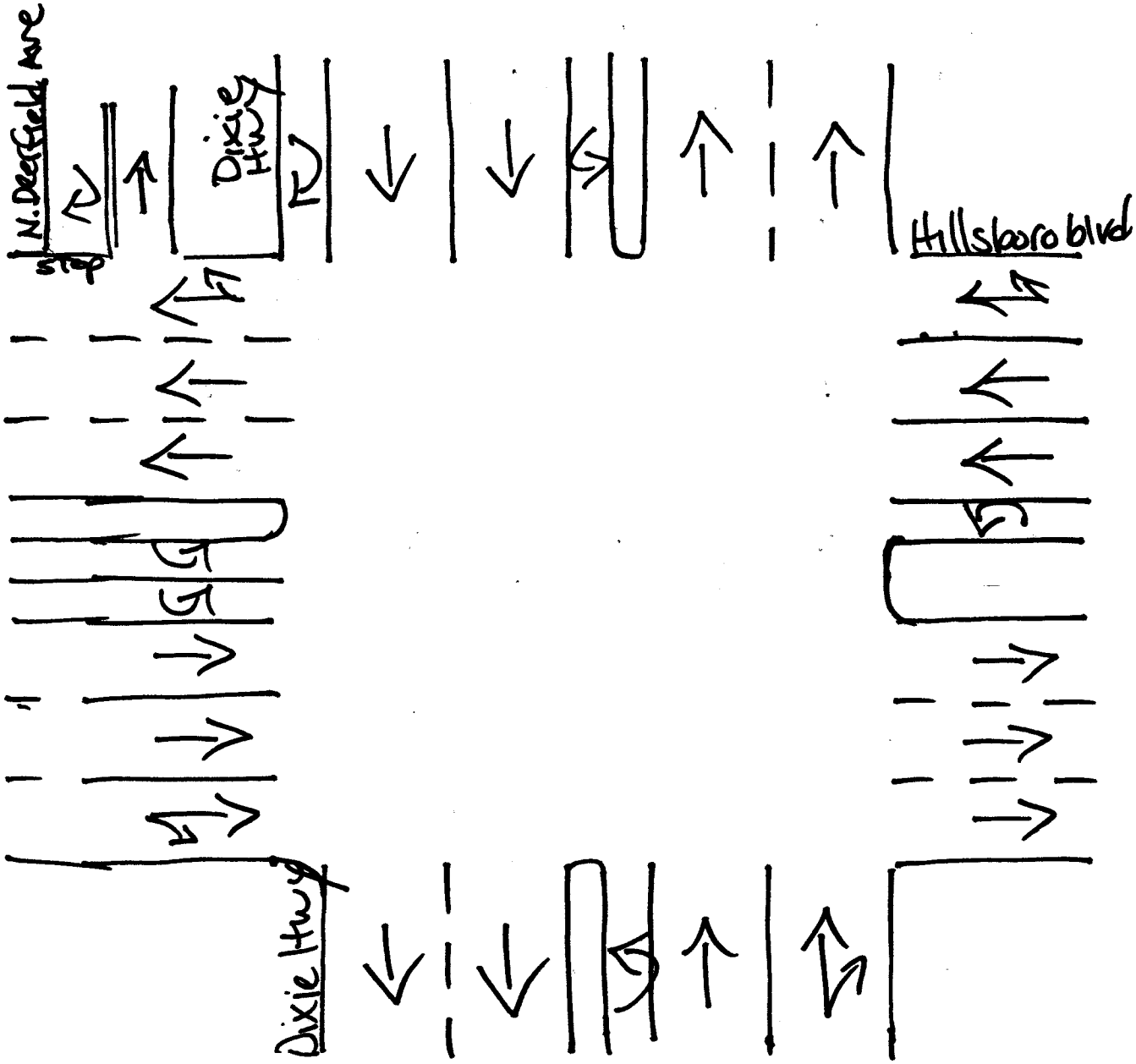
Study Name: HILLDEER
Site Code : 00180114
Start Date: 06/13/18

ALL VEHICLES

	N DEERFIELD AVENUE From North				HILLSBORO BOULEVARD From East				DIXIE HIGHWAY From South				HILLSBORO BOULEVARD From West				
Start Time	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Intvl. Total
06/13/18																	
07:00	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
07:15	3	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	6
07:30	2	0	0	0	2	0	0	0	1	0	0	0	0	0	1	0	6
07:45	7	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	10
Hour	20	0	0	0	4	0	0	0	5	0	0	0	0	0	1	0	30
08:00	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3
08:15	1	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	5
08:30	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
08:45	1	0	0	0	1	0	0	0	3	0	0	0	0	0	0	0	5
Hour	8	0	0	0	1	0	0	0	7	0	0	0	0	0	1	0	17
[BREAK]																	
16:00	2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5
16:15	7	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	11
16:30	6	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	9
16:45	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	9
Hour	22	0	0	0	1	0	0	0	8	0	0	0	0	0	3	0	34
17:00	6	0	1	0	0	0	0	0	3	0	0	0	0	0	2	0	12
17:15	14	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0	17
17:30	4	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	6
17:45	4	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	6
Hour	28	0	1	0	3	0	0	0	7	0	0	0	0	0	2	0	41
Total	78	0	1	0	9	0	0	0	27	0	0	0	0	0	7	0	122
% Apr.	98.7	-	1.2	-	100.0	-	-	-	100.0	-	-	-	-	-	100.0	-	-
% Int.	63.9	-	0.8	-	7.3	-	-	-	22.1	-	-	-	-	-	5.7	-	-



North



Deerfield Bch, Florida
June 13, 2018
drawn by: Luis Palomino
signalized

TRAFFIC SURVEY SPECIALISTS, INC.

HILLSBORO BOULEVARD & NE/SE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : HILLE2AV
Page : 1

ALL VEHICLES

	NE 2ND AVENUE From North				HILLSBORO BOULEVARD From East				SE 2ND AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
07:00	0	2	1	3	0	5	130	1	0	18	8	9	2	5	103	10	297
07:15	0	1	1	5	0	0	165	0	0	14	3	5	1	2	134	4	335
07:30	0	1	0	2	0	3	191	4	0	10	5	5	0	1	147	2	371
07:45	0	4	2	1	0	4	192	0	0	20	3	6	1	13	142	8	396
Hr Total	0	8	4	11	0	12	678	5	0	62	19	25	4	21	526	24	1399
08:00	0	0	2	3	0	2	186	3	0	11	0	6	0	2	121	1	337
08:15	0	3	1	2	1	10	204	3	0	18	5	15	1	5	173	6	447
08:30	0	4	6	10	1	19	241	5	0	32	3	9	1	5	201	19	556
08:45	0	7	9	6	2	6	210	1	0	31	10	22	1	10	183	7	505
Hr Total	0	14	18	21	4	37	841	12	0	92	18	52	3	22	678	33	1845
---------- * BREAK * ----------																	
16:00	0	8	11	10	2	11	214	2	0	27	3	6	2	5	185	21	507
16:15	1	2	1	7	4	15	215	3	0	17	2	11	1	3	190	9	481
16:30	0	6	4	11	3	14	205	2	0	23	2	10	1	4	183	20	488
16:45	0	7	15	8	1	12	229	3	0	17	5	5	1	3	204	19	529
Hr Total	1	23	31	36	10	52	863	10	0	84	12	32	5	15	762	69	2005
17:00	0	6	14	11	0	6	210	0	0	19	9	10	0	9	230	26	550
17:15	0	3	5	13	1	12	222	1	0	24	4	7	1	3	234	21	551
17:30	0	7	11	10	1	12	192	2	0	26	3	9	1	7	220	20	521
17:45	0	4	4	12	0	11	202	2	0	22	5	6	1	4	234	18	525
Hr Total	0	20	34	46	2	41	826	5	0	91	21	32	3	23	918	85	2147
TOTAL	1	65	87	114	16	142	3208	32	0	329	70	141	15	81	2884	211	7396

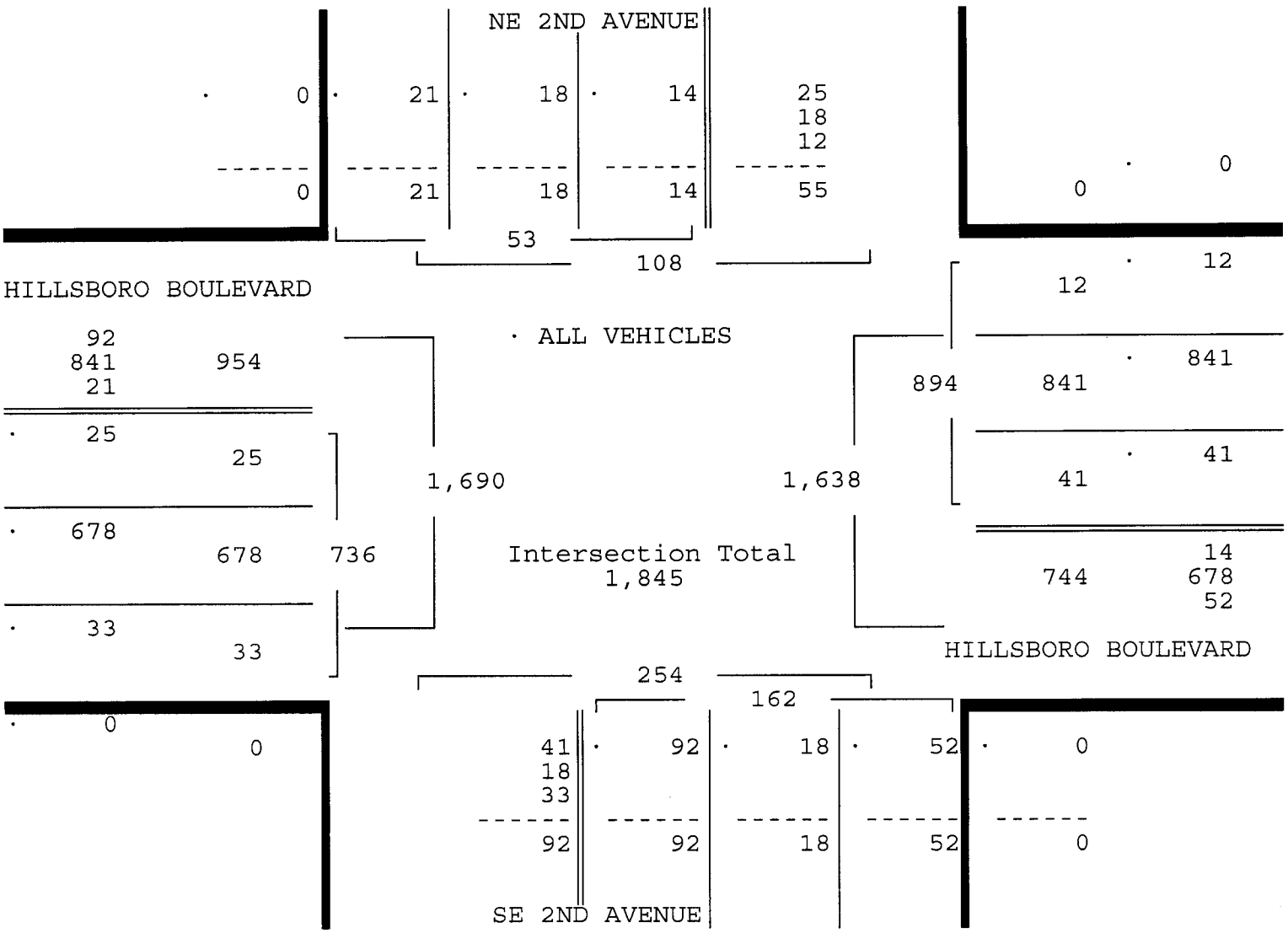
HILLSBORO BOULEVARD & NE/SE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : HILLE2AV
Page : 2

ALL VEHICLES

	NE 2ND AVENUE From North				HILLSBORO BOULEVARD From East				SE 2ND AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/14/18																	
Peak start 08:00					08:00				08:00				08:00				
Volume	0	14	18	21	4	37	841	12	0	92	18	52	3	22	678	33	
Percent	0%	26%	34%	40%	0%	4%	94%	1%	0%	57%	11%	32%	0%	3%	92%	4%	
Pk total	53				894				162				736				
Highest	08:45				08:30				08:45				08:30				
Volume	0	7	9	6	1	19	241	5	0	31	10	22	1	5	201	19	
Hi total	22				266				63				226				
PHF	.60				.84				.64				.81				



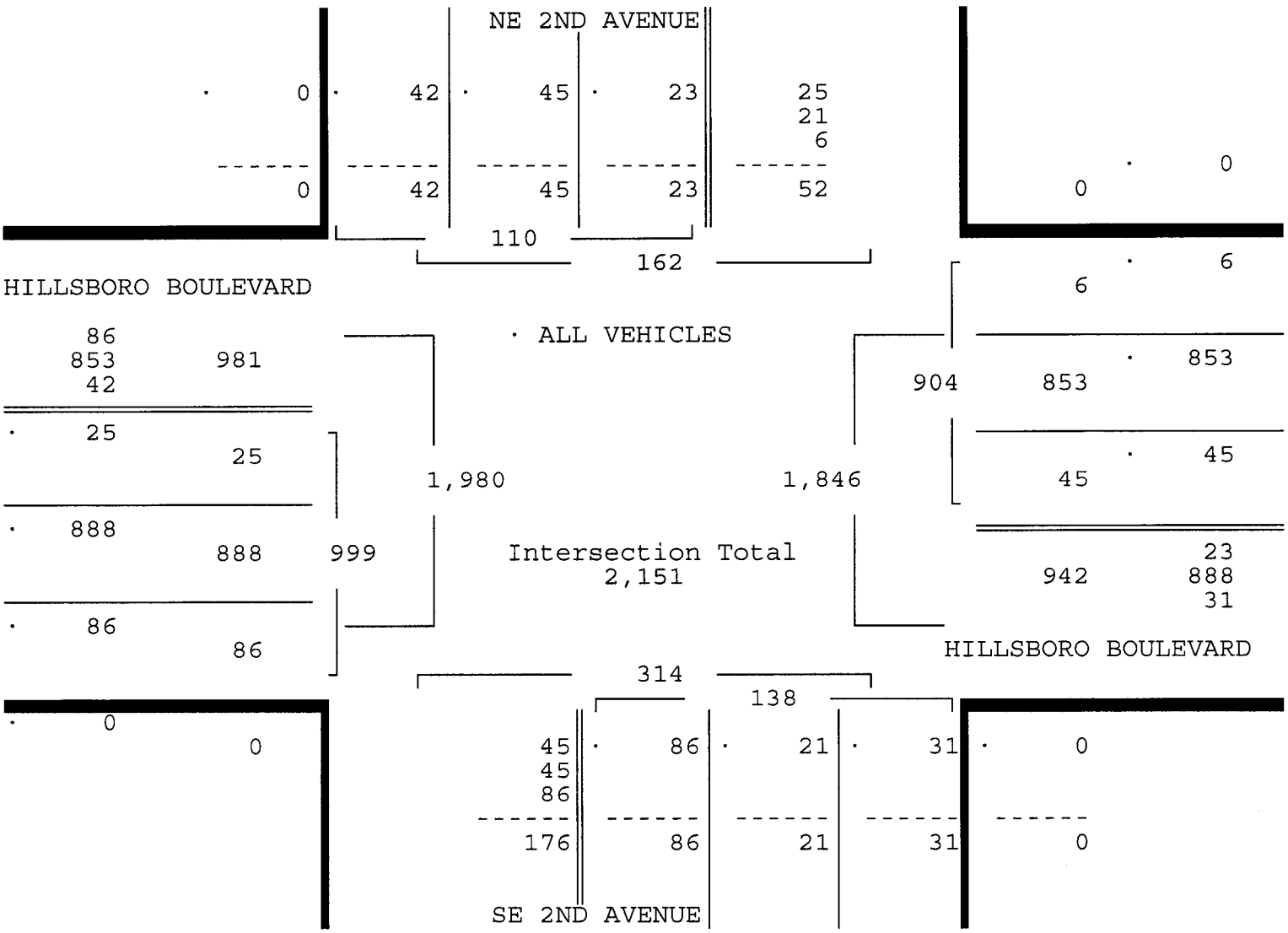
HILLSBORO BOULEVARD & NE/SE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : HILLE2AV
Page : 3

ALL VEHICLES

	NE 2ND AVENUE From North				HILLSBORO BOULEVARD From East				SE 2ND AVENUE From South				HILLSBORO BOULEVARD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/14/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	23	45	42	3	42	853	6	0	86	21	31	3	22	888	86	
Percent	0%	21%	41%	38%	0%	5%	94%	1%	0%	62%	15%	22%	0%	2%	89%	9%	
Pk total	110				904				138				999				
Highest	17:00				16:45				17:00				17:00				
Volume	0	6	14	11	1	12	229	3	0	19	9	10	0	9	230	26	
Hi total	31				245				38				265				
PHF	.89				.92				.91				.94				



TRAFFIC SURVEY SPECIALISTS, INC.

HILLSBORO BOULEVARD & NE/SE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

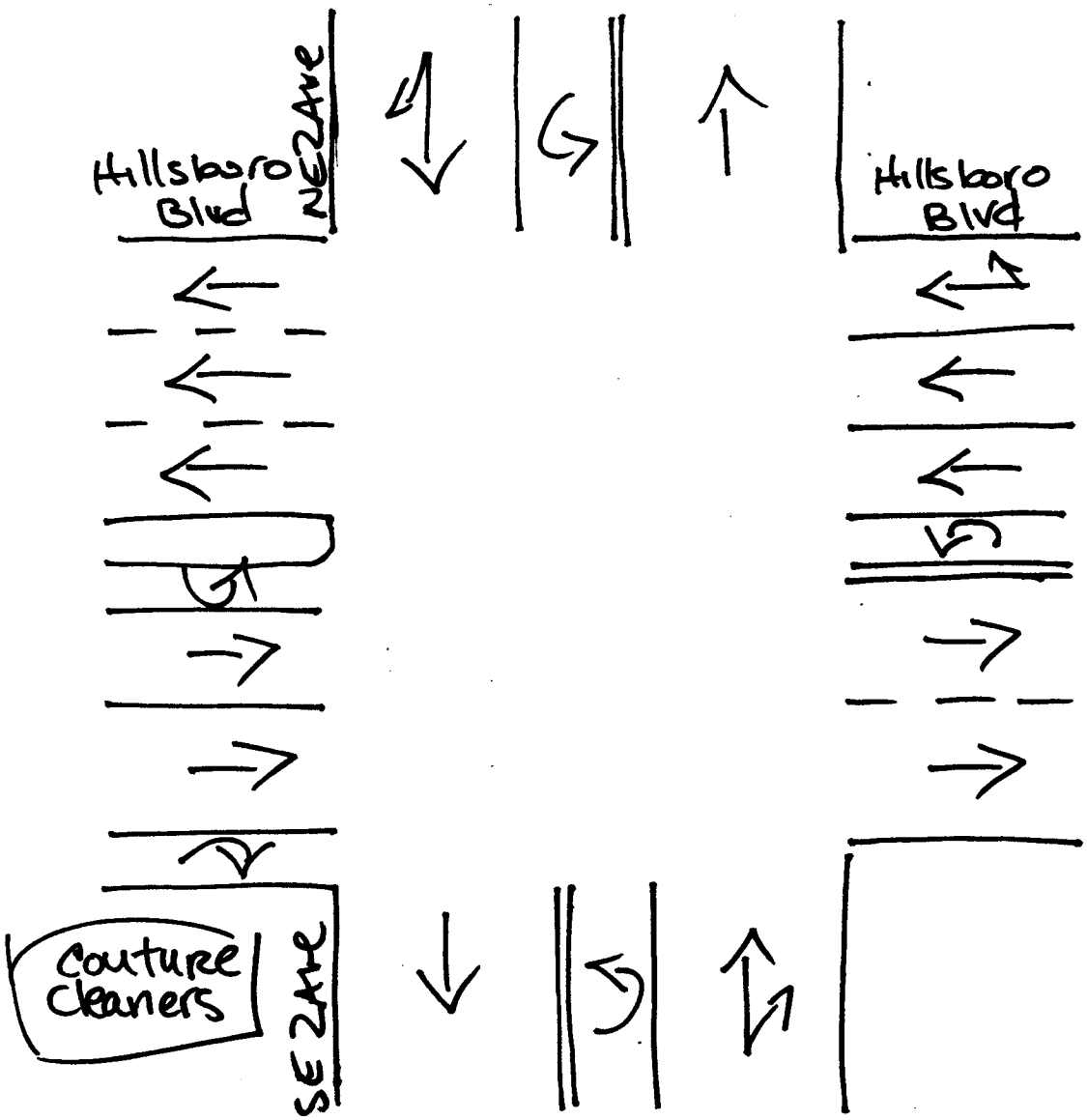
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : HILLE2AV
Page : 1

PEDESTRIANS & BIKES

	NE 2ND AVENUE From North				HILLSBORO BOULEVARD From East				SE 2ND AVENUE From South				HILLSBORO BOULEVARD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/14/18																	
07:00	0	0	0	6	0	0	0	0	0	1	0	1	0	0	0	0	8
07:15	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	4
07:30	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
07:45	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	3
Hr Total	0	0	0	11	0	0	0	0	0	1	0	4	0	0	0	2	18
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	0	0	0	0	2	0	0	0	0	0	0	3
08:45	0	0	0	2	0	1	0	0	0	3	0	0	0	0	0	1	7
Hr Total	0	0	0	3	0	1	0	0	0	5	0	0	0	0	0	1	10
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	3	0	0	0	1	0	1	0	0	0	0	0	0	5
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	2
Hr Total	0	0	0	3	0	0	0	1	0	2	0	0	0	0	0	1	7
17:00	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	3
17:15	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
17:30	0	0	0	0	0	0	0	0	0	1	0	3	0	1	0	0	5
17:45	0	0	0	3	0	0	0	0	0	1	0	0	0	0	0	0	4
Hr Total	0	1	0	6	0	0	0	1	0	2	0	4	0	1	0	0	15
TOTAL	0	1	0	23	0	1	0	2	0	10	0	8	0	1	0	4	50

North



Deerfield Bch, Florida

June 14, 2018

drawn by: Luis Palomino

signalized

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 2ND STREET & NW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: CRISTINA PALOMINO
NOT SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_3AV
Page : 1

ALL VEHICLES

	NW 3RD AVENUE From North				NW 2ND STREET From East				NW 3RD AVENUE From South				DRIVEWAY From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	1	33	0	0	22	0	1	2	0	15	19	0	0	0	0	93
07:15	0	4	42	0	0	19	0	1	2	0	19	16	0	0	0	0	103
07:30	0	3	41	0	0	33	0	3	2	0	18	23	0	0	0	0	123
07:45	0	2	44	0	0	31	0	5	0	0	25	27	0	0	0	0	134
Hr Total	0	10	160	0	0	105	0	10	6	0	77	85	0	0	0	0	453
08:00	0	3	37	0	0	28	1	4	2	0	24	20	0	0	0	0	119
08:15	0	4	27	0	0	33	0	4	4	0	19	15	0	0	0	0	106
08:30	0	6	37	0	0	31	0	4	0	0	24	16	0	0	0	0	118
08:45	0	6	32	0	0	23	0	3	1	0	21	23	0	0	0	0	109
Hr Total	0	19	133	0	0	115	1	15	7	0	88	74	0	0	0	0	452
---------- * BREAK * ----------																	
16:00	0	2	27	0	0	43	0	2	0	0	34	24	0	0	0	0	132
16:15	0	4	28	0	0	48	0	5	2	0	49	22	0	0	0	0	158
16:30	0	4	27	0	0	43	0	3	3	0	36	31	0	0	0	0	147
16:45	0	5	38	0	0	32	0	8	1	0	38	34	0	0	0	0	156
Hr Total	0	15	120	0	0	166	0	18	6	0	157	111	0	0	0	0	593
17:00	0	0	49	0	0	46	1	9	1	0	54	30	0	0	0	1	191
17:15	0	4	44	0	0	59	0	10	5	0	57	32	0	0	0	0	211
17:30	0	6	44	0	0	47	0	13	2	0	47	32	0	0	0	0	191
17:45	0	4	49	0	0	27	0	8	2	0	31	29	0	0	0	0	150
Hr Total	0	14	186	0	0	179	1	40	10	0	189	123	0	0	0	1	743
TOTAL	0	58	599	0	0	565	2	83	29	0	511	393	0	0	0	1	2241

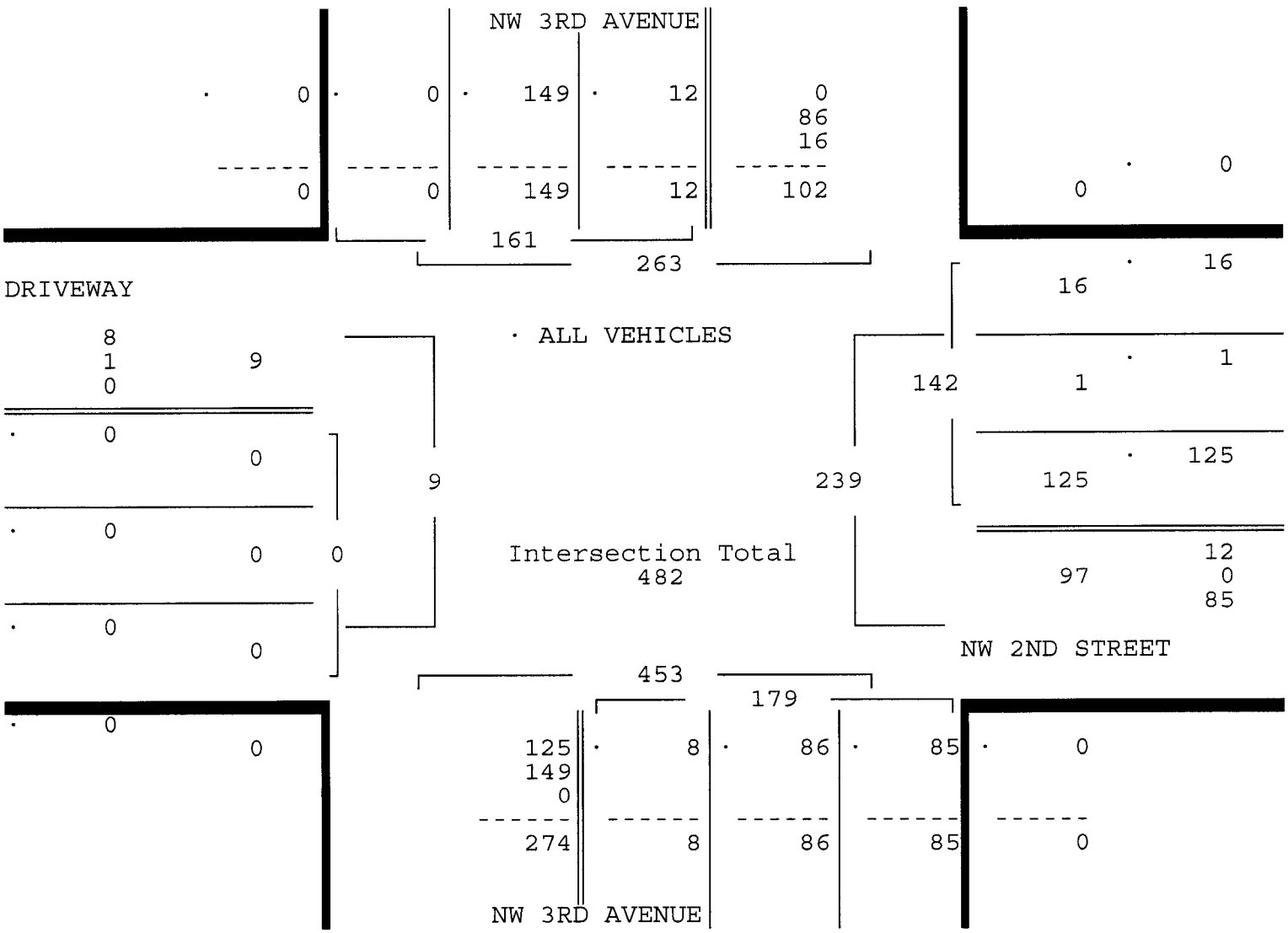
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 2ND STREET & NW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: CRISTINA PALOMINO
NOT SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_3AV

ALL VEHICLES

	NW 3RD AVENUE From North				NW 2ND STREET From East				NW 3RD AVENUE From South				DRIVEWAY From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	12	149	0	0	125	1	16	8	0	86	85	0	0	0	0	
Percent	0%	7%	93%	0%	0%	88%	1%	11%	4%	0%	48%	47%	0%	0%	0%	0%	
Pk total	161				142				179				0				
Highest	07:45				08:15				07:45				07:00				
Volume	0	2	44	0	0	33	0	4	0	0	25	27	0	0	0	0	
Hi total	46				37				52				0				
PHF	.88				.96				.86				.0				



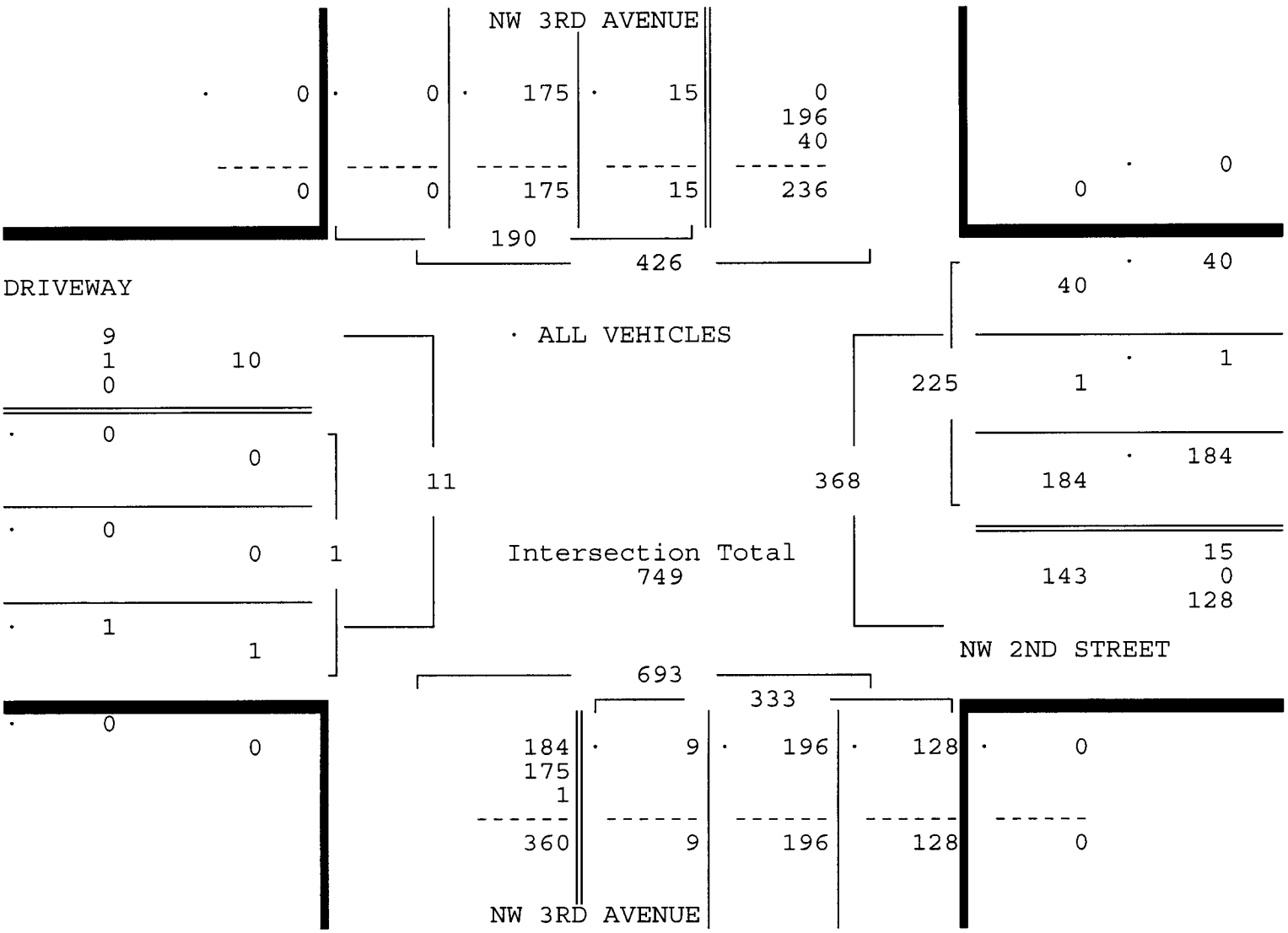
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NW 2ND STREET & NW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: CRISTINA PALOMINO
NOT SIGNALIZED

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_3AV

ALL VEHICLES

	NW 3RD AVENUE From North				NW 2ND STREET From East				NW 3RD AVENUE From South				DRIVEWAY From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	15	175	0	0	184	1	40	9	0	196	128	0	0	0	1	
Percent	0%	8%	92%	0%	0%	82%	0%	18%	3%	0%	59%	38%	0%	0%	0%	100%	
Pk total	190				225				333				1				
Highest	17:30				17:15				17:15				17:00				
Volume	0	6	44	0	0	59	0	10	5	0	57	32	0	0	0	1	
Hi total	50				69				94				1				
PHF	.95				.82				.89				.25				



TRAFFIC SURVEY SPECIALISTS, INC.

NW 2ND STREET & NW 3RD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: CRISTINA PALOMINO
NOT SIGNALIZED

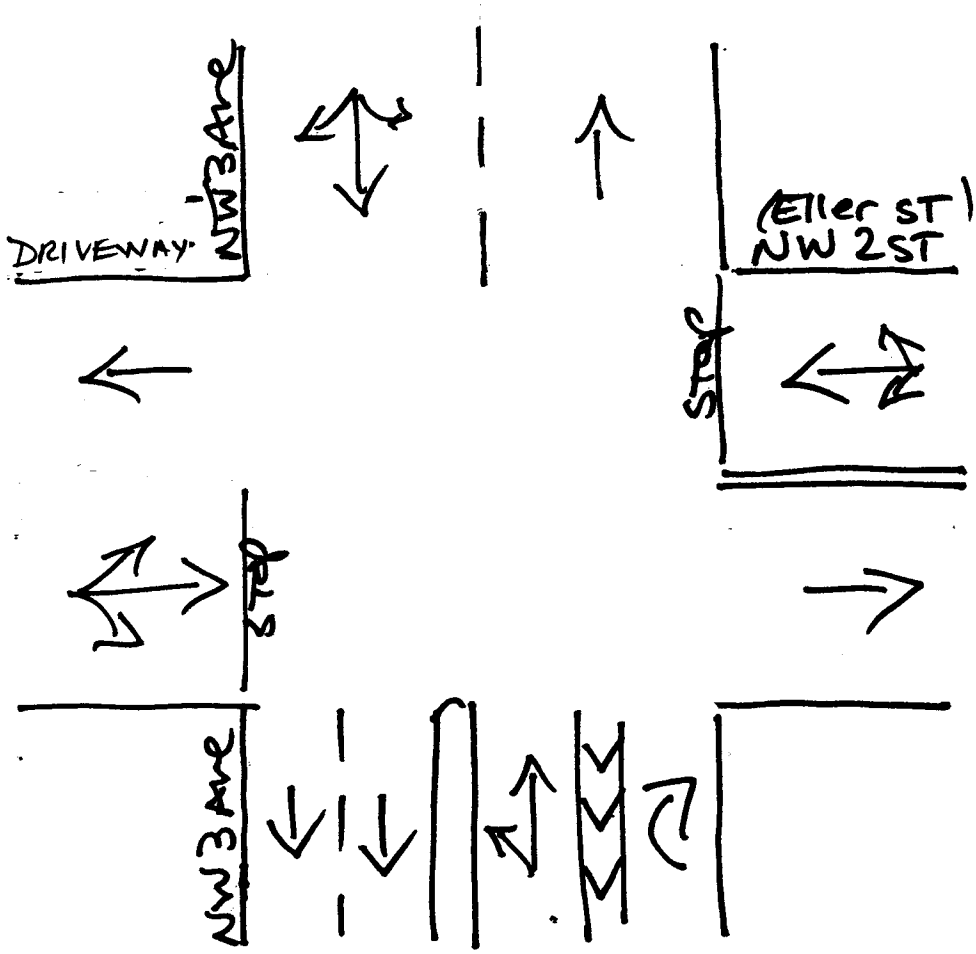
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_3AV
Page : 1

PEDESTRIANS & BIKES

	NW 3RD AVENUE From North				NW 2ND STREET From East				NW 3RD AVENUE From South				DRIVEWAY From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
07:00	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	3
07:15	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
07:45	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
Hr Total	0	0	0	0	0	1	0	5	0	0	0	0	0	1	0	5	12
08:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
08:45	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	1	3
Hr Total	0	0	0	1	0	1	0	2	0	0	0	0	0	1	0	2	7
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	3
16:15	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0	4
16:30	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	3
16:45	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2
Hr Total	0	0	0	0	0	2	0	5	0	1	0	0	0	3	0	1	12
17:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	4
17:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
17:30	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
17:45	0	0	0	0	0	2	0	3	0	0	0	0	0	0	0	0	5
Hr Total	0	0	0	0	0	6	0	4	0	0	0	0	0	0	0	2	12
TOTAL	0	0	0	1	0	10	0	16	0	1	0	0	0	5	0	10	43

North



Deerfield Bch Florida

June 13, 2018

drawn by: Luis Palomino

NOT Signalized

TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLEW2AV
Page : 1

ALL VEHICLES

	NW 2ND AVENUE From North				ELLER STREET From East				NW 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	1	5	0	0	2	21	0	0	0	1	4	0	2	14	0	50
07:15	0	1	1	0	0	0	16	0	1	2	8	7	0	0	16	5	57
07:30	1	1	3	1	0	7	27	3	0	1	2	5	0	2	18	6	77
07:45	0	0	5	2	0	3	28	1	0	2	7	11	0	4	21	2	86
Hr Total	1	3	14	3	0	12	92	4	1	5	18	27	0	8	69	13	270
08:00	0	0	3	5	0	7	22	0	0	4	3	2	0	2	14	2	64
08:15	0	0	3	3	0	2	24	3	0	1	10	1	0	0	20	4	71
08:30	0	0	4	3	0	6	26	0	0	6	8	2	0	3	23	2	83
08:45	0	0	1	0	0	6	33	1	0	1	9	6	0	2	16	6	81
Hr Total	0	0	11	11	0	21	105	4	0	12	30	11	0	7	73	14	299
---------- * BREAK * ----------																	
16:00	0	0	2	1	0	11	34	7	0	3	3	4	0	1	17	4	87
16:15	0	0	5	0	0	12	39	2	0	6	9	2	0	1	23	3	102
16:30	0	2	11	0	0	6	42	6	0	1	7	10	0	6	28	7	126
16:45	0	0	2	1	0	11	30	1	1	10	5	14	0	3	25	3	106
Hr Total	0	2	20	2	0	40	145	16	1	20	24	30	0	11	93	17	421
17:00	0	2	7	2	0	12	45	3	0	3	11	17	0	2	21	2	127
17:15	0	2	1	6	0	10	50	1	0	9	11	2	0	2	27	7	128
17:30	0	0	2	4	0	10	37	7	0	9	6	10	0	2	25	10	122
17:45	0	1	4	0	0	5	45	1	0	7	7	7	0	4	33	6	120
Hr Total	0	5	14	12	0	37	177	12	0	28	35	36	0	10	106	25	497
TOTAL	1	10	59	28	0	110	519	36	2	65	107	104	0	36	341	69	1487

TRAFFIC SURVEY SPECIALISTS, INC.

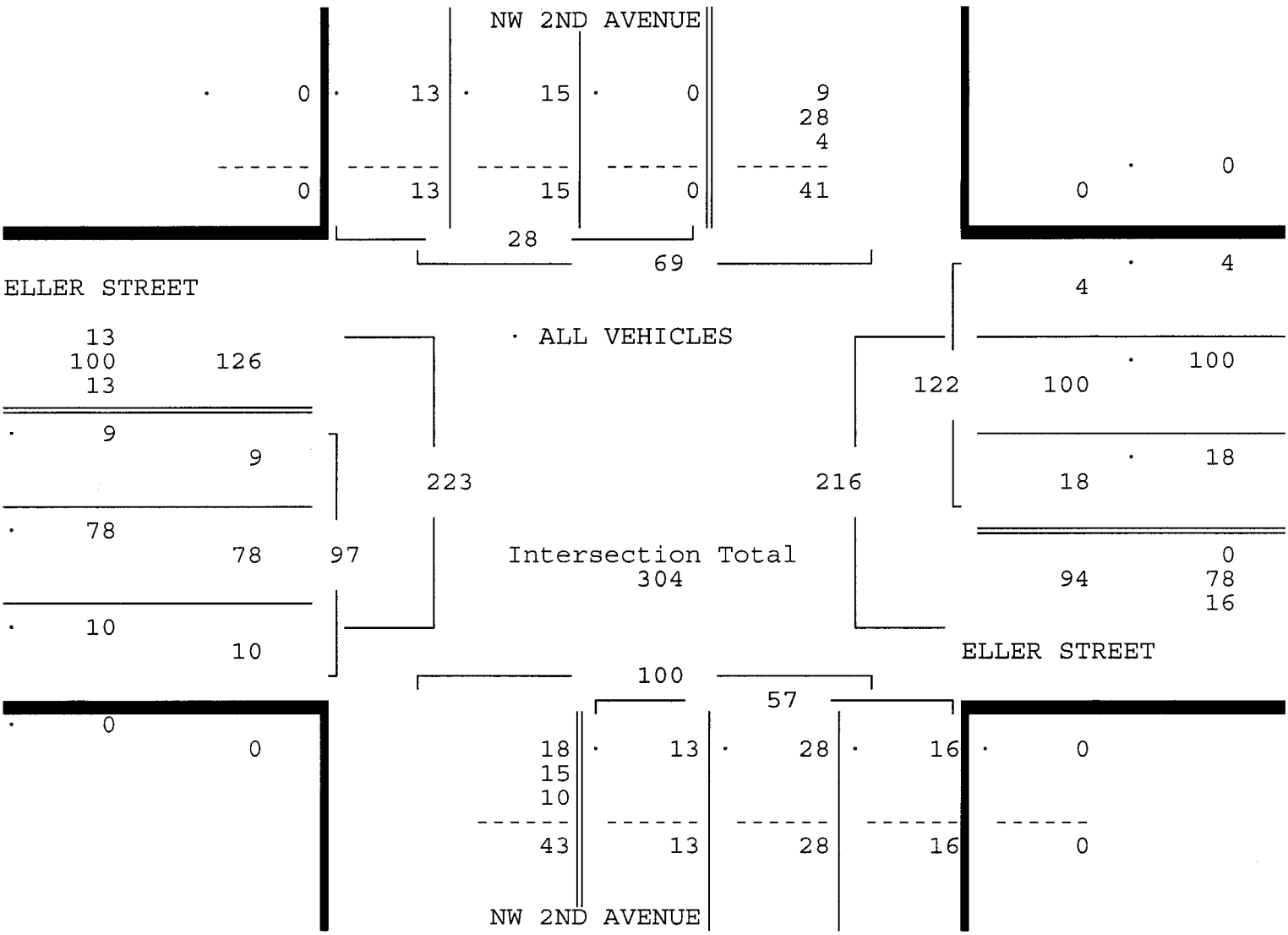
ELLER STREET & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLEW2AV
Page : 2

ALL VEHICLES

	NW 2ND AVENUE From North				ELLER STREET From East				NW 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start	07:45				07:45				07:45				07:45				
Volume	0	0	15	13	0	18	100	4	0	13	28	16	0	9	78	10	
Percent	0%	0%	54%	46%	0%	15%	82%	3%	0%	23%	49%	28%	0%	9%	80%	10%	
Pk total	28				122				57				97				
Highest	08:00				07:45				07:45				08:30				
Volume	0	0	3	5	0	3	28	1	0	2	7	11	0	3	23	2	
Hi total	8				32				20				28				
PHF	.88				.95				.71				.87				



TRAFFIC SURVEY SPECIALISTS, INC.

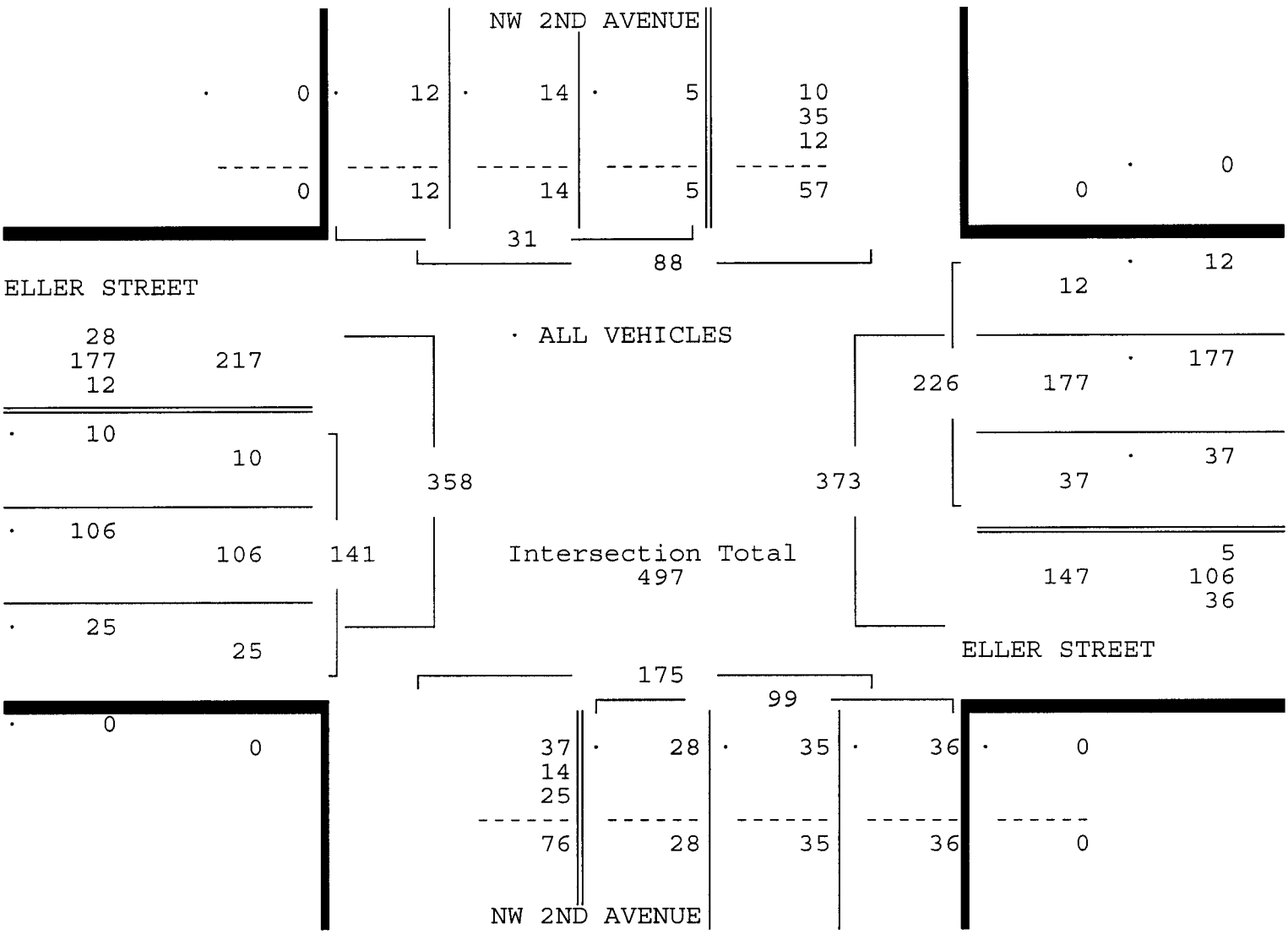
ELLER STREET & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLEW2AV
Page : 3

ALL VEHICLES

	NW 2ND AVENUE From North				ELLER STREET From East				NW 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	5	14	12	0	37	177	12	0	28	35	36	0	10	106	25	
Percent	0%	16%	45%	39%	0%	16%	78%	5%	0%	28%	35%	36%	0%	7%	75%	18%	
Pk total	31				226				99				141				
Highest	17:00				17:15				17:00				17:45				
Volume	0	2	7	2	0	10	50	1	0	3	11	17	0	4	33	6	
Hi total	11				61				31				43				
PHF	.70				.93				.80				.82				



TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & NW 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
NOT SIGNALIZED

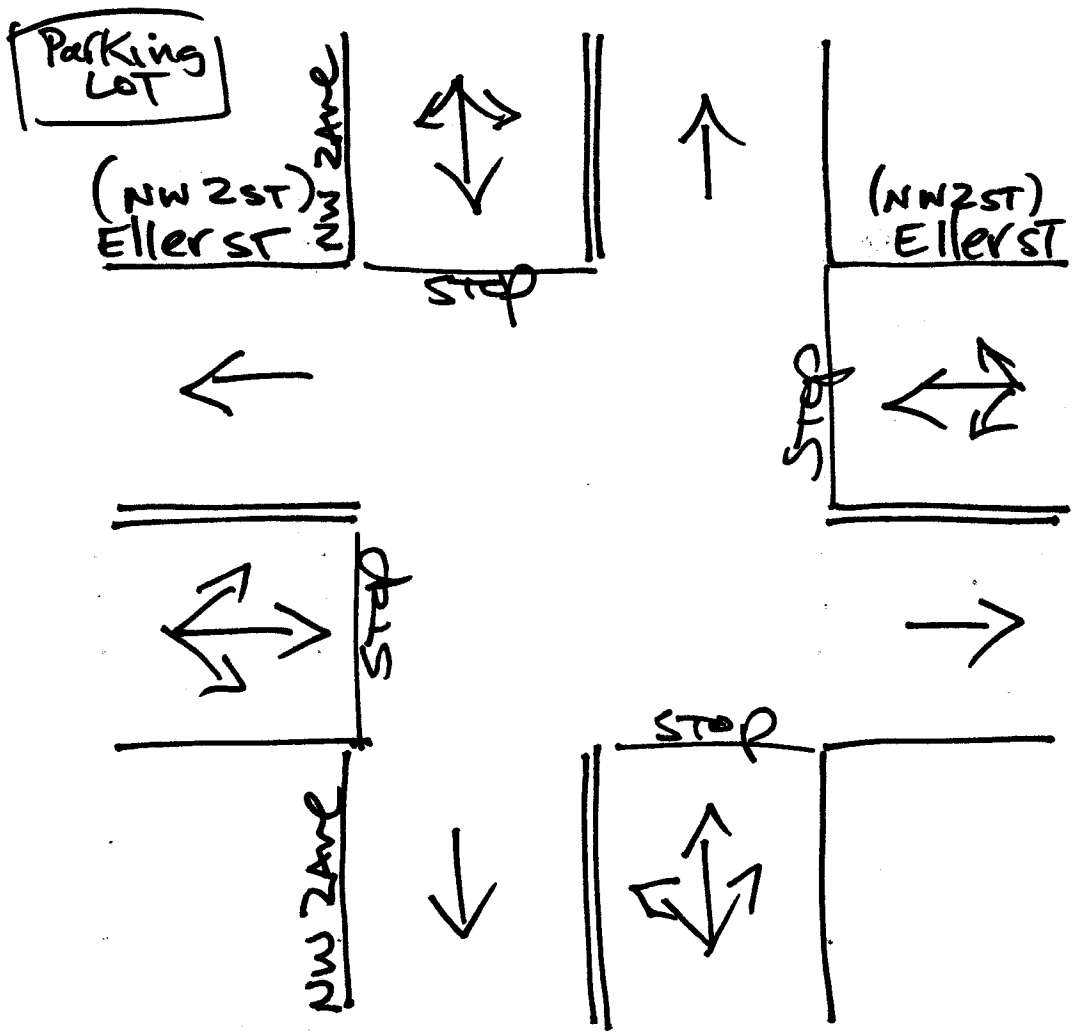
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLEW2AV
Page : 1

PEDESTRIANS & BIKES

	NW 2ND AVENUE From North				ELLER STREET From East				NW 2ND AVENUE From South				ELLER STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
---------- * BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	1	4
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
Hr Total	0	1	0	0	0	1	0	0	0	1	0	1	0	0	0	3	7
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17:15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	2	0	2	0	1	0	1	6
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	2	0	3	0	1	0	2	8
TOTAL	0	1	0	0	0	1	0	0	0	3	0	4	0	1	0	5	15

North



Deerfield Bch, Florida
June 13, 2018
drawn by: Luis Palomino
NOT signalized

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

NE RIVER DRIVE & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

Site Code : 00180114
Start Date: 06/14/18
File I.D. : RIVE_1AV
Page : 1

ALL VEHICLES

	NE 1ST AVENUE From North				NE RIVER DRIVE From East				NE 1ST AVENUE From South				----- From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
07:00	0	0	4	0	0	0	0	0	0	0	4	2	0	0	0	0	10
07:15	0	0	7	0	0	0	0	0	0	0	2	1	0	0	0	0	10
07:30	0	0	5	0	0	0	0	0	0	0	4	1	0	0	0	0	10
07:45	0	0	4	0	0	2	0	0	0	0	3	7	0	0	0	0	16
Hr Total	0	0	20	0	0	2	0	0	0	0	13	11	0	0	0	0	46
08:00	0	0	6	0	0	4	0	1	0	0	1	7	0	0	0	0	19
08:15	0	1	3	0	0	4	0	0	0	0	2	2	0	0	0	0	12
08:30	0	0	9	0	0	2	0	0	0	0	5	1	0	0	0	0	17
08:45	0	0	3	0	0	1	0	0	0	0	5	0	0	0	0	0	9
Hr Total	0	1	21	0	0	11	0	1	0	0	13	10	0	0	0	0	57
---------- * BREAK * ----------																	
16:00	0	0	7	0	0	1	0	0	0	0	10	0	0	0	0	0	18
16:15	0	0	5	0	0	4	0	0	0	0	11	2	0	0	0	0	22
16:30	0	0	9	0	0	4	0	0	0	0	8	1	0	0	0	0	22
16:45	0	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	17
Hr Total	0	0	27	0	0	9	0	0	0	0	39	4	0	0	0	0	79
17:00	0	0	4	0	0	3	0	0	0	0	5	2	0	0	0	0	14
17:15	0	0	6	0	0	2	0	1	1	0	13	1	0	0	0	0	24
17:30	0	1	7	0	0	1	0	0	0	0	13	2	0	0	0	0	24
17:45	0	0	9	0	0	1	0	0	0	0	8	1	0	0	0	0	19
Hr Total	0	1	26	0	0	7	0	1	1	0	39	6	0	0	0	0	81
TOTAL	0	2	94	0	0	29	0	2	1	0	104	31	0	0	0	0	263

TRAFFIC SURVEY SPECIALISTS, INC.

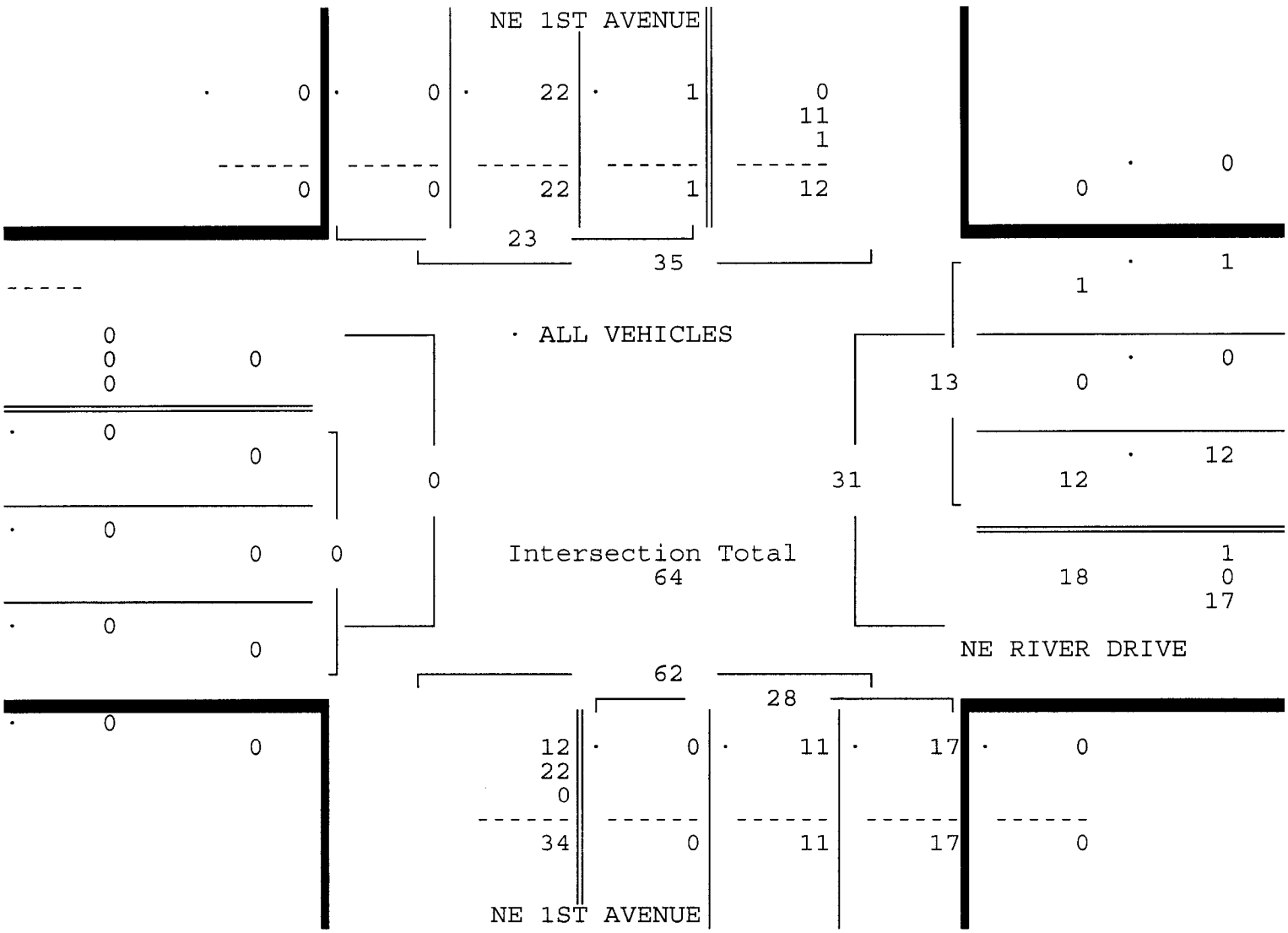
NE RIVER DRIVE & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : RIVE_1AV
Page : 2

ALL VEHICLES

	NE 1ST AVENUE From North				NE RIVER DRIVE From East				NE 1ST AVENUE From South				----- From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/14/18																	
Peak start	07:45				07:45				07:45				07:45				
Volume	0	1	22	0	0	12	0	1	0	0	11	17	0	0	0	0	
Percent	0%	4%	96%	0%	0%	92%	0%	8%	0%	0%	39%	61%	0%	0%	0%	0%	
Pk total	23				13				28				0				
Highest	08:30				08:00				07:45				07:00				
Volume	0	0	9	0	0	4	0	1	0	0	3	7	0	0	0	0	
Hi total	9				5				10				0				
PHF	.64				.65				.70				.0				



TRAFFIC SURVEY SPECIALISTS, INC.

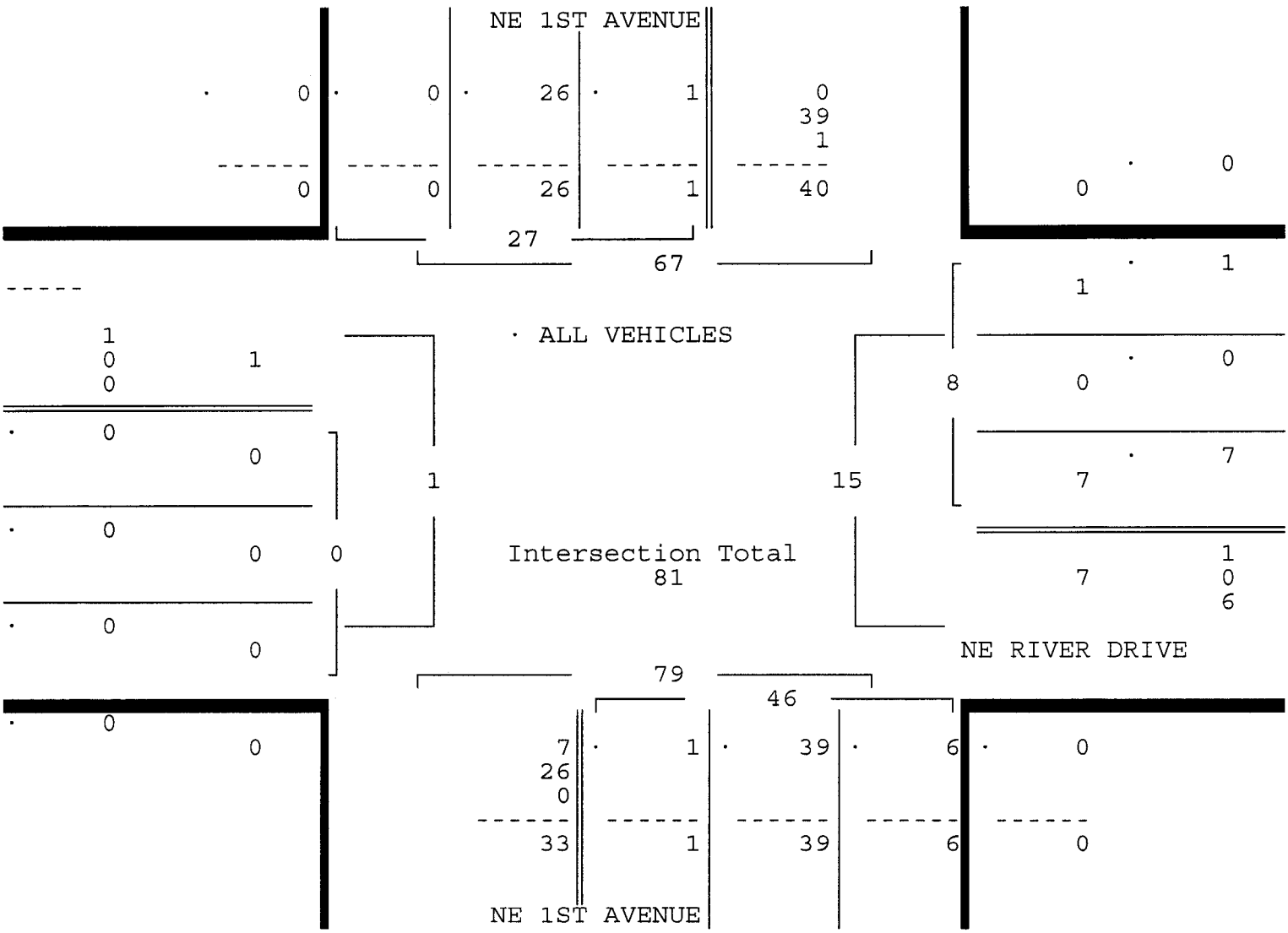
NE RIVER DRIVE & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : RIVE_1AV
Page : 3

ALL VEHICLES

	NE 1ST AVENUE From North				NE RIVER DRIVE From East				NE 1ST AVENUE From South				----- From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/14/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	1	26	0	0	7	0	1	1	0	39	6	0	0	0	0	
Percent	0%	4%	96%	0%	0%	88%	0%	12%	2%	0%	85%	13%	0%	0%	0%	0%	
Pk total	27				8				46				0				
Highest	17:45				17:00				17:15				07:00				
Volume	0	0	9	0	0	3	0	0	1	0	13	1	0	0	0	0	
Hi total	9				3				15				0				
PHF	.75				.67				.77				.0				



TRAFFIC SURVEY SPECIALISTS, INC.

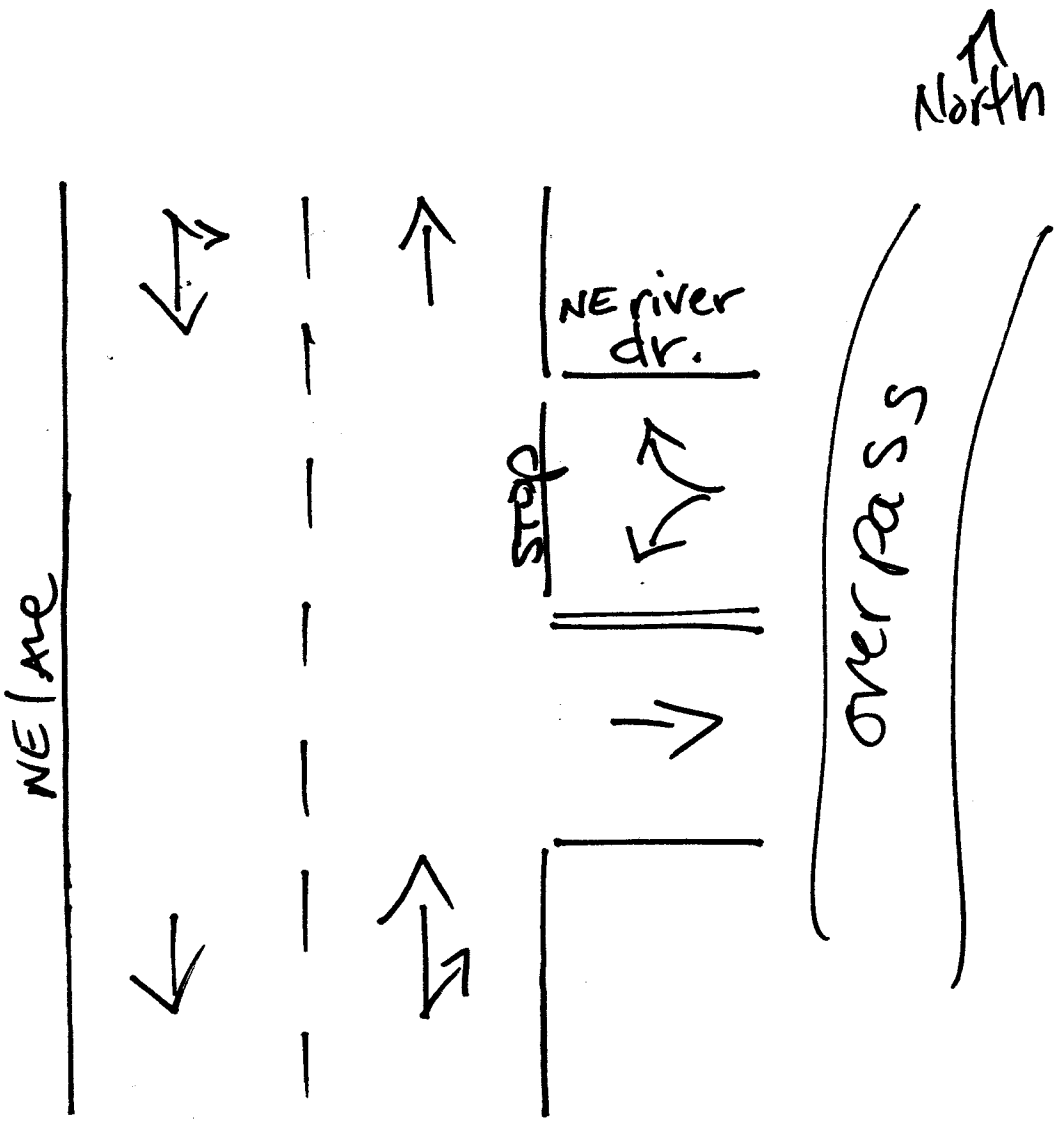
NE RIVER DRIVE & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: MARISA CRUZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : RIVE_1AV
Page : 1

PEDESTRIANS & BIKES

	NE 1ST AVENUE From North				NE RIVER DRIVE From East				NE 1ST AVENUE From South				----- From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/14/18																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
---------- * BREAK * ----------																	
TOTAL	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3



Deerfield Bch, Florida
June 14, 2018
drawn by: Luis Palomino
NOT signalized

TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: SEBASTIAN SALVO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_1AV
Page : 1

ALL VEHICLES

	NE 1ST AVENUE From North				ELLER STREET From East				----- From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
07:00	0	2	0	4	0	0	9	1	0	0	0	0	0	2	11	0	29
07:15	0	3	0	4	0	0	16	3	0	0	0	0	2	0	19	0	47
07:30	0	3	0	1	0	0	22	1	0	0	0	0	0	3	24	0	54
07:45	0	1	0	4	0	0	33	4	0	0	0	0	0	7	34	0	83
Hr Total	0	9	0	13	0	0	80	9	0	0	0	0	2	12	88	0	213
08:00	0	2	0	5	0	0	26	4	0	0	0	0	0	5	39	0	81
08:15	0	4	0	5	0	0	37	2	0	0	0	0	0	3	24	0	75
08:30	0	3	0	8	0	0	32	1	0	0	0	0	0	6	33	0	83
08:45	0	1	0	3	0	0	31	2	0	0	0	0	0	4	43	0	84
Hr Total	0	10	0	21	0	0	126	9	0	0	0	0	0	18	139	0	323
---------- * BREAK * ----------																	
16:00	0	4	0	3	0	0	38	4	0	0	0	0	0	5	19	0	73
16:15	0	5	0	3	0	0	33	6	0	0	0	0	0	6	30	0	83
16:30	0	4	0	10	0	0	48	4	0	0	0	0	0	3	29	0	98
16:45	0	1	0	4	0	0	48	7	0	0	0	0	0	5	20	0	85
Hr Total	0	14	0	20	0	0	167	21	0	0	0	0	0	19	98	0	339
17:00	0	4	0	2	0	0	64	3	0	0	0	0	0	5	29	0	107
17:15	0	3	0	7	1	0	60	5	0	0	0	0	0	9	32	0	117
17:30	0	1	0	7	0	0	44	4	0	0	0	0	0	11	27	0	94
17:45	1	3	0	7	0	0	30	5	0	0	0	0	0	1	26	0	73
Hr Total	1	11	0	23	1	0	198	17	0	0	0	0	0	26	114	0	391
TOTAL	1	44	0	77	1	0	571	56	0	0	0	0	2	75	439	0	1266

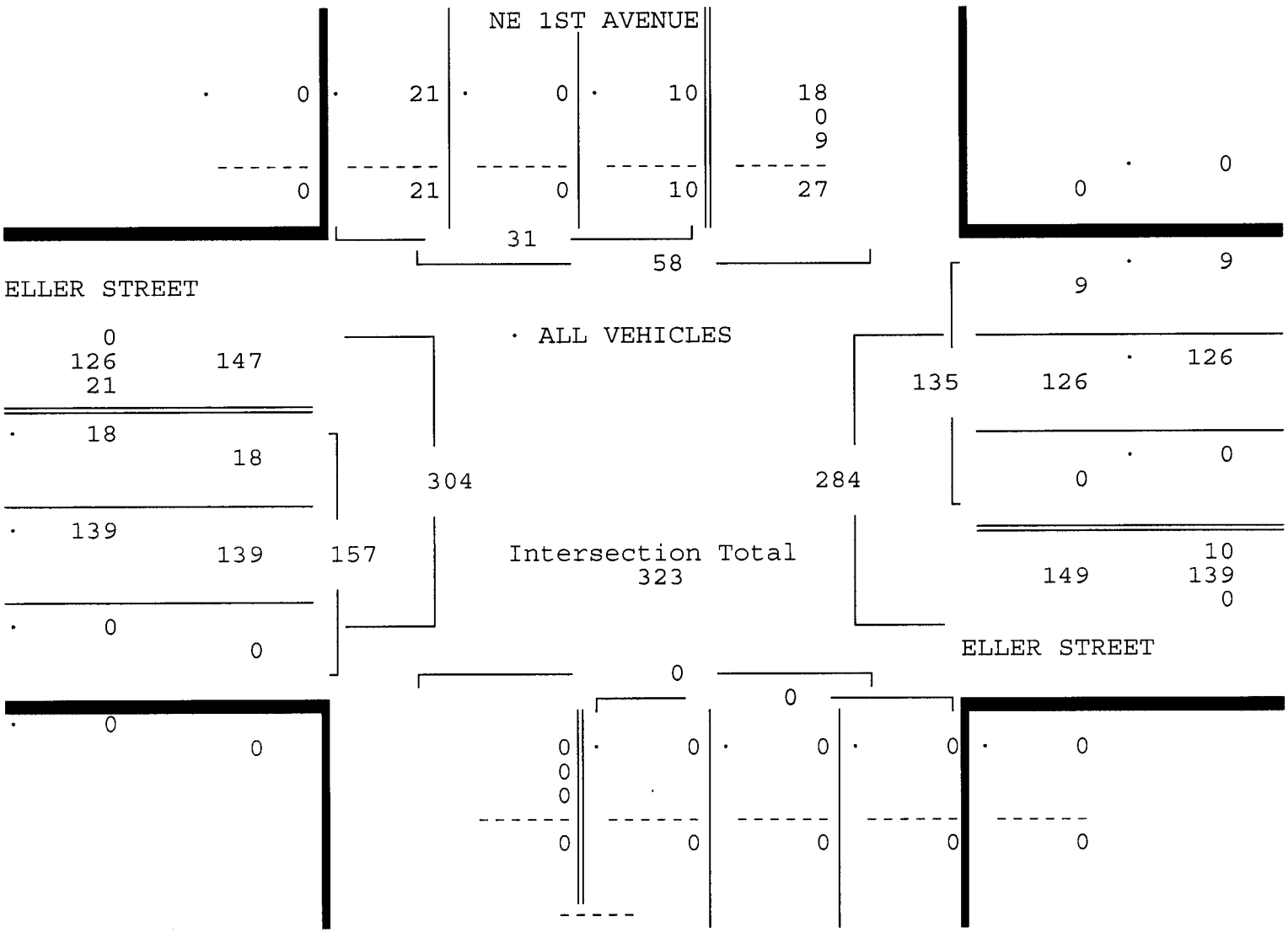
ELLER STREET & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: SEBASTIAN SALVO
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_1AV
Page : 2

ALL VEHICLES

	NE 1ST AVENUE From North				ELLER STREET From East				----- From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/14/18																	
Peak start	08:00				08:00				08:00				08:00				
Volume	0	10	0	21	0	0	126	9	0	0	0	0	0	18	139	0	
Percent	0%	32%	0%	68%	0%	0%	93%	7%	0%	0%	0%	0%	0%	11%	89%	0%	
Pk total	31				135				0				157				
Highest	08:30				08:15				07:00				08:45				
Volume	0	3	0	8	0	0	37	2	0	0	0	0	0	4	43	0	
Hi total	11				39				0				47				
PHF	.70				.87				.0				.84				



TRAFFIC SURVEY SPECIALISTS, INC.

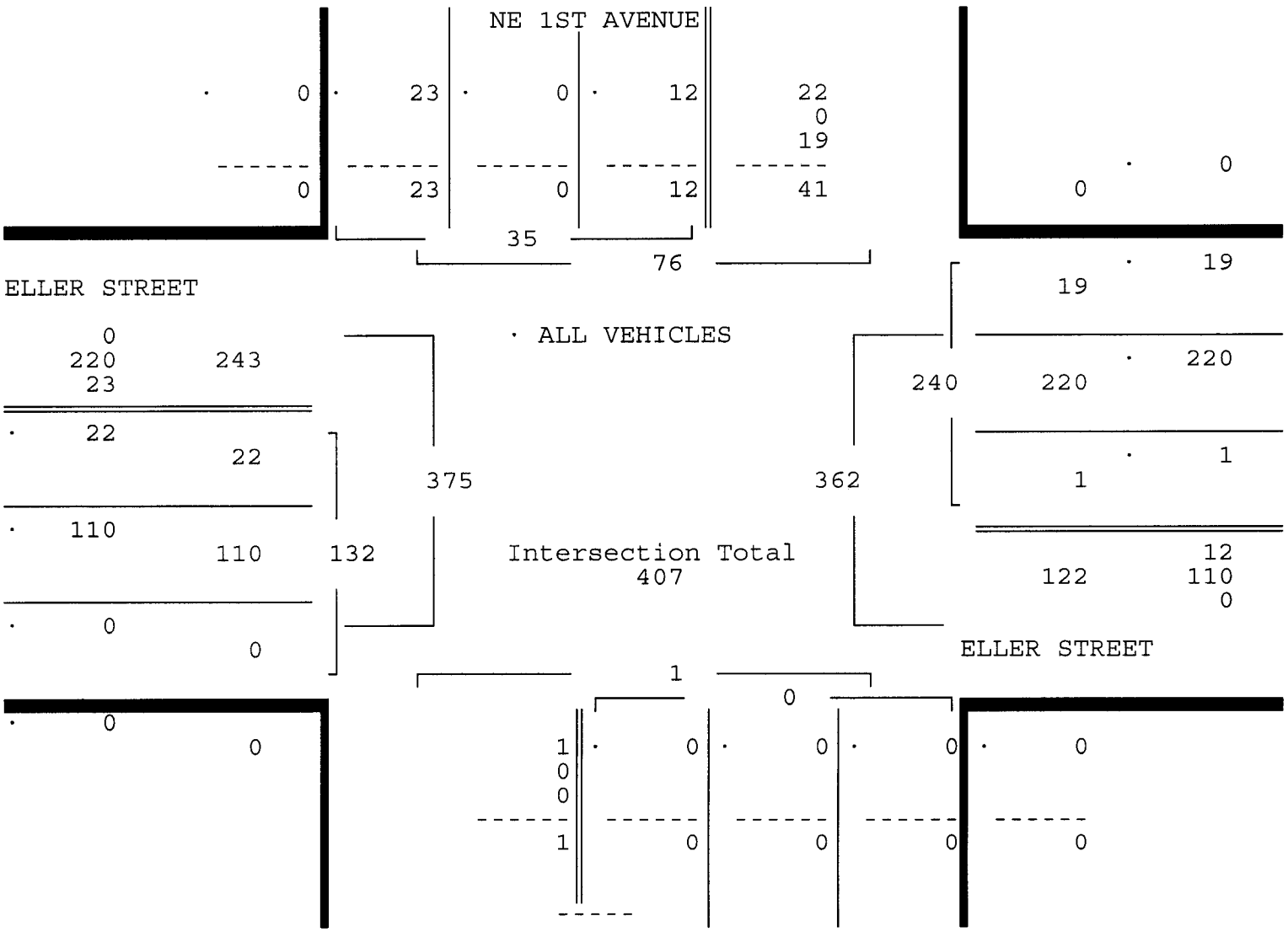
ELLER STREET & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: SEBASTIAN SALVO
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_1AV
Page : 3

ALL VEHICLES

	NE 1ST AVENUE From North				ELLER STREET From East				----- From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/14/18																	
Peak start	16:30				16:30				16:30				16:30				
Volume	0	12	0	23	1	0	220	19	0	0	0	0	0	22	110	0	
Percent	0%	34%	0%	66%	0%	0%	92%	8%	0%	0%	0%	0%	0%	17%	83%	0%	
Pk total	35				240				0				132				
Highest	16:30				17:00				07:00				17:15				
Volume	0	4	0	10	0	0	64	3	0	0	0	0	0	9	32	0	
Hi total	14				67				0				41				
PHF	.62				.90				.0				.80				



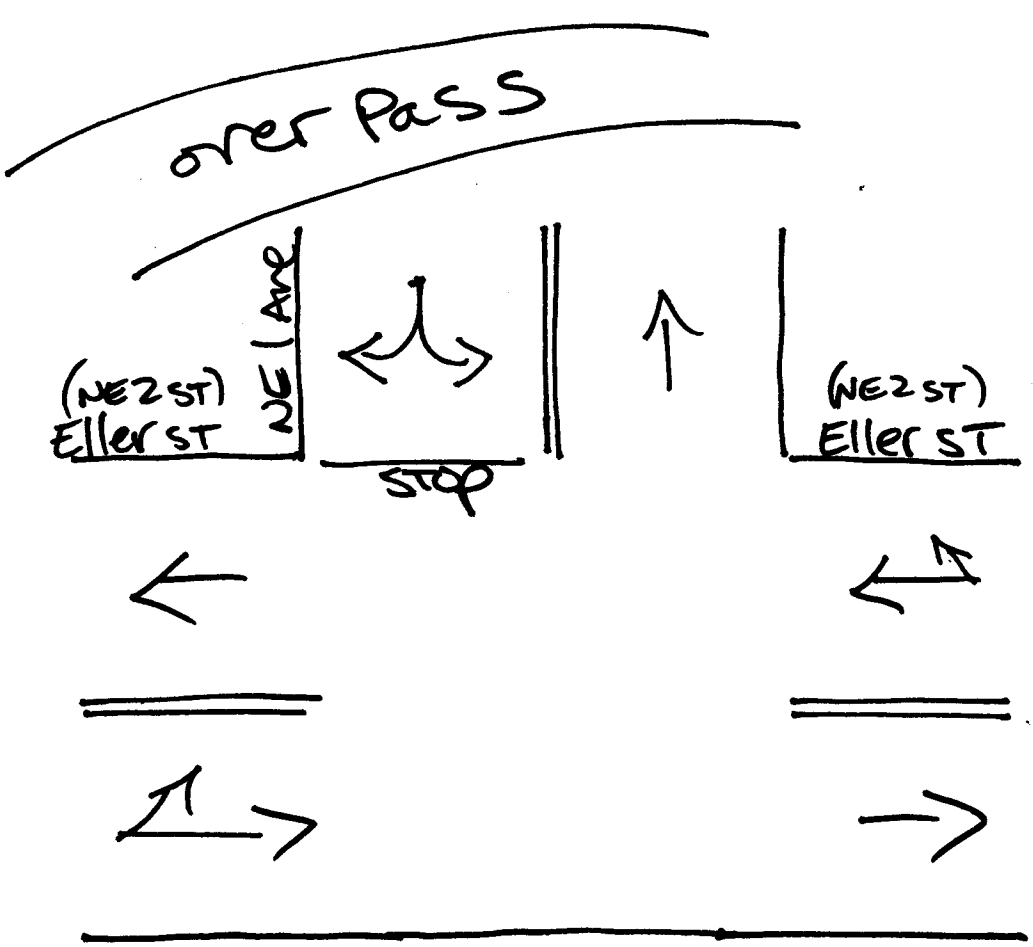
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

ELLER STREET & NE 1ST AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: SEBASTIAN SALVO
NOT SIGNALIZED

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_1AV
Page : 1

PEDESTRIANS & BIKES

	NE 1ST AVENUE From North				ELLER STREET From East				----- From South				ELLER STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/14/18																	
07:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
08:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	4
---------- * BREAK * ----------																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
TOTAL	0	3	0	3	0	1	0	0	0	0	0	0	0	1	0	0	8



Deerfield Bch, Florida
June 14, 2018
drawn by: Luis Palomino
NOT signalized

TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: ADAM JOHNSON
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_2AV
Page : 1

ALL VEHICLES

	NE 2ND AVENUE From North				ELLER STREET From East				NE 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
07:00	0	6	1	8	0	0	6	0	0	2	3	0	0	0	12	1	39
07:15	0	3	3	4	0	1	17	0	0	1	1	2	0	1	14	2	49
07:30	0	9	5	9	0	2	20	1	0	1	0	5	0	1	29	8	90
07:45	0	16	5	9	0	3	24	0	0	3	1	5	0	1	26	6	99
Hr Total	0	34	14	30	0	6	67	1	0	7	5	12	0	3	81	17	277
08:00	0	5	4	10	0	8	15	0	0	3	1	8	0	1	23	7	85
08:15	0	10	3	4	0	1	19	0	0	6	1	10	0	1	27	6	88
08:30	0	4	6	10	0	5	15	0	0	0	0	6	0	0	15	2	63
08:45	0	7	18	11	0	4	16	0	0	1	0	6	0	0	18	6	87
Hr Total	0	26	31	35	0	18	65	0	0	10	2	30	0	2	83	21	323
---------- * BREAK * ----------																	
16:00	0	4	6	15	0	7	30	0	2	8	0	8	0	0	30	4	114
16:15	0	7	13	17	0	10	24	0	0	8	0	4	0	0	17	6	106
16:30	0	6	12	14	0	4	28	0	0	14	0	4	0	0	25	4	111
16:45	0	8	19	10	0	3	34	1	0	6	1	10	0	0	22	7	121
Hr Total	0	25	50	56	0	24	116	1	2	36	1	26	0	0	94	21	452
17:00	0	8	16	19	0	4	43	1	0	10	0	3	0	2	38	10	154
17:15	0	8	17	15	0	4	40	1	0	4	1	9	0	1	24	8	132
17:30	0	15	9	13	0	9	24	2	0	7	0	2	0	0	23	10	114
17:45	0	14	17	8	0	6	21	2	0	5	3	7	0	2	15	4	104
Hr Total	0	45	59	55	0	23	128	6	0	26	4	21	0	5	100	32	504
TOTAL	0	130	154	176	0	71	376	8	2	79	12	89	0	10	358	91	1556

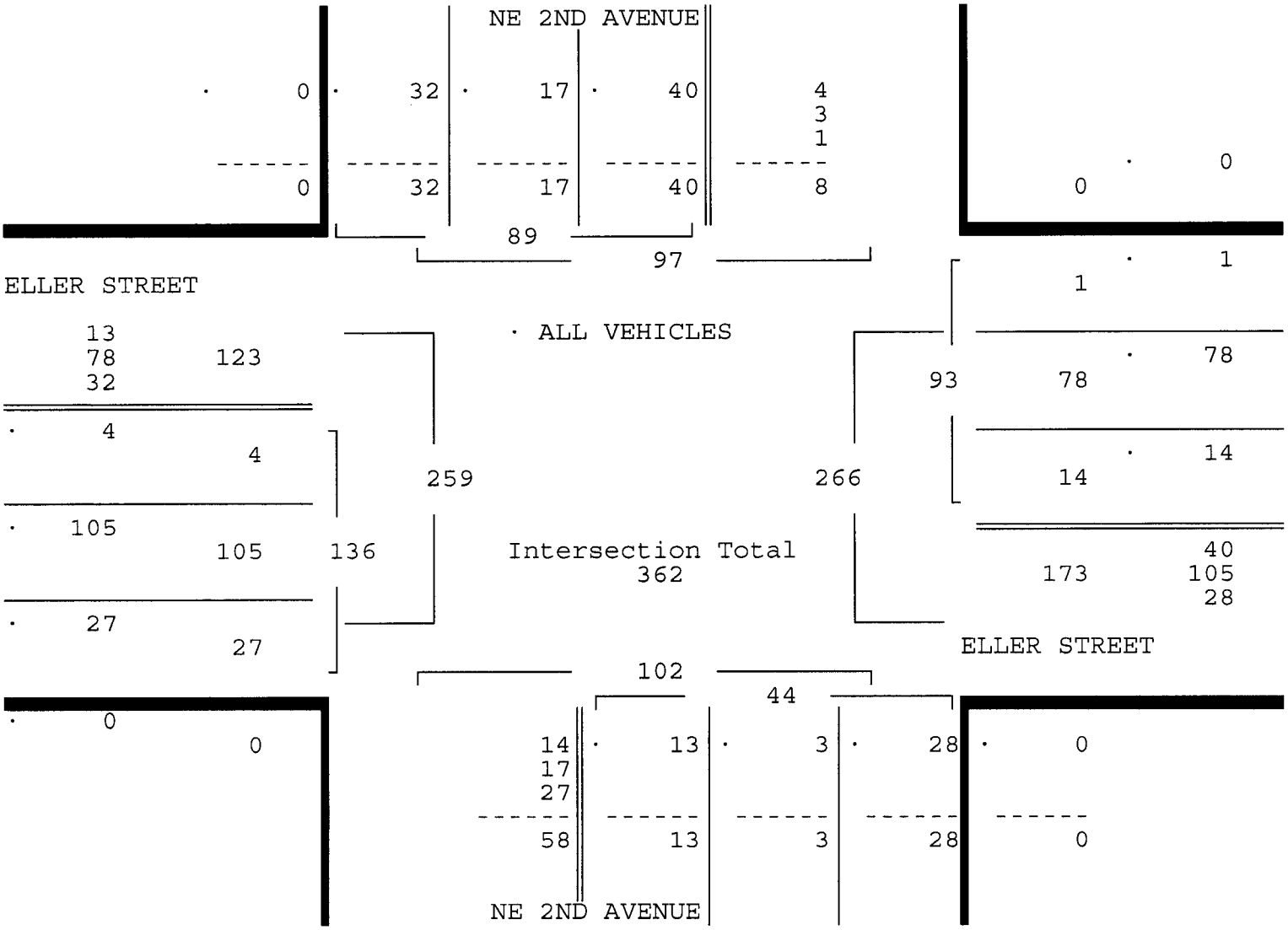
ELLER STREET & NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: ADAM JOHNSON
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_2AV
Page : 2

ALL VEHICLES

	NE 2ND AVENUE From North				ELLER STREET From East				NE 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/13/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	40	17	32	0	14	78	1	0	13	3	28	0	4	105	27	
Percent	0%	45%	19%	36%	0%	15%	84%	1%	0%	30%	7%	64%	0%	3%	77%	20%	
Pk total	89				93				44				136				
Highest	07:45				07:45				08:15				07:30				
Volume	0	16	5	9	0	3	24	0	0	6	1	10	0	1	29	8	
Hi total	30				27				17				38				
PHF	.74				.86				.65				.89				



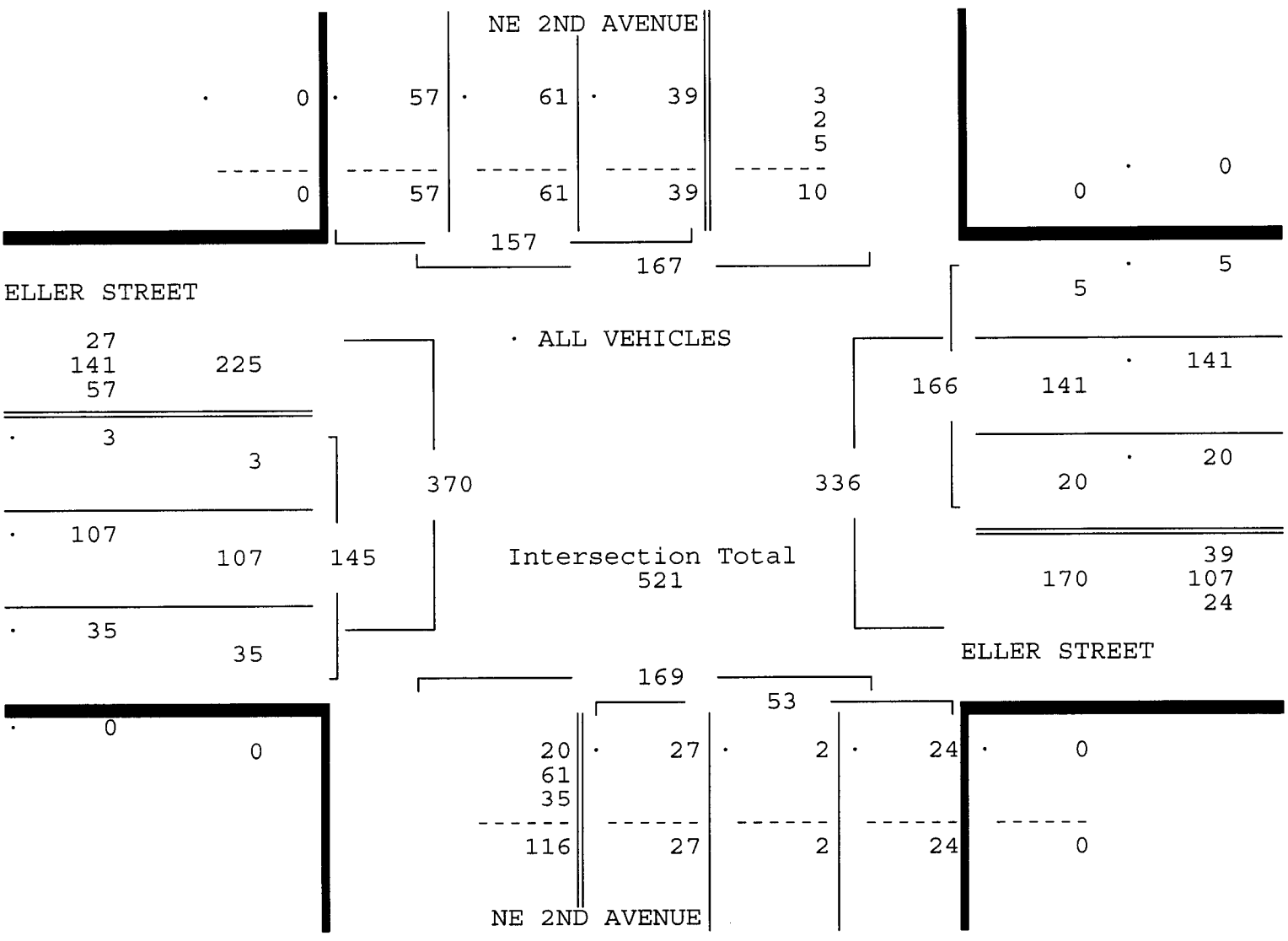
ELLER STREET & NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: ADAM JOHNSON
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_2AV
Page : 3

ALL VEHICLES

	NE 2ND AVENUE From North				ELLER STREET From East				NE 2ND AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/13/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/13/18																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	39	61	57	0	20	141	5	0	27	2	24	0	3	107	35	
Percent	0%	25%	39%	36%	0%	12%	85%	3%	0%	51%	4%	45%	0%	2%	74%	24%	
Pk total	157				166				53				145				
Highest	17:00				17:00				16:45				17:00				
Volume	0	8	16	19	0	4	43	1	0	6	1	10	0	2	38	10	
Hi total	43				48				17				50				
PHF	.91				.86				.78				.72				



TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & NE 2ND AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: ADAM JOHNSON
NOT SIGNALIZED

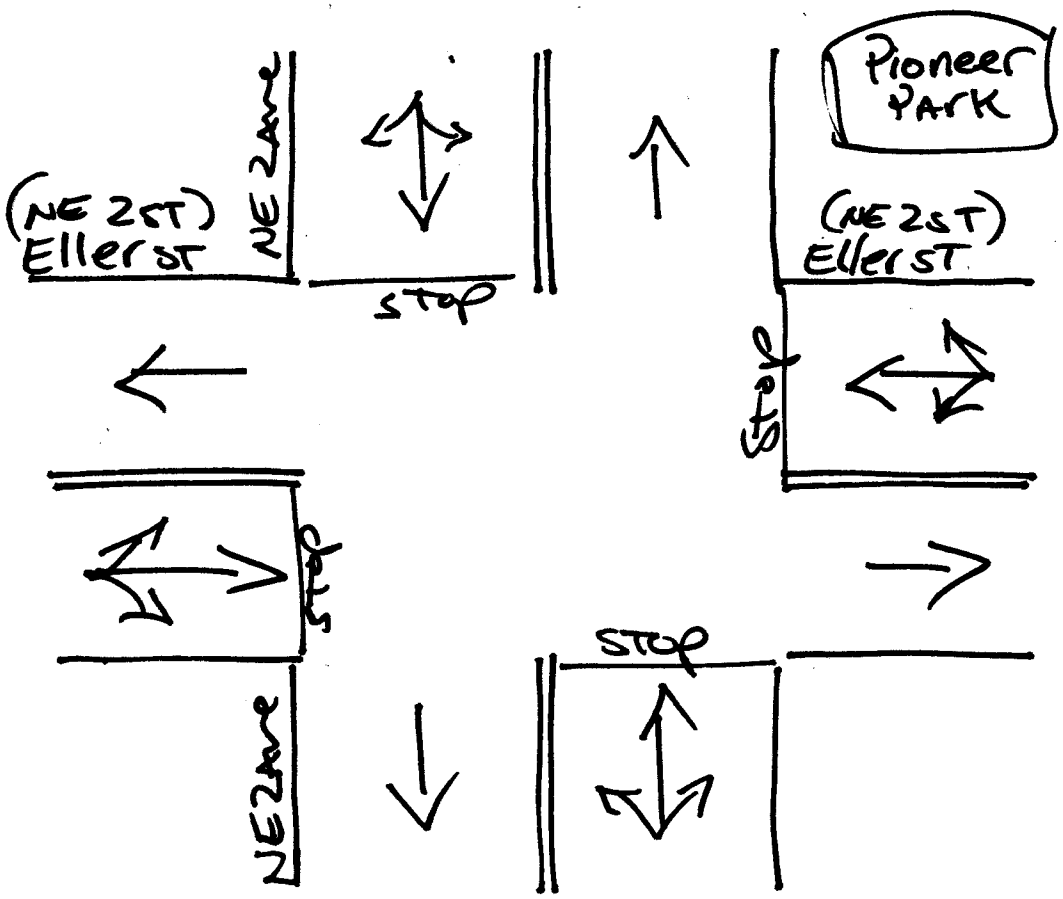
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/13/18
File I.D. : ELLE_2AV
Page : 1

PEDESTRIANS & BIKES

	NE 2ND AVENUE From North				ELLER STREET From East				NE 2ND AVENUE From South				ELLER STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/13/18																	
07:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:15	0	1	0	3	0	0	0	0	0	1	0	0	0	0	0	0	5
07:30	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0	3
07:45	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	3
Hr Total	0	2	0	3	0	2	0	0	0	3	0	2	0	0	0	0	12
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	3
TOTAL	0	2	0	3	0	3	0	0	0	6	0	2	0	0	0	0	16

North



Deerfield Bch, Florida
June 13, 2018
drawn by: Luis Palomino
NOT signalized

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

ELLER STREET & US 1
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
SIGNALIZED

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_US1
Page : 1

ALL VEHICLES

	US 1 From North				DRIVEWAY From East				US 1 From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
07:00	0	0	108	1	0	0	0	1	5	13	160	2	0	5	1	8	304
07:15	0	0	145	4	0	0	0	1	6	11	170	0	0	14	0	3	354
07:30	0	0	193	2	0	0	1	1	9	0	231	0	0	13	1	10	461
07:45	0	0	221	11	0	0	0	3	7	15	248	0	0	9	0	8	522
Hr Total	0	0	667	18	0	0	1	6	27	39	809	2	0	41	2	29	1641
08:00	0	1	226	19	0	0	1	0	10	8	264	1	0	16	0	1	547
08:15	2	4	242	14	0	0	0	4	12	29	291	0	0	26	0	22	646
08:30	0	0	236	13	0	0	1	3	12	11	306	3	0	28	1	25	639
08:45	5	3	278	22	0	1	0	2	19	28	321	0	0	24	0	25	728
Hr Total	7	8	982	68	0	1	2	9	53	76	1182	4	0	94	1	73	2560
---------- * BREAK * ----------																	
16:00	1	3	349	12	0	5	5	1	5	14	248	4	0	12	2	19	680
16:15	3	2	363	16	3	6	5	6	11	20	258	7	3	16	5	33	757
16:30	14	8	350	24	0	13	6	8	23	31	288	7	0	18	0	33	823
16:45	1	2	370	10	0	5	2	1	15	32	282	5	0	17	1	14	757
Hr Total	19	15	1432	62	3	29	18	16	54	97	1076	23	3	63	8	99	3017
17:00	1	1	374	22	0	0	4	2	8	20	243	4	0	27	2	25	733
17:15	3	2	372	25	0	2	3	2	10	24	249	7	10	29	1	20	759
17:30	3	1	379	26	0	1	3	2	9	23	245	1	0	27	5	29	754
17:45	6	2	350	12	0	6	3	1	15	29	265	2	0	20	1	15	727
Hr Total	13	6	1475	85	0	9	13	7	42	96	1002	14	10	103	9	89	2973
TOTAL	39	29	4556	233	3	39	34	38	176	308	4069	43	13	301	20	290	10191

TRAFFIC SURVEY SPECIALISTS, INC.

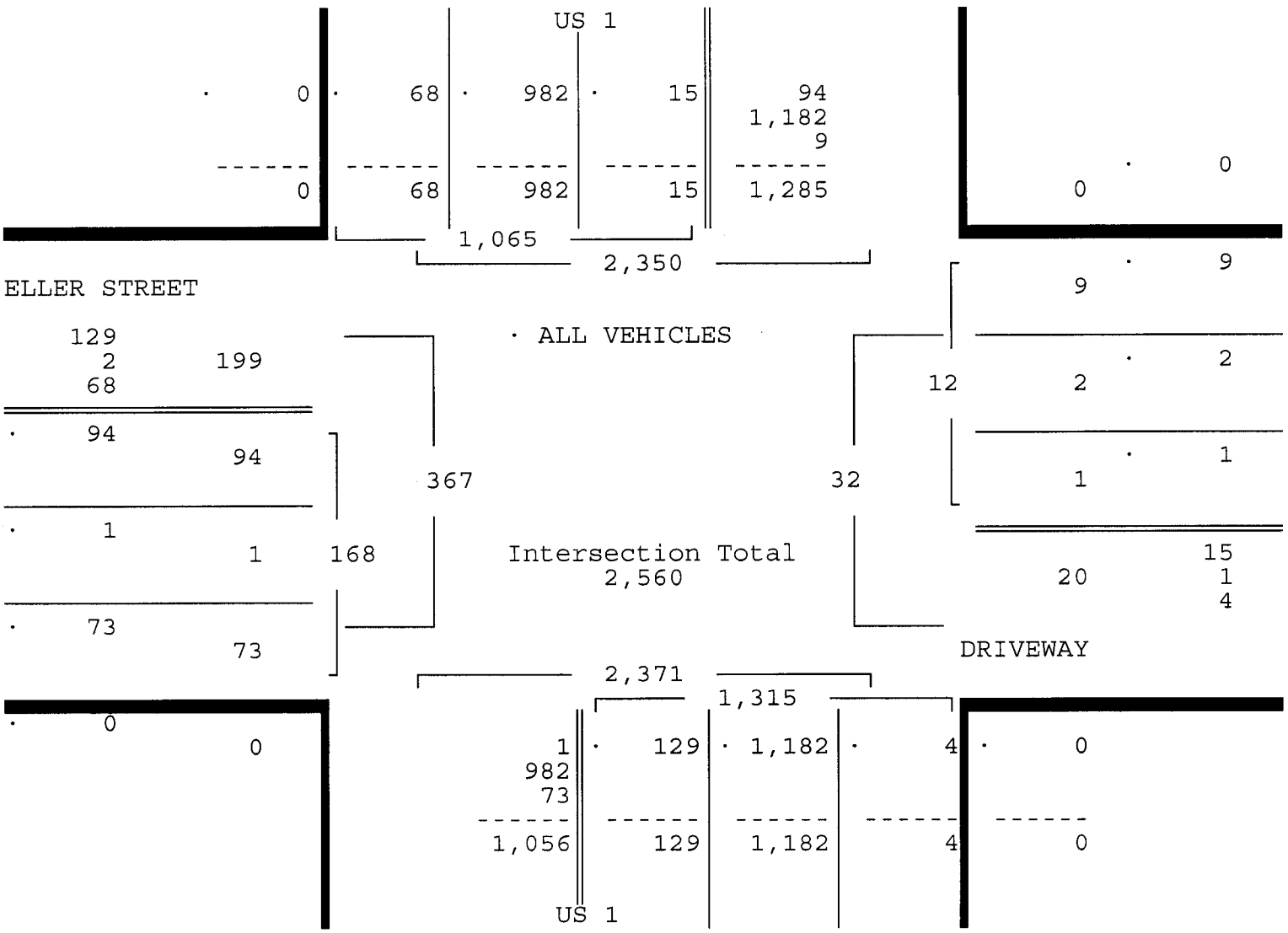
ELLER STREET & US 1
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_US1
Page : 2

ALL VEHICLES

	US 1 From North				DRIVEWAY From East				US 1 From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 06/14/18																	
Peak start 08:00					08:00				08:00				08:00				
Volume	7	8	982	68	0	1	2	9	53	76	1182	4	0	94	1	73	
Percent	1%	1%	92%	6%	0%	8%	17%	75%	4%	6%	90%	0%	0%	56%	1%	43%	
Pk total	1065				12				1315				168				
Highest	08:45				08:15				08:45				08:30				
Volume	5	3	278	22	0	0	0	4	19	28	321	0	0	28	1	25	
Hi total	308				4				368				54				
PHF	.86				.75				.89				.78				



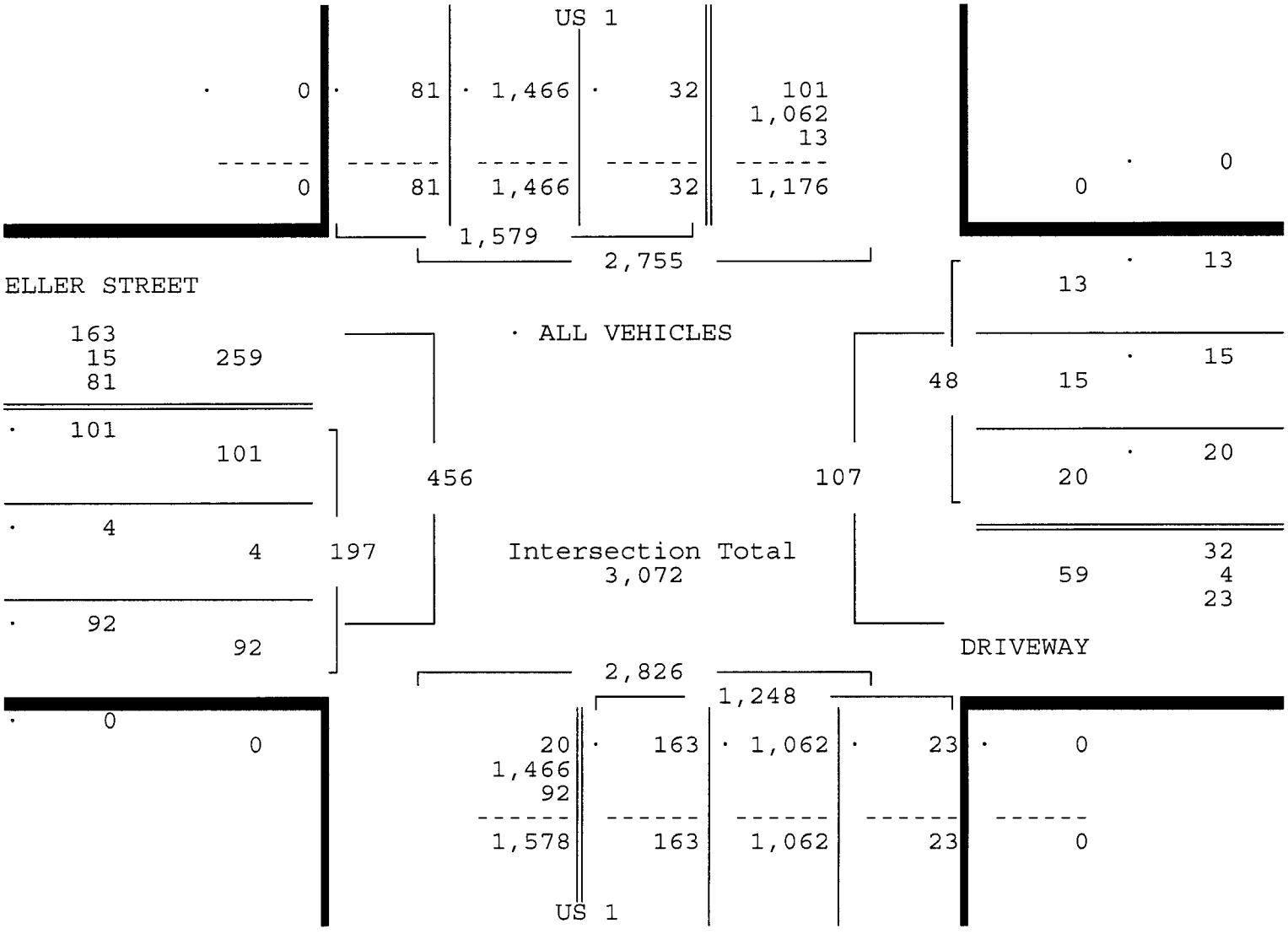
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

ELLER STREET & US 1
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
SIGNALIZED

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_US1

ALL VEHICLES

	US 1 From North				DRIVEWAY From East				US 1 From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/14/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 06/14/18																	
Peak start	16:30				16:30				16:30				16:30				
Volume	19	13	1466	81	0	20	15	13	56	107	1062	23	10	91	4	92	
Percent	1%	1%	93%	5%	0%	42%	31%	27%	4%	9%	85%	2%	5%	46%	2%	47%	
Pk total	1579				48				1248				197				
Highest	17:15				16:30				16:30				17:15				
Volume	3	2	372	25	0	13	6	8	23	31	288	7	10	29	1	20	
Hi total	402				27				349				60				
PHF	.98				.44				.89				.82				



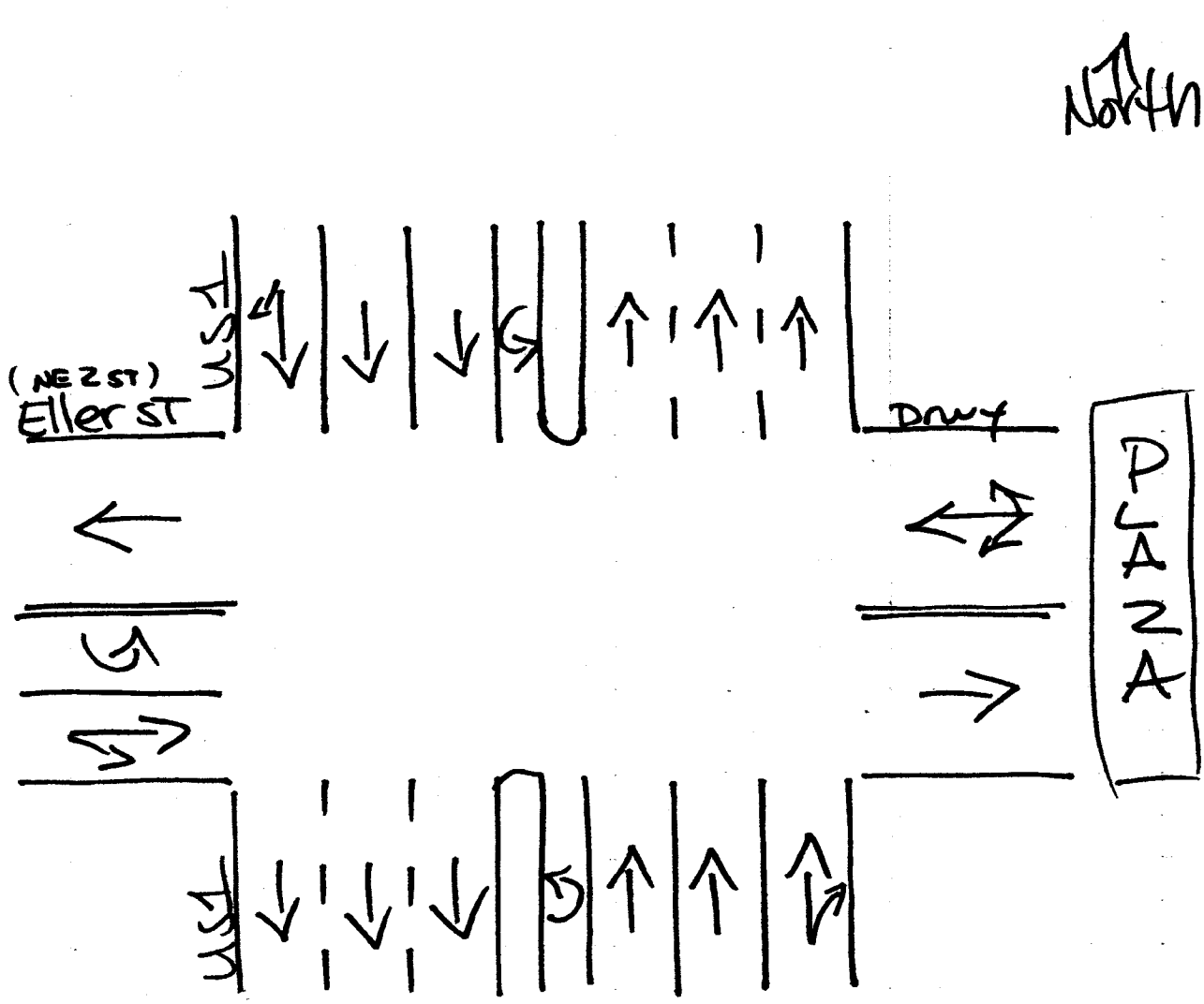
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

ELLER STREET & US 1
DEERFIELD BEACH, FLORIDA
COUNTED BY: GERMAIN CAMPUSANO
SIGNALIZED

Site Code : 00180114
Start Date: 06/14/18
File I.D. : ELLE_US1
Page : 1

PEDESTRIANS & BIKES

	US 1 From North				DRIVEWAY From East				US 1 From South				ELLER STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 06/14/18																	
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	2	0	2	0	0	0	0	0	1	0	0	5
Hr Total	0	0	0	0	0	3	0	2	0	0	0	0	0	1	0	0	6
17:00	0	0	0	0	0	3	0	1	0	0	0	0	0	0	0	0	4
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	3	0	1	0	0	0	0	0	0	0	0	4
TOTAL	0	0	0	0	0	6	0	3	0	0	0	0	0	1	0	0	10



Deerfield Beach, Florida
December 06, 2017
Drawn by: Luis Palomino
Signalized

TRAFFIC SURVEY SPECIALISTS, INC.

ELLER STREET & DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: RICH MENDEZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190080
Start Date: 04/11/19
File I.D. : ELLEDEER
Page : 1

ALL VEHICLES

	DEERFIELD AVENUE From North				ELLER STREET From East				DEERFIELD AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/11/19																	
07:00	0	2	0	7	0	3	21	3	0	0	0	2	0	5	29	0	72
07:15	0	3	0	0	0	4	28	0	0	1	1	1	0	1	32	0	71
07:30	0	5	2	5	0	3	50	0	0	0	1	1	0	1	45	0	113
07:45	0	2	2	4	0	3	41	1	0	0	1	0	0	6	43	1	104
Hr Total	0	12	4	16	0	13	140	4	0	1	3	4	0	13	149	1	360
08:00	0	0	0	0	0	3	48	0	0	2	1	0	0	2	21	4	81
08:15	0	3	2	3	0	0	42	2	0	3	1	3	0	1	19	3	82
08:30	0	2	1	2	0	1	21	0	0	0	0	0	0	2	20	4	53
08:45	0	0	2	1	0	5	20	1	0	3	0	0	0	2	17	1	52
Hr Total	0	5	5	6	0	9	131	3	0	8	2	3	0	7	77	12	268
---------- * BREAK * ----------																	
16:00	0	3	1	5	0	5	40	0	0	1	1	2	0	3	24	0	85
16:15	0	1	5	4	0	5	39	3	0	4	0	3	0	5	23	3	95
16:30	0	1	0	2	0	8	61	0	0	1	0	3	1	2	22	1	102
16:45	0	2	1	1	0	4	52	1	0	1	0	4	0	2	27	0	95
Hr Total	0	7	7	12	0	22	192	4	0	7	1	12	1	12	96	4	377
17:00	0	1	4	2	0	12	69	2	0	2	1	5	0	4	32	1	135
17:15	0	3	2	0	0	3	49	4	0	1	0	2	0	7	24	1	96
17:30	0	3	2	5	0	4	69	1	0	2	2	8	0	3	29	2	130
17:45	0	4	3	4	0	5	43	4	0	1	1	2	0	6	27	0	100
Hr Total	0	11	11	11	0	24	230	11	0	6	4	17	0	20	112	4	461
TOTAL	0	35	27	45	0	68	693	22	0	22	10	36	1	52	434	21	1466

TRAFFIC SURVEY SPECIALISTS, INC.

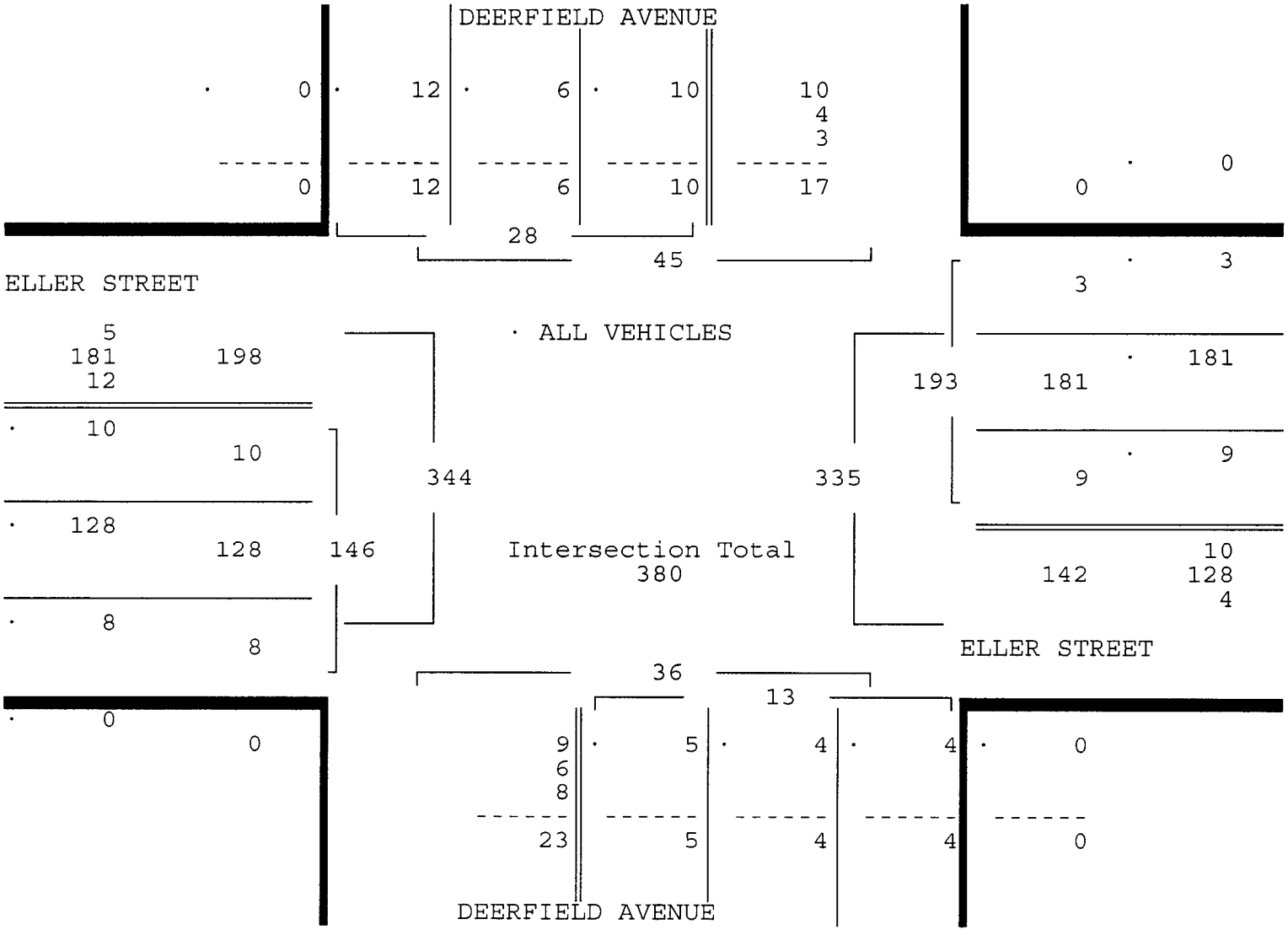
ELLER STREET & DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: RICH MENDEZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190080
Start Date: 04/11/19
File I.D. : ELLEDEER
Page : 2

ALL VEHICLES

	DEERFIELD AVENUE From North				ELLER STREET From East				DEERFIELD AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/11/19																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 04/11/19																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	10	6	12	0	9	181	3	0	5	4	4	0	10	128	8	
Percent	0%	36%	21%	43%	0%	5%	94%	2%	0%	38%	31%	31%	0%	7%	88%	5%	
Pk total	28				193				13				146				
Highest	07:30				07:30				08:15				07:45				
Volume	0	5	2	5	0	3	50	0	0	3	1	3	0	6	43	1	
Hi total	12				53				7				50				
PHF	.58				.91				.46				.73				



TRAFFIC SURVEY SPECIALISTS, INC.

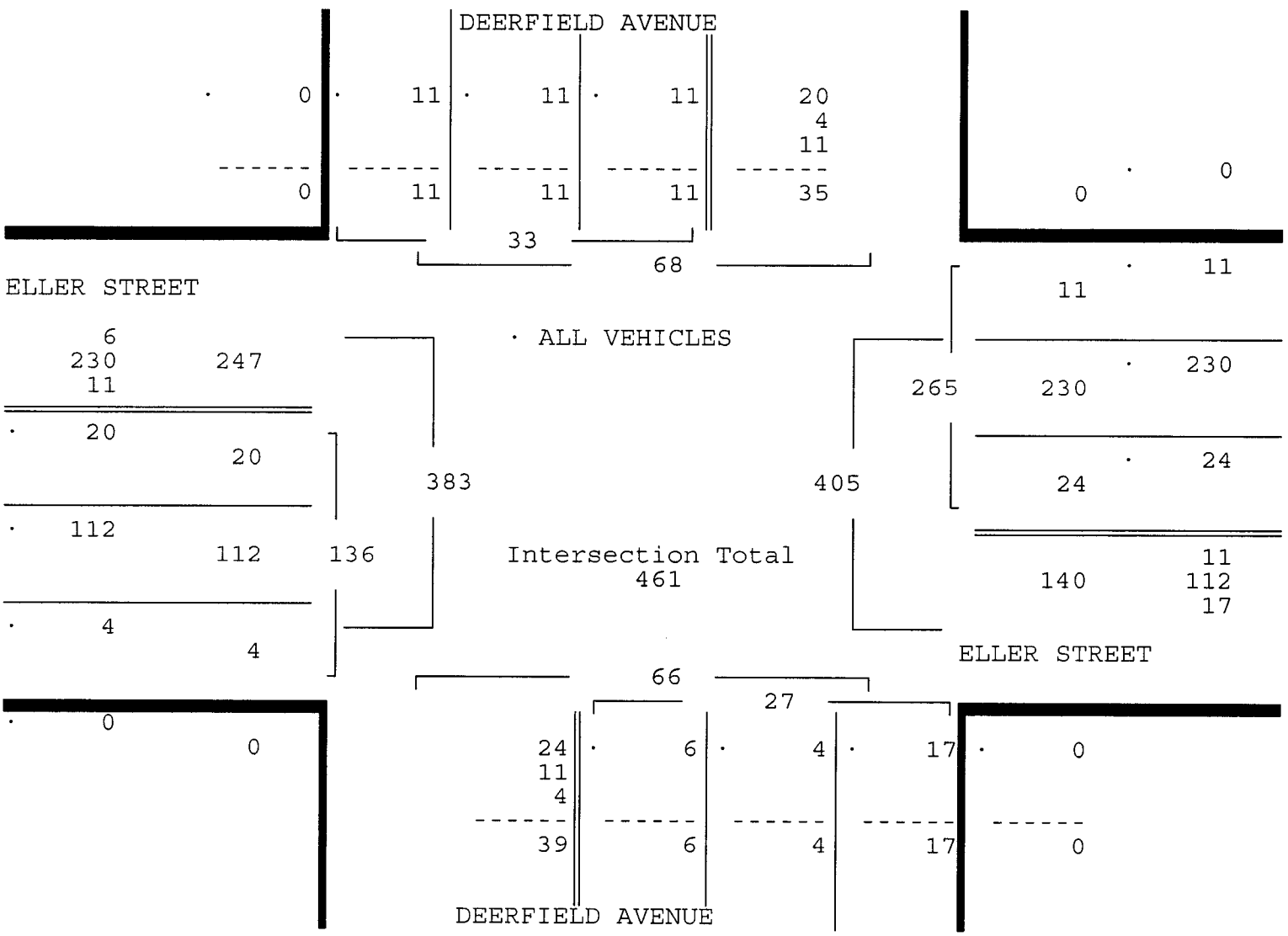
ELLER STREET & DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: RICH MENDEZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190080
Start Date: 04/11/19
File I.D. : ELLEDEER
Page : 3

ALL VEHICLES

	DEERFIELD AVENUE From North				ELLER STREET From East				DEERFIELD AVENUE From South				ELLER STREET From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/11/19																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 04/11/19																	
Peak start 17:00					17:00				17:00				17:00				
Volume	0	11	11	11	0	24	230	11	0	6	4	17	0	20	112	4	
Percent	0%	33%	33%	33%	0%	9%	87%	4%	0%	22%	15%	63%	0%	15%	82%	3%	
Pk total	33				265				27				136				
Highest	17:45				17:00				17:30				17:00				
Volume	0	4	3	4	0	12	69	2	0	2	2	8	0	4	32	1	
Hi total	11				83				12				37				
PHF	.75				.80				.56				.92				



TRAFFIC SURVEY SPECIALISTS, INC.

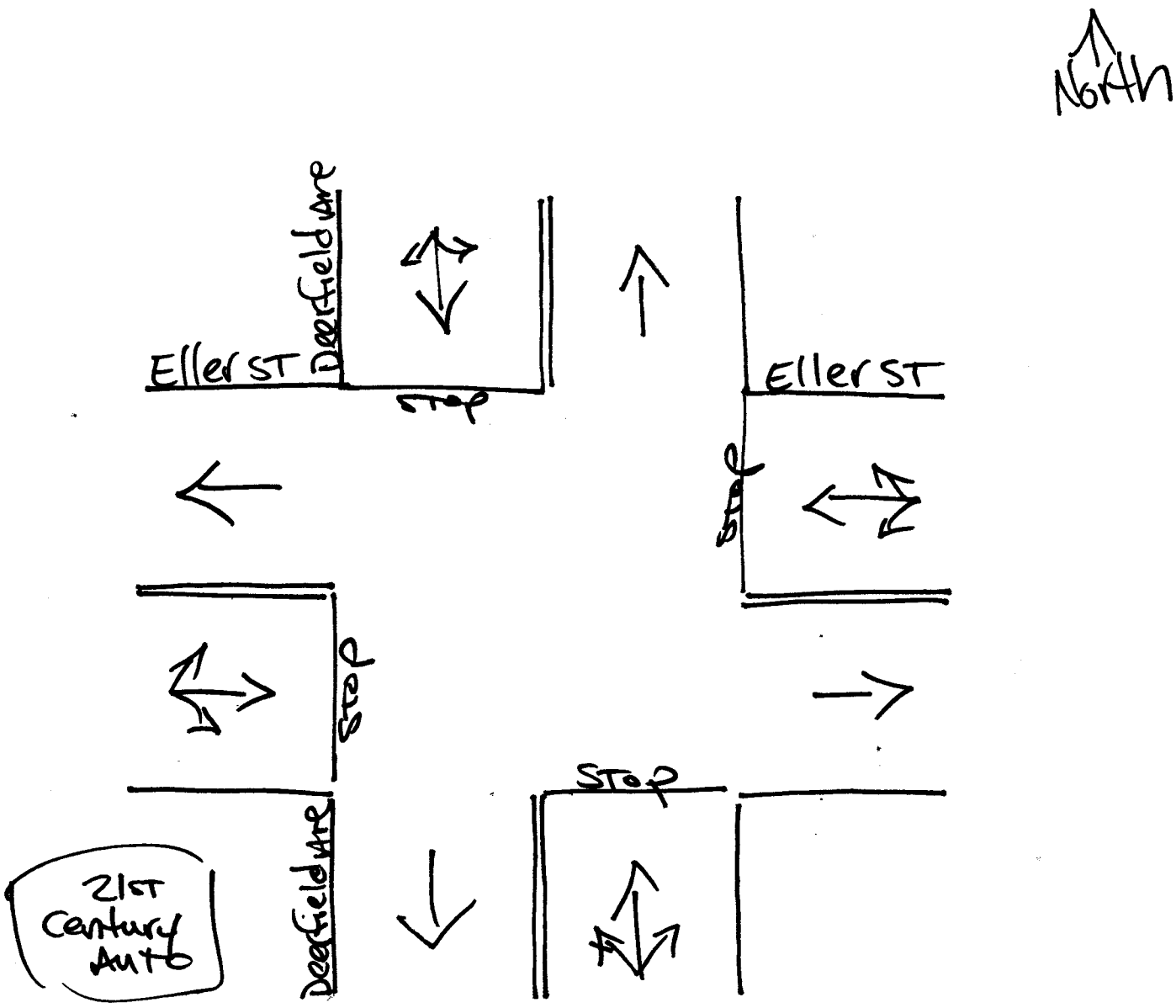
ELLER STREET & DEERFIELD AVENUE
DEERFIELD BEACH, FLORIDA
COUNTED BY: RICH MENDEZ
NOT SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00190080
Start Date: 04/11/19
File I.D. : ELLEDEER
Page : 1

PEDESTRIANS & BIKES

	DEERFIELD AVENUE From North				ELLER STREET From East				DEERFIELD AVENUE From South				ELLER STREET From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 04/11/19																	
07:00	0	1	0	1	0	0	0	0	0	1	0	2	0	0	0	0	5
07:15	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Hr Total	0	1	0	1	0	0	0	0	0	3	0	2	0	0	0	1	8
08:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
08:15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	4
Hr Total	0	0	0	6	0	0	0	0	0	1	0	1	0	0	0	0	8
* BREAK *																	
16:00	0	1	0	2	0	0	0	0	0	2	0	0	0	0	0	0	5
16:15	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	3
16:30	0	0	0	2	0	1	0	0	0	1	0	1	0	0	0	0	5
16:45	0	0	0	0	0	0	0	1	0	0	0	7	0	0	0	1	9
Hr Total	0	2	0	4	0	1	0	1	0	4	0	9	0	0	0	1	22
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	1	0	2	0	0	0	0	0	0	0	2	0	0	0	0	5
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	3
Hr Total	0	2	0	2	0	0	0	0	0	0	0	4	0	0	0	0	8
TOTAL	0	5	0	13	0	1	0	1	0	8	0	16	0	0	0	2	46



Deerfield Bch, Florida
April 10, 2019
drawn by: Luis Palomino

APPENDIX C: SIGNAL TIMING

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1103	**Initial Operation Date**	UNKNOWN
Controller Type	2070 LN	**System Number**	1103
Modification Number	14	**Modification Date**	06/20/2018
Drawing/Project No	430602-1-52-01	**FPL Grid Number**	87994199101
Intersection	HILLSBORO BLVD. (SR 810) and E 2 AVENUE		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number		2		4		6	7	8
Direction		WB		NB		EB	NBL	SB
Initial Green(MIN)		12		6		12	4	6
Vehicle Ext.(GAP)		3.0		2.5		3.0	1.5	2.5
Maximum Green I		50		20		50	15	20
Maximum Green II								
Yellow Clearance		4.0		4.0		4.0	4.0	4.0
All Red Clearance		2.0		2.0		2.0	2.0	2.0
Phase Recall		MIN		OFF		MIN	OFF	OFF
Detector Delay								
Walk		7		7		7		
Pedestrian Clearance		14		25		14		
Permissive							YES	
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. MOD. 14 REFLECTS PHASING CHANGES PER FDOT REBUILD PROJECT.

Submitted By _____ **Approved By** _____

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1107	**Initial Operation Date**	UNKNOWN
Controller Type	2070 LN	**System Number**	1107
Modification Number	19	**Modification Date**	06/06/2018
Drawing/Project No	230656-1-52-01	**FPL Grid Number**	87994124201
Intersection	HILLSBORO BLVD. (SR 810) and DIXIE HWY. (SR 811)		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2,2A	3	4	5,5A	6	7	8
Direction	EBL	WB	SBL	NB	WBL	EB	NBL	SB
Initial Green(MIN)	5	10	4	6	5	10	4	6
Vehicle Ext.(GAP)	2.0	3.0	2.0	2.5	2.0	3.0	2.0	2.5
Maximum Green I	15	45	15	40	18	45	15	40
Maximum Green II								
Yellow Clearance	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All Red Clearance	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Phase Recall	OFF	MIN	OFF	OFF	OFF	MIN	OFF	OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		23		26		23		28
Permissive	DUAL		YES		NO		YES	
Flash Operation	RED	YELLOW		RED	RED	YELLOW		RED

Attachment **1107-18 SOP.pdf**

NOTES:

1. DOUBLE CLEARANCE WB/WBL (HEADS 2,2A,5,5A):
COMBINATION PROVIDES DOUBLE CLEARANCE WB AND WBL OF 4G, 4.5Y AND 2AR BY DISPLAYING 2A AFTER 2 AND 5A AFTER 5.
2. RAILROAD PREEMPTION SEQUENCE:
(A) TRACK CLEAR: 12G, 4.5Y, 2AR (HEADS 2A+5A, WB/WBL FARSIDE).
(B) ACTIVE PHASES: N/S DIXIE (PHASES 4+8) THEN EBL (PHASE 1).
(C) RETURN TO EAST/WEST (PHASES 2+6).
3. DUAL ENTRY HARDWIRED NORTH/SOUTH.
4. MOD. 19 UPDATES WALK VALUES ON PHASES 4 & 8 PER CURRENT STANDARDS.

Submitted By _____ **Approved By** _____

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1167	**Initial Operation Date**	UNKNOWN
Controller Type	2070 LN	**System Number**	
Modification Number	9	**Modification Date**	W.O.
Drawing/Project No	DSN GRP 2	**FPL Grid Number**	87994795504
Intersection	FEDERAL HWY. (US 1/SR 5) and NE 2 STREET (DEERFIELD)		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number		2		4	5	6		8
Direction		NB		EB	NBL	SB		WB
Initial Green(MIN)		10		6	4	10		6
Vehicle Ext.(GAP)		3.0		2.0	1.5	3.0		2.0
Maximum Green I		55		20	12	55		20
Maximum Green II								
Yellow Clearance		5.0		4.0	5.0	5.0		4.0
All Red Clearance		2.0		2.0	2.0	2.0		2.0
Phase Recall		MIN		OFF	OFF	MIN		OFF
Detector Delay								
Walk		7		7		7		
Pedestrian Clearance		14		34		14		
Permissive					5-SECT			
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. DUAL ENTRY HARDWIRED EAST/WEST.
2. ANTI-BACKDOWN NORTHBOUND: PHASES 2+6 ON--->OMIT PHASE 5.
3. WITH WOIT2017041071 DATED 4/13/17, INSTALLS PHASE 5 (NBL) PER FDOT REQUEST.

Submitted By _____ **Approved By** _____

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1189	**Initial Operation Date**	9/26/77
Controller Type	2070 LN	**System Number**	1189
Modification Number	13	**Modification Date**	04/24/2015
Drawing/Project No	Deerfield-1764	**FPL Grid Number**	87894674300
Intersection	HILLSBORO BLVD. (SR 810) and W 3 AVENUE		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2	3	4	5	6	7	8
Direction	EBL	WB	SBL	NB	WBL	EB	NBL	SB
Initial Green(MIN)	4	12	4	6	4	12	4	6
Vehicle Ext.(GAP)	1.5	3.0	1.5	2.0	1.5	3.0	1.5	2.0
Maximum Green I	12	50	12	25	12	50	12	25
Maximum Green II								
Yellow Clearance	4.5	4.5	4.0	4.0	4.5	4.5	4.0	4.0
All Red Clearance	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Phase Recall	OFF	MIN	OFF	OFF	OFF	MIN	OFF	OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		19		25		19		25
Permissive	YES		YES		YES		YES	
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. ANTI-BACKDOWN EAST/WEST: PHASES 2+6 ON--->OMIT PHASES 1+5.
2. DUAL ENTRY HARDWIRED NORTH/SOUTH.
3. MOD. 13 UPDATES YELLOW AND ALL RED CLEARANCE VALUES ON PHASES 1, 2, 5 & 6 PER FDOT STANDARDS.

Submitted By _____ **Approved By** _____

BROWARD COUNTY TRAFFIC ENGINEERING

ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1604	**Initial Operation Date**	06/10/2015
Controller Type	2070 BIU	**System Number**	1604
Modification Number	2	**Modification Date**	06/20/2018
Drawing/Project No	430602-2-52-01	**FPL Grid Number**	
Intersection	HILLSBORO BLVD and NW 2 AVENUE		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2		4	5	6		8
Direction	EBL	WB		NB	WBL	EB		SB
Initial Green(MIN)	4	12		6	4	12		6
Vehicle Ext.(GAP)	1.5	3.0		2.0	1.5	3.0		2.0
Maximum Green I	15	50		25	15	50		25
Maximum Green II								
Yellow Clearance	4.5	4.5		4.0	4.5	4.5		4.0
All Red Clearance	2.0	2.0		2.0	2.0	2.0		2.0
Phase Recall		MIN		OFF		MIN		OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		12		27		12		27
Permissive	YES				YES			
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. DUAL ENTRY NORTH/ SOUTH.
2. MOD. 2 REFLECTS INSTALLATION OF NORTHBOUND PEDESTRIAN FEATURES PER FDOT REBUILD PROJECT.

Submitted By _____ **Approved By** _____

APPENDIX D: PSCF AND GROWTH RATE

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.02
2	01/07/2018 - 01/13/2018	1.01	1.03
3	01/14/2018 - 01/20/2018	1.01	1.03
4	01/21/2018 - 01/27/2018	1.00	1.02
* 5	01/28/2018 - 02/03/2018	0.99	1.01
* 6	02/04/2018 - 02/10/2018	0.97	0.99
* 7	02/11/2018 - 02/17/2018	0.96	0.98
* 8	02/18/2018 - 02/24/2018	0.96	0.98
* 9	02/25/2018 - 03/03/2018	0.96	0.98
*10	03/04/2018 - 03/10/2018	0.97	0.99
*11	03/11/2018 - 03/17/2018	0.97	0.99
*12	03/18/2018 - 03/24/2018	0.97	0.99
*13	03/25/2018 - 03/31/2018	0.98	1.00
*14	04/01/2018 - 04/07/2018	0.98	1.00
*15	04/08/2018 - 04/14/2018	0.98	1.00
*16	04/15/2018 - 04/21/2018	0.99	1.01
*17	04/22/2018 - 04/28/2018	1.00	1.02
18	04/29/2018 - 05/05/2018	1.01	1.03
19	05/06/2018 - 05/12/2018	1.02	1.04
20	05/13/2018 - 05/19/2018	1.03	1.05
21	05/20/2018 - 05/26/2018	1.03	1.05
22	05/27/2018 - 06/02/2018	1.03	1.05
23	06/03/2018 - 06/09/2018	1.02	1.04
24	06/10/2018 - 06/16/2018	1.02	1.04
25	06/17/2018 - 06/23/2018	1.02	1.04
26	06/24/2018 - 06/30/2018	1.02	1.04
27	07/01/2018 - 07/07/2018	1.02	1.04
28	07/08/2018 - 07/14/2018	1.03	1.05
29	07/15/2018 - 07/21/2018	1.03	1.05
30	07/22/2018 - 07/28/2018	1.02	1.04
31	07/29/2018 - 08/04/2018	1.02	1.04
32	08/05/2018 - 08/11/2018	1.01	1.03
33	08/12/2018 - 08/18/2018	1.01	1.03
34	08/19/2018 - 08/25/2018	1.01	1.03
35	08/26/2018 - 09/01/2018	1.02	1.04
36	09/02/2018 - 09/08/2018	1.02	1.04
37	09/09/2018 - 09/15/2018	1.03	1.05
38	09/16/2018 - 09/22/2018	1.02	1.04
39	09/23/2018 - 09/29/2018	1.01	1.03
40	09/30/2018 - 10/06/2018	1.01	1.03
41	10/07/2018 - 10/13/2018	1.00	1.02
42	10/14/2018 - 10/20/2018	1.00	1.02
43	10/21/2018 - 10/27/2018	1.00	1.02
44	10/28/2018 - 11/03/2018	1.00	1.02
45	11/04/2018 - 11/10/2018	1.01	1.03
46	11/11/2018 - 11/17/2018	1.01	1.03
47	11/18/2018 - 11/24/2018	1.01	1.03
48	11/25/2018 - 12/01/2018	1.01	1.03
49	12/02/2018 - 12/08/2018	1.00	1.02
50	12/09/2018 - 12/15/2018	1.00	1.02
51	12/16/2018 - 12/22/2018	1.01	1.03
52	12/23/2018 - 12/29/2018	1.01	1.03
53	12/30/2018 - 12/31/2018	1.01	1.03

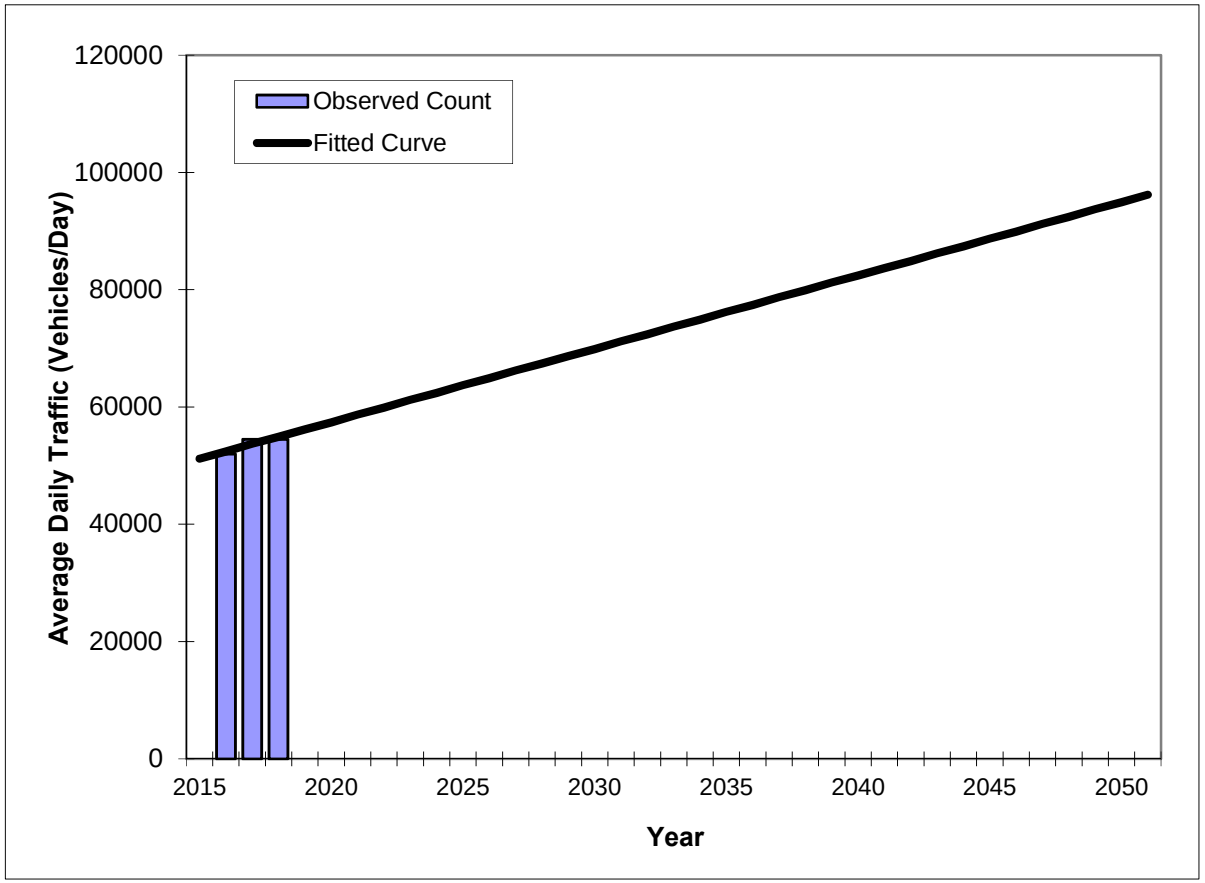
* PEAK SEASON

25-FEB-2019 16:26:26 830UPD 4_8601_PKSEASON.TXT

TRAFFIC TRENDS

Hillsboro Blvd --

County:	Borward
Station #:	860008
Highway:	Hillsboro Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	53700
2021 Design Year Trend		
2021	N/A	58700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,250
Trend R-squared:	75.0%
Trend Annual Historic Growth Rate:	2.41%
Trend Growth Rate (2018 to Design Year):	2.31%
Printed:	23-Apr-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0008 - SR 810/HILLSBORO BLVD - E OF SR 9/I-95

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	54500 F	E 28500	W 26000	9.00	54.50	2.40
2017	54500 C	E 28500	W 26000	9.00	51.90	2.40
2016	52000 C	E 26000	W 26000	9.00	54.10	3.50
2015	51000 C	E 25000	W 26000	9.00	54.00	3.60
2014	51000 C	E 24500	W 26500	9.00	54.20	3.80
2013	55500 C	E 28500	W 27000	9.00	53.60	5.90
2012	55500 C	E 28000	W 27500	9.00	52.20	2.80
2011	53500 C	E 27000	W 26500	9.00	52.50	4.60
2010	47500 C	E 24500	W 23000	8.35	52.69	4.60
2009	52500 C	E 26500	W 26000	8.53	53.89	4.40
2008	49500 C	E 24000	W 25500	8.81	54.16	5.60
2007	50500 C	E 25500	W 25000	8.63	55.75	2.40
2006	59500 C	E 29500	W 30000	8.40	55.34	2.40
2005	59500 C	E 30000	W 29500	8.20	51.70	1.90
2004	58500 C	E 30000	W 28500	9.10	55.30	1.90
2003	63000 C	E 31000	W 32000	8.60	57.50	1.80

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

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
HILLSBORO BOULEVARD & NW/SW 3RD AVENUE
SIGNALIZED INTERSECTION

Growth Rate =	2.41%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	158	87	66	27	72	151	110	889	45	76	1,230	7
Peak Season Volume	164	90	69	28	75	157	114	925	47	79	1,279	7
Traffic Volume Growth	25	14	11	4	12	24	18	142	7	12	196	1
Background Traffic Volumes	189	104	80	32	87	181	132	1,067	54	91	1,475	8
Pennell Marina												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								6				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											16	
Total Project Traffic	0	0	0	0	0	0	0	6	0	0	16	0
Total Traffic w/o RTOR	189	104	80	32	87	181	132	1,073	54	91	1,491	8
TOTAL TRAFFIC	189	104	80	32	87	181	132	1,073	54	91	1,491	8

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	105	172	42	36	174	201	172	1,238	74	94	1,257	10
Peak Season Volume	109	179	44	37	181	209	179	1,288	77	98	1,307	10
Traffic Volume Growth	17	27	7	6	28	32	27	198	12	15	201	2
Background Traffic Volumes	126	206	51	43	209	241	206	1,486	89	113	1,508	12
Pennell Marina												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								17				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											11	
Total Project Traffic	0	0	0	0	0	0	0	17	0	0	11	0
Total Traffic w/o RTOR	126	206	51	43	209	241	206	1,503	89	113	1,519	12
TOTAL TRAFFIC	126	206	51	43	209	241	206	1,503	89	113	1,519	12

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
HILLSBORO BOULEVARD & NW 2ND AVENUE
SIGNALIZED INTERSECTION

Growth Rate =	2.41%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	7	10	7	31	4	13	37	929	18	10	1,198	16
Peak Season Volume	7	10	7	32	4	14	38	966	19	10	1,246	17
Traffic Volume Growth	1	2	1	5	1	2	6	148	3	2	191	3
Background Traffic Volumes	8	12	8	37	5	16	44	1,114	22	12	1,437	20
Pennell Marina												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								6				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											16	
Total Project Traffic	0	0	0	0	0	0	0	6	0	0	16	0
Total Traffic w/o RTOR	8	12	8	37	5	16	44	1,120	22	12	1,453	20
TOTAL TRAFFIC	8	12	8	37	5	16	44	1,120	22	12	1,453	20

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	8	9	5	31	15	35	74	1,249	37	36	1,305	19
Peak Season Volume	8	9	5	32	16	36	77	1,299	38	37	1,357	20
Traffic Volume Growth	1	1	1	5	2	6	12	200	6	6	208	3
Background Traffic Volumes	9	10	6	37	18	42	89	1,499	44	43	1,565	23
Pennell Marina												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								17				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											11	
Total Project Traffic	0	0	0	0	0	0	0	17	0	0	11	0
Total Traffic w/o RTOR	9	10	6	37	18	42	89	1,516	44	43	1,576	23
TOTAL TRAFFIC	9	10	6	37	18	42	89	1,516	44	43	1,576	23

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
HILLSBORO BOULEVARD & DIXIE HIGHWAY
SIGNALIZED INTERSECTION

Growth Rate =	2.41%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	163	503	96	46	242	292	195	639	127	25	798	39
Peak Season Volume	170	523	100	48	252	304	203	665	132	26	830	41
Traffic Volume Growth	26	80	15	7	39	47	31	102	20	4	127	6
Background Traffic Volumes	196	603	115	55	291	351	234	767	152	30	957	47
Pennell Marina												
Inbound Traffic Assignment	15.0%											
Inbound Traffic Volumes	4											
Outbound Traffic Assignment										15.0%		45.0%
Outbound Traffic Volumes										12		36
Total Project Traffic	4	0	0	0	0	0	0	0	0	12	0	36
Total Traffic w/o RTOR	200	603	115	55	291	351	234	767	152	42	957	83
TOTAL TRAFFIC	200	603	115	55	291	351	234	767	152	42	957	83

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	130	261	83	88	592	312	263	947	176	59	908	71
Peak Season Volume	135	271	86	92	616	324	274	985	183	61	944	74
Traffic Volume Growth	21	42	13	14	95	50	42	151	28	9	145	11
Background Traffic Volumes	156	313	99	106	711	374	316	1,136	211	70	1,089	85
Pennell Marina												
Inbound Traffic Assignment	15.0%											
Inbound Traffic Volumes	13											
Outbound Traffic Assignment										15.0%		45.0%
Outbound Traffic Volumes										8		24
Total Project Traffic	13	0	0	0	0	0	0	0	0	8	0	24
Total Traffic w/o RTOR	169	313	99	106	711	374	316	1,136	211	78	1,089	109
TOTAL TRAFFIC	169	313	99	106	711	374	316	1,136	211	78	1,089	109

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
HILLSBORO BOULEVARD & NE/SE 2ND AVENUE
SIGNALIZED INTERSECTION

Growth Rate =	2.41%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	92	18	52	14	18	21	25	678	33	41	841	12
Peak Season Volume	96	19	54	15	19	22	26	705	34	43	875	12
Traffic Volume Growth	15	3	8	2	3	3	4	108	5	7	134	2
Background Traffic Volumes	111	22	62	17	22	25	30	813	39	50	1,009	14
Pennell Marina												
Inbound Traffic Assignment												15.0%
Inbound Traffic Volumes												4
Outbound Traffic Assignment				15.0%		60.0%						
Outbound Traffic Volumes				12		49						
Total Project Traffic	0	0	0	12	0	49	0	0	0	0	0	4
Total Traffic w/o RTOR	111	22	62	29	22	74	30	813	39	50	1,009	18
TOTAL TRAFFIC	111	22	62	29	22	74	30	813	39	50	1,009	18

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	86	21	31	23	45	42	25	888	86	45	853	6
Peak Season Volume	89	22	32	24	47	44	26	924	89	47	887	6
Traffic Volume Growth	14	3	5	4	7	7	4	142	14	7	136	1
Background Traffic Volumes	103	25	37	28	54	51	30	1,066	103	54	1,023	7
Pennell Marina												
Inbound Traffic Assignment												15.0%
Inbound Traffic Volumes												13
Outbound Traffic Assignment				15.0%		60.0%						
Outbound Traffic Volumes				8		32						
Total Project Traffic	0	0	0	8	0	32	0	0	0	0	0	13
Total Traffic w/o RTOR	103	25	37	36	54	83	30	1,066	103	54	1,023	20
TOTAL TRAFFIC	103	25	37	36	54	83	30	1,066	103	54	1,023	20

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & US 1
SIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/14/2018	129	1,182	4	15	982	68	94	1	73	1	2	9
Peak Season Volume	134	1,229	4	16	1,021	71	98	1	76	1	2	9
Traffic Volume Growth	8	76	0	1	63	4	6	0	5	0	0	1
Background Traffic Volumes	142	1,305	4	17	1,084	75	104	1	81	1	2	10
Pennell Marina												
Inbound Traffic Assignment						5.0%						
Inbound Traffic Volumes						1						
Outbound Traffic Assignment							5.0%					
Outbound Traffic Volumes							4					
Total Project Traffic	0	0	0	0	0	1	4	0	0	0	0	0
Total Traffic w/o RTOR	142	1,305	4	17	1,084	76	108	1	81	1	2	10
TOTAL TRAFFIC	142	1,305	4	17	1,084	76	108	1	81	1	2	10

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/14/2018	163	1,062	23	32	1,466	81	101	4	92	20	15	13
Peak Season Volume	170	1,104	24	33	1,525	84	105	4	96	21	16	14
Traffic Volume Growth	10	68	1	2	94	5	6	0	6	1	1	1
Background Traffic Volumes	180	1,172	25	35	1,619	89	111	4	102	22	17	15
Pennell Marina												
Inbound Traffic Assignment						5.0%						
Inbound Traffic Volumes						4						
Outbound Traffic Assignment							5.0%					
Outbound Traffic Volumes							3					
Total Project Traffic	0	0	0	0	0	4	3	0	0	0	0	0
Total Traffic w/o RTOR	180	1,172	25	35	1,619	93	114	4	102	22	17	15
TOTAL TRAFFIC	180	1,172	25	35	1,619	93	114	4	102	22	17	15

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
HILLSBORO BOULEVARD & NORTH DEERFIELD AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	2.41%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018						20		961			1,090	30
Peak Season Volume	0	0	0	0	0	21	0	999	0	0	1,134	31
Traffic Volume Growth	0	0	0	0	0	3	0	153	0	0	174	5
Background Traffic Volumes	0	0	0	0	0	24	0	1,152	0	0	1,308	36
Pennell Marina												
Inbound Traffic Assignment												15.0%
Inbound Traffic Volumes												4
Outbound Traffic Assignment						20.0%						
Outbound Traffic Volumes						16						
Total Project Traffic	0	0	0	0	0	16	0	0	0	0	0	4
Total Traffic w/o RTOR	0	0	0	0	0	40	0	1,152	0	0	1,308	40
TOTAL TRAFFIC	0	0	0	0	0	40	0	1,152	0	0	1,308	40

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018						33		1,386			1,220	46
Peak Season Volume	0	0	0	0	0	34	0	1,441	0	0	1,269	48
Traffic Volume Growth	0	0	0	0	0	5	0	221	0	0	195	7
Background Traffic Volumes	0	0	0	0	0	39	0	1,662	0	0	1,464	55
Pennell Marina												
Inbound Traffic Assignment												15.0%
Inbound Traffic Volumes												13
Outbound Traffic Assignment						20.0%						
Outbound Traffic Volumes						11						
Total Project Traffic	0	0	0	0	0	11	0	0	0	0	0	13
Total Traffic w/o RTOR	0	0	0	0	0	50	0	1,662	0	0	1,464	68
TOTAL TRAFFIC	0	0	0	0	0	50	0	1,662	0	0	1,464	68

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & NW 3RD AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	8	86	85	12	149	0	0	0	0	125	1	16
Peak Season Volume	8	89	88	12	155	0	0	0	0	130	1	17
Traffic Volume Growth	0	5	5	1	10	0	0	0	0	8	0	1
Background Traffic Volumes	8	94	93	13	165	0	0	0	0	138	1	18
Pennell Marina												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Total Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Traffic w/o RTOR	8	94	93	13	165	0	0	0	0	138	1	18
TOTAL TRAFFIC	8	94	93	13	165	0	0	0	0	138	1	18

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	9	196	128	15	175	0	0	0	1	184	1	40
Peak Season Volume	9	204	133	16	182	0	0	0	1	191	1	42
Traffic Volume Growth	1	13	8	1	11	0	0	0	0	12	0	3
Background Traffic Volumes	10	217	141	17	193	0	0	0	1	203	1	45
Pennell Marina												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Total Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Traffic w/o RTOR	10	217	141	17	193	0	0	0	1	203	1	45
TOTAL TRAFFIC	10	217	141	17	193	0	0	0	1	203	1	45

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & NW 2ND AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	13	28	16	0	15	13	9	78	10	18	100	4
Peak Season Volume	14	29	17	0	16	14	9	81	10	19	104	4
Traffic Volume Growth	1	2	1	0	1	1	1	5	1	1	6	0
Background Traffic Volumes	15	31	18	0	17	15	10	86	11	20	110	4
Pennell Marina												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Total Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Traffic w/o RTOR	15	31	18	0	17	15	10	86	11	20	110	4
TOTAL TRAFFIC	15	31	18	0	17	15	10	86	11	20	110	4

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	28	35	36	5	14	12	10	106	25	37	177	12
Peak Season Volume	29	36	37	5	15	12	10	110	26	38	184	12
Traffic Volume Growth	2	2	2	0	1	1	1	7	2	2	11	1
Background Traffic Volumes	31	38	39	5	16	13	11	117	28	40	195	13
Pennell Marina												
Inbound Traffic Assignment												
Inbound Traffic Volumes												
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Total Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Traffic w/o RTOR	31	38	39	5	16	13	11	117	28	40	195	13
TOTAL TRAFFIC	31	38	39	5	16	13	11	117	28	40	195	13

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & NE 1STAVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	0	0	0	10	0	21	18	139	0	0	126	9
Peak Season Volume	0	0	0	10	0	22	19	145	0	0	131	9
Traffic Volume Growth	0	0	0	1	0	1	1	9	0	0	8	1
Background Traffic Volumes	0	0	0	11	0	23	20	154	0	0	139	10
Pennell Marina												
Inbound Traffic Assignment							35.0%					65.0%
Inbound Traffic Volumes							10					18
Outbound Traffic Assignment				80.0%		20.0%						
Outbound Traffic Volumes				65		16						
Total Project Traffic	0	0	0	65	0	16	10	0	0	0	0	18
Total Traffic w/o RTOR	0	0	0	76	0	39	30	154	0	0	139	28
TOTAL TRAFFIC	0	0	0	76	0	39	30	154	0	0	139	28

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	0	0	0	12	0	23	22	110	0	1	220	19
Peak Season Volume	0	0	0	12	0	24	23	114	0	1	229	20
Traffic Volume Growth	0	0	0	1	0	1	1	7	0	0	14	1
Background Traffic Volumes	0	0	0	13	0	25	24	121	0	1	243	21
Pennell Marina												
Inbound Traffic Assignment							35.0%					65.0%
Inbound Traffic Volumes							29					55
Outbound Traffic Assignment				80.0%		20.0%						
Outbound Traffic Volumes				43		11						
Total Project Traffic	0	0	0	43	0	11	29	0	0	0	0	55
Total Traffic w/o RTOR	0	0	0	56	0	36	53	121	0	1	243	76
TOTAL TRAFFIC	0	0	0	56	0	36	53	121	0	1	243	76

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
NE RIVER DRIVE & NE 1ST AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/14/2018	0	11	17	1	22	0	0	0	0	12	0	1
Peak Season Volume	0	11	18	1	23	0	0	0	0	12	0	1
Traffic Volume Growth	0	1	1	0	1	0	0	0	0	1	0	0
Background Traffic Volumes	0	12	19	1	24	0	0	0	0	13	0	1
Pennell Marina												
Inbound Traffic Assignment			100.0%									
Inbound Traffic Volumes			28									
Outbound Traffic Assignment										100.0%		
Outbound Traffic Volumes										81		
Total Project Traffic	0	0	28	0	0	0	0	0	0	81	0	0
Total Traffic w/o RTOR	0	12	47	1	24	0	0	0	0	94	0	1
TOTAL TRAFFIC	0	12	47	1	24	0	0	0	0	94	0	1

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/14/2018	1	39	6	1	26	0	0	0	0	7	0	1
Peak Season Volume	1	41	6	1	27	0	0	0	0	7	0	1
Traffic Volume Growth	0	3	0	0	2	0	0	0	0	0	0	0
Background Traffic Volumes	1	44	6	1	29	0	0	0	0	7	0	1
Pennell Marina												
Inbound Traffic Assignment			100.0%									
Inbound Traffic Volumes			84									
Outbound Traffic Assignment										100.0%		
Outbound Traffic Volumes										54		
Total Project Traffic	0	0	84	0	0	0	0	0	0	54	0	0
Total Traffic w/o RTOR	1	44	90	1	29	0	0	0	0	61	0	1
TOTAL TRAFFIC	1	44	90	1	29	0	0	0	0	61	0	1

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & NE 2ND AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	6	6

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	13	3	28	40	17	32	4	105	27	14	78	1
Peak Season Volume	14	3	29	42	18	33	4	109	28	15	81	1
Traffic Volume Growth	1	0	2	3	1	2	0	7	2	1	5	0
Background Traffic Volumes	15	3	31	45	19	35	4	116	30	16	86	1
Pennell Marina												
Inbound Traffic Assignment						45.0%					5.0%	
Inbound Traffic Volumes						13					1	
Outbound Traffic Assignment								5.0%	75.0%			
Outbound Traffic Volumes								4	61			
Total Project Traffic	0	0	0	0	0	13	0	4	61	0	1	0
Total Traffic w/o RTOR	15	3	31	45	19	48	4	120	91	16	87	1
TOTAL TRAFFIC	15	3	31	45	19	48	4	120	91	16	87	1

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 06/13/2018	27	2	24	39	61	57	3	107	35	20	141	5
Peak Season Volume	28	2	25	41	63	59	3	111	36	21	147	5
Traffic Volume Growth	2	0	2	3	4	4	0	7	2	1	9	0
Background Traffic Volumes	30	2	27	44	67	63	3	118	38	22	156	5
Pennell Marina												
Inbound Traffic Assignment						45.0%					5.0%	
Inbound Traffic Volumes						38					4	
Outbound Traffic Assignment								5.0%	75.0%			
Outbound Traffic Volumes								3	41			
Total Project Traffic	0	0	0	0	0	38	0	3	41	0	4	0
Total Traffic w/o RTOR	30	2	27	44	67	101	3	121	79	22	160	5
TOTAL TRAFFIC	30	2	27	44	67	101	3	121	79	22	160	5

VOLUME DEVELOPMENT
PENNELL MARINA AND FREEDOM MARINE CENTER
ELLER STREET & DEERFIELD AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	1.00%	
Peak Season =	1	1
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/11/2019	5	4	4	10	6	12	10	128	8	9	181	3
Peak Season Volume	5	4	4	10	6	12	10	128	8	9	181	3
Traffic Volume Growth	0	0	0	1	0	1	1	7	0	0	9	0
Background Traffic Volumes	5	4	4	11	6	13	11	135	8	9	190	3
Pennell Marina												
Inbound Traffic Assignment			15.0%					20.0%				
Inbound Traffic Volumes			4					6				
Outbound Traffic Assignment										20.0%		
Outbound Traffic Volumes										16		
Total Project Traffic	0	0	4	0	0	0	0	6	0	16	0	0
Total Traffic w/o RTOR	5	4	8	11	6	13	11	141	8	25	190	3
TOTAL TRAFFIC	5	4	8	11	6	13	11	141	8	25	190	3

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/11/2019	6	4	17	11	11	11	20	112	4	24	230	11
Peak Season Volume	6	4	17	11	11	11	20	112	4	24	230	11
Traffic Volume Growth	0	0	1	1	1	1	1	6	0	1	12	1
Background Traffic Volumes	6	4	18	12	12	12	21	118	4	25	242	12
Pennell Marina												
Inbound Traffic Assignment			15.0%					20.0%				
Inbound Traffic Volumes			13					17				
Outbound Traffic Assignment										20.0%		
Outbound Traffic Volumes										11		
Total Project Traffic	0	0	13	0	0	0	0	17	0	11	0	0
Total Traffic w/o RTOR	6	4	31	12	12	12	21	135	4	36	242	12
TOTAL TRAFFIC	6	4	31	12	12	12	21	135	4	36	242	12

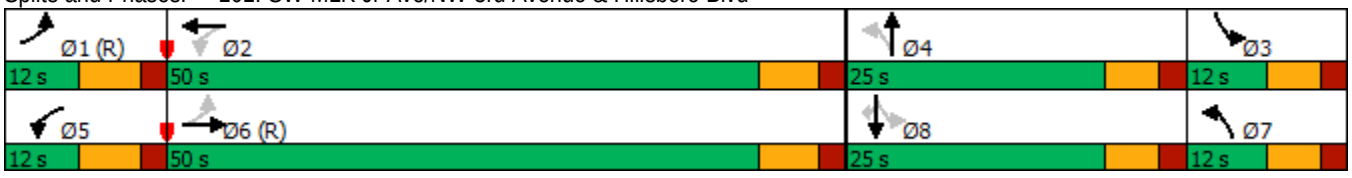
APPENDIX F: SYNCHRO OUTPUT SHEETS

EXISTING

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	114	925	79	1279	164	90	28	75	157
Future Volume (vph)	114	925	79	1279	164	90	28	75	157
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	50.4	46.0	49.1	43.5	27.3	23.7	24.8	19.0	19.0
Actuated g/C Ratio	0.51	0.46	0.50	0.44	0.28	0.24	0.25	0.19	0.19
v/c Ratio	0.56	0.44	0.31	0.61	0.45	0.20	0.09	0.12	0.37
Control Delay	21.2	18.9	13.5	22.6	31.5	19.3	25.1	33.7	7.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.2	18.9	13.5	22.6	31.5	19.3	25.1	33.7	7.2
LOS	C	B	B	C	C	B	C	C	A
Approach Delay		19.2		22.1		25.5		16.8	
Approach LOS		B		C		C		B	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay: 21.0	Intersection LOS: C
Intersection Capacity Utilization 65.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	925	47	79	1279	7	164	90	69	28	75	157
Future Volume (veh/h)	114	925	47	79	1279	7	164	90	69	28	75	157
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	120	974	49	83	1346	7	173	95	73	29	79	165
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	299	2282	115	333	2249	12	358	381	269	340	679	304
Arrive On Green	0.07	0.46	0.46	0.05	0.43	0.43	0.05	0.19	0.19	0.05	0.19	0.19
Sat Flow, veh/h	1774	4960	249	1774	5221	27	1774	1984	1401	1774	3539	1583
Grp Volume(v), veh/h	120	665	358	83	874	479	173	84	84	29	79	165
Grp Sat Flow(s),veh/h/ln	1774	1695	1819	1774	1695	1858	1774	1770	1616	1774	1770	1583
Q Serve(g_s), s	3.6	13.0	13.1	2.5	19.6	19.6	0.0	4.0	4.4	0.0	1.8	9.3
Cycle Q Clear(g_c), s	3.6	13.0	13.1	2.5	19.6	19.6	0.0	4.0	4.4	0.0	1.8	9.3
Prop In Lane	1.00		0.14	1.00		0.01	1.00		0.87	1.00		1.00
Lane Grp Cap(c), veh/h	299	1560	837	333	1460	800	358	340	310	340	679	304
V/C Ratio(X)	0.40	0.43	0.43	0.25	0.60	0.60	0.48	0.25	0.27	0.09	0.12	0.54
Avail Cap(c_a), veh/h	299	1560	837	351	1490	816	376	340	310	359	679	304
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.7	17.9	18.0	14.9	21.6	21.6	35.2	33.9	34.1	32.7	33.1	36.1
Incr Delay (d2), s/veh	0.9	0.9	1.6	0.4	0.6	1.1	1.0	1.7	2.1	0.1	0.3	6.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	6.3	6.9	1.3	9.2	10.2	4.4	2.1	2.1	0.7	0.9	4.7
LnGrp Delay(d),s/veh	16.6	18.8	19.6	15.2	22.2	22.7	36.2	35.7	36.2	32.8	33.4	42.9
LnGrp LOS	B	B	B	B	C	C	D	D	D	C	C	D
Approach Vol, veh/h		1143			1436			341			273	
Approach Delay, s/veh		18.8			22.0			36.1			39.1	
Approach LOS		B			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.9	49.1	11.0	25.0	11.0	52.1	11.0	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	5.6	21.6	2.0	6.4	4.5	15.1	2.0	11.3
Green Ext Time (p_c), s	0.0	10.0	0.0	0.7	0.0	7.9	0.2	0.6

Intersection Summary	
HCM 2010 Ctrl Delay	23.8
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	38	966	10	1246	7	10	32	4
Future Volume (vph)	38	966	10	1246	7	10	32	4
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.0		6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	70.6	70.6	67.6	65.4		8.0		8.0
Actuated g/C Ratio	0.78	0.78	0.75	0.73		0.09		0.09
v/c Ratio	0.12	0.26	0.02	0.36		0.17		0.38
Control Delay	3.6	4.3	3.3	7.1		31.8		37.1
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	3.6	4.3	3.3	7.1		31.8		37.1
LOS	A	A	A	A		C		D
Approach Delay		4.3		7.0		31.8		37.1
Approach LOS		A		A		C		D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.38	
Intersection Signal Delay: 6.7	Intersection LOS: A
Intersection Capacity Utilization 47.7%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	966	19	10	1246	17	7	10	7	32	4	14
Future Volume (veh/h)	38	966	19	10	1246	17	7	10	7	32	4	14
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	40	1017	20	11	1312	18	7	11	7	34	4	15
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	391	3517	69	508	3647	50	68	44	24	114	6	21
Arrive On Green	0.04	0.69	0.69	0.06	0.71	0.71	0.05	0.05	0.05	0.05	0.05	0.05
Sat Flow, veh/h	1774	5134	101	1774	5170	71	346	914	490	1003	118	442
Grp Volume(v), veh/h	40	671	366	11	860	470	25	0	0	53	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1845	1774	1695	1850	1750	0	0	1563	0	0
Q Serve(g_s), s	0.6	7.0	7.0	0.1	9.0	9.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	0.6	7.0	7.0	0.1	9.0	9.0	1.2	0.0	0.0	2.9	0.0	0.0
Prop In Lane	1.00		0.05	1.00		0.04	0.28		0.28	0.64		0.28
Lane Grp Cap(c), veh/h	391	2323	1264	508	2392	1305	136	0	0	141	0	0
V/C Ratio(X)	0.10	0.29	0.29	0.02	0.36	0.36	0.18	0.00	0.00	0.38	0.00	0.00
Avail Cap(c_a), veh/h	496	2323	1264	577	2392	1305	401	0	0	380	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91	0.91	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	3.9	5.6	5.6	3.3	5.2	5.2	41.3	0.0	0.0	42.1	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.3	0.5	0.0	0.4	0.8	0.6	0.0	0.0	1.6	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.4	3.7	0.1	4.3	4.8	0.6	0.0	0.0	1.4	0.0	0.0
LnGrp Delay(d),s/veh	4.0	5.9	6.1	3.3	5.7	6.0	42.0	0.0	0.0	43.7	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1077			1341			25			53	
Approach Delay, s/veh		5.9			5.8			42.0			43.7	
Approach LOS		A			A			D			D	

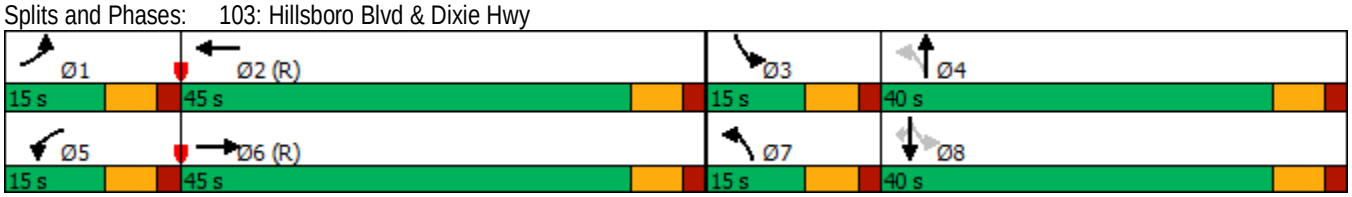
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.7	70.0		10.3	11.5	68.2		10.3
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	2.6	11.0		3.2	2.1	9.0		4.9
Green Ext Time (p_c), s	0.0	11.6		0.0	0.0	8.4		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	7.0
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	203	665	26	830	170	523	48	252	304
Future Volume (vph)	203	665	26	830	170	523	48	252	304
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	11.0	53.4	7.1	44.6	35.3	28.5	32.4	25.0	25.0
Actuated g/C Ratio	0.10	0.46	0.06	0.39	0.31	0.25	0.28	0.22	0.22
v/c Ratio	0.65	0.36	0.25	0.47	0.50	0.75	0.25	0.35	0.59
Control Delay	60.6	22.1	56.5	28.4	31.6	44.7	25.3	37.8	13.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.6	22.1	56.5	28.4	31.6	44.7	25.3	37.8	13.3
LOS	E	C	E	C	C	D	C	D	B
Approach Delay		29.9		29.3		41.9		24.4	
Approach LOS		C		C		D		C	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 31.6	Intersection LOS: C
Intersection Capacity Utilization 66.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	203	665	132	26	830	41	170	523	100	48	252	304
Future Volume (veh/h)	203	665	132	26	830	41	170	523	100	48	252	304
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	214	700	139	27	874	43	179	551	105	51	265	320
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1900	373	45	1968	97	332	798	151	203	813	364
Arrive On Green	0.07	0.45	0.45	0.03	0.40	0.40	0.07	0.27	0.27	0.03	0.23	0.23
Sat Flow, veh/h	3442	4267	838	1774	4966	244	1774	2969	564	1774	3539	1583
Grp Volume(v), veh/h	214	554	285	27	596	321	179	328	328	51	265	320
Grp Sat Flow(s),veh/h/ln	1721	1695	1715	1774	1695	1820	1774	1770	1763	1774	1770	1583
Q Serve(g_s), s	7.1	12.5	12.7	1.7	14.8	14.9	8.5	19.1	19.2	2.5	7.2	22.4
Cycle Q Clear(g_c), s	7.1	12.5	12.7	1.7	14.8	14.9	8.5	19.1	19.2	2.5	7.2	22.4
Prop In Lane	1.00		0.49	1.00		0.13	1.00		0.32	1.00		1.00
Lane Grp Cap(c), veh/h	254	1509	763	45	1344	721	332	475	474	203	813	364
V/C Ratio(X)	0.84	0.37	0.37	0.61	0.44	0.44	0.54	0.69	0.69	0.25	0.33	0.88
Avail Cap(c_a), veh/h	254	1509	763	131	1344	721	332	515	514	272	1031	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.6	21.2	21.2	55.5	25.4	25.4	31.7	37.7	37.8	33.0	36.9	42.8
Incr Delay (d2), s/veh	21.6	0.7	1.4	12.2	1.0	1.9	1.7	3.5	3.6	0.6	0.2	14.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	6.0	6.3	1.0	7.1	7.9	4.5	9.8	9.9	1.3	3.5	11.3
LnGrp Delay(d),s/veh	74.2	21.9	22.6	67.7	26.5	27.4	33.4	41.3	41.4	33.7	37.1	57.6
LnGrp LOS	E	C	C	E	C	C	C	D	D	C	D	E
Approach Vol, veh/h		1053			944			835			636	
Approach Delay, s/veh		32.7			27.9			39.6			47.1	
Approach LOS		C			C			D			D	

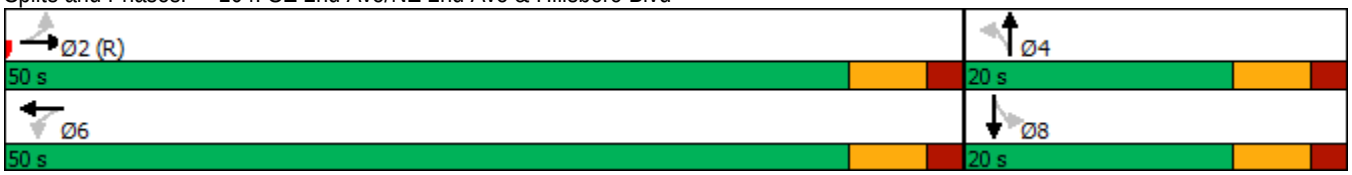
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	52.1	10.5	37.4	9.4	57.7	15.0	32.9
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	9.1	16.9	4.5	21.2	3.7	14.7	10.5	24.4
Green Ext Time (p_c), s	0.0	6.3	0.0	3.3	0.0	6.0	0.0	2.0

Intersection Summary	
HCM 2010 Ctrl Delay	35.7
HCM 2010 LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	26	705	43	875	96	19	15	19
Future Volume (vph)	26	705	43	875	96	19	15	19
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	51.3	51.3	51.3	51.3	10.3	10.3	10.2	10.2
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.15	0.15	0.15	0.15
v/c Ratio	0.07	0.21	0.10	0.25	0.51	0.26	0.08	0.16
Control Delay	5.2	4.2	5.3	4.5	35.8	13.1	24.9	16.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.2	4.2	5.3	4.5	35.8	13.1	24.9	16.3
LOS	A	A	A	A	D	B	C	B
Approach Delay		4.3		4.5		26.0		18.6
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.51	
Intersection Signal Delay: 6.7	Intersection LOS: A
Intersection Capacity Utilization 48.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	705	34	43	875	12	96	19	54	15	19	22
Future Volume (veh/h)	26	705	34	43	875	12	96	19	54	15	19	22
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	27	742	36	45	921	13	101	20	57	16	20	23
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	484	3491	169	552	3629	51	243	54	154	213	100	115
Arrive On Green	0.70	0.70	0.70	0.70	0.70	0.70	0.13	0.13	0.13	0.13	0.13	0.13
Sat Flow, veh/h	597	4970	240	691	5167	73	1358	428	1220	1317	792	910
Grp Volume(v), veh/h	27	505	273	45	604	330	101	0	77	16	0	43
Grp Sat Flow(s),veh/h/ln	597	1695	1820	691	1695	1850	1358	0	1648	1317	0	1702
Q Serve(g_s), s	1.2	3.6	3.7	1.7	4.5	4.5	5.0	0.0	3.0	0.8	0.0	1.6
Cycle Q Clear(g_c), s	5.7	3.6	3.7	5.4	4.5	4.5	6.6	0.0	3.0	3.8	0.0	1.6
Prop In Lane	1.00		0.13	1.00		0.04	1.00		0.74	1.00		0.53
Lane Grp Cap(c), veh/h	484	2381	1279	552	2381	1299	243	0	208	213	0	215
V/C Ratio(X)	0.06	0.21	0.21	0.08	0.25	0.25	0.41	0.00	0.37	0.08	0.00	0.20
Avail Cap(c_a), veh/h	484	2381	1279	552	2381	1299	344	0	330	310	0	340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.94	0.94	0.94	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	4.8	3.6	3.6	4.6	3.8	3.8	30.4	0.0	28.0	29.8	0.0	27.4
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.3	0.3	0.5	1.1	0.0	1.1	0.1	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.7	1.9	0.4	2.2	2.5	2.0	0.0	1.4	0.3	0.0	0.8
LnGrp Delay(d),s/veh	5.0	3.8	4.0	4.9	4.0	4.2	31.5	0.0	29.1	29.9	0.0	27.9
LnGrp LOS	A	A	A	A	A	A	C		C	C		C
Approach Vol, veh/h		805			979			178			59	
Approach Delay, s/veh		3.9			4.1			30.5			28.4	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		55.2		14.8		55.2		14.8
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		7.7		8.6		7.4		5.8
Green Ext Time (p_c), s		6.3		0.3		7.9		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	7.1
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	98	1	1	2	134	1229	16	1021
Future Volume (vph)	98	1	1	2	134	1229	16	1021
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	10.0	10.0	10.0	10.0
Minimum Split (s)	20.0	20.0	20.0	20.0	50.0	50.0	55.0	55.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	7.0	7.0	7.0	7.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	10.5	10.5		10.5	55.3	55.3	55.3	55.3
Actuated g/C Ratio	0.14	0.14		0.14	0.74	0.74	0.74	0.74
v/c Ratio	0.53	0.28		0.05	0.44	0.35	0.06	0.31
Control Delay	39.1	9.9		17.5	11.8	5.1	5.6	4.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	39.1	9.9		17.5	11.8	5.1	5.6	4.8
LOS	D	A		B	B	A	A	A
Approach Delay		26.3		17.5		5.8		4.8
Approach LOS		C		B		A		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.53	
Intersection Signal Delay: 6.8	Intersection LOS: A
Intersection Capacity Utilization 60.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	1	76	1	2	9	134	1229	4	16	1021	71
Future Volume (veh/h)	98	1	76	1	2	9	134	1229	4	16	1021	71
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	103	1	80	1	2	9	141	1294	4	17	1075	75
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	238	2	156	57	36	122	412	3806	12	366	3530	246
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.73	0.73	0.73	0.73	0.73	0.73
Sat Flow, veh/h	1398	20	1567	45	362	1221	487	5234	16	423	4855	338
Grp Volume(v), veh/h	103	0	81	12	0	0	141	838	460	17	750	400
Grp Sat Flow(s),veh/h/ln	1398	0	1586	1628	0	0	487	1695	1860	423	1695	1803
Q Serve(g_s), s	4.7	0.0	3.6	0.0	0.0	0.0	10.7	6.7	6.7	1.1	5.8	5.8
Cycle Q Clear(g_c), s	5.2	0.0	3.6	0.5	0.0	0.0	16.5	6.7	6.7	7.9	5.8	5.8
Prop In Lane	1.00		0.99	0.08		0.75	1.00		0.01	1.00		0.19
Lane Grp Cap(c), veh/h	238	0	158	214	0	0	412	2465	1352	366	2465	1311
V/C Ratio(X)	0.43	0.00	0.51	0.06	0.00	0.00	0.34	0.34	0.34	0.05	0.30	0.30
Avail Cap(c_a), veh/h	359	0	296	353	0	0	412	2465	1352	366	2465	1311
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.7	0.0	32.0	30.6	0.0	0.0	6.5	3.7	3.7	5.1	3.6	3.6
Incr Delay (d2), s/veh	1.2	0.0	2.6	0.1	0.0	0.0	2.3	0.4	0.7	0.2	0.3	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	0.0	1.7	0.2	0.0	0.0	1.7	3.2	3.6	0.2	2.8	3.1
LnGrp Delay(d),s/veh	33.9	0.0	34.6	30.7	0.0	0.0	8.7	4.1	4.4	5.4	3.9	4.2
LnGrp LOS	C		C	C			A	A	A	A	A	A
Approach Vol, veh/h		184			12			1439			1167	
Approach Delay, s/veh		34.2			30.7			4.6			4.0	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		61.5		13.5		61.5		13.5
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		18.5		7.2		9.9		2.5
Green Ext Time (p_c), s		13.4		0.4		10.4		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	6.4
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	999	1134	31	0	21
Future Vol, veh/h	0	999	1134	31	0	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1052	1194	33	0	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	614
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	373
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	373
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	15.3
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	373
HCM Lane V/C Ratio	-	-	-	0.059
HCM Control Delay (s)	-	-	-	15.3
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.2

Intersection	
Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	130	1	17	8	89	88	12	155	0
Future Vol, veh/h	0	0	0	130	1	17	8	89	88	12	155	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	137	1	18	8	94	93	13	163	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	0	9.2	8.2	9.1
HCM LOS	-	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	0%	0%	88%	7%
Vol Thru, %	92%	0%	100%	1%	93%
Vol Right, %	0%	100%	0%	11%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	97	88	0	148	167
LT Vol	8	0	0	130	12
Through Vol	89	0	0	1	155
RT Vol	0	88	0	17	0
Lane Flow Rate	102	93	0	156	176
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.145	0.113	0	0.211	0.228
Departure Headway (Hd)	5.124	4.378	4.993	4.879	4.66
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	700	819	0	735	770
Service Time	2.852	2.106	3.04	2.912	2.689
HCM Lane V/C Ratio	0.146	0.114	0	0.212	0.229
HCM Control Delay	8.7	7.7	8	9.2	9.1
HCM Lane LOS	A	A	N	A	A
HCM 95th-tile Q	0.5	0.4	0	0.8	0.9

Intersection	
Intersection Delay, s/veh	7.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	81	10	19	104	4	14	29	17	0	16	14
Future Vol, veh/h	9	81	10	19	104	4	14	29	17	0	16	14
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	85	11	20	109	4	15	31	18	0	17	15
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.8	8.1	7.7	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	9%	15%	0%
Vol Thru, %	48%	81%	82%	53%
Vol Right, %	28%	10%	3%	47%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	60	100	127	30
LT Vol	14	9	19	0
Through Vol	29	81	104	16
RT Vol	17	10	4	14
Lane Flow Rate	63	105	134	32
Geometry Grp	1	1	1	1
Degree of Util (X)	0.077	0.122	0.156	0.037
Departure Headway (Hd)	4.377	4.159	4.191	4.256
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	823	848	844	846
Service Time	2.378	2.251	2.275	2.259
HCM Lane V/C Ratio	0.077	0.124	0.159	0.038
HCM Control Delay	7.7	7.8	8.1	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.4	0.6	0.1

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	19	145	131	9	10	22
Future Vol, veh/h	19	145	131	9	10	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	153	138	9	11	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	147	0	-	0	336	143
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	193	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1435	-	-	-	659	905
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	840	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1435	-	-	-	649	905
Mov Cap-2 Maneuver	-	-	-	-	649	-
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	9.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1435	-	-	-	806
HCM Lane V/C Ratio	0.014	-	-	-	0.042
HCM Control Delay (s)	7.5	-	-	-	9.7
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	1	11	18	1	23
Future Vol, veh/h	12	1	11	18	1	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	1	12	19	1	24

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	48	22	0	0	31	0
Stage 1	22	-	-	-	-	-
Stage 2	26	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	962	1055	-	-	1582	-
Stage 1	1001	-	-	-	-	-
Stage 2	997	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	961	1055	-	-	1582	-
Mov Cap-2 Maneuver	961	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	997	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	968	1582	-
HCM Lane V/C Ratio	-	-	0.014	0.001	-
HCM Control Delay (s)	-	-	8.8	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	109	28	15	81	1	14	3	29	42	18	33
Future Vol, veh/h	4	109	28	15	81	1	14	3	29	42	18	33
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	115	29	16	85	1	15	3	31	44	19	35
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.2	8.1	7.6	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	3%	15%	45%
Vol Thru, %	7%	77%	84%	19%
Vol Right, %	63%	20%	1%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	46	141	97	93
LT Vol	14	4	15	42
Through Vol	3	109	81	18
RT Vol	29	28	1	33
Lane Flow Rate	48	148	102	98
Geometry Grp	1	1	1	1
Degree of Util (X)	0.058	0.176	0.126	0.12
Departure Headway (Hd)	4.29	4.263	4.446	4.427
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	836	843	808	812
Service Time	2.31	2.28	2.464	2.445
HCM Lane V/C Ratio	0.057	0.176	0.126	0.121
HCM Control Delay	7.6	8.2	8.1	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.6	0.4	0.4

Intersection	
Intersection Delay, s/veh	8.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	128	8	9	181	3	5	4	4	10	6	12
Future Vol, veh/h	10	128	8	9	181	3	5	4	4	10	6	12
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	135	8	9	191	3	5	4	4	11	6	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

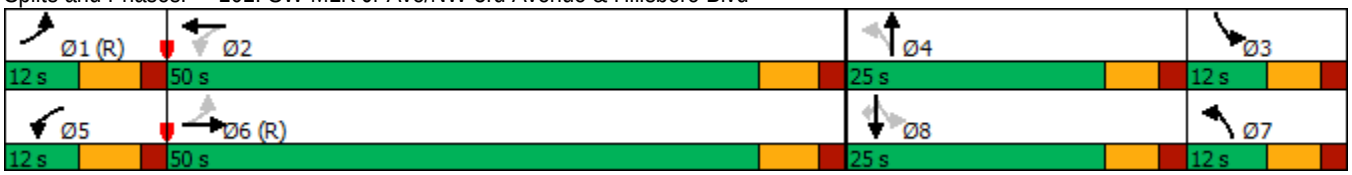
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.1	8.5	7.7	7.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	38%	7%	5%	36%
Vol Thru, %	31%	88%	94%	21%
Vol Right, %	31%	5%	2%	43%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	146	193	28
LT Vol	5	10	9	10
Through Vol	4	128	181	6
RT Vol	4	8	3	12
Lane Flow Rate	14	154	203	29
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.177	0.233	0.037
Departure Headway (Hd)	4.639	4.143	4.125	4.54
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	776	854	861	793
Service Time	2.64	2.222	2.193	2.541
HCM Lane V/C Ratio	0.018	0.18	0.236	0.037
HCM Control Delay	7.7	8.1	8.5	7.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.6	0.9	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	179	1288	98	1307	109	179	37	181	209
Future Volume (vph)	179	1288	98	1307	109	179	37	181	209
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	50.5	46.0	49.2	43.5	27.2	23.7	24.8	19.0	19.0
Actuated g/C Ratio	0.51	0.46	0.50	0.44	0.27	0.24	0.25	0.19	0.19
v/c Ratio	0.90	0.61	0.57	0.62	0.32	0.28	0.12	0.28	0.49
Control Delay	57.4	21.7	25.1	22.9	29.2	29.6	25.8	35.5	13.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.4	21.7	25.1	22.9	29.2	29.6	25.8	35.5	13.3
LOS	E	C	C	C	C	C	C	D	B
Approach Delay		25.8		23.1		29.5		23.8	
Approach LOS		C		C		C		C	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 24.9	Intersection LOS: C
Intersection Capacity Utilization 67.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	1288	77	98	1307	10	109	179	44	37	181	209
Future Volume (veh/h)	179	1288	77	98	1307	10	109	179	44	37	181	209
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	188	1356	81	103	1376	11	115	188	46	39	191	220
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	293	2248	134	253	2253	18	300	544	130	310	679	304
Arrive On Green	0.07	0.46	0.46	0.05	0.43	0.43	0.05	0.19	0.19	0.05	0.19	0.19
Sat Flow, veh/h	1774	4908	293	1774	5204	42	1774	2835	678	1774	3539	1583
Grp Volume(v), veh/h	188	937	500	103	896	491	115	116	118	39	191	220
Grp Sat Flow(s),veh/h/ln	1774	1695	1811	1774	1695	1855	1774	1770	1743	1774	1770	1583
Q Serve(g_s), s	5.8	20.5	20.5	3.2	20.2	20.2	0.0	5.6	5.8	0.0	4.6	12.9
Cycle Q Clear(g_c), s	5.8	20.5	20.5	3.2	20.2	20.2	0.0	5.6	5.8	0.0	4.6	12.9
Prop In Lane	1.00		0.16	1.00		0.02	1.00		0.39	1.00		1.00
Lane Grp Cap(c), veh/h	293	1553	830	253	1468	803	300	340	335	310	679	304
V/C Ratio(X)	0.64	0.60	0.60	0.41	0.61	0.61	0.38	0.34	0.35	0.13	0.28	0.72
Avail Cap(c_a), veh/h	293	1553	830	264	1490	815	322	340	335	332	679	304
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.4	20.1	20.1	16.4	21.6	21.6	36.5	34.6	34.7	34.3	34.2	37.5
Incr Delay (d2), s/veh	4.6	1.7	3.2	1.0	0.7	1.2	0.8	2.7	2.9	0.2	1.0	14.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	9.9	10.9	1.6	9.6	10.6	2.9	3.0	3.1	0.9	2.3	6.8
LnGrp Delay(d),s/veh	22.1	21.8	23.3	17.3	22.3	22.8	37.3	37.3	37.6	34.5	35.2	51.5
LnGrp LOS	C	C	C	B	C	C	D	D	D	C	D	D
Approach Vol, veh/h		1625			1490			349			450	
Approach Delay, s/veh		22.3			22.1			37.4			43.1	
Approach LOS		C			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	49.4	10.8	25.0	11.4	51.8	10.8	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	7.8	22.2	2.0	7.8	5.2	22.5	2.0	14.9
Green Ext Time (p_c), s	0.0	10.1	0.0	0.9	0.0	10.5	0.1	0.8

Intersection Summary	
HCM 2010 Ctrl Delay	26.0
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	77	1299	37	1357	8	9	32	16
Future Volume (vph)	77	1299	37	1357	8	9	32	16
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.0		6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	67.7	64.7	65.3	61.7		8.7		8.7
Actuated g/C Ratio	0.75	0.72	0.73	0.69		0.10		0.10
v/c Ratio	0.26	0.39	0.12	0.42		0.14		0.49
Control Delay	5.4	7.7	4.3	9.0		31.6		32.7
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	5.4	7.7	4.3	9.0		31.6		32.7
LOS	A	A	A	A		C		C
Approach Delay		7.5		8.9		31.6		32.7
Approach LOS		A		A		C		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.49	
Intersection Signal Delay: 9.1	Intersection LOS: A
Intersection Capacity Utilization 53.2%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	77	1299	38	37	1357	20	8	9	5	32	16	36
Future Volume (veh/h)	77	1299	38	37	1357	20	8	9	5	32	16	36
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	81	1367	40	39	1428	21	8	9	5	34	17	38
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	362	3342	98	381	3436	51	82	74	30	92	31	51
Arrive On Green	0.05	0.66	0.66	0.06	0.67	0.67	0.08	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	1774	5078	149	1774	5164	76	371	978	397	494	410	674
Grp Volume(v), veh/h	81	913	494	39	938	511	22	0	0	89	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1837	1774	1695	1849	1746	0	0	1578	0	0
Q Serve(g_s), s	1.3	11.3	11.3	0.6	11.5	11.5	0.0	0.0	0.0	3.8	0.0	0.0
Cycle Q Clear(g_c), s	1.3	11.3	11.3	0.6	11.5	11.5	1.0	0.0	0.0	4.9	0.0	0.0
Prop In Lane	1.00		0.08	1.00		0.04	0.36		0.23	0.38		0.43
Lane Grp Cap(c), veh/h	362	2231	1209	381	2256	1231	186	0	0	174	0	0
V/C Ratio(X)	0.22	0.41	0.41	0.10	0.42	0.42	0.12	0.00	0.00	0.51	0.00	0.00
Avail Cap(c_a), veh/h	444	2231	1209	450	2256	1231	400	0	0	384	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.77	0.77	0.77	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	4.9	7.2	7.2	4.6	7.0	7.0	39.0	0.0	0.0	40.7	0.0	0.0
Incr Delay (d2), s/veh	0.2	0.4	0.8	0.1	0.6	1.0	0.3	0.0	0.0	2.3	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	5.3	5.9	0.3	5.5	6.2	0.5	0.0	0.0	2.3	0.0	0.0
LnGrp Delay(d),s/veh	5.1	7.6	8.0	4.7	7.5	8.0	39.2	0.0	0.0	43.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1488			1488			22			89	
Approach Delay, s/veh		7.6			7.6			39.2			43.0	
Approach LOS		A			A			D			D	

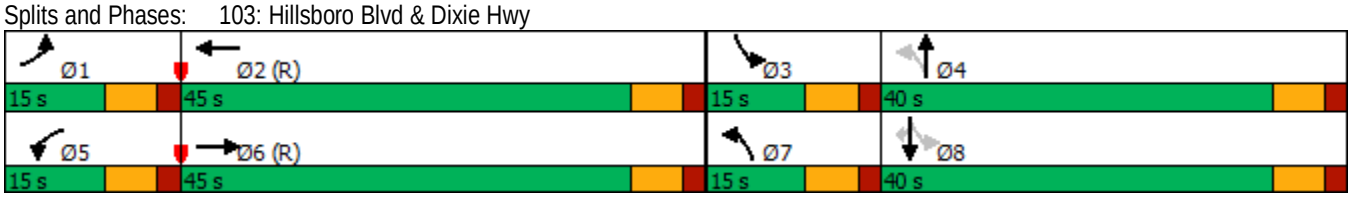
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	10.8	66.4		12.8	11.5	65.7		12.8
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	3.3	13.5		3.0	2.6	13.3		6.9
Green Ext Time (p_c), s	0.1	12.6		0.0	0.0	12.2		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	8.9
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	274	985	61	944	135	271	92	616	324
Future Volume (vph)	274	985	61	944	135	271	92	616	324
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	13.0	45.9	8.2	38.5	37.8	29.3	37.1	28.9	28.9
Actuated g/C Ratio	0.11	0.40	0.07	0.33	0.33	0.25	0.32	0.25	0.25
v/c Ratio	0.74	0.61	0.51	0.63	0.62	0.42	0.28	0.73	0.60
Control Delay	63.0	30.0	65.9	33.9	35.7	32.9	24.5	44.2	16.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	63.0	30.0	65.9	33.9	35.7	32.9	24.5	44.2	16.9
LOS	E	C	E	C	D	C	C	D	B
Approach Delay		36.2		35.7		33.7		33.9	
Approach LOS		D		D		C		C	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay: 35.2	Intersection LOS: D
Intersection Capacity Utilization 73.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	274	985	183	61	944	74	135	271	86	92	616	324
Future Volume (veh/h)	274	985	183	61	944	74	135	271	86	92	616	324
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	288	1037	193	64	994	78	142	285	91	97	648	341
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1728	321	82	1796	141	242	721	226	343	895	400
Arrive On Green	0.07	0.40	0.40	0.05	0.37	0.37	0.07	0.27	0.27	0.06	0.25	0.25
Sat Flow, veh/h	3442	4311	801	1774	4810	377	1774	2655	831	1774	3539	1583
Grp Volume(v), veh/h	288	815	415	64	700	372	142	188	188	97	648	341
Grp Sat Flow(s),veh/h/ln	1721	1695	1721	1774	1695	1796	1774	1770	1716	1774	1770	1583
Q Serve(g_s), s	8.5	21.8	21.9	4.1	18.8	18.8	6.7	10.0	10.3	4.6	19.3	23.6
Cycle Q Clear(g_c), s	8.5	21.8	21.9	4.1	18.8	18.8	6.7	10.0	10.3	4.6	19.3	23.6
Prop In Lane	1.00		0.47	1.00		0.21	1.00		0.48	1.00		1.00
Lane Grp Cap(c), veh/h	254	1359	690	82	1266	671	242	481	466	343	895	400
V/C Ratio(X)	1.13	0.60	0.60	0.78	0.55	0.55	0.59	0.39	0.40	0.28	0.72	0.85
Avail Cap(c_a), veh/h	254	1359	690	131	1266	671	242	515	500	376	1031	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.97	0.97	0.97	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.3	27.2	27.2	54.2	28.5	28.5	30.5	34.1	34.3	29.5	39.3	40.9
Incr Delay (d2), s/veh	96.7	2.0	3.8	14.1	1.7	3.2	3.6	0.5	0.6	0.4	2.2	12.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.4	10.6	11.1	2.3	9.0	9.9	3.5	4.9	4.9	2.3	9.7	11.8
LnGrp Delay(d),s/veh	150.0	29.1	31.0	68.3	30.2	31.7	34.1	34.7	34.8	29.9	41.5	53.8
LnGrp LOS	F	C	C	E	C	C	C	C	C	C	D	D
Approach Vol, veh/h		1518			1136			518			1086	
Approach Delay, s/veh		52.6			32.8			34.6			44.3	
Approach LOS		D			C			C			D	

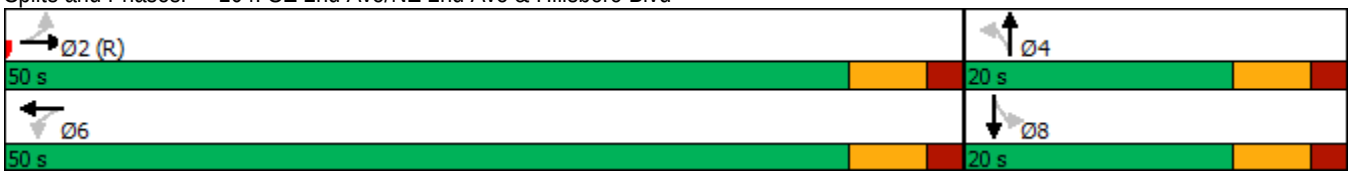
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	49.4	12.8	37.7	11.8	52.6	15.0	35.6
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	10.5	20.8	6.6	12.3	6.1	23.9	8.7	25.6
Green Ext Time (p_c), s	0.0	6.9	0.0	2.2	0.0	7.3	0.0	3.5

Intersection Summary	
HCM 2010 Ctrl Delay	43.0
HCM 2010 LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	26	924	47	887	89	22	24	47
Future Volume (vph)	26	924	47	887	89	22	24	47
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	51.4	51.4	51.4	51.4	10.1	10.1	10.1	10.1
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.14	0.14	0.14	0.14
v/c Ratio	0.07	0.29	0.14	0.25	0.50	0.21	0.13	0.33
Control Delay	5.2	4.5	6.0	4.5	36.1	15.3	25.8	18.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.2	4.5	6.0	4.5	36.1	15.3	25.8	18.1
LOS	A	A	A	A	D	B	C	B
Approach Delay		4.5		4.6		28.2		19.7
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay: 6.8	Intersection LOS: A
Intersection Capacity Utilization 50.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	924	89	47	887	6	89	22	32	24	47	44
Future Volume (veh/h)	26	924	89	47	887	6	89	22	32	24	47	44
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	27	973	94	49	934	6	94	23	34	25	49	46
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	464	3200	308	416	3536	23	233	102	151	265	133	125
Arrive On Green	0.68	0.68	0.68	0.68	0.68	0.68	0.15	0.15	0.15	0.15	0.15	0.15
Sat Flow, veh/h	594	4718	455	527	5214	33	1295	680	1005	1341	885	831
Grp Volume(v), veh/h	27	699	368	49	607	333	94	0	57	25	0	95
Grp Sat Flow(s),veh/h/ln	594	1695	1782	527	1695	1857	1295	0	1685	1341	0	1716
Q Serve(g_s), s	1.3	5.8	5.9	2.9	4.9	4.9	4.9	0.0	2.1	1.2	0.0	3.5
Cycle Q Clear(g_c), s	6.2	5.8	5.9	8.8	4.9	4.9	8.4	0.0	2.1	3.3	0.0	3.5
Prop In Lane	1.00		0.26	1.00		0.02	1.00		0.60	1.00		0.48
Lane Grp Cap(c), veh/h	464	2299	1209	416	2299	1259	233	0	253	265	0	258
V/C Ratio(X)	0.06	0.30	0.30	0.12	0.26	0.26	0.40	0.00	0.23	0.09	0.00	0.37
Avail Cap(c_a), veh/h	464	2299	1209	416	2299	1259	297	0	337	331	0	343
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.78	0.78	0.78	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.6	4.6	4.6	6.3	4.4	4.4	30.5	0.0	26.2	27.6	0.0	26.8
Incr Delay (d2), s/veh	0.2	0.3	0.5	0.6	0.3	0.5	1.1	0.0	0.4	0.2	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.8	3.0	0.5	2.4	2.7	1.8	0.0	1.0	0.4	0.0	1.7
LnGrp Delay(d),s/veh	5.8	4.8	5.1	6.9	4.7	4.9	31.7	0.0	26.6	27.7	0.0	27.6
LnGrp LOS	A	A	A	A	A	A	C		C	C		C
Approach Vol, veh/h		1094			989			151			120	
Approach Delay, s/veh		4.9			4.9			29.7			27.7	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		53.5		16.5		53.5		16.5
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		8.2		10.4		10.8		5.5
Green Ext Time (p_c), s		9.3		0.2		8.1		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	7.7
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	105	4	21	16	170	1104	33	1525
Future Volume (vph)	105	4	21	16	170	1104	33	1525
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	7.0	7.0	7.0	7.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	10.9	10.9		10.7	55.0	55.0	55.0	55.0
Actuated g/C Ratio	0.15	0.15		0.14	0.73	0.73	0.73	0.73
v/c Ratio	0.57	0.40		0.24	1.09	0.32	0.11	0.46
Control Delay	40.7	23.6		23.7	120.0	5.1	6.2	6.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	40.7	23.6		23.7	120.0	5.1	6.2	6.0
LOS	D	C		C	F	A	A	A
Approach Delay		32.4		23.7		20.2		6.0
Approach LOS		C		C		C		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.09	
Intersection Signal Delay: 13.7	Intersection LOS: B
Intersection Capacity Utilization 69.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	105	4	96	21	16	14	170	1104	24	33	1525	84
Future Volume (veh/h)	105	4	96	21	16	14	170	1104	24	33	1525	84
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	111	4	101	22	17	15	179	1162	25	35	1605	88
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	248	6	160	93	63	34	266	3700	80	397	3564	195
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.72	0.72	0.72	0.72	0.72	0.72
Sat Flow, veh/h	1372	61	1532	243	603	325	289	5123	110	470	4935	270
Grp Volume(v), veh/h	111	0	105	54	0	0	179	769	418	35	1102	591
Grp Sat Flow(s),veh/h/ln	1372	0	1592	1171	0	0	289	1695	1843	470	1695	1815
Q Serve(g_s), s	0.6	0.0	4.7	0.1	0.0	0.0	44.1	6.1	6.1	2.2	10.0	10.1
Cycle Q Clear(g_c), s	5.4	0.0	4.7	4.8	0.0	0.0	54.2	6.1	6.1	8.3	10.0	10.1
Prop In Lane	1.00		0.96	0.41		0.28	1.00		0.06	1.00		0.15
Lane Grp Cap(c), veh/h	248	0	166	190	0	0	266	2448	1331	397	2448	1311
V/C Ratio(X)	0.45	0.00	0.63	0.28	0.00	0.00	0.67	0.31	0.31	0.09	0.45	0.45
Avail Cap(c_a), veh/h	361	0	297	314	0	0	266	2448	1331	397	2448	1311
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	0.0	32.2	31.0	0.0	0.0	16.5	3.7	3.7	5.2	4.3	4.3
Incr Delay (d2), s/veh	1.3	0.0	3.9	0.8	0.0	0.0	12.8	0.3	0.6	0.4	0.6	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	2.3	1.1	0.0	0.0	4.6	2.9	3.2	0.3	4.8	5.3
LnGrp Delay(d),s/veh	33.7	0.0	36.1	31.9	0.0	0.0	29.3	4.1	4.4	5.7	4.9	5.4
LnGrp LOS	C		D	C			C	A	A	A	A	A
Approach Vol, veh/h		216			54			1366			1728	
Approach Delay, s/veh		34.9			31.9			7.5			5.1	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		61.2		13.8		61.2		13.8
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		56.2		7.4		12.1		6.8
Green Ext Time (p_c), s		0.0		0.5		17.7		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	8.4
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1441	1269	48	0	34
Future Vol, veh/h	0	1441	1269	48	0	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1517	1336	51	0	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	694
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	330
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	330
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.2
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	330
HCM Lane V/C Ratio	-	-	-	0.108
HCM Control Delay (s)	-	-	-	17.2
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.4

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	191	1	42	9	204	133	16	182	0
Future Vol, veh/h	0	0	1	191	1	42	9	204	133	16	182	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	201	1	44	9	215	140	17	192	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	8.2	11.4	10.1	10.4
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	0%	0%	82%	8%
Vol Thru, %	96%	0%	0%	0%	92%
Vol Right, %	0%	100%	100%	18%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	213	133	1	234	198
LT Vol	9	0	0	191	16
Through Vol	204	0	0	1	182
RT Vol	0	133	1	42	0
Lane Flow Rate	224	140	1	246	208
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.338	0.183	0.002	0.362	0.297
Departure Headway (Hd)	5.434	4.707	5.173	5.291	5.138
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	657	755	696	675	692
Service Time	3.212	2.484	3.173	3.369	3.222
HCM Lane V/C Ratio	0.341	0.185	0.001	0.364	0.301
HCM Control Delay	11	8.6	8.2	11.4	10.4
HCM Lane LOS	B	A	A	B	B
HCM 95th-tile Q	1.5	0.7	0	1.7	1.2

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	110	26	38	184	12	29	36	37	5	15	12
Future Vol, veh/h	10	110	26	38	184	12	29	36	37	5	15	12
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	116	27	40	194	13	31	38	39	5	16	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.5	9.4	8.5	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	7%	16%	16%
Vol Thru, %	35%	75%	79%	47%
Vol Right, %	36%	18%	5%	38%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	102	146	234	32
LT Vol	29	10	38	5
Through Vol	36	110	184	15
RT Vol	37	26	12	12
Lane Flow Rate	107	154	246	34
Geometry Grp	1	1	1	1
Degree of Util (X)	0.141	0.19	0.304	0.045
Departure Headway (Hd)	4.716	4.45	4.444	4.783
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	759	805	808	747
Service Time	2.75	2.48	2.471	2.823
HCM Lane V/C Ratio	0.141	0.191	0.304	0.046
HCM Control Delay	8.5	8.5	9.4	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.7	1.3	0.1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	23	114	229	20	12	24
Future Vol, veh/h	23	114	229	20	12	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	120	241	21	13	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	262	0	-	0	420	252
Stage 1	-	-	-	-	252	-
Stage 2	-	-	-	-	168	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1302	-	-	-	590	787
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	862	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1302	-	-	-	578	787
Mov Cap-2 Maneuver	-	-	-	-	578	-
Stage 1	-	-	-	-	774	-
Stage 2	-	-	-	-	862	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1302	-	-	-	702
HCM Lane V/C Ratio	0.019	-	-	-	0.054
HCM Control Delay (s)	7.8	-	-	-	10.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	1	42	6	1	27
Future Vol, veh/h	7	1	42	6	1	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	1	44	6	1	28

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	77	47	0	0	50	0
Stage 1	47	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	926	1022	-	-	1557	-
Stage 1	975	-	-	-	-	-
Stage 2	993	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	925	1022	-	-	1557	-
Mov Cap-2 Maneuver	925	-	-	-	-	-
Stage 1	974	-	-	-	-	-
Stage 2	993	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	936	1557	-
HCM Lane V/C Ratio	-	-	0.009	0.001	-
HCM Control Delay (s)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	111	36	21	147	5	28	2	25	41	63	59
Future Vol, veh/h	3	111	36	21	147	5	28	2	25	41	63	59
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	117	38	22	155	5	29	2	26	43	66	62
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.7	9.2	8.2	9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	51%	2%	12%	25%
Vol Thru, %	4%	74%	85%	39%
Vol Right, %	45%	24%	3%	36%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	55	150	173	163
LT Vol	28	3	21	41
Through Vol	2	111	147	63
RT Vol	25	36	5	59
Lane Flow Rate	58	158	182	172
Geometry Grp	1	1	1	1
Degree of Util (X)	0.077	0.2	0.236	0.221
Departure Headway (Hd)	4.768	4.553	4.666	4.628
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	748	785	767	774
Service Time	2.82	2.597	2.709	2.67
HCM Lane V/C Ratio	0.078	0.201	0.237	0.222
HCM Control Delay	8.2	8.7	9.2	9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.7	0.9	0.8

Intersection	
Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	112	4	24	230	11	6	4	17	11	11	11
Future Vol, veh/h	20	112	4	24	230	11	6	4	17	11	11	11
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	118	4	25	242	12	6	4	18	12	12	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.3	9.2	7.8	8
HCM LOS	A	A	A	A

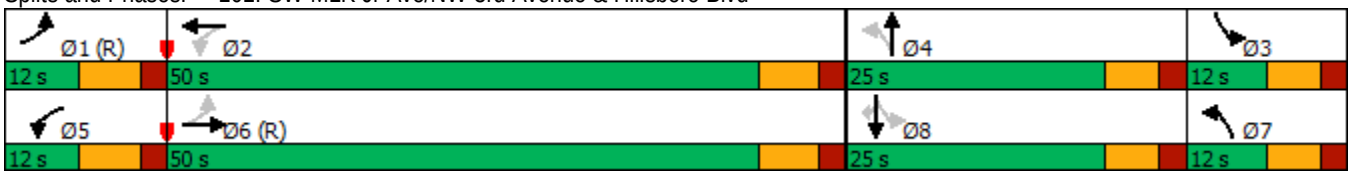
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	22%	15%	9%	33%
Vol Thru, %	15%	82%	87%	33%
Vol Right, %	63%	3%	4%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	27	136	265	33
LT Vol	6	20	24	11
Through Vol	4	112	230	11
RT Vol	17	4	11	11
Lane Flow Rate	28	143	279	35
Geometry Grp	1	1	1	1
Degree of Util (X)	0.036	0.174	0.321	0.046
Departure Headway (Hd)	4.571	4.376	4.145	4.762
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	786	823	854	755
Service Time	2.58	2.385	2.238	2.771
HCM Lane V/C Ratio	0.036	0.174	0.327	0.046
HCM Control Delay	7.8	8.3	9.2	8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.6	1.4	0.1

BACKGROUND

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	132	1067	91	1475	189	104	32	87	181
Future Volume (vph)	132	1067	91	1475	189	104	32	87	181
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	50.3	45.9	49.0	43.5	27.4	23.8	24.8	19.0	19.0
Actuated g/C Ratio	0.51	0.46	0.49	0.44	0.28	0.24	0.25	0.19	0.19
v/c Ratio	0.78	0.50	0.42	0.70	0.52	0.23	0.10	0.14	0.43
Control Delay	45.1	19.9	16.4	24.5	33.6	19.2	25.4	33.9	10.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.1	19.9	16.4	24.5	33.6	19.2	25.4	33.9	10.1
LOS	D	B	B	C	C	B	C	C	B
Approach Delay		22.5		24.1		26.5		18.6	
Approach LOS		C		C		C		B	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 23.3	Intersection LOS: C
Intersection Capacity Utilization 71.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	1067	54	91	1475	8	189	104	80	32	87	181
Future Volume (veh/h)	132	1067	54	91	1475	8	189	104	80	32	87	181
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	139	1123	57	96	1553	8	199	109	84	34	92	191
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	267	2272	115	298	2249	12	348	379	270	329	679	304
Arrive On Green	0.07	0.46	0.46	0.05	0.43	0.43	0.05	0.19	0.19	0.05	0.19	0.19
Sat Flow, veh/h	1774	4957	251	1774	5221	27	1774	1977	1407	1774	3539	1583
Grp Volume(v), veh/h	139	768	412	96	1008	553	199	97	96	34	92	191
Grp Sat Flow(s),veh/h/ln	1774	1695	1818	1774	1695	1858	1774	1770	1614	1774	1770	1583
Q Serve(g_s), s	4.2	15.7	15.7	3.0	23.9	23.9	0.0	4.6	5.1	0.0	2.1	11.0
Cycle Q Clear(g_c), s	4.2	15.7	15.7	3.0	23.9	23.9	0.0	4.6	5.1	0.0	2.1	11.0
Prop In Lane	1.00		0.14	1.00		0.01	1.00		0.87	1.00		1.00
Lane Grp Cap(c), veh/h	267	1554	833	298	1460	800	348	340	310	329	679	304
V/C Ratio(X)	0.52	0.49	0.49	0.32	0.69	0.69	0.57	0.28	0.31	0.10	0.14	0.63
Avail Cap(c_a), veh/h	267	1554	833	313	1490	816	366	340	310	347	679	304
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.1	18.8	18.8	15.3	22.8	22.8	36.8	34.2	34.4	33.4	33.2	36.8
Incr Delay (d2), s/veh	1.8	1.1	2.1	0.6	1.2	2.2	1.9	2.1	2.6	0.1	0.4	9.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	7.6	8.4	1.5	11.3	12.6	5.4	2.5	2.5	0.8	1.1	5.6
LnGrp Delay(d),s/veh	19.9	19.9	20.9	15.9	24.1	25.1	38.7	36.3	37.0	33.5	33.6	46.2
LnGrp LOS	B	B	C	B	C	C	D	D	D	C	C	D
Approach Vol, veh/h		1319			1657			392			317	
Approach Delay, s/veh		20.2			23.9			37.7			41.2	
Approach LOS		C			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.9	49.1	11.0	25.0	11.1	51.9	11.0	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	6.2	25.9	2.0	7.1	5.0	17.7	2.0	13.0
Green Ext Time (p_c), s	0.0	10.3	0.0	0.8	0.0	9.1	0.2	0.6

Intersection Summary	
HCM 2010 Ctrl Delay	25.5
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	44	1114	12	1437	8	12	37	5
Future Volume (vph)	44	1114	12	1437	8	12	37	5
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.0		6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	70.3	70.2	67.2	65.0		8.4		8.4
Actuated g/C Ratio	0.78	0.78	0.75	0.72		0.09		0.09
v/c Ratio	0.16	0.30	0.03	0.42		0.18		0.42
Control Delay	4.2	4.7	3.5	7.8		31.5		37.7
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	4.2	4.7	3.5	7.8		31.5		37.7
LOS	A	A	A	A		C		D
Approach Delay		4.7		7.8		31.5		37.7
Approach LOS		A		A		C		D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.42	
Intersection Signal Delay: 7.3	Intersection LOS: A
Intersection Capacity Utilization 53.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	44	1114	22	12	1437	20	8	12	8	37	5	16
Future Volume (veh/h)	44	1114	22	12	1437	20	8	12	8	37	5	16
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	46	1173	23	13	1513	21	8	13	8	39	5	17
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	340	3483	68	450	3597	50	69	52	27	119	9	24
Arrive On Green	0.04	0.68	0.68	0.06	0.70	0.70	0.05	0.05	0.05	0.05	0.05	0.05
Sat Flow, veh/h	1774	5135	101	1774	5169	72	322	945	483	971	156	436
Grp Volume(v), veh/h	46	774	422	13	992	542	29	0	0	61	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1845	1774	1695	1850	1750	0	0	1563	0	0
Q Serve(g_s), s	0.7	8.6	8.6	0.2	11.3	11.3	0.0	0.0	0.0	1.9	0.0	0.0
Cycle Q Clear(g_c), s	0.7	8.6	8.6	0.2	11.3	11.3	1.4	0.0	0.0	3.4	0.0	0.0
Prop In Lane	1.00		0.05	1.00		0.04	0.28		0.28	0.64		0.28
Lane Grp Cap(c), veh/h	340	2300	1252	450	2360	1288	147	0	0	151	0	0
V/C Ratio(X)	0.14	0.34	0.34	0.03	0.42	0.42	0.20	0.00	0.00	0.40	0.00	0.00
Avail Cap(c_a), veh/h	440	2300	1252	519	2360	1288	401	0	0	381	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.86	0.86	0.86	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	4.3	6.0	6.0	3.6	5.9	5.9	40.9	0.0	0.0	41.7	0.0	0.0
Incr Delay (d2), s/veh	0.2	0.3	0.6	0.0	0.6	1.0	0.6	0.0	0.0	1.7	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	4.1	4.6	0.1	5.4	6.1	0.7	0.0	0.0	1.6	0.0	0.0
LnGrp Delay(d),s/veh	4.5	6.4	6.7	3.7	6.4	6.9	41.5	0.0	0.0	43.4	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1242			1547			29			61	
Approach Delay, s/veh		6.4			6.6			41.5			43.4	
Approach LOS		A			A			D			D	

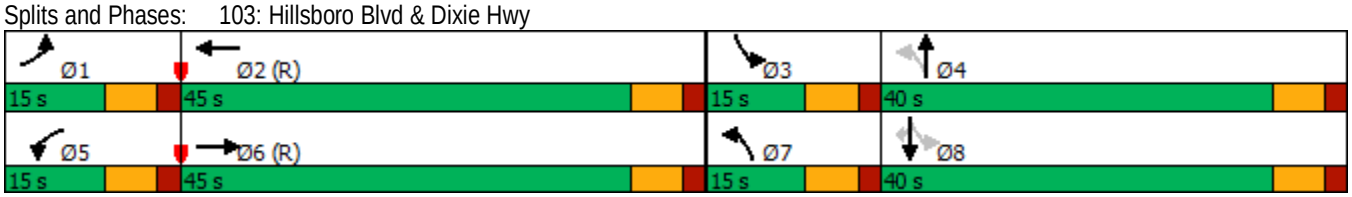
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.9	69.1		10.9	11.5	67.6		10.9
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	2.7	13.3		3.4	2.2	10.6		5.4
Green Ext Time (p_c), s	0.0	13.6		0.1	0.0	10.0		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	7.6
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	234	767	30	957	196	603	55	291	351
Future Volume (vph)	234	767	30	957	196	603	55	291	351
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	11.1	51.0	7.3	42.2	37.4	30.6	34.7	27.2	27.2
Actuated g/C Ratio	0.10	0.44	0.06	0.37	0.33	0.27	0.30	0.24	0.24
v/c Ratio	0.75	0.44	0.29	0.57	0.57	0.81	0.31	0.37	0.67
Control Delay	65.9	24.6	57.6	31.4	32.8	45.9	25.6	36.6	19.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	65.9	24.6	57.6	31.4	32.8	45.9	25.6	36.6	19.7
LOS	E	C	E	C	C	D	C	D	B
Approach Delay		33.0		32.1		43.1		27.2	
Approach LOS		C		C		D		C	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay: 34.1	Intersection LOS: C
Intersection Capacity Utilization 72.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	234	767	152	30	957	47	196	603	115	55	291	351
Future Volume (veh/h)	234	767	152	30	957	47	196	603	115	55	291	351
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	246	807	160	32	1007	49	206	635	121	58	306	369
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1768	348	49	1831	89	336	875	167	200	912	408
Arrive On Green	0.07	0.41	0.41	0.03	0.37	0.37	0.07	0.29	0.29	0.04	0.26	0.26
Sat Flow, veh/h	3442	4265	840	1774	4969	241	1774	2968	565	1774	3539	1583
Grp Volume(v), veh/h	246	640	327	32	687	369	206	378	378	58	306	369
Grp Sat Flow(s),veh/h/ln	1721	1695	1715	1774	1695	1820	1774	1770	1763	1774	1770	1583
Q Serve(g_s), s	8.2	15.7	15.9	2.1	18.4	18.5	8.5	22.0	22.1	2.7	8.1	25.9
Cycle Q Clear(g_c), s	8.2	15.7	15.9	2.1	18.4	18.5	8.5	22.0	22.1	2.7	8.1	25.9
Prop In Lane	1.00		0.49	1.00		0.13	1.00		0.32	1.00		1.00
Lane Grp Cap(c), veh/h	254	1405	711	49	1249	671	336	522	520	200	912	408
V/C Ratio(X)	0.97	0.46	0.46	0.65	0.55	0.55	0.61	0.72	0.73	0.29	0.34	0.90
Avail Cap(c_a), veh/h	254	1405	711	131	1249	671	336	522	520	266	1031	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.1	24.3	24.3	55.3	28.8	28.8	30.8	36.4	36.4	31.1	34.7	41.3
Incr Delay (d2), s/veh	47.1	1.1	2.1	12.8	1.7	3.1	3.3	5.0	5.1	0.8	0.2	19.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.6	7.5	8.0	1.2	8.9	9.8	5.1	11.4	11.4	1.4	4.0	13.6
LnGrp Delay(d),s/veh	100.2	25.4	26.5	68.2	30.4	31.9	34.0	41.3	41.4	31.9	34.9	61.0
LnGrp LOS	F	C	C	E	C	C	C	D	D	C	C	E
Approach Vol, veh/h		1213			1088			962			733	
Approach Delay, s/veh		40.9			32.0			39.8			47.8	
Approach LOS		D			C			D			D	

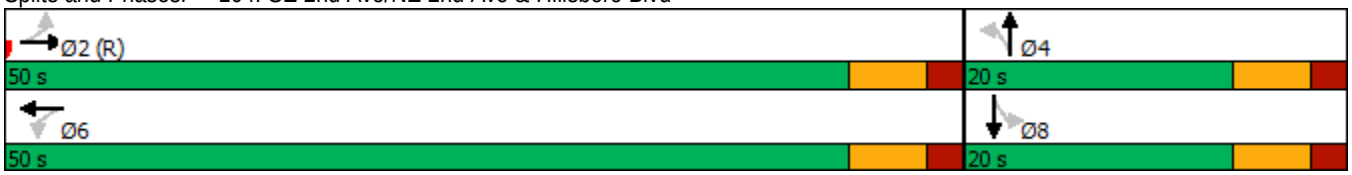
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	48.9	10.7	40.4	9.7	54.2	15.0	36.1
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	10.2	20.5	4.7	24.1	4.1	17.9	10.5	27.9
Green Ext Time (p_c), s	0.0	6.9	0.0	3.3	0.0	6.7	0.0	1.7

Intersection Summary	
HCM 2010 Ctrl Delay	39.5
HCM 2010 LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	30	813	50	1009	111	22	17	22
Future Volume (vph)	30	813	50	1009	111	22	17	22
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	50.7	50.7	50.7	50.7	11.0	11.0	10.8	10.8
Actuated g/C Ratio	0.72	0.72	0.72	0.72	0.16	0.16	0.15	0.15
v/c Ratio	0.09	0.24	0.13	0.29	0.55	0.28	0.09	0.17
Control Delay	5.8	4.6	6.0	5.0	36.7	12.6	24.5	15.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.8	4.6	6.0	5.0	36.7	12.6	24.5	15.8
LOS	A	A	A	A	D	B	C	B
Approach Delay		4.7		5.0		26.3		18.1
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 7.1	Intersection LOS: A
Intersection Capacity Utilization 51.8%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	813	39	50	1009	14	111	22	62	17	22	25
Future Volume (veh/h)	30	813	39	50	1009	14	111	22	62	17	22	25
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	856	41	53	1062	15	117	23	65	18	23	26
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	419	3417	163	487	3551	50	260	61	172	224	113	128
Arrive On Green	0.69	0.69	0.69	0.69	0.69	0.69	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	522	4973	238	618	5167	73	1351	431	1217	1304	799	904
Grp Volume(v), veh/h	32	583	314	53	697	380	117	0	88	18	0	49
Grp Sat Flow(s),veh/h/ln	522	1695	1821	618	1695	1850	1351	0	1648	1304	0	1703
Q Serve(g_s), s	1.8	4.5	4.6	2.5	5.7	5.7	5.9	0.0	3.4	0.9	0.0	1.8
Cycle Q Clear(g_c), s	7.5	4.5	4.6	7.0	5.7	5.7	7.6	0.0	3.4	4.3	0.0	1.8
Prop In Lane	1.00		0.13	1.00		0.04	1.00		0.74	1.00		0.53
Lane Grp Cap(c), veh/h	419	2330	1251	487	2330	1271	260	0	233	224	0	241
V/C Ratio(X)	0.08	0.25	0.25	0.11	0.30	0.30	0.45	0.00	0.38	0.08	0.00	0.20
Avail Cap(c_a), veh/h	419	2330	1251	487	2330	1271	339	0	330	300	0	341
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91	0.91	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.8	4.1	4.1	5.5	4.3	4.3	29.9	0.0	27.3	29.2	0.0	26.6
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.5	0.3	0.6	1.2	0.0	1.0	0.2	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	2.2	2.4	0.5	2.7	3.1	2.3	0.0	1.6	0.3	0.0	0.9
LnGrp Delay(d),s/veh	6.1	4.4	4.6	5.9	4.6	4.9	31.2	0.0	28.3	29.3	0.0	27.0
LnGrp LOS	A	A	A	A	A	A	C		C	C		C
Approach Vol, veh/h		929			1130			205			67	
Approach Delay, s/veh		4.5			4.8			29.9			27.6	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		54.1		15.9		54.1		15.9
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		9.5		9.6		9.0		6.3
Green Ext Time (p_c), s		7.5		0.3		9.6		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	7.5
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	104	1	1	2	142	1305	17	1084
Future Volume (vph)	104	1	1	2	142	1305	17	1084
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	10.0	10.0	10.0	10.0
Minimum Split (s)	20.0	20.0	20.0	20.0	50.0	50.0	55.0	55.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	7.0	7.0	7.0	7.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	10.8	10.8		10.8	55.0	55.0	55.0	55.0
Actuated g/C Ratio	0.14	0.14		0.14	0.73	0.73	0.73	0.73
v/c Ratio	0.54	0.28		0.06	0.51	0.37	0.07	0.33
Control Delay	39.3	9.6		16.5	14.9	5.4	5.9	5.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	39.3	9.6		16.5	14.9	5.4	5.9	5.0
LOS	D	A		B	B	A	A	A
Approach Delay		26.2		16.5		6.3		5.0
Approach LOS		C		B		A		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.54	
Intersection Signal Delay: 7.1	Intersection LOS: A
Intersection Capacity Utilization 62.7%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	1	81	1	2	10	142	1305	4	17	1084	75
Future Volume (veh/h)	104	1	81	1	2	10	142	1305	4	17	1084	75
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	109	1	85	1	2	11	149	1374	4	18	1141	79
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	244	2	163	55	32	133	386	3783	11	340	3510	243
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.72	0.72	0.72	0.72	0.72	0.72
Sat Flow, veh/h	1395	18	1568	37	310	1274	456	5235	15	392	4858	336
Grp Volume(v), veh/h	109	0	86	14	0	0	149	890	488	18	796	424
Grp Sat Flow(s),veh/h/ln	1395	0	1586	1622	0	0	456	1695	1860	392	1695	1803
Q Serve(g_s), s	4.9	0.0	3.9	0.0	0.0	0.0	13.2	7.4	7.4	1.4	6.4	6.4
Cycle Q Clear(g_c), s	5.5	0.0	3.9	0.6	0.0	0.0	19.6	7.4	7.4	8.8	6.4	6.4
Prop In Lane	1.00		0.99	0.07		0.79	1.00		0.01	1.00		0.19
Lane Grp Cap(c), veh/h	244	0	165	220	0	0	386	2450	1344	340	2450	1303
V/C Ratio(X)	0.45	0.00	0.52	0.06	0.00	0.00	0.39	0.36	0.36	0.05	0.32	0.33
Avail Cap(c_a), veh/h	359	0	296	352	0	0	386	2450	1344	340	2450	1303
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.5	0.0	31.8	30.4	0.0	0.0	7.3	3.9	3.9	5.6	3.8	3.8
Incr Delay (d2), s/veh	1.3	0.0	2.5	0.1	0.0	0.0	2.9	0.4	0.8	0.3	0.4	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	1.8	0.3	0.0	0.0	1.9	3.5	3.9	0.2	3.1	3.4
LnGrp Delay(d),s/veh	33.8	0.0	34.4	30.5	0.0	0.0	10.2	4.3	4.7	5.9	4.1	4.4
LnGrp LOS	C		C	C			B	A	A	A	A	A
Approach Vol, veh/h		195			14			1527			1238	
Approach Delay, s/veh		34.0			30.5			5.0			4.3	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		61.2		13.8		61.2		13.8
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		21.6		7.5		10.8		2.6
Green Ext Time (p_c), s		13.8		0.4		11.2		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	6.7
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1152	1308	36	0	24
Future Vol, veh/h	0	1152	1308	36	0	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1213	1377	38	0	25

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	708
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	324
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	324
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	324
HCM Lane V/C Ratio	-	-	-	0.078
HCM Control Delay (s)	-	-	-	17
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	138	1	18	8	94	93	13	165	0
Future Vol, veh/h	0	0	0	138	1	18	8	94	93	13	165	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	145	1	19	8	99	98	14	174	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	0	9.4	8.3	9.3
HCM LOS	-	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	0%	0%	88%	7%
Vol Thru, %	92%	0%	100%	1%	93%
Vol Right, %	0%	100%	0%	11%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	102	93	0	157	178
LT Vol	8	0	0	138	13
Through Vol	94	0	0	1	165
RT Vol	0	93	0	18	0
Lane Flow Rate	107	98	0	165	187
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.154	0.12	0	0.226	0.245
Departure Headway (Hd)	5.163	4.419	5.064	4.931	4.702
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	695	811	0	727	763
Service Time	2.894	2.15	3.116	2.967	2.734
HCM Lane V/C Ratio	0.154	0.121	0	0.227	0.245
HCM Control Delay	8.8	7.8	8.1	9.4	9.3
HCM Lane LOS	A	A	N	A	A
HCM 95th-tile Q	0.5	0.4	0	0.9	1

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	86	11	20	110	4	15	31	18	0	17	15
Future Vol, veh/h	10	86	11	20	110	4	15	31	18	0	17	15
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	91	12	21	116	4	16	33	19	0	18	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.9	8.2	7.8	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	9%	15%	0%
Vol Thru, %	48%	80%	82%	53%
Vol Right, %	28%	10%	3%	47%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	64	107	134	32
LT Vol	15	10	20	0
Through Vol	31	86	110	17
RT Vol	18	11	4	15
Lane Flow Rate	67	113	141	34
Geometry Grp	1	1	1	1
Degree of Util (X)	0.083	0.134	0.165	0.04
Departure Headway (Hd)	4.415	4.276	4.209	4.295
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	815	844	838	837
Service Time	2.422	2.276	2.304	2.304
HCM Lane V/C Ratio	0.082	0.134	0.168	0.041
HCM Control Delay	7.8	7.9	8.2	7.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.5	0.6	0.1

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	20	154	139	10	11	23
Future Vol, veh/h	20	154	139	10	11	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	162	146	11	12	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	157	0	-	0	356	152
Stage 1	-	-	-	-	152	-
Stage 2	-	-	-	-	204	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1423	-	-	-	642	894
Stage 1	-	-	-	-	876	-
Stage 2	-	-	-	-	830	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1423	-	-	-	632	894
Mov Cap-2 Maneuver	-	-	-	-	632	-
Stage 1	-	-	-	-	862	-
Stage 2	-	-	-	-	830	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1423	-	-	-	788
HCM Lane V/C Ratio	0.015	-	-	-	0.045
HCM Control Delay (s)	7.6	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	1	12	19	1	24
Future Vol, veh/h	13	1	12	19	1	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	1	13	20	1	25

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	50	23	0	0	33	0
Stage 1	23	-	-	-	-	-
Stage 2	27	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	959	1054	-	-	1579	-
Stage 1	1000	-	-	-	-	-
Stage 2	996	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	958	1054	-	-	1579	-
Mov Cap-2 Maneuver	958	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	996	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	964	1579	-
HCM Lane V/C Ratio	-	-	0.015	0.001	-
HCM Control Delay (s)	-	-	8.8	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Intersection Delay, s/veh	8.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	116	30	16	86	1	15	3	31	45	19	35
Future Vol, veh/h	4	116	30	16	86	1	15	3	31	45	19	35
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	122	32	17	91	1	16	3	33	47	20	37
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.3	8.2	7.6	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	31%	3%	16%	45%
Vol Thru, %	6%	77%	83%	19%
Vol Right, %	63%	20%	1%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	49	150	103	99
LT Vol	15	4	16	45
Through Vol	3	116	86	19
RT Vol	31	30	1	35
Lane Flow Rate	52	158	108	104
Geometry Grp	1	1	1	1
Degree of Util (X)	0.062	0.188	0.135	0.129
Departure Headway (Hd)	4.337	4.297	4.485	4.471
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	827	837	801	803
Service Time	2.358	2.312	2.502	2.49
HCM Lane V/C Ratio	0.063	0.189	0.135	0.13
HCM Control Delay	7.6	8.3	8.2	8.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.7	0.5	0.4

Intersection	
Intersection Delay, s/veh	8.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	135	8	9	190	3	5	4	4	11	6	13
Future Vol, veh/h	11	135	8	9	190	3	5	4	4	11	6	13
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	142	8	9	200	3	5	4	4	12	6	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

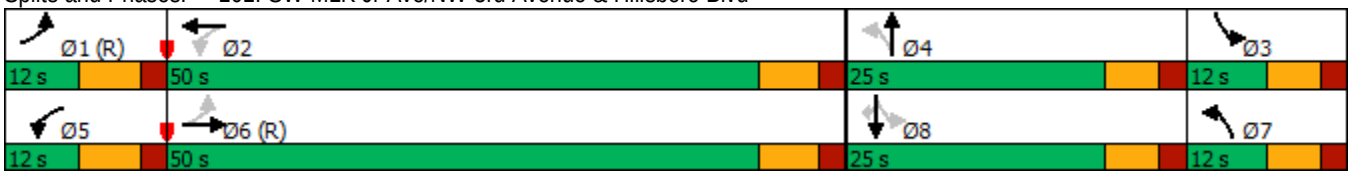
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.2	8.6	7.8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	38%	7%	4%	37%
Vol Thru, %	31%	88%	94%	20%
Vol Right, %	31%	5%	1%	43%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	154	202	30
LT Vol	5	11	9	11
Through Vol	4	135	190	6
RT Vol	4	8	3	13
Lane Flow Rate	14	162	213	32
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.187	0.244	0.04
Departure Headway (Hd)	4.68	4.156	4.135	4.578
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	769	851	859	787
Service Time	2.682	2.24	2.208	2.579
HCM Lane V/C Ratio	0.018	0.19	0.248	0.041
HCM Control Delay	7.8	8.2	8.6	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.7	1	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	206	1486	113	1508	126	206	43	209	241
Future Volume (vph)	206	1486	113	1508	126	206	43	209	241
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	49.1	43.5	49.1	43.5	27.3	23.7	24.8	19.0	19.0
Actuated g/C Ratio	0.50	0.44	0.50	0.44	0.28	0.24	0.25	0.19	0.19
v/c Ratio	1.21	0.75	0.68	0.72	0.38	0.32	0.15	0.32	0.57
Control Delay	155.9	25.6	34.7	25.0	30.5	30.6	26.3	36.0	17.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	155.9	25.6	34.7	25.0	30.5	30.6	26.3	36.0	17.6
LOS	F	C	C	C	C	C	C	D	B
Approach Delay		40.6		25.6		30.6		26.2	
Approach LOS		D		C		C		C	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.21	
Intersection Signal Delay: 32.4	Intersection LOS: C
Intersection Capacity Utilization 74.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	206	1486	89	113	1508	12	126	206	51	43	209	241
Future Volume (veh/h)	206	1486	89	113	1508	12	126	206	51	43	209	241
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	217	1564	94	119	1587	13	133	217	54	45	220	254
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	2217	133	228	2281	19	287	542	132	296	679	304
Arrive On Green	0.07	0.45	0.45	0.05	0.44	0.44	0.05	0.19	0.19	0.05	0.19	0.19
Sat Flow, veh/h	1774	4906	295	1774	5203	43	1774	2823	688	1774	3539	1583
Grp Volume(v), veh/h	217	1081	577	119	1034	566	133	134	137	45	220	254
Grp Sat Flow(s),veh/h/ln	1774	1695	1811	1774	1695	1855	1774	1770	1741	1774	1770	1583
Q Serve(g_s), s	6.7	25.4	25.4	3.6	24.4	24.4	0.0	6.6	6.8	0.0	5.3	15.3
Cycle Q Clear(g_c), s	6.7	25.4	25.4	3.6	24.4	24.4	0.0	6.6	6.8	0.0	5.3	15.3
Prop In Lane	1.00		0.16	1.00		0.02	1.00		0.39	1.00		1.00
Lane Grp Cap(c), veh/h	254	1532	818	228	1486	813	287	340	334	296	679	304
V/C Ratio(X)	0.85	0.71	0.71	0.52	0.70	0.70	0.46	0.40	0.41	0.15	0.32	0.84
Avail Cap(c_a), veh/h	254	1532	818	230	1490	815	307	340	334	316	679	304
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.87	0.87	0.87	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.8	21.8	21.8	18.5	22.5	22.5	38.2	35.0	35.1	35.4	34.5	38.5
Incr Delay (d2), s/veh	23.5	2.8	5.1	1.8	1.2	2.2	1.2	3.4	3.7	0.2	1.3	23.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	12.4	13.8	1.9	11.6	12.9	3.6	3.5	3.6	1.1	2.7	8.6
LnGrp Delay(d),s/veh	44.4	24.6	26.9	20.3	23.7	24.7	39.4	38.4	38.8	35.6	35.7	61.5
LnGrp LOS	D	C	C	C	C	C	D	D	D	D	D	E
Approach Vol, veh/h		1875			1719			404			519	
Approach Delay, s/veh		27.6			23.8			38.8			48.3	
Approach LOS		C			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.2	49.9	10.9	25.0	11.9	51.2	10.9	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	8.7	26.4	2.0	8.8	5.6	27.4	2.0	17.3
Green Ext Time (p_c), s	0.0	10.4	0.0	1.1	0.0	10.3	0.1	0.4

Intersection Summary	
HCM 2010 Ctrl Delay	29.5
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	89	1499	43	1565	9	10	37	18
Future Volume (vph)	89	1499	43	1565	9	10	37	18
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.0		6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	67.4	63.9	64.2	60.5		9.4		9.4
Actuated g/C Ratio	0.75	0.71	0.71	0.67		0.10		0.10
v/c Ratio	0.35	0.45	0.17	0.49		0.16		0.53
Control Delay	7.3	8.8	5.3	10.7		30.9		34.5
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.3	8.8	5.3	10.7		30.9		34.5
LOS	A	A	A	B		C		C
Approach Delay		8.7		10.5		30.9		34.5
Approach LOS		A		B		C		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.53	
Intersection Signal Delay: 10.5	Intersection LOS: B
Intersection Capacity Utilization 58.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	1499	44	43	1565	23	9	10	6	37	18	42
Future Volume (veh/h)	89	1499	44	43	1565	23	9	10	6	37	18	42
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	94	1578	46	45	1647	24	9	11	6	39	19	44
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	314	3292	96	330	3375	49	84	84	34	97	34	58
Arrive On Green	0.05	0.65	0.65	0.06	0.65	0.65	0.09	0.09	0.09	0.09	0.09	0.09
Sat Flow, veh/h	1774	5079	148	1774	5164	75	360	986	404	491	405	680
Grp Volume(v), veh/h	94	1053	571	45	1081	590	26	0	0	102	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1837	1774	1695	1849	1749	0	0	1576	0	0
Q Serve(g_s), s	1.5	14.3	14.3	0.7	14.6	14.6	0.0	0.0	0.0	4.4	0.0	0.0
Cycle Q Clear(g_c), s	1.5	14.3	14.3	0.7	14.6	14.6	1.2	0.0	0.0	5.7	0.0	0.0
Prop In Lane	1.00		0.08	1.00		0.04	0.35		0.23	0.38		0.43
Lane Grp Cap(c), veh/h	314	2198	1191	330	2216	1209	203	0	0	189	0	0
V/C Ratio(X)	0.30	0.48	0.48	0.14	0.49	0.49	0.13	0.00	0.00	0.54	0.00	0.00
Avail Cap(c_a), veh/h	393	2198	1191	399	2216	1209	402	0	0	384	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.61	0.61	0.61	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	5.9	8.1	8.1	5.4	7.9	7.9	38.2	0.0	0.0	40.2	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.5	0.8	0.2	0.8	1.4	0.3	0.0	0.0	2.4	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	6.7	7.4	0.3	7.0	7.8	0.6	0.0	0.0	2.6	0.0	0.0
LnGrp Delay(d),s/veh	6.3	8.5	8.9	5.6	8.7	9.3	38.5	0.0	0.0	42.6	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1718			1716			26			102	
Approach Delay, s/veh		8.5			8.8			38.5			42.6	
Approach LOS		A			A			D			D	

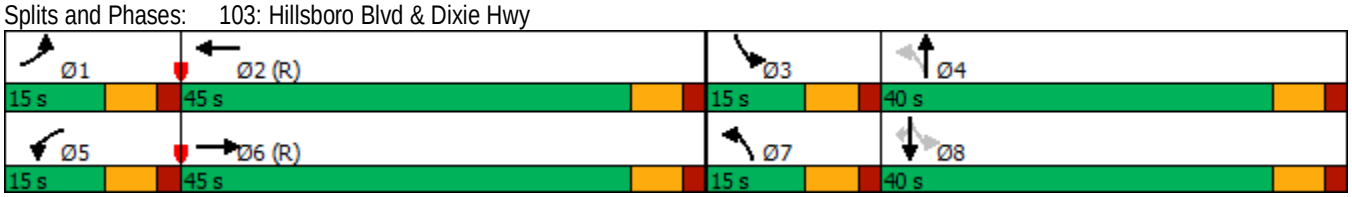
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.0	65.3		13.7	11.5	64.8		13.7
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	3.5	16.6		3.2	2.7	16.3		7.7
Green Ext Time (p_c), s	0.1	14.4		0.1	0.0	14.0		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	9.9
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	316	1136	70	1089	156	313	106	711	374
Future Volume (vph)	316	1136	70	1089	156	313	106	711	374
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	10.6	43.6	8.1	38.5	40.2	31.7	39.6	31.4	31.4
Actuated g/C Ratio	0.09	0.38	0.07	0.33	0.35	0.28	0.34	0.27	0.27
v/c Ratio	1.05	0.74	0.60	0.73	0.76	0.45	0.33	0.78	0.68
Control Delay	116.5	34.5	71.9	36.4	46.2	32.6	24.2	44.5	23.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	116.5	34.5	71.9	36.4	46.2	32.6	24.2	44.5	23.5
LOS	F	C	E	D	D	C	C	D	C
Approach Delay		50.1		38.4		36.3		36.1	
Approach LOS		D		D		D		D	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 41.7	Intersection LOS: D
Intersection Capacity Utilization 81.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	316	1136	211	70	1089	85	156	313	99	106	711	374
Future Volume (veh/h)	316	1136	211	70	1089	85	156	313	99	106	711	374
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	333	1196	222	74	1146	89	164	329	104	112	748	394
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1594	296	94	1680	130	235	772	240	349	980	439
Arrive On Green	0.07	0.37	0.37	0.05	0.35	0.35	0.07	0.29	0.29	0.06	0.28	0.28
Sat Flow, veh/h	3442	4311	800	1774	4813	374	1774	2659	827	1774	3539	1583
Grp Volume(v), veh/h	333	940	478	74	807	428	164	217	216	112	748	394
Grp Sat Flow(s),veh/h/ln	1721	1695	1722	1774	1695	1797	1774	1770	1717	1774	1770	1583
Q Serve(g_s), s	8.5	27.8	27.8	4.7	23.4	23.4	7.6	11.4	11.7	5.1	22.3	27.5
Cycle Q Clear(g_c), s	8.5	27.8	27.8	4.7	23.4	23.4	7.6	11.4	11.7	5.1	22.3	27.5
Prop In Lane	1.00		0.46	1.00		0.21	1.00		0.48	1.00		1.00
Lane Grp Cap(c), veh/h	254	1254	637	94	1183	627	235	514	498	349	980	439
V/C Ratio(X)	1.31	0.75	0.75	0.78	0.68	0.68	0.70	0.42	0.43	0.32	0.76	0.90
Avail Cap(c_a), veh/h	254	1254	637	131	1183	627	235	515	500	373	1031	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.3	31.6	31.6	53.8	32.0	32.0	29.9	33.0	33.1	27.4	38.1	40.0
Incr Delay (d2), s/veh	164.4	4.2	7.9	17.7	3.1	5.7	8.8	0.6	0.6	0.5	3.3	19.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.8	13.7	14.5	2.8	11.4	12.6	4.3	5.6	5.7	2.6	11.4	14.4
LnGrp Delay(d),s/veh	217.7	35.8	39.5	71.5	35.0	37.7	38.8	33.6	33.7	28.0	41.4	59.6
LnGrp LOS	F	D	D	E	D	D	D	C	C	C	D	E
Approach Vol, veh/h		1751			1309			597			1254	
Approach Delay, s/veh		71.4			38.0			35.0			45.9	
Approach LOS		E			D			D			D	

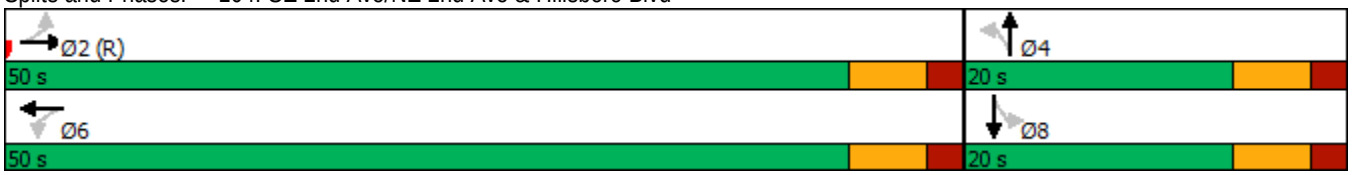
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	46.6	13.5	39.9	12.6	49.0	15.0	38.4
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	10.5	25.4	7.1	13.7	6.7	29.8	9.6	29.5
Green Ext Time (p_c), s	0.0	6.8	0.0	2.5	0.0	5.7	0.0	2.3

Intersection Summary	
HCM 2010 Ctrl Delay	51.6
HCM 2010 LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	30	1066	54	1023	103	25	28	54
Future Volume (vph)	30	1066	54	1023	103	25	28	54
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	50.9	50.9	50.9	50.9	10.7	10.7	10.6	10.6
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.15	0.15	0.15	0.15
v/c Ratio	0.09	0.34	0.20	0.29	0.55	0.22	0.14	0.36
Control Delay	5.7	4.9	7.4	4.9	37.7	14.8	25.8	17.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.7	4.9	7.4	4.9	37.7	14.8	25.8	17.9
LOS	A	A	A	A	D	B	C	B
Approach Delay		4.9		5.0		29.1		19.5
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay: 7.3	Intersection LOS: A
Intersection Capacity Utilization 54.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	1066	103	54	1023	7	103	25	37	28	54	51
Future Volume (veh/h)	30	1066	103	54	1023	7	103	25	37	28	54	51
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	1122	108	57	1077	7	108	26	39	29	57	54
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	398	3110	299	352	3435	22	246	114	171	284	149	142
Arrive On Green	0.66	0.66	0.66	0.66	0.66	0.66	0.17	0.17	0.17	0.17	0.17	0.17
Sat Flow, veh/h	518	4719	454	451	5213	34	1277	674	1011	1331	881	835
Grp Volume(v), veh/h	32	806	424	57	700	384	108	0	65	29	0	111
Grp Sat Flow(s),veh/h/ln	518	1695	1783	451	1695	1857	1277	0	1684	1331	0	1715
Q Serve(g_s), s	2.0	7.4	7.5	4.5	6.2	6.2	5.7	0.0	2.3	1.3	0.0	4.0
Cycle Q Clear(g_c), s	8.2	7.4	7.5	12.0	6.2	6.2	9.8	0.0	2.3	3.7	0.0	4.0
Prop In Lane	1.00		0.25	1.00		0.02	1.00		0.60	1.00		0.49
Lane Grp Cap(c), veh/h	398	2234	1175	352	2234	1224	246	0	286	284	0	291
V/C Ratio(X)	0.08	0.36	0.36	0.16	0.31	0.31	0.44	0.00	0.23	0.10	0.00	0.38
Avail Cap(c_a), veh/h	398	2234	1175	352	2234	1224	285	0	337	325	0	343
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.63	0.63	0.63	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.9	5.3	5.3	8.0	5.1	5.1	30.1	0.0	25.1	26.7	0.0	25.8
Incr Delay (d2), s/veh	0.2	0.3	0.5	1.0	0.4	0.7	1.2	0.0	0.4	0.2	0.0	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.6	3.8	0.7	2.9	3.3	2.1	0.0	1.1	0.5	0.0	2.0
LnGrp Delay(d),s/veh	7.1	5.6	5.9	9.0	5.5	5.8	31.4	0.0	25.5	26.9	0.0	26.6
LnGrp LOS	A	A	A	A	A	A	C		C	C		C
Approach Vol, veh/h		1262			1141			173			140	
Approach Delay, s/veh		5.8			5.8			29.2			26.7	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		52.1		17.9		52.1		17.9
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		10.2		11.8		14.0		6.0
Green Ext Time (p_c), s		11.2		0.1		9.7		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	8.3
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	111	4	22	17	180	1172	35	1619
Future Volume (vph)	111	4	22	17	180	1172	35	1619
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	7.0	7.0	7.0	7.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	11.2	11.2		11.2	50.8	50.8	50.8	50.8
Actuated g/C Ratio	0.15	0.15		0.15	0.68	0.68	0.68	0.68
v/c Ratio	0.59	0.42		0.24	1.48	0.37	0.14	0.52
Control Delay	41.3	25.9		23.4	270.5	5.8	6.8	7.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	41.3	25.9		23.4	270.5	5.8	6.8	7.0
LOS	D	C		C	F	A	A	A
Approach Delay		33.8		23.4		40.4		7.0
Approach LOS		C		C		D		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.48	
Intersection Signal Delay: 22.5	Intersection LOS: C
Intersection Capacity Utilization 72.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	111	4	102	22	17	15	180	1172	25	35	1619	89
Future Volume (veh/h)	111	4	102	22	17	15	180	1172	25	35	1619	89
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	117	4	107	23	18	16	189	1234	26	37	1704	94
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	6	171	95	66	36	244	3667	77	370	3529	194
Arrive On Green	0.11	0.11	0.11	0.11	0.11	0.11	0.72	0.72	0.72	0.72	0.72	0.72
Sat Flow, veh/h	1369	57	1535	245	591	326	261	5126	108	439	4933	272
Grp Volume(v), veh/h	117	0	111	57	0	0	189	816	444	37	1171	627
Grp Sat Flow(s),veh/h/ln	1369	0	1592	1162	0	0	261	1695	1844	439	1695	1815
Q Serve(g_s), s	0.8	0.0	5.0	0.1	0.0	0.0	42.4	6.8	6.8	2.6	11.3	11.3
Cycle Q Clear(g_c), s	5.9	0.0	5.0	5.1	0.0	0.0	53.6	6.8	6.8	9.4	11.3	11.3
Prop In Lane	1.00		0.96	0.40		0.28	1.00		0.06	1.00		0.15
Lane Grp Cap(c), veh/h	254	0	177	197	0	0	244	2425	1319	370	2425	1298
V/C Ratio(X)	0.46	0.00	0.63	0.29	0.00	0.00	0.78	0.34	0.34	0.10	0.48	0.48
Avail Cap(c_a), veh/h	357	0	297	310	0	0	244	2425	1319	370	2425	1298
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.2	0.0	31.8	30.6	0.0	0.0	21.0	4.0	4.0	5.8	4.6	4.6
Incr Delay (d2), s/veh	1.3	0.0	3.6	0.8	0.0	0.0	21.2	0.4	0.7	0.5	0.7	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	2.4	1.1	0.0	0.0	5.3	3.2	3.6	0.4	5.4	6.0
LnGrp Delay(d),s/veh	33.5	0.0	35.4	31.4	0.0	0.0	42.1	4.4	4.7	6.3	5.3	5.9
LnGrp LOS	C		D	C			D	A	A	A	A	A
Approach Vol, veh/h		228			57			1449			1835	
Approach Delay, s/veh		34.5			31.4			9.4			5.6	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		60.7		14.3		60.7		14.3
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		55.6		7.9		13.3		7.1
Green Ext Time (p_c), s		0.0		0.5		19.0		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	9.4
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1662	1464	55	0	39
Future Vol, veh/h	0	1662	1464	55	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1749	1541	58	0	41

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	800
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	281
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	281
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	20
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	281
HCM Lane V/C Ratio	-	-	-	0.146
HCM Control Delay (s)	-	-	-	20
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.5

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	203	1	45	10	217	141	17	193	0
Future Vol, veh/h	0	0	1	203	1	45	10	217	141	17	193	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	214	1	47	11	228	148	18	203	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	8.3	11.9	10.5	10.8
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	0%	0%	82%	8%
Vol Thru, %	96%	0%	0%	0%	92%
Vol Right, %	0%	100%	100%	18%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	227	141	1	249	210
LT Vol	10	0	0	203	17
Through Vol	217	0	0	1	193
RT Vol	0	141	1	45	0
Lane Flow Rate	239	148	1	262	221
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.365	0.197	0.002	0.391	0.32
Departure Headway (Hd)	5.505	4.776	5.319	5.369	5.219
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	648	742	677	663	681
Service Time	3.296	2.566	3.319	3.459	3.316
HCM Lane V/C Ratio	0.369	0.199	0.001	0.395	0.325
HCM Control Delay	11.5	8.8	8.3	11.9	10.8
HCM Lane LOS	B	A	A	B	B
HCM 95th-tile Q	1.7	0.7	0	1.9	1.4

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	117	28	40	195	13	31	38	39	5	16	13
Future Vol, veh/h	11	117	28	40	195	13	31	38	39	5	16	13
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	123	29	42	205	14	33	40	41	5	17	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.7	9.7	8.7	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	7%	16%	15%
Vol Thru, %	35%	75%	79%	47%
Vol Right, %	36%	18%	5%	38%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	108	156	248	34
LT Vol	31	11	40	5
Through Vol	38	117	195	16
RT Vol	39	28	13	13
Lane Flow Rate	114	164	261	36
Geometry Grp	1	1	1	1
Degree of Util (X)	0.151	0.205	0.325	0.048
Departure Headway (Hd)	4.781	4.493	4.479	4.849
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	748	798	801	736
Service Time	2.82	2.526	2.51	2.895
HCM Lane V/C Ratio	0.152	0.206	0.326	0.049
HCM Control Delay	8.7	8.7	9.7	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.8	1.4	0.2

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	24	121	243	21	13	25
Future Vol, veh/h	24	121	243	21	13	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	127	256	22	14	26

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	278	0	-	0	444	267
Stage 1	-	-	-	-	267	-
Stage 2	-	-	-	-	177	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1285	-	-	-	571	772
Stage 1	-	-	-	-	778	-
Stage 2	-	-	-	-	854	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1285	-	-	-	559	772
Mov Cap-2 Maneuver	-	-	-	-	559	-
Stage 1	-	-	-	-	762	-
Stage 2	-	-	-	-	854	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1285	-	-	-	683
HCM Lane V/C Ratio	0.02	-	-	-	0.059
HCM Control Delay (s)	7.9	-	-	-	10.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	1	44	6	1	29
Future Vol, veh/h	7	1	44	6	1	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	1	46	6	1	31

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	82	49	0	0	52	0
Stage 1	49	-	-	-	-	-
Stage 2	33	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	920	1020	-	-	1554	-
Stage 1	973	-	-	-	-	-
Stage 2	989	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	919	1020	-	-	1554	-
Mov Cap-2 Maneuver	919	-	-	-	-	-
Stage 1	972	-	-	-	-	-
Stage 2	989	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	0.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	931	1554	-
HCM Lane V/C Ratio	-	-	0.009	0.001	-
HCM Control Delay (s)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	118	38	22	156	5	30	2	27	44	67	63
Future Vol, veh/h	3	118	38	22	156	5	30	2	27	44	67	63
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	124	40	23	164	5	32	2	28	46	71	66
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.9	9.4	8.3	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	51%	2%	12%	25%
Vol Thru, %	3%	74%	85%	39%
Vol Right, %	46%	24%	3%	36%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	159	183	174
LT Vol	30	3	22	44
Through Vol	2	118	156	67
RT Vol	27	38	5	63
Lane Flow Rate	62	167	193	183
Geometry Grp	1	1	1	1
Degree of Util (X)	0.083	0.214	0.253	0.238
Departure Headway (Hd)	4.838	4.612	4.723	4.686
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	736	775	757	764
Service Time	2.897	2.66	2.77	2.734
HCM Lane V/C Ratio	0.084	0.215	0.255	0.24
HCM Control Delay	8.3	8.9	9.4	9.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.8	1	0.9

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	118	4	25	242	12	6	4	18	12	12	12
Future Vol, veh/h	21	118	4	25	242	12	6	4	18	12	12	12
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	124	4	26	255	13	6	4	19	13	13	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.4	9.5	7.8	8.1
HCM LOS	A	A	A	A

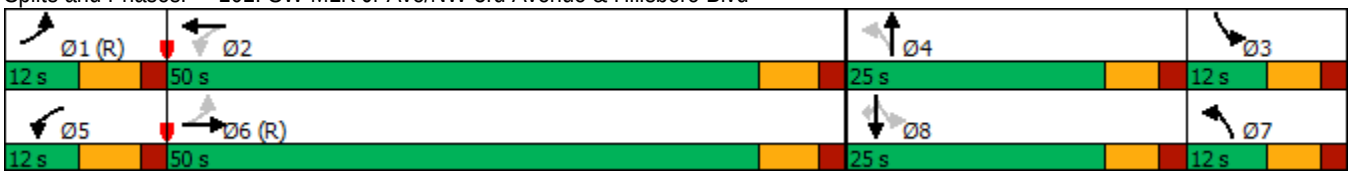
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	21%	15%	9%	33%
Vol Thru, %	14%	83%	87%	33%
Vol Right, %	64%	3%	4%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	28	143	279	36
LT Vol	6	21	25	12
Through Vol	4	118	242	12
RT Vol	18	4	12	12
Lane Flow Rate	29	151	294	38
Geometry Grp	1	1	1	1
Degree of Util (X)	0.038	0.184	0.348	0.051
Departure Headway (Hd)	4.615	4.405	4.26	4.813
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	776	816	849	744
Service Time	2.644	2.424	2.26	2.841
HCM Lane V/C Ratio	0.037	0.185	0.346	0.051
HCM Control Delay	7.8	8.4	9.5	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.7	1.6	0.2

FUTURE TOTAL

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	132	1073	91	1491	189	104	32	87	181
Future Volume (vph)	132	1073	91	1491	189	104	32	87	181
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.5	-2.5	-2.5	-2.5	-2.0	-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	54.9	48.5	54.1	46.0	30.5	25.7	28.8	21.0	21.0
Actuated g/C Ratio	0.55	0.49	0.55	0.46	0.31	0.26	0.29	0.21	0.21
v/c Ratio	0.62	0.48	0.35	0.67	0.46	0.21	0.09	0.12	0.40
Control Delay	27.4	18.1	12.7	22.3	30.3	18.1	23.7	32.1	9.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.4	18.1	12.7	22.3	30.3	18.1	23.7	32.1	9.3
LOS	C	B	B	C	C	B	C	C	A
Approach Delay		19.1		21.8		24.3		17.5	
Approach LOS		B		C		C		B	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 20.7	Intersection LOS: C
Intersection Capacity Utilization 64.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	139	1186	96	1577	199	193	34	92	191
v/c Ratio	0.62	0.48	0.35	0.67	0.46	0.21	0.09	0.12	0.40
Control Delay	27.4	18.1	12.7	22.3	30.3	18.1	23.7	32.1	9.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.4	18.1	12.7	22.3	30.3	18.1	23.7	32.1	9.3
Queue Length 50th (ft)	37	183	25	273	94	29	14	24	8
Queue Length 95th (ft)	#104	224	47	326	154	60	36	46	64
Internal Link Dist (ft)		431		933		771		614	
Turn Bay Length (ft)	140		75		100		105		145
Base Capacity (vph)	224	2476	275	2360	438	921	387	750	474
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.62	0.48	0.35	0.67	0.45	0.21	0.09	0.12	0.40

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	1073	54	91	1491	8	189	104	80	32	87	181
Future Volume (veh/h)	132	1073	54	91	1491	8	189	104	80	32	87	181
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	139	1129	57	96	1569	8	199	109	84	34	92	191
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	322	2398	121	356	2381	12	406	419	298	389	751	336
Arrive On Green	0.10	0.48	0.46	0.07	0.46	0.43	0.07	0.21	0.19	0.07	0.21	0.21
Sat Flow, veh/h	1774	4959	250	1774	5222	27	1774	1977	1407	1774	3539	1583
Grp Volume(v), veh/h	139	772	414	96	1019	558	199	97	96	34	92	191
Grp Sat Flow(s),veh/h/ln	1774	1695	1819	1774	1695	1858	1774	1770	1614	1774	1770	1583
Q Serve(g_s), s	3.7	15.1	15.2	2.7	23.1	23.1	0.0	4.5	5.0	0.0	2.1	10.7
Cycle Q Clear(g_c), s	3.7	15.1	15.2	2.7	23.1	23.1	0.0	4.5	5.0	0.0	2.1	10.7
Prop In Lane	1.00		0.14	1.00		0.01	1.00		0.87	1.00		1.00
Lane Grp Cap(c), veh/h	322	1640	879	356	1546	847	406	375	342	389	751	336
V/C Ratio(X)	0.43	0.47	0.47	0.27	0.66	0.66	0.49	0.26	0.28	0.09	0.12	0.57
Avail Cap(c_a), veh/h	322	1640	879	372	1575	863	425	375	342	407	751	336
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.92	0.92	0.92	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.3	17.1	17.2	12.6	20.9	21.0	33.0	32.5	33.4	30.1	31.5	34.9
Incr Delay (d2), s/veh	0.9	1.0	1.8	0.4	0.9	1.7	0.9	1.7	2.0	0.1	0.3	6.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	7.2	8.1	1.3	10.9	12.2	5.0	2.4	2.4	0.7	1.1	5.3
LnGrp Delay(d),s/veh	16.2	18.1	19.0	13.0	21.9	22.6	33.9	34.2	35.5	30.2	31.9	41.8
LnGrp LOS	B	B	B	B	C	C	C	C	D	C	C	D
Approach Vol, veh/h		1325			1673			392			317	
Approach Delay, s/veh		18.2			21.6			34.4			37.7	
Approach LOS		B			C			C			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.9	49.1	11.0	25.0	11.1	51.9	11.0	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	5.7	25.1	2.0	7.0	4.7	17.2	2.0	12.7
Green Ext Time (p_c), s	0.0	10.7	0.0	0.8	0.0	9.3	0.2	0.6

Intersection Summary	
HCM 2010 Ctrl Delay	23.1
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	44	1120	12	1453	8	12	37	5
Future Volume (vph)	44	1120	12	1453	8	12	37	5
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.5	-2.5	-2.5	-2.5		-2.0		-2.0
Total Lost Time (s)	4.0	4.0	4.0	4.0		4.0		4.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	73.4	72.3	71.3	67.1		10.3		10.3
Actuated g/C Ratio	0.82	0.80	0.79	0.75		0.11		0.11
v/c Ratio	0.14	0.30	0.03	0.41		0.15		0.35
Control Delay	3.2	3.9	2.7	6.7		29.1		33.1
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	3.2	3.9	2.7	6.7		29.1		33.1
LOS	A	A	A	A		C		C
Approach Delay		3.9		6.6		29.1		33.1
Approach LOS		A		A		C		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.41	
Intersection Signal Delay: 6.2	Intersection LOS: A
Intersection Capacity Utilization 49.4%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue





Lane Group	EBL	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	46	1202	13	1550	29	61
v/c Ratio	0.14	0.30	0.03	0.41	0.15	0.35
Control Delay	3.2	3.9	2.7	6.7	29.1	33.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	3.2	3.9	2.7	6.7	29.1	33.1
Queue Length 50th (ft)	4	48	1	138	11	23
Queue Length 95th (ft)	12	139	5	200	35	59
Internal Link Dist (ft)		933		899	12	590
Turn Bay Length (ft)	50		50			
Base Capacity (vph)	381	4073	494	3785	393	342
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.30	0.03	0.41	0.07	0.18

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	44	1120	22	12	1453	20	8	12	8	37	5	16
Future Volume (veh/h)	44	1120	22	12	1453	20	8	12	8	37	5	16
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	46	1179	23	13	1529	21	8	13	8	39	5	17
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	399	3630	71	515	3745	51	79	67	36	139	11	33
Arrive On Green	0.07	0.71	0.68	0.08	0.72	0.70	0.08	0.08	0.05	0.08	0.08	0.05
Sat Flow, veh/h	1774	5135	100	1774	5169	71	361	880	473	965	142	428
Grp Volume(v), veh/h	46	778	424	13	1003	547	29	0	0	61	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1845	1774	1695	1850	1714	0	0	1535	0	0
Q Serve(g_s), s	0.5	7.9	7.9	0.1	10.4	10.5	0.0	0.0	0.0	1.9	0.0	0.0
Cycle Q Clear(g_c), s	0.5	7.9	7.9	0.1	10.4	10.5	1.4	0.0	0.0	3.3	0.0	0.0
Prop In Lane	1.00		0.05	1.00		0.04	0.28		0.28	0.64		0.28
Lane Grp Cap(c), veh/h	399	2396	1304	515	2456	1340	182	0	0	183	0	0
V/C Ratio(X)	0.12	0.32	0.32	0.03	0.41	0.41	0.16	0.00	0.00	0.33	0.00	0.00
Avail Cap(c_a), veh/h	499	2396	1304	584	2456	1340	438	0	0	413	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.88	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.9	5.0	5.1	2.4	4.9	4.9	39.3	0.0	0.0	40.1	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.3	0.6	0.0	0.5	0.9	0.4	0.0	0.0	1.1	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.7	4.2	0.1	4.9	5.5	0.7	0.0	0.0	1.5	0.0	0.0
LnGrp Delay(d),s/veh	3.0	5.3	5.6	2.4	5.4	5.8	39.7	0.0	0.0	41.1	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1248			1563			29			61	
Approach Delay, s/veh		5.4			5.5			39.7			41.1	
Approach LOS		A			A			D			D	

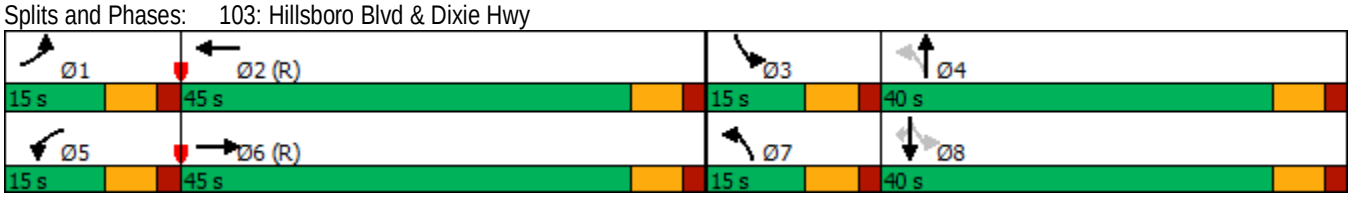
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	9.9	69.2		10.9	11.5	67.6		10.9
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	2.5	12.5		3.4	2.1	9.9		5.3
Green Ext Time (p_c), s	0.0	14.0		0.1	0.0	10.2		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	6.5
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	234	767	42	957	200	603	55	291	351
Future Volume (vph)	234	767	42	957	200	603	55	291	351
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	12.6	50.7	10.0	45.7	41.9	33.1	39.6	29.7	29.7
Actuated g/C Ratio	0.11	0.44	0.09	0.40	0.36	0.29	0.34	0.26	0.26
v/c Ratio	0.65	0.44	0.29	0.55	0.53	0.75	0.25	0.34	0.63
Control Delay	58.3	24.4	53.7	28.8	28.6	41.1	22.3	34.4	16.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	58.3	24.4	53.7	28.8	28.6	41.1	22.3	34.4	16.9
LOS	E	C	D	C	C	D	C	C	B
Approach Delay		31.3		29.7		38.4		24.6	
Approach LOS		C		C		D		C	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 31.3	Intersection LOS: C
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	246	967	44	1094	211	756	58	306	369
v/c Ratio	0.65	0.44	0.29	0.55	0.53	0.75	0.25	0.34	0.63
Control Delay	58.3	24.4	53.7	28.8	28.6	41.1	22.3	34.4	16.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	58.3	24.4	53.7	28.8	28.6	41.1	22.3	34.4	16.9
Queue Length 50th (ft)	90	188	31	238	102	258	25	93	77
Queue Length 95th (ft)	#148	243	68	287	152	321	50	127	172
Internal Link Dist (ft)		49		475		343		399	
Turn Bay Length (ft)	165		200		250		290		180
Base Capacity (vph)	377	2208	169	2004	397	1094	247	1107	659
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.65	0.44	0.26	0.55	0.53	0.69	0.23	0.28	0.56

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	234	767	152	42	957	83	200	603	115	55	291	351
Future Volume (veh/h)	234	767	152	42	957	83	200	603	115	55	291	351
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	246	807	160	44	1007	87	211	635	121	58	306	369
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	1857	366	97	1881	162	389	927	176	254	974	436
Arrive On Green	0.10	0.44	0.41	0.05	0.39	0.37	0.10	0.31	0.29	0.06	0.28	0.28
Sat Flow, veh/h	3442	4265	840	1774	4769	411	1774	2968	565	1774	3539	1583
Grp Volume(v), veh/h	246	640	327	44	715	379	211	378	378	58	306	369
Grp Sat Flow(s),veh/h/ln	1721	1695	1715	1774	1695	1790	1774	1770	1763	1774	1770	1583
Q Serve(g_s), s	8.0	15.1	15.5	2.8	18.6	18.8	9.5	21.5	21.7	2.6	7.9	25.3
Cycle Q Clear(g_c), s	8.0	15.1	15.5	2.8	18.6	18.8	9.5	21.5	21.7	2.6	7.9	25.3
Prop In Lane	1.00		0.49	1.00		0.23	1.00		0.32	1.00		1.00
Lane Grp Cap(c), veh/h	329	1476	747	97	1337	706	389	553	551	254	974	436
V/C Ratio(X)	0.75	0.43	0.44	0.45	0.54	0.54	0.54	0.68	0.69	0.23	0.31	0.85
Avail Cap(c_a), veh/h	329	1476	747	170	1337	706	389	554	552	320	1108	496
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.6	22.6	23.1	52.7	26.7	27.0	25.0	34.6	35.0	27.8	33.1	39.4
Incr Delay (d2), s/veh	9.0	0.9	1.9	3.2	1.5	2.8	1.5	3.5	3.5	0.5	0.2	11.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	7.2	7.7	1.4	9.0	9.8	4.8	11.0	11.1	1.3	3.9	12.5
LnGrp Delay(d),s/veh	59.7	23.5	25.0	55.9	28.2	29.8	26.5	38.0	38.5	28.3	33.3	51.1
LnGrp LOS	E	C	C	E	C	C	C	D	D	C	C	D
Approach Vol, veh/h		1213			1138			967			733	
Approach Delay, s/veh		31.2			29.8			35.7			41.8	
Approach LOS		C			C			D			D	

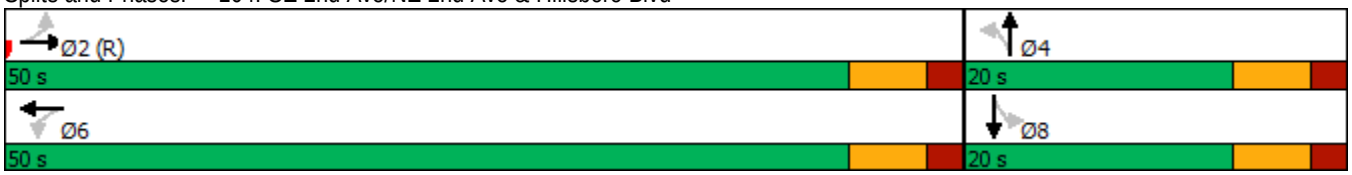
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	49.4	10.7	39.9	10.3	54.1	15.0	35.6
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	10.0	20.8	4.6	23.7	4.8	17.5	11.5	27.3
Green Ext Time (p_c), s	0.0	7.1	0.0	3.4	0.0	6.7	0.0	1.8

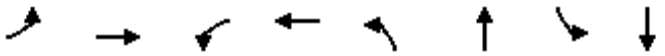
Intersection Summary	
HCM 2010 Ctrl Delay	33.8
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	30	813	50	1009	111	22	29	22
Future Volume (vph)	30	813	50	1009	111	22	29	22
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	52.3	52.3	52.3	52.3	13.0	13.0	12.8	12.8
Actuated g/C Ratio	0.75	0.75	0.75	0.75	0.19	0.19	0.18	0.18
v/c Ratio	0.09	0.24	0.13	0.29	0.49	0.24	0.13	0.28
Control Delay	5.0	3.9	5.2	4.2	31.9	11.2	23.6	10.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.0	3.9	5.2	4.2	31.9	11.2	23.6	10.7
LOS	A	A	A	A	C	B	C	B
Approach Delay		4.0		4.3		23.0		13.7
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.49	
Intersection Signal Delay: 6.3	Intersection LOS: A
Intersection Capacity Utilization 46.9%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	32	897	53	1081	117	88	31	101
v/c Ratio	0.09	0.24	0.13	0.29	0.49	0.24	0.13	0.28
Control Delay	5.0	3.9	5.2	4.2	31.9	11.2	23.6	10.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.0	3.9	5.2	4.2	31.9	11.2	23.6	10.7
Queue Length 50th (ft)	4	42	6	54	45	8	11	8
Queue Length 95th (ft)	14	64	20	81	89	41	31	43
Internal Link Dist (ft)		475		883		472		729
Turn Bay Length (ft)	130		100		250		50	
Base Capacity (vph)	339	3775	421	3787	294	428	298	436
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.24	0.13	0.29	0.40	0.21	0.10	0.23

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	813	39	50	1009	18	111	22	62	29	22	74
Future Volume (veh/h)	30	813	39	50	1009	18	111	22	62	29	22	74
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	856	41	53	1062	19	117	23	65	31	23	78
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	418	3418	163	487	3535	63	289	85	242	302	74	251
Arrive On Green	0.69	0.69	0.66	0.69	0.69	0.66	0.20	0.20	0.17	0.20	0.20	0.17
Sat Flow, veh/h	520	4973	238	618	5145	92	1288	431	1217	1304	373	1266
Grp Volume(v), veh/h	32	583	314	53	700	381	117	0	88	31	0	101
Grp Sat Flow(s),veh/h/ln	520	1695	1821	618	1695	1847	1288	0	1648	1304	0	1639
Q Serve(g_s), s	1.8	4.5	4.6	2.5	5.7	5.7	6.0	0.0	3.2	1.4	0.0	3.8
Cycle Q Clear(g_c), s	7.5	4.5	4.6	7.1	5.7	5.7	9.7	0.0	3.2	4.7	0.0	3.8
Prop In Lane	1.00		0.13	1.00		0.05	1.00		0.74	1.00		0.77
Lane Grp Cap(c), veh/h	418	2330	1251	487	2330	1269	289	0	327	302	0	325
V/C Ratio(X)	0.08	0.25	0.25	0.11	0.30	0.30	0.40	0.00	0.27	0.10	0.00	0.31
Avail Cap(c_a), veh/h	418	2330	1251	487	2330	1269	328	0	377	341	0	375
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91	0.91	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.8	4.1	4.2	5.5	4.3	4.3	28.2	0.0	24.4	25.8	0.0	24.7
Incr Delay (d2), s/veh	0.3	0.2	0.4	0.5	0.3	0.6	0.9	0.0	0.4	0.1	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	2.2	2.4	0.5	2.7	3.1	2.2	0.0	1.5	0.5	0.0	1.7
LnGrp Delay(d),s/veh	6.1	4.4	4.6	5.9	4.6	4.9	29.1	0.0	24.8	25.9	0.0	25.2
LnGrp LOS	A	A	A	A	A	A	C		C	C		C
Approach Vol, veh/h		929			1134			205			132	
Approach Delay, s/veh		4.5			4.8			27.2			25.4	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		52.1		17.9		52.1		17.9
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		9.5		11.7		9.1		6.7
Green Ext Time (p_c), s		7.5		0.2		9.7		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	7.7
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	108	1	1	2	142	1305	17	1084
Future Volume (vph)	108	1	1	2	142	1305	17	1084
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	6.0	6.0	6.0	6.0	10.0	10.0	10.0	10.0
Minimum Split (s)	20.0	20.0	20.0	20.0	50.0	50.0	55.0	55.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-2.0	-2.0		-2.0	-3.0	-3.0	-3.0	-3.0
Total Lost Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	12.9	12.9		12.8	57.4	57.4	57.4	57.4
Actuated g/C Ratio	0.17	0.17		0.17	0.77	0.77	0.77	0.77
v/c Ratio	0.48	0.25		0.05	0.50	0.35	0.07	0.32
Control Delay	34.1	8.5		15.3	13.3	4.3	4.8	3.9
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	34.1	8.5		15.3	13.3	4.3	4.8	3.9
LOS	C	A		B	B	A	A	A
Approach Delay		23.1		15.3		5.1		4.0
Approach LOS		C		B		A		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay: 5.9	Intersection LOS: A
Intersection Capacity Utilization 56.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1





Lane Group	EBL	EBT	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	114	86	14	149	1378	18	1221
v/c Ratio	0.48	0.25	0.05	0.50	0.35	0.07	0.32
Control Delay	34.1	8.5	15.3	13.3	4.3	4.8	3.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.1	8.5	15.3	13.3	4.3	4.8	3.9
Queue Length 50th (ft)	48	0	1	26	73	2	60
Queue Length 95th (ft)	92	34	15	98	109	9	91
Internal Link Dist (ft)		2861	28		392		551
Turn Bay Length (ft)	180						
Base Capacity (vph)	297	405	356	296	3890	244	3859
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.21	0.04	0.50	0.35	0.07	0.32

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	1	81	1	2	10	142	1305	4	17	1084	76
Future Volume (veh/h)	108	1	81	1	2	10	142	1305	4	17	1084	76
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	114	1	85	1	2	11	149	1374	4	18	1141	80
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	283	2	207	58	39	168	408	3984	12	361	3693	259
Arrive On Green	0.13	0.13	0.11	0.13	0.13	0.11	0.76	0.76	0.72	0.76	0.76	0.72
Sat Flow, veh/h	1395	18	1568	52	294	1270	455	5235	15	392	4853	340
Grp Volume(v), veh/h	114	0	86	14	0	0	149	890	488	18	797	424
Grp Sat Flow(s),veh/h/ln	1395	0	1586	1616	0	0	455	1695	1860	392	1695	1803
Q Serve(g_s), s	5.0	0.0	3.8	0.0	0.0	0.0	11.5	6.4	6.4	1.2	5.5	5.7
Cycle Q Clear(g_c), s	5.6	0.0	3.8	0.6	0.0	0.0	17.2	6.4	6.4	7.6	5.5	5.7
Prop In Lane	1.00		0.99	0.07		0.79	1.00		0.01	1.00		0.19
Lane Grp Cap(c), veh/h	283	0	210	265	0	0	408	2580	1416	361	2580	1372
V/C Ratio(X)	0.40	0.00	0.41	0.05	0.00	0.00	0.37	0.34	0.34	0.05	0.31	0.31
Avail Cap(c_a), veh/h	397	0	338	394	0	0	408	2580	1416	361	2580	1372
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.6	0.0	30.8	29.2	0.0	0.0	5.5	2.9	2.9	4.1	2.8	2.9
Incr Delay (d2), s/veh	0.9	0.0	1.3	0.1	0.0	0.0	2.5	0.4	0.7	0.3	0.3	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	1.7	0.3	0.0	0.0	1.7	3.1	3.5	0.2	2.7	3.0
LnGrp Delay(d),s/veh	31.5	0.0	32.1	29.3	0.0	0.0	8.0	3.3	3.6	4.4	3.1	3.5
LnGrp LOS	C		C	C			A	A	A	A	A	A
Approach Vol, veh/h		200			14			1527			1239	
Approach Delay, s/veh		31.8			29.3			3.8			3.3	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		61.1		13.9		61.1		13.9
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		19.2		7.6		9.6		2.6
Green Ext Time (p_c), s		14.5		0.4		11.3		0.0

Intersection Summary	
HCM 2010 Ctrl Delay	5.6
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1152	1308	40	0	40
Future Vol, veh/h	0	1152	1308	40	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1213	1377	42	0	42

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	710
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	323
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	323
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.8
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	323
HCM Lane V/C Ratio	-	-	-	0.13
HCM Control Delay (s)	-	-	-	17.8
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.4

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	138	1	18	8	94	93	13	165	0
Future Vol, veh/h	0	0	0	138	1	18	8	94	93	13	165	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	145	1	19	8	99	98	14	174	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	0	9.4	8.3	9.3
HCM LOS	-	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	0%	0%	88%	7%
Vol Thru, %	92%	0%	100%	1%	93%
Vol Right, %	0%	100%	0%	11%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	102	93	0	157	178
LT Vol	8	0	0	138	13
Through Vol	94	0	0	1	165
RT Vol	0	93	0	18	0
Lane Flow Rate	107	98	0	165	187
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.154	0.12	0	0.226	0.245
Departure Headway (Hd)	5.163	4.419	5.064	4.931	4.702
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	695	811	0	727	763
Service Time	2.894	2.15	3.116	2.967	2.734
HCM Lane V/C Ratio	0.154	0.121	0	0.227	0.245
HCM Control Delay	8.8	7.8	8.1	9.4	9.3
HCM Lane LOS	A	A	N	A	A
HCM 95th-tile Q	0.5	0.4	0	0.9	1

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	86	11	20	110	4	15	31	18	0	17	15
Future Vol, veh/h	10	86	11	20	110	4	15	31	18	0	17	15
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	91	12	21	116	4	16	33	19	0	18	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.9	8.2	7.8	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	9%	15%	0%
Vol Thru, %	48%	80%	82%	53%
Vol Right, %	28%	10%	3%	47%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	64	107	134	32
LT Vol	15	10	20	0
Through Vol	31	86	110	17
RT Vol	18	11	4	15
Lane Flow Rate	67	113	141	34
Geometry Grp	1	1	1	1
Degree of Util (X)	0.083	0.134	0.165	0.04
Departure Headway (Hd)	4.415	4.276	4.209	4.295
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	815	844	838	837
Service Time	2.422	2.276	2.304	2.304
HCM Lane V/C Ratio	0.082	0.134	0.168	0.041
HCM Control Delay	7.8	7.9	8.2	7.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.5	0.6	0.1

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	30	154	139	28	76	39
Future Vol, veh/h	30	154	139	28	76	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	162	146	29	80	41

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	175	0	-	0	387	161
Stage 1	-	-	-	-	161	-
Stage 2	-	-	-	-	226	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1401	-	-	-	616	884
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	812	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1401	-	-	-	601	884
Mov Cap-2 Maneuver	-	-	-	-	601	-
Stage 1	-	-	-	-	846	-
Stage 2	-	-	-	-	812	-

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1401	-	-	-	674
HCM Lane V/C Ratio	0.023	-	-	-	0.18
HCM Control Delay (s)	7.6	-	-	-	11.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.7

Intersection	
Int Delay, s/veh	5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	94	1	12	47	1	24
Future Vol, veh/h	94	1	12	47	1	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	99	1	13	49	1	25

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	65	38	0	0	62	0
Stage 1	38	-	-	-	-	-
Stage 2	27	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	941	1034	-	-	1541	-
Stage 1	984	-	-	-	-	-
Stage 2	996	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	940	1034	-	-	1541	-
Mov Cap-2 Maneuver	940	-	-	-	-	-
Stage 1	983	-	-	-	-	-
Stage 2	996	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	941	1541	-
HCM Lane V/C Ratio	-	-	0.106	0.001	-
HCM Control Delay (s)	-	-	9.3	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	120	91	16	87	1	15	3	31	45	19	48
Future Vol, veh/h	4	120	91	16	87	1	15	3	31	45	19	48
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	126	96	17	92	1	16	3	33	47	20	51
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.7	8.4	7.9	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	31%	2%	15%	40%
Vol Thru, %	6%	56%	84%	17%
Vol Right, %	63%	42%	1%	43%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	49	215	104	112
LT Vol	15	4	16	45
Through Vol	3	120	87	19
RT Vol	31	91	1	48
Lane Flow Rate	52	226	109	118
Geometry Grp	1	1	1	1
Degree of Util (X)	0.065	0.264	0.14	0.149
Departure Headway (Hd)	4.502	4.202	4.59	4.56
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	795	855	781	786
Service Time	2.535	2.226	2.619	2.59
HCM Lane V/C Ratio	0.065	0.264	0.14	0.15
HCM Control Delay	7.9	8.7	8.4	8.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	1.1	0.5	0.5

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	141	8	25	190	3	5	4	8	11	6	13
Future Vol, veh/h	11	141	8	25	190	3	5	4	8	11	6	13
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	148	8	26	200	3	5	4	8	12	6	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.3	8.8	7.7	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	7%	11%	37%
Vol Thru, %	24%	88%	87%	20%
Vol Right, %	47%	5%	1%	43%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	17	160	218	30
LT Vol	5	11	25	11
Through Vol	4	141	190	6
RT Vol	8	8	3	13
Lane Flow Rate	18	168	229	32
Geometry Grp	1	1	1	1
Degree of Util (X)	0.023	0.195	0.265	0.041
Departure Headway (Hd)	4.617	4.178	4.163	4.636
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	780	845	851	777
Service Time	2.619	2.271	2.242	2.637
HCM Lane V/C Ratio	0.023	0.199	0.269	0.041
HCM Control Delay	7.7	8.3	8.8	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.7	1.1	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	206	1503	113	1519	126	206	43	209	241
Future Volume (vph)	206	1503	113	1519	126	206	43	209	241
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases	6		2		4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	11.5	11.0	24.0	11.0	24.0	24.0
Total Split (s)	12.0	50.0	12.0	50.0	12.0	25.0	12.0	25.0	25.0
Total Split (%)	12.1%	50.5%	12.1%	50.5%	12.1%	25.3%	12.1%	25.3%	25.3%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Max	C-Max	None	None	None	Max	None	Max	Max
Act Effct Green (s)	49.1	43.5	49.1	43.5	27.3	23.7	24.8	19.0	19.0
Actuated g/C Ratio	0.50	0.44	0.50	0.44	0.28	0.24	0.25	0.19	0.19
v/c Ratio	1.21	0.75	0.68	0.72	0.38	0.32	0.15	0.32	0.57
Control Delay	155.9	25.8	34.7	25.1	30.5	30.6	26.3	36.0	17.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	155.9	25.8	34.7	25.1	30.5	30.6	26.3	36.0	17.6
LOS	F	C	C	C	C	C	C	D	B
Approach Delay		40.7		25.8		30.6		26.2	
Approach LOS		D		C		C		C	

Intersection Summary	
Cycle Length: 99	
Actuated Cycle Length: 99	
Offset: 55.5 (56%), Referenced to phase 1:EBL and 6:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.21	
Intersection Signal Delay: 32.4	Intersection LOS: C
Intersection Capacity Utilization 74.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 101: SW MLK Jr Ave/NW 3rd Avenue & Hillsboro Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	206	1503	89	113	1519	12	126	206	51	43	209	241
Future Volume (veh/h)	206	1503	89	113	1519	12	126	206	51	43	209	241
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	217	1582	94	119	1599	13	133	217	54	45	220	254
Adj No. of Lanes	1	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	253	2218	132	226	2281	19	287	542	132	296	679	304
Arrive On Green	0.07	0.45	0.45	0.05	0.44	0.44	0.05	0.19	0.19	0.05	0.19	0.19
Sat Flow, veh/h	1774	4910	292	1774	5203	42	1774	2823	688	1774	3539	1583
Grp Volume(v), veh/h	217	1092	584	119	1042	570	133	134	137	45	220	254
Grp Sat Flow(s),veh/h/ln	1774	1695	1811	1774	1695	1855	1774	1770	1741	1774	1770	1583
Q Serve(g_s), s	6.7	25.8	25.8	3.6	24.7	24.7	0.0	6.6	6.8	0.0	5.3	15.3
Cycle Q Clear(g_c), s	6.7	25.8	25.8	3.6	24.7	24.7	0.0	6.6	6.8	0.0	5.3	15.3
Prop In Lane	1.00		0.16	1.00		0.02	1.00		0.39	1.00		1.00
Lane Grp Cap(c), veh/h	253	1532	818	226	1486	813	287	340	334	296	679	304
V/C Ratio(X)	0.86	0.71	0.71	0.53	0.70	0.70	0.46	0.40	0.41	0.15	0.32	0.84
Avail Cap(c_a), veh/h	253	1532	818	227	1490	815	307	340	334	316	679	304
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.86	0.86	0.86	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.0	21.9	21.9	18.7	22.5	22.5	38.2	35.0	35.1	35.4	34.5	38.5
Incr Delay (d2), s/veh	24.5	2.9	5.3	1.9	1.3	2.3	1.2	3.4	3.7	0.2	1.3	23.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	12.6	14.0	1.9	11.7	13.0	3.6	3.5	3.6	1.1	2.7	8.6
LnGrp Delay(d),s/veh	45.4	24.8	27.2	20.7	23.8	24.9	39.4	38.4	38.8	35.6	35.7	61.5
LnGrp LOS	D	C	C	C	C	C	D	D	D	D	D	E
Approach Vol, veh/h		1893			1731			404			519	
Approach Delay, s/veh		27.9			24.0			38.8			48.3	
Approach LOS		C			C			D			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.2	49.9	10.9	25.0	11.9	51.2	10.9	25.0
Change Period (Y+Rc), s	6.5	6.5	6.0	6.0	6.5	6.5	6.0	6.0
Max Green Setting (Gmax), s	5.5	43.5	6.0	19.0	5.5	43.5	6.0	19.0
Max Q Clear Time (g_c+I1), s	8.7	26.7	2.0	8.8	5.6	27.8	2.0	17.3
Green Ext Time (p_c), s	0.0	10.3	0.0	1.1	0.0	10.2	0.1	0.4

Intersection Summary	
HCM 2010 Ctrl Delay	29.7
HCM 2010 LOS	C

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	89	1516	43	1576	9	10	37	18
Future Volume (vph)	89	1516	43	1576	9	10	37	18
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	24.0	24.0	24.0	24.0
Total Split (s)	15.0	50.0	15.0	50.0	25.0	25.0	25.0	25.0
Total Split (%)	16.7%	55.6%	16.7%	55.6%	27.8%	27.8%	27.8%	27.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.0		6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	67.4	63.9	64.2	60.5		9.4		9.4
Actuated g/C Ratio	0.75	0.71	0.71	0.67		0.10		0.10
v/c Ratio	0.35	0.46	0.17	0.49		0.16		0.53
Control Delay	7.4	8.8	5.3	10.7		30.9		34.5
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.4	8.8	5.3	10.7		30.9		34.5
LOS	A	A	A	B		C		C
Approach Delay		8.8		10.6		30.9		34.5
Approach LOS		A		B		C		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 24.5 (27%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.53	
Intersection Signal Delay: 10.5	Intersection LOS: B
Intersection Capacity Utilization 59.2%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 102: Hillsboro Blvd & NW 2nd Avenue



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	89	1516	44	43	1576	23	9	10	6	37	18	42
Future Volume (veh/h)	89	1516	44	43	1576	23	9	10	6	37	18	42
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1900	1863	1900	1900	1863	1900
Adj Flow Rate, veh/h	94	1596	46	45	1659	24	9	11	6	39	19	44
Adj No. of Lanes	1	3	0	1	3	0	0	1	0	0	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	312	3294	95	327	3376	49	84	84	34	97	34	58
Arrive On Green	0.05	0.65	0.65	0.06	0.65	0.65	0.09	0.09	0.09	0.09	0.09	0.09
Sat Flow, veh/h	1774	5081	146	1774	5165	75	360	986	404	491	405	680
Grp Volume(v), veh/h	94	1065	577	45	1089	594	26	0	0	102	0	0
Grp Sat Flow(s),veh/h/ln	1774	1695	1837	1774	1695	1850	1749	0	0	1576	0	0
Q Serve(g_s), s	1.5	14.5	14.5	0.7	14.8	14.8	0.0	0.0	0.0	4.4	0.0	0.0
Cycle Q Clear(g_c), s	1.5	14.5	14.5	0.7	14.8	14.8	1.2	0.0	0.0	5.7	0.0	0.0
Prop In Lane	1.00		0.08	1.00		0.04	0.35		0.23	0.38		0.43
Lane Grp Cap(c), veh/h	312	2198	1191	327	2216	1209	203	0	0	189	0	0
V/C Ratio(X)	0.30	0.48	0.48	0.14	0.49	0.49	0.13	0.00	0.00	0.54	0.00	0.00
Avail Cap(c_a), veh/h	391	2198	1191	396	2216	1209	402	0	0	384	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.60	0.60	0.60	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.0	8.1	8.1	5.4	8.0	8.0	38.2	0.0	0.0	40.2	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.5	0.8	0.2	0.8	1.4	0.3	0.0	0.0	2.4	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	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	6.8	7.5	0.3	7.0	7.9	0.6	0.0	0.0	2.6	0.0	0.0
LnGrp Delay(d),s/veh	6.3	8.6	9.0	5.6	8.7	9.4	38.5	0.0	0.0	42.6	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D			D		
Approach Vol, veh/h		1736			1728			26			102	
Approach Delay, s/veh		8.6			8.9			38.5			42.6	
Approach LOS		A			A			D			D	

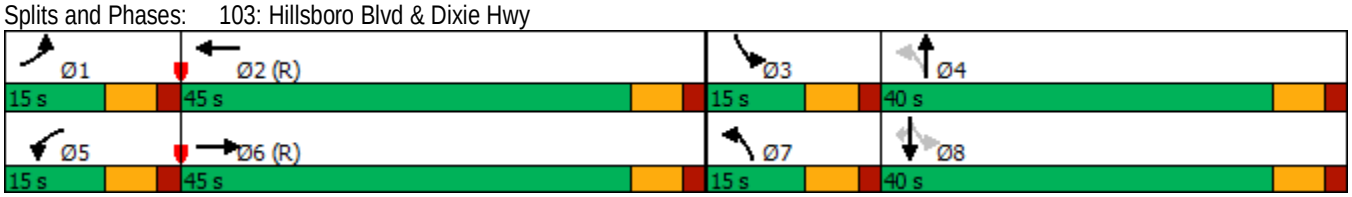
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4	5	6		8
Phs Duration (G+Y+Rc), s	11.0	65.3		13.7	11.5	64.8		13.7
Change Period (Y+Rc), s	6.5	6.5		6.0	6.5	6.5		6.0
Max Green Setting (Gmax), s	8.5	43.5		19.0	8.5	43.5		19.0
Max Q Clear Time (g_c+I1), s	3.5	16.8		3.2	2.7	16.5		7.7
Green Ext Time (p_c), s	0.1	14.4		0.1	0.0	14.1		0.3

Intersection Summary	
HCM 2010 Ctrl Delay	9.9
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	316	1136	78	1089	169	313	106	711	374
Future Volume (vph)	316	1136	78	1089	169	313	106	711	374
Turn Type	Prot	NA	Prot	NA	pm+pt	NA	pm+pt	NA	Perm
Protected Phases	1	6	5	2	7	4	3	8	
Permitted Phases					4		8		8
Detector Phase	1	6	5	2	7	4	3	8	8
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.5	24.5	11.5	24.5	11.5	24.5	11.5	24.5	24.5
Total Split (s)	15.0	45.0	15.0	45.0	15.0	40.0	15.0	40.0	40.0
Total Split (%)	13.0%	39.1%	13.0%	39.1%	13.0%	34.8%	13.0%	34.8%	34.8%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None	None
Act Effct Green (s)	10.6	43.5	8.3	38.5	40.2	31.7	39.6	31.4	31.4
Actuated g/C Ratio	0.09	0.38	0.07	0.33	0.35	0.28	0.34	0.27	0.27
v/c Ratio	1.05	0.75	0.65	0.75	0.82	0.45	0.33	0.78	0.68
Control Delay	116.5	34.6	75.1	36.8	53.9	32.6	24.2	44.5	24.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	116.5	34.6	75.1	36.8	53.9	32.6	24.2	44.5	24.1
LOS	F	C	E	D	D	C	C	D	C
Approach Delay		50.2		39.1		38.8		36.3	
Approach LOS		D		D		D		D	

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.05	
Intersection Signal Delay: 42.3	Intersection LOS: D
Intersection Capacity Utilization 83.2%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 103: Hillsboro Blvd & Dixie Hwy



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	316	1136	211	78	1089	109	169	313	99	106	711	374
Future Volume (veh/h)	316	1136	211	78	1089	109	169	313	99	106	711	374
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1863
Adj Flow Rate, veh/h	333	1196	222	82	1146	115	178	329	104	112	748	394
Adj No. of Lanes	2	3	0	1	3	0	1	2	0	1	2	1
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	254	1571	292	104	1640	164	235	772	240	349	980	439
Arrive On Green	0.07	0.36	0.36	0.06	0.35	0.35	0.07	0.29	0.29	0.06	0.28	0.28
Sat Flow, veh/h	3442	4311	800	1774	4699	471	1774	2659	827	1774	3539	1583
Grp Volume(v), veh/h	333	940	478	82	827	434	178	217	216	112	748	394
Grp Sat Flow(s),veh/h/ln	1721	1695	1722	1774	1695	1780	1774	1770	1717	1774	1770	1583
Q Serve(g_s), s	8.5	28.1	28.1	5.2	24.1	24.2	8.3	11.4	11.7	5.1	22.3	27.5
Cycle Q Clear(g_c), s	8.5	28.1	28.1	5.2	24.1	24.2	8.3	11.4	11.7	5.1	22.3	27.5
Prop In Lane	1.00		0.46	1.00		0.26	1.00		0.48	1.00		1.00
Lane Grp Cap(c), veh/h	254	1236	627	104	1183	621	235	514	498	349	980	439
V/C Ratio(X)	1.31	0.76	0.76	0.79	0.70	0.70	0.76	0.42	0.43	0.32	0.76	0.90
Avail Cap(c_a), veh/h	254	1236	627	131	1183	621	235	515	500	373	1031	461
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	53.3	32.1	32.1	53.4	32.2	32.2	30.2	33.0	33.1	27.4	38.1	40.0
Incr Delay (d2), s/veh	164.4	4.5	8.5	21.0	3.3	6.2	13.4	0.6	0.6	0.5	3.3	19.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.8	13.8	14.7	3.2	11.8	12.9	4.9	5.6	5.7	2.6	11.4	14.4
LnGrp Delay(d),s/veh	217.7	36.6	40.6	74.4	35.5	38.4	43.6	33.6	33.7	28.0	41.4	59.6
LnGrp LOS	F	D	D	E	D	D	D	C	C	C	D	E
Approach Vol, veh/h		1751			1343			611			1254	
Approach Delay, s/veh		72.1			38.8			36.5			45.9	
Approach LOS		E			D			D			D	

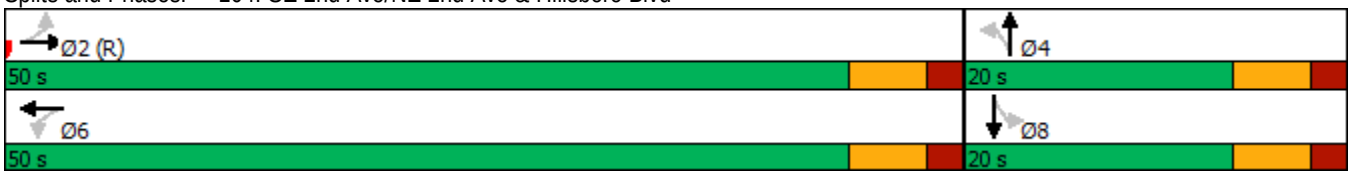
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.0	46.6	13.5	39.9	13.2	48.4	15.0	38.4
Change Period (Y+Rc), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.5	38.5	8.5	33.5	8.5	38.5	8.5	33.5
Max Q Clear Time (g_c+I1), s	10.5	26.2	7.1	13.7	7.2	30.1	10.3	29.5
Green Ext Time (p_c), s	0.0	6.7	0.0	2.5	0.0	5.6	0.0	2.3

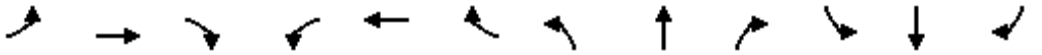
Intersection Summary	
HCM 2010 Ctrl Delay	52.1
HCM 2010 LOS	D

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	30	1066	54	1023	103	25	36	54
Future Volume (vph)	30	1066	54	1023	103	25	36	54
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		2		6		4		8
Permitted Phases	2		6		4		8	
Detector Phase	2	2	6	6	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.5	24.5	24.5	24.5	20.0	20.0	20.0	20.0
Total Split (s)	50.0	50.0	50.0	50.0	20.0	20.0	20.0	20.0
Total Split (%)	71.4%	71.4%	71.4%	71.4%	28.6%	28.6%	28.6%	28.6%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	C-Max	C-Max	Max	Max	None	None	None	None
Act Effct Green (s)	50.8	50.8	50.8	50.8	10.8	10.8	10.7	10.7
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.15	0.15	0.15	0.15
v/c Ratio	0.10	0.34	0.20	0.30	0.57	0.22	0.19	0.43
Control Delay	5.8	5.0	7.5	4.9	38.5	14.8	26.5	15.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	5.8	5.0	7.5	4.9	38.5	14.8	26.5	15.8
LOS	A	A	A	A	D	B	C	B
Approach Delay		5.0		5.0		29.6		18.0
Approach LOS		A		A		C		B

Intersection Summary	
Cycle Length: 70	
Actuated Cycle Length: 70	
Offset: 0 (0%), Referenced to phase 2:EBTL, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 7.4	Intersection LOS: A
Intersection Capacity Utilization 60.7%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 104: SE 2nd Ave/NE 2nd Ave & Hillsboro Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	1066	103	54	1023	20	103	25	37	36	54	83
Future Volume (veh/h)	30	1066	103	54	1023	20	103	25	37	36	54	83
Number	5	2	12	1	6	16	7	4	14	3	8	18
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	32	1122	108	57	1077	21	108	26	39	38	57	87
Adj No. of Lanes	1	3	0	1	3	0	1	1	0	1	1	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	381	3016	290	340	3282	64	244	128	192	312	126	193
Arrive On Green	0.64	0.64	0.64	0.64	0.64	0.64	0.19	0.19	0.19	0.19	0.19	0.19
Sat Flow, veh/h	511	4719	454	451	5135	100	1239	674	1011	1331	666	1017
Grp Volume(v), veh/h	32	806	424	57	711	387	108	0	65	38	0	144
Grp Sat Flow(s),veh/h/ln	511	1695	1783	451	1695	1845	1239	0	1684	1331	0	1683
Q Serve(g_s), s	2.1	7.9	7.9	4.8	6.7	6.7	5.9	0.0	2.3	1.7	0.0	5.3
Cycle Q Clear(g_c), s	8.8	7.9	7.9	12.7	6.7	6.7	11.2	0.0	2.3	4.0	0.0	5.3
Prop In Lane	1.00		0.25	1.00		0.05	1.00		0.60	1.00		0.60
Lane Grp Cap(c), veh/h	381	2166	1139	340	2166	1179	244	0	319	312	0	319
V/C Ratio(X)	0.08	0.37	0.37	0.17	0.33	0.33	0.44	0.00	0.20	0.12	0.00	0.45
Avail Cap(c_a), veh/h	381	2166	1139	340	2166	1179	257	0	337	326	0	337
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.63	0.63	0.63	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.8	6.0	6.0	9.0	5.8	5.8	30.1	0.0	23.9	25.6	0.0	25.1
Incr Delay (d2), s/veh	0.3	0.3	0.6	1.1	0.4	0.7	1.3	0.0	0.3	0.2	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.7	4.0	0.7	3.2	3.6	2.1	0.0	1.1	0.6	0.0	2.6
LnGrp Delay(d),s/veh	8.1	6.3	6.6	10.0	6.2	6.5	31.4	0.0	24.2	25.8	0.0	26.1
LnGrp LOS	A	A	A	B	A	A	C		C	C		C
Approach Vol, veh/h		1262			1155			173			182	
Approach Delay, s/veh		6.4			6.5			28.7			26.1	
Approach LOS		A			A			C			C	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		50.7		19.3		50.7		19.3
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s		44.0		14.0		44.0		14.0
Max Q Clear Time (g_c+I1), s		10.8		13.2		14.7		7.3
Green Ext Time (p_c), s		11.2		0.0		9.8		0.4

Intersection Summary	
HCM 2010 Ctrl Delay	9.1
HCM 2010 LOS	A

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	114	4	22	17	180	1172	35	1619
Future Volume (vph)	114	4	22	17	180	1172	35	1619
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		4		8		2		6
Permitted Phases	4		8		2		6	
Detector Phase	4	4	8	8	2	2	6	6
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	25.0	25.0	25.0	25.0
Total Split (s)	20.0	20.0	20.0	20.0	55.0	55.0	55.0	55.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	73.3%	73.3%	73.3%	73.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	7.0	7.0	7.0	7.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)	11.3	11.3		11.3	50.7	50.7	50.7	50.7
Actuated g/C Ratio	0.15	0.15		0.15	0.68	0.68	0.68	0.68
v/c Ratio	0.60	0.42		0.24	1.49	0.37	0.15	0.53
Control Delay	41.6	25.7		23.3	279.6	5.9	6.9	7.1
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	41.6	25.7		23.3	279.6	5.9	6.9	7.1
LOS	D	C		C	F	A	A	A
Approach Delay		34.0		23.3		41.6		7.1
Approach LOS		C		C		D		A

Intersection Summary	
Cycle Length: 75	
Actuated Cycle Length: 75	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.49	
Intersection Signal Delay: 23.0	Intersection LOS: C
Intersection Capacity Utilization 73.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 105: NE Eller Street & US 1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	114	4	102	22	17	15	180	1172	25	35	1619	93
Future Volume (veh/h)	114	4	102	22	17	15	180	1172	25	35	1619	93
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), 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
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	120	4	107	23	18	16	189	1234	26	37	1704	98
Adj No. of Lanes	1	1	0	0	1	0	1	3	0	1	3	0
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, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	257	7	174	96	67	37	242	3657	77	369	3510	202
Arrive On Green	0.11	0.11	0.11	0.11	0.11	0.11	0.71	0.71	0.71	0.71	0.71	0.71
Sat Flow, veh/h	1369	57	1535	252	592	329	260	5126	108	439	4920	283
Grp Volume(v), veh/h	120	0	111	57	0	0	189	816	444	37	1174	628
Grp Sat Flow(s),veh/h/ln	1369	0	1592	1173	0	0	260	1695	1844	439	1695	1813
Q Serve(g_s), s	1.0	0.0	5.0	0.1	0.0	0.0	42.1	6.8	6.8	2.6	11.4	11.4
Cycle Q Clear(g_c), s	6.0	0.0	5.0	5.1	0.0	0.0	53.5	6.8	6.8	9.4	11.4	11.4
Prop In Lane	1.00		0.96	0.40		0.28	1.00		0.06	1.00		0.16
Lane Grp Cap(c), veh/h	257	0	180	200	0	0	242	2418	1315	369	2418	1293
V/C Ratio(X)	0.47	0.00	0.62	0.28	0.00	0.00	0.78	0.34	0.34	0.10	0.49	0.49
Avail Cap(c_a), veh/h	357	0	297	311	0	0	242	2418	1315	369	2418	1293
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.1	0.0	31.7	30.5	0.0	0.0	21.2	4.1	4.1	5.8	4.7	4.7
Incr Delay (d2), s/veh	1.3	0.0	3.4	0.8	0.0	0.0	21.7	0.4	0.7	0.5	0.7	1.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	0.0	2.4	1.1	0.0	0.0	5.3	3.2	3.7	0.4	5.5	6.1
LnGrp Delay(d),s/veh	33.5	0.0	35.1	31.3	0.0	0.0	43.0	4.4	4.8	6.4	5.4	6.0
LnGrp LOS	C		D	C			D	A	A	A	A	A
Approach Vol, veh/h		231			57			1449			1839	
Approach Delay, s/veh		34.2			31.3			9.6			5.6	
Approach LOS		C			C			A			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		8
Phs Duration (G+Y+Rc), s		60.5		14.5		60.5		14.5
Change Period (Y+Rc), s		7.0		6.0		7.0		6.0
Max Green Setting (Gmax), s		48.0		14.0		48.0		14.0
Max Q Clear Time (g_c+I1), s		55.5		8.0		13.4		7.1
Green Ext Time (p_c), s		0.0		0.5		19.0		0.1

Intersection Summary	
HCM 2010 Ctrl Delay	9.5
HCM 2010 LOS	A

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1662	1464	68	0	50
Future Vol, veh/h	0	1662	1464	68	0	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1749	1541	72	0	53

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	807
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.92
Pot Cap-1 Maneuver	0	-	-	-	0	279
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	279
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	20.9
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	279
HCM Lane V/C Ratio	-	-	-	0.189
HCM Control Delay (s)	-	-	-	20.9
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.7

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	1	203	1	45	10	217	141	17	193	0
Future Vol, veh/h	0	0	1	203	1	45	10	217	141	17	193	0
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	1	214	1	47	11	228	148	18	203	0
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	8.3	11.9	10.5	10.8
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	0%	0%	82%	8%
Vol Thru, %	96%	0%	0%	0%	92%
Vol Right, %	0%	100%	100%	18%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	227	141	1	249	210
LT Vol	10	0	0	203	17
Through Vol	217	0	0	1	193
RT Vol	0	141	1	45	0
Lane Flow Rate	239	148	1	262	221
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.365	0.197	0.002	0.391	0.32
Departure Headway (Hd)	5.505	4.776	5.319	5.369	5.219
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	648	742	677	663	681
Service Time	3.296	2.566	3.319	3.459	3.316
HCM Lane V/C Ratio	0.369	0.199	0.001	0.395	0.325
HCM Control Delay	11.5	8.8	8.3	11.9	10.8
HCM Lane LOS	B	A	A	B	B
HCM 95th-tile Q	1.7	0.7	0	1.9	1.4

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	117	28	40	195	13	31	38	39	5	16	13
Future Vol, veh/h	11	117	28	40	195	13	31	38	39	5	16	13
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	123	29	42	205	14	33	40	41	5	17	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.7	9.7	8.7	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	7%	16%	15%
Vol Thru, %	35%	75%	79%	47%
Vol Right, %	36%	18%	5%	38%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	108	156	248	34
LT Vol	31	11	40	5
Through Vol	38	117	195	16
RT Vol	39	28	13	13
Lane Flow Rate	114	164	261	36
Geometry Grp	1	1	1	1
Degree of Util (X)	0.151	0.205	0.325	0.048
Departure Headway (Hd)	4.781	4.493	4.479	4.849
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	748	798	801	736
Service Time	2.82	2.526	2.51	2.895
HCM Lane V/C Ratio	0.152	0.206	0.326	0.049
HCM Control Delay	8.7	8.7	9.7	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.8	1.4	0.2

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	53	121	243	76	56	36
Future Vol, veh/h	53	121	243	76	56	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	56	127	256	80	59	38

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	336	0	-	0	535	296
Stage 1	-	-	-	-	296	-
Stage 2	-	-	-	-	239	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1223	-	-	-	506	743
Stage 1	-	-	-	-	755	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1223	-	-	-	481	743
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	718	-
Stage 2	-	-	-	-	801	-

Approach	EB	WB	SB
HCM Control Delay, s	2.5	0	12.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1223	-	-	-	558
HCM Lane V/C Ratio	0.046	-	-	-	0.174
HCM Control Delay (s)	8.1	-	-	-	12.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Intersection	
Int Delay, s/veh	2.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	61	1	44	90	1	29
Future Vol, veh/h	61	1	44	90	1	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	64	1	46	95	1	31

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	127	94	0	0	141	0
Stage 1	94	-	-	-	-	-
Stage 2	33	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	868	963	-	-	1442	-
Stage 1	930	-	-	-	-	-
Stage 2	989	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	867	963	-	-	1442	-
Mov Cap-2 Maneuver	867	-	-	-	-	-
Stage 1	929	-	-	-	-	-
Stage 2	989	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.5	0	0.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	868	1442	-
HCM Lane V/C Ratio	-	-	0.075	0.001	-
HCM Control Delay (s)	-	-	9.5	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	121	79	22	160	5	30	2	27	44	67	101
Future Vol, veh/h	3	121	79	22	160	5	30	2	27	44	67	101
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	127	83	23	168	5	32	2	28	46	71	106
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.5	9.7	8.6	9.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	51%	1%	12%	21%
Vol Thru, %	3%	60%	86%	32%
Vol Right, %	46%	39%	3%	48%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	203	187	212
LT Vol	30	3	22	44
Through Vol	2	121	160	67
RT Vol	27	79	5	101
Lane Flow Rate	62	214	197	223
Geometry Grp	1	1	1	1
Degree of Util (X)	0.087	0.275	0.267	0.293
Departure Headway (Hd)	5.023	4.637	4.884	4.734
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	706	769	730	754
Service Time	3.105	2.702	2.95	2.798
HCM Lane V/C Ratio	0.088	0.278	0.27	0.296
HCM Control Delay	8.6	9.5	9.7	9.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	1.1	1.1	1.2

Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	135	4	36	242	12	6	4	31	12	12	12
Future Vol, veh/h	21	135	4	36	242	12	6	4	31	12	12	12
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	142	4	38	255	13	6	4	33	13	13	13
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.6	9.8	7.9	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	15%	13%	12%	33%
Vol Thru, %	10%	84%	83%	33%
Vol Right, %	76%	3%	4%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	41	160	290	36
LT Vol	6	21	36	12
Through Vol	4	135	242	12
RT Vol	31	4	12	12
Lane Flow Rate	43	168	305	38
Geometry Grp	1	1	1	1
Degree of Util (X)	0.055	0.208	0.365	0.052
Departure Headway (Hd)	4.606	4.455	4.308	4.903
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	777	807	836	730
Service Time	2.636	2.475	2.325	2.934
HCM Lane V/C Ratio	0.055	0.208	0.365	0.052
HCM Control Delay	7.9	8.6	9.8	8.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.8	1.7	0.2

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-PDD-01
Project Name:	Vista Clara Apartments at Deerfield Beach
Applicant:	Deerfield Development Resources, LLC
Agent:	Greenspoon Marder and Leigh Robinson Kerr & Assoc.
Requested Action/Description:	Major site plan application seeking approval for 326 multi-family dwelling units (apartments), attached parking garage and associated site improvements.
Location:	414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue
Legal Description:	To be determined based on DRC comments.
Size:	+/- 8.37 acres (gross)
Existing Zoning:	RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General)
Proposed Zoning:	PDD (Planned Development District) per Application 19-R-185
Existing Land Use:	Vacant Land, Single and Multi-Family Residential, Boat Storage
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (not yet recertified by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Single Family Residential	RS-5 (Residence, Single Family)
East:	Waterbody	N/A
South:	Warehouse / Storage	B-3 (Business, General)
West:	Multi-Family Residential, Duplex, Single Family Residential, Vacant	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code
Plat Restrictions:	To be determined based on DRC comments.

Department Comments & Requirements

REQUEST:

The Applicant is requesting approval of a major site plan application for the construction of 326 multi-family dwelling units with an attached parking garage and associated site improvements. The applicant is proposing both on and off site improvements including a variety of residential amenities (i.e. pool, dog parks, putting green, limited / temporary residential boat slips), a publicly accessible boardwalk, as well as sidewalk, roadway and drainage upgrades.

The subject properties are located along the Hillsboro Canal within the Pioneer Grove Special Architectural District. Pioneer Grove Design Standards have been incorporated into the proposed architectural design of the building and within landscape and open spaces throughout the site.

BACKGROUND:

The Applicant has also submitted Rezoning Application 19-R-185, seeking approval to rezone the subject parcels from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District). The rezoning request is being reviewed concurrently with the site plan. Approval of the site plan and subsequent applications is subject to approval of the rezoning application. As part of the rezoning request, the applicant is required to submit a statement of need and proposed property development requirements listing the required dimensional regulations and parking requirements that would regulate the property should the City Commission approve the rezoning. The site plan demonstrates compliance with the proposed property development requirements as detailed in the PDD report attached to the rezoning application.

The subject parcels require several land use / zoning approvals in order to facilitate future residential development. The history and status of those approvals / requests is outlined below.

On March 20, 2018, the City Commission approved the transmittal of LUPA Application #62A to Broward County on first reading. This application proposed to change the Future Land Use Map designation of the subject properties from Residential Low - 5 du/ac (0.3 acres), Residential Moderate - 10 du/ac (4.1 acres), Commercial (2.2 acres) and Commercial 2 (1.8 acres) to Residential Irregular - 39 du/ac.

On September 25, 2018 the Broward County Board of County Commissioners voted to approve the adoption of the land use plan amendment application.

The City Commission adoption public hearing for LUPA #62A was on November 13, 2018.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224
- Abandonment Application No. 19-A-195 (to be heard at a later City Commission meeting)

A traffic impact analysis was submitted for the proposed development and all findings were approved by the City's traffic consultant.

The Community Appearance Board approved the application unanimously on October 23, 2019.

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

The Planning and Zoning Board approved the proposed rezoning on January 9, 2020. Minor revisions to the PDD report and site plan have been submitted following the Planning and Zoning Board Meeting to be consistent with the sign details and development requirements proposed in the PDD report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan.

   The proposed Future Land Use (FLU) Map designation identifies the site as Residential Irregular (39 du / ac) subject to the recertification of the land use designation with the Planning Council. The applicant has also submitted a request to rezone the parcels to PDD (Planned Development District), which is being reviewed concurrently and 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. Land Development Requirements: The property is proposed to be rezoned to PDD (Planned Development District) and development thereon will be subject to the approved property development requirements for the PDD, development agreement, and site plan. The site plan demonstrates compliance with the proposed property development requirements as detailed in the PDD Rezoning Report submitted by the applicant for Rezoning Application No. 19-R-185.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17(15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

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

   The proposed uses are permitted within the City PDD zoning district and the site plan is in compliance with the property development requirements as proposed in the PDD Rezoning Report.

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

The proposed development will consist of one multi-family structure oriented towards the Hillsboro Canal and attached parking garage. The garage is proposed on the westernmost portion of the property along NE 1st Avenue at a height of 38 feet 6 inches and set back approximately 7 feet 4.5 inches from the west side property line. The maximum height proposed for the residential portion of the building is 63 feet. The recreation area, including pool and dog parks, is oriented along the boardwalk on the canal. The location, dimensions, height and floor area are considered compatible to surrounding uses with the additional landscape area and buffers proposed adjacent to residential parcels.

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

The parking garage is proposed on the westernmost portion of the property along NE 1st Avenue. Access to the parking garage is internal to the site with drive entrances from the northern and southern portions of the site. The site plan demonstrates 609 parking spaces in the parking garage, which exceeds the 569 parking spaces required by Code. The City's traffic consultant reviewed the Traffic Study and concurred that internal roads and driveways are located to properly serve future residents.

The vehicular ingress / egress for residents and visitors to the site will be via North River Avenue. A secondary access is proposed on NE 1st Avenue, which is for emergency / service vehicles only. Both points of access will be gated with a manned guardhouse located at the NE River Avenue entrance. The main entrance to the property is proposed at NE River Avenue in order to minimize traffic impacts to the neighboring single family residential properties. Should the developer submit a request to open the access to NE 1st Avenue to residents and visitors, a new traffic impact analysis, development agreement and modifications to the site plan would be required at that time.

Trash is disposed of in a number of chutes located along the perimeter of the building in trash rooms on the ground floor where it will be serviced by the City's Sanitation Division from two main trash room locations, one on each north and south wing.

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

The Traffic Study submitted by the Applicant estimates the proposed development will generate 1,775 net new daily trips, 109 net new AM peak hour trips (28 in, 81 out) and 138 net new PM peak hour trips (84 in, 54 out). The City's traffic consultant reviewed the Traffic Study and concurred that the proposed development is projected to have minimal traffic impacts to the surrounding roadways located within the impact area. The main entrance to the property is proposed at NE River Avenue in order to minimize traffic impacts to the neighboring single family residential properties. A new traffic impact analysis, development agreement and modifications to the site plan would be required should the developer request modifications to the access on NE 1st Avenue.

The proposed uses are residential in character and as such, hours of operation, noise levels and outdoor lighting for future development are considered to be more compatible with the surrounding area than the existing high intensity boat storage

use. The proposed boardwalk along the canal will be publicly accessible during daylight hours only and limited / temporary boat slips proposed for private residential use; therefore, minimal impacts to noise levels and outdoor lighting are expected.

(e) Alteration of light and air;

The proposed development is not anticipated to impact light and airflow. The height of the structures comply with the height requirements as proposed in the PDD Rezoning (Application No. 19-R-185).

(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 proposal meets the required building setbacks of the PDD Rezoning (Application No. 19-R-185). The site and landscape plans demonstrate perimeter landscape buffers and a canal to the east, providing separation to adjoining development. The proposed development will also be fenced and gated, with internal open space and recreation areas for use by residents. Particular attention has been given to those setback areas closest to single family residential properties to minimize impacts to adjacent parcels. Additional landscape buffers and architectural treatments have been proposed to soften hardscape and development impact along the northern property line where the setback measures 10 feet 11 inches respectively.

(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 application is for residential uses and is not proposing any uses or activities which would pose a significant risk to the safety and security to those less than 18 years of age within 500 feet of this site. The publicly accessible boardwalk is internal to the site, gated, and open during daylight hours only.

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

The proposal provides for appropriately located spaces where outside activities may be undertaken on the subject property, including open space and recreational areas. These activities are internal to the subject property and will not pose a significant risk to adjoining uses or the safety and security of children. The publicly accessible boardwalk is internal to the site, gated, and open during daylight hours only.

(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 development is not anticipated to pose a significant risk to the safety or security of other residential uses within 500 feet of the subject property.

SUMMARY & REQUIREMENTS

The purpose of the PDD district is to enable quality development for properties that due to size or characteristics of the property, other implements of zoning regulation provided in the Code would result in under-utilized or undeveloped property. Staff's review of Application No. 19-PDD-01 has determined that the site plan meets the intent of *Section 98-68. - PDD, planned development district* and demonstrates compliance with the proposed property development requirements detailed in Rezoning Application No. 19-R-185.

Should the City Commission decide to approve the site plan application, Staff recommends the following Conditions of Approval:

1. The Owner / Applicant shall enter into a Development Agreement for the property as provided in the Rezoning Application No. 19-R185, which includes at a minimum the Planned Development District development requirements, construction of a publicly accessible boardwalk along the Hillsboro Canal property frontage and off-site improvements to N River Avenue and NE 1st Terrace, the details of which are to be stipulated in that Agreement.

2. The Owner / Applicant shall submit evidence the Broward County Planning Council has recertified the City's Land Use Plan as consistent with Broward County's Land Use Plan due to the City's adoption of Future Land Use Plan Amendment Application #62A (Ordinance 2018/037).

3. Pursuant to terms of Development Agreement, light pole details in public improvement areas shall match City engineering standards, which will be included as condition of approval for site plan.

4. Owner / Applicant shall address Landscape Comment No. 19 prior to issuance of building permit, wherein proposed light pole location conflicts with existing tree # 66.

5. Owner / Applicant shall address Environmental Services Comment No. 12 prior to issuance of engineering permit, "*Revise Site Plan sheets A-020 and A-021 to relocate the designated Fire Department Gate further away from the North River Drive Right-of- Way to permit the maneuvering of vehicles turning around. Refer to Civil Plans sheet C-7.02 for design vehicle Autoturn diagram*."

COMMENTS:

Planning & Zoning

Application and General Information

1. Property ownership documentation and letter of authorizations submitted with the site plan application are copies submitted as part of original LUPA application. The property ownership information (per BCPA) and backup appear to be outdated. Submit current list of property owners that correspond with the Location Map/Owner's Exhibit, as well as the accompanying letter of authorization for each owner. Disclosure affidavits from the property owners are also required.

   Comment Pending (7/22/19): Letters of Authorization submitted by the applicant are not legible. Disclosure affidavits were provided for Dennis Mele, Chris

Partridge, and Leigh Kerr. Disclosure affidavits are required for all property owners and any agent acting on behalf of the application.

Comment Pending (9/17/19): Applicant shall provide clear legible copies for all property owners for this application.

Comment Pending (10/15/19): It is required that the City obtain disclosure affidavits with original signatures. Original disclosure affidavits are outstanding and required for Chris Partridge, Leigh Kerr and Dennis Mele. Applicant may submit one original disclosure affidavit for multiple applications running concurrently. Disclosure affidavits for other property owners (not listed in this comment) that were previously submitted were originals and do not need to be resubmitted.

Comment Addressed (11/18/19)

2. Application states gross acreage of site is 8.3 acres. The Future Land Use designation permits 39 dwelling units per acre, which totals 326 units permitted on the subject parcels. The project narrative states the property is 8.4 gross acres and 327 units are proposed. Clarify discrepancies and revise application/project narrative to comply with the permitted density requirements. Ensure consistency with other applications submitted for the project.

   Comment Addressed (7/22/19): Subject property is 8.4 acres and 326 units are proposed. Application and supporting documents have been revised.

3. Correct zoning districts listed on the application as there are three existing zoning districts designations affected: B-3, RS-5, and RM-10. The City does not have an MF zoning district designation and any reference to this shall be omitted from the justification and documents.

   Comment Addressed (7/22/19)

4. Application states project name is “Vista Clara Apartments” while site plan states “Vista Clara Residential Complex” and project narrative references “Vista Clara Residential”. Clarify and revise project naming on all documents and site plan sheets submitted to be consistent.

   Comment Addressed (7/22/19)

5. Provide a more defined narrative on the scope of work – ensure it addresses descriptions and operations of all accessory uses, amenities, pool size and dimensions. Include property programing and operations (i.e. fee simple, rental units, management, etc.).

   Comment Partially Addressed (7/22/19): Revised project narrative is sufficient to address comment; however, it did not indicate whether the units are fee simple, rental, etc. Provide confirmation of type of ownership in response sheet.

   Comment Addressed (9/17/19): Units are rental.

6. Cost recovery fees – pursuant to Chapter 98, Article VII of the Land Development Code, cost recovery fees for this project are estimated as follows. A cost recovery account will need to be established with the City, with payment required

prior to being scheduled for the first public hearing. Contact Planning & Development Services for further detail.

a. Legal Review – $7,500
b. Traffic Review – currently covered by $5,000 deposit required for application for Vista Clara Marina (Application 19-B3-112).

Comment Pending (7/22/19): Provide legal review cost recovery fee upon resubmittal.

Comment Addressed (9/17/19)

7. Submit the following sheets pursuant to *Section 98-13(b)* and ensure resubmittal complies with directions as provided in checklist. Each sheet shall include each item and, in the order, as listed (checklist attached).
   a. Demolition plan
   b. Paving, signage and striping pan
   c. Phasing and construction staging plan (if proposed). Provide description of scope of work within phasing plan. A master phasing plan that demonstrates scope of work included in each phase. This should be separate from the Master Site Plan provided, as well as demonstrate parking and traffic phasing. Construction schedule and parking details shall be coordinated in connection with phasing of site with Planning and Building at time of construction.
   d. Photometric and lighting plan/details for entire property (including garage)

   Comment Partially Addressed (7/22/19): Sheets were not submitted in order as required by Code.

   Comment Pending (9/17/19): Per Code, revise sheet order to be in the following order:
      1. Cover Page
      2. Survey Sheets
      3. Site Plan sheets
      4. Elevations (including Renderings)
      5. Floor Plan (including Ground and Floor Level sheets in front of Unit sheets)
      6. Landscape sheets
      7. Irrigation sheets
      8. Photometrics
      9. All other sheets (including Signage, Parking Details, Demo Plan)
      10. Conceptual Engineering Plan (drainage, utilities, etc.) shall be separate package

   Comment Pending (10/15/19): Conceptual Engineering Plans are bound with site plan submittal and must be submitted as separate sets. Sheets such as survey pages and tree disposition are flipped in the site plan sets. All sets were bound with binder clips which is not permitted. Correct plans sets upon resubmittal.

   Comment Pending (11/08/19): Conceptual Engineering Plans are bound to site plan submittal and must be submitted as separate sets.

   Comment Addressed (12/11/19)

8. Note, unless requested by Environmental Services, Conceptual Engineering plan set is not required for resubmittal.

Comment Acknowledged (7/22/19)

9. Submit proof of Broward County recertification of the adopted land use plan amendment for the property.

   Comment Pending (7/22/19)

   Comment Pending (9/17/19)

   Comment Pending (10/15/19): City staff provided comments on the draft Declaration of Restrictive Covenants under separate cover. Recertification of the Land Use Plan remains outstanding until the Declaration is recorded.

   Comment Pending (11/08/19): City staff approved Declaration of Restrictive Covenants on 11/6/19. Submit proof of County recertification of the adopted land use plan amendment.

   Comment Acknowledged (12/10/19): Applicant states recertification will be completed after real estate closing of the property. County recertification of Land Use Plan Amendment will be included as a condition of approval for the rezoning.

10. You are required to contact Broward County's Environmental Protection and Growth Management Department, Development and Environmental Regulation Division (954-357-6666) concerning their transit-oriented concurrency process. Provide documentation that this has been completed and that any payments have been made as appropriate.

    Comment Pending (7/22/19)

    Comment Pending (9/17/19)

    Comment Addressed (10/15/19)

11. This property is subject to Broward County transportation concurrency approval, based on the level of development intensity shown on the plat for this site. At this time, the applicant is advised to verify with Broward County whether an amendment to the restrictive note on the plat is required. Plat note amendments also require City approval pursuant to subsection 98-13 of the Land Development Code. The issuance of building permits may be delayed until such requirements are satisfied.

    Comment Pending (7/22/19): Applicant response sheet states that a plat note amendment application will be submitted. Provide confirmation from Broward County whether amendment to the restrictive note is required.

    Comment Pending (9/17/19): Applicant shall submit Plat Note Amendment Application and required documents as it requires City Commission approval. Application may be reviewed concurrently with site plan and rezoning.

    Comment Pending (10/15/19): Provide confirmation from Broward County on process and requirements for the Plat Note Amendments. Three Plat Note Amendment Applications were submitted. Comments related to the plat note applications are provided separately.

Comment Pending (11/08/19): Plat Note Amendment resubmitted on 11/18/19 and is pending staff review.

Comment Pending (12/10/19): Staff review of Plat Note Amendments are pending resubmittal by Applicant. Comments for the Plat Note Amendment applications shall be addressed prior to City Commission.

Comment Addressed (2/13/20)

12. Tina Jou (tjou@deerfield-beach.com) 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.

    Comment Acknowledged (7/22/19)

13. Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for the completion of the following items:
    - Site Plan
    - Engineering Plan
    - Utility Service Permit
    - Performance and Site Work Bond

    Comment Acknowledged (7/22/19)

14. Contact the Planning and Development Services Division when resubmitting plans (or switching sheets) or requesting a DRC meeting to coordinate intake and processing.

    Comment Acknowledged (7/22/19)

15. Note, applicant will be responsible for public notice, advertising and posting of signage on property for public hearing. Staff will provide requirements once the item is scheduled for hearing.

    Comment Acknowledged (7/22/19)

16. Community Appearance Board approval required prior to approval of major site plan application. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other upon resubmittal. 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.

    Comment Acknowledged (7/22/19)

17. Submit response sheet addressing staff comment upon resubmittal. Staff can send comment sheet electronically upon applicant request.

    Comment Acknowledged (7/22/19)

18. New Comment (7/22/19): Matchlines on sheets do not match corresponding sheets in submittal.

    Comment Addressed (9/17/19)

19. New Comment (7/22/19): Remove last sheet of site plan submittal as it is not for this project.

    Comment Addressed (9/17/19)

Cover Sheet

20. Cover sheet shall provide the following pursuant to *Section 98-13(b)*. Note, the items on Sheet 5 can be provided on the cover sheet to comply.
    e. Project description/scope of work
    f. Location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet. The map may be inset and scaled accordingly
    g. Table of Contents/Sheets. Do not list sheets that are not provided in submittal.
    h. Contact information of the applicant, property owner, and architect/engineer of record
    i. Revision date (if applicable)

    Comment Pending (7/22/19): Combine information provided Sheet A-010 on one Cover Sheet. Remove Sections A, B, and D on Sheet A-010 and provide it on the Cover Sheet. Sections C, E, F, G, and H on Sheet A-010 shall be included on site plan sheet as applicable (i.e. setbacks, parking data). Order of sheets in submittal package shall follow order listed in Code / DRC submittal checklist.

    Additionally, owner and property addresses listed on cover sheet are not consistent with ownership and addresses provided on application. Ensure consistency on all application documents.

    Comment Addressed (9/17/19)

Survey

21. Upon resubmittal, include survey as second sheet after cover sheet.

    Comment Pending (7/22/19)

    Comment Addressed (9/17/19)

22. Cover Sheet states survey is not used. Submit updated survey per *Section 98-13(b)(8)(b)*.

    Comment Pending (7/22/19): Survey shall comply with referenced Code section, including updated title commitment. In addition, legal description for Parcel 2 must be corrected to “Lots 11 and 12”.

Comment Addressed (9/17/19)

Sheet 5 Code Analysis

23. Total lot size listed in General Site Information (B), conflicts with the lot size provided on application. Revise sheets and backup documentation with correct lot size and ensure consistency on all applications.

    Comment Pending (7/22/19): Revise "Zoning" in table to reflect rezoning application in process. Information provided in table is incorrect.

    Comment Addressed (9/17/19)

24. Property address provided on sheet is "One River View Way". Provide confirmation if there are any changes to address for the affected parcels. Note, any changes shall be coordinated with the Environmental Services Department.

    Comment Pending (7/22/19): Applicant response sheet acknowledges comment but does not provide confirmation as requested.

    Comment Addressed (9/17/19): Applicant is proposing to change the address, which shall be coordinated with Suzanne Horvath in the Environmental Services Department should City Commission approve site plan.

25. Revise zoning district in General Site Information table to state PDD. Revise "Required" column to state "Proposed" per PDD rezoning application and include calculations/measurements proposed in PDD report.

    Comment Pending (7/22/19): Table was not revised.

    Comment Pending (9/17/19): Table shall be revised on Sheets A-22 and A-023 to reflect comment above.

    Comment Partially Addressed (10/15/19): Site Data Table matches PDD rezoning request. However, site data table states "pervious area" includes courtyard areas, which in some areas appear to be paved (i.e. pool/spa, stairs, ramps, "blue paving" and "green paving"). Clarify landscape area percentages and impervious/pervious area calculations.

    Clarify material in the legend of courtyard paver walkway, and blue and green paving shown within courtyard area.

    Comment Addressed (11/08/19)

26. Provide list of use areas total area calculated in building coverage and density.

    Comment Pending (7/22/19): list of each use and corresponding area calculated in building coverage and density was not provided.

    Comment Pending (9/17/19)

Comment Addressed

27. Omit Section C Project Regulation from sheet.

    Comment Pending (7/22/19): Remove “C Not Used” from sheet as it is not a requirement of submittal.

    Comment Addressed (9/17/19)

28. Section E Building Setbacks shall be included on the site plan sheet and comply with requirements as listed in submittal checklist. Revise setback schedule to list the “proposed” principal and accessory building setbacks and include setbacks as provided on site plan. Ensure consistency with PDD report in rezoning application.

    Comment Pending (7/22/19)

    Comment Pending (9/17/19)

    Comment Addressed (10/15/19)

29. Section F Parking Data shall be included on the site plan sheet and comply with requirements as listed in submittal checklist. Parking requirements provided in PDD report are not consistent with parking data table provided in site plan submittal. Parking data table shall list parking counts per code regulations and proposed parking (including amount of spaces that are compact, standard, and ADA compliant). It appears as though only half of the building is counted within parking calculations. Ensure parking calculations are consistent with PDD rezoning.

    Comment Pending (7/22/19): Number of one-bedroom units listed in table totals 126, where project narrative states there are 128 one-bedroom units. Also, number of required parking spaces listed in table is not correct or consistent with number provided in rezoning application and site plan.

    Comment Addressed (9/17/19)

30. Omit Sheet 7.2 Mass Transit Map from site plan submittal. Reference to mass transit should be placed in PDD rezoning.

    Comment Addressed (7/22/19)

31. Minimum parking dimensions provided in parking data table are incorrect. Pursuant to *Schedule C. - Parking Space Size and Configuration*, standard spaces shall be a minimum 10 feet x 20 feet and compact spaces (if proposed) shall be 9 feet x 18 feet. Note, Code requires concrete wheel stops or extruded curbing placed 30 inches from edge of pavement. Provide parking details for standard, compact and ADA spaces in site plan submittal.

    If applicant is requesting deviation from the minimum size required for parking spaces, request shall be included in the PDD rezoning application. Parking stall size shall match the PDD rezoning.

Comment Addressed (7/22/19)

Sheet 6 Building Program

32. Tables provided on sheet are unclear. Clarify reference to phases, provide title/description for each table and housing type. Proposed phasing shall be included in narrative, in addition to required phasing plan.

    Comment Addressed (7/22/19): Revised table was submitted as units matrix (Sheet A-022) and phasing has been omitted from resubmittal.

33. Floor area of multi-family residential units shall comply with PDD Rezoning. According to the tables provided approximately 39% (128 units) of the units are under 750 square feet and 196 units are either 750 square feet or under. Tables provided on Sheet 6 shall list each unit and area to correspond with PDD requirements. Note, balconies may not be calculated as part of calculations for minimum unit size.

    Comment Addressed (7/22/19)

34. Ensure references to unit types are categorized and defined in compliance with PDD requirements, including proposed townhome units. Revise references from "townhomes" to "apartment homes" as no unit proposed on the site plan is fee simple.

    Comment Addressed (7/22/19)

Sheet 7 Site Plan

35. The following items are not provided, which shall be demonstrated on the site plan in compliance with Code *Section 98-13(b)*.
    a. Height, setbacks, and dimensions of all proposed principal and accessory structures and use areas (including volleyball court, loading areas, cabanas, clubhouse, etc.). Include setbacks and dimensions provided on Sheet 7.1 on site plan.
    b. Existing and proposed ground mounted electrical and mechanical equipment and screening
    c. Proposed fences and walls, including location, construction material, dimensions, setbacks, and height. Ensure all fence and gate details (service entrances, garage entrance, pedestrian entrance and accessibility to boardwalk and other use areas) are provided on elevations.
    d. Existing and proposed utility lines, easements and adjacent rights-of-ways
    e. Existing and proposed light pole locations
    f. Traffic flow markings and signage, including fire lane striping and the location of all curb cuts
    g. Dumpster locations and detail for both trash and recycling showing required screening
    h. Proposed location and elevations of wall sign areas and ground sign locations
    i. Pedestrian circulation and ADA compliant access to the rights-of-way.

j. Adequate accessibility of proposed roadways for emergency vehicles, fire engines, garbage service, and any necessary delivery service. Ensure clearance height is sufficient at loading areas and entrance into garage.
k. Location of all existing and proposed fire hydrants
l. Location of freestanding signs with setback measurements
m. Location of all existing and proposed above ground and below ground storage tanks
n. Site data table

Comment Partially Addressed (7/22/19): Staff will discuss with applicant how comment can be addressed satisfactorily during the DRC meeting. Site Plan sheet is not clear and difficult to review due to the marking and hatchings for the exterior site conditions. The required items listed above shall be demonstrated on the site plan and any additional information may be illustrated on separate sheet as necessary.

Additionally, there are use areas that are not labeled and/or dimensioned, site data table not provided, and labels/references that are not required on sheet.

Elevations of fences, walls, and other permanent structures can be provided on separate sheet but are required as part of site plan approval. Proposed locations / elevations of wall and ground signs is also required for site plan approval. Refer to Comment 20 concerning site data table requirements.

Comment Addressed (9/17/19)

36. Provide labels and details/elevations of features and hardscape amenities proposed on the exterior of the site. These may include graphic representations, colored elevations, or other illustrations shown to represent architectural and aesthetic features of what is proposed.

Comment Pending (7/22/19): Elevations provided for the garage and residential structures, not for other hardscape amenities such as permanent benches, canopies, patio areas, fences, etc. Colored renderings on Cover Sheet do not sufficiently demonstrate what is proposed on site plan, as additional renderings will be required demonstrating elevations.

Comment Addressed (9/17/19)

37. Include a legend of all hatched and marked areas on the site plan.

Comment Partially Addressed (7/22/19): Most areas labeled on drawing or listed in legend; however, list of materials for corresponding hatchings were not provided.

Comment Addressed (9/17/19)

38. Clarify purpose of the two separate service entrances that are demonstrated on the site plan. Ensure stop bar is provided at the south service entrance. Provide details and explanation on the operations.

Comment Addressed (7/22/19)

39. Clarify how entrance to site and garage will operate, including vehicular and pedestrian access.

Comment Addressed (7/22/19)

40. Provide traffic and pedestrian circulation plans demonstrating circulation within and into the project site. Provide details/striping and dimensions of all roadways, walkways, loading areas, trash areas, 10-minute parking area, access, and stacking of vehicles/service vehicles.

Comment Addressed (7/22/19)

41. Provide explanation of the general circulation of the exit/entrance on north river avenue. Staff concerns relate to a lack of gate detail, stop bar, the three-way entrance/exit past the service entrance, and the guardhouse lack of visibility for the U-turn.

Comment Pending (7/22/19): Provide elevations and floor plan for guard gate.

Comment Pending (9/17/19): Sheet A-701 provide elevations of fence and signage but not for guardhouse/guard gate. Submit elevations of guardhouse and guard gate.

Comment Addressed (10/15/19)

42. Sidewalk adjacent to north river avenue does not lead to another sidewalk. Applicant is responsible for construction of a sidewalk leading to property.

Comment Pending (7/22/19): Site plan (in addition to landscape plans) shall demonstrate all required, existing and proposed sidewalk.

Comment Partially Addressed (9/17/19): Demonstrate buffering and lighting on plans to ensure pedestrian and resident safety and minimal impact to neighboring properties.

Comment Pending (10/15/19): Sidewalk and lighting improvements will be part of the Development Agreement.

Comment Pending (11/08/19): Applicant acknowledges that sidewalk and lighting improvements will be part of the Development Agreement. Development Agreement is in review by the City. Revisions to the Development Agreement may require revisions to the site plan (as applicable).

Comment Acknowledged (12/11/19)

43. Handicap accessible spaces in garage shall be relocated closer to building entrances that lead to destination.

Comment Addressed (7/22/19): ADA spaces have been relocated to the ground floor closest to the lobby.

44. Remove landscape area at the northwest portion of the property adjacent to the service access.

    Comment Addressed (7/22/19)

45. Provide dimensions of dock spaces and agency approvals for any work proposed in waterway.

    Comment Pending (7/22/19): Comment shall be addressed as part of site plan approval.

    Comment Pending (9/17/19): Dimensions of dock spaces were not provided on site plan. As discussed in previous DRC meetings staff acknowledges dimensions may change due to other agency requirements, however the City must review the docks and other proposed physical structures as part of this approval. Should the site plan be approved by City Commission, minor changes to the dimensions of the docks can be made to the site plan administratively.

    Comment Addressed (10/15/19)

46. Remove structures or other exterior features of neighboring properties from site plan.

    Comment Addressed (7/22/19)

47. Demonstrate on site plan how City Sanitation Vehicles will access the trash rooms.

    Comment Pending (7/22/19)

    Comment Pending (9/17/19): There does not appear to be an exterior door for dumpster access into and out of trash room. Provide written response as to the operations of trash / sanitation in written response.

    Comment Addressed (10/15/19)

48. Does the loading area conflict with Sanitation's ability to remove trash? How will this be avoided?

    Comment Pending (7/22/19)

    Comment Addressed (9/17/19)

Sheet 7.1 Setback Diagram

49. Setback diagram demonstrates garage is setback only 13 feet and 1 inch from property line and facing NE 1st Avenue with a height of 66 feet and 1 inch. In previous discussions with the applicant, it was staff's understanding a three-story garage would be proposed; however, the site plan demonstrates the building to

have an increase in height along NE 1st Avenue with apartment homes located on top of the garage. Applicant shall demonstrate the massing of the building that is parallel with northeast 1st avenue.

Comment Addressed (7/22/19): Garage height reduced and apartment homes/townhomes removed.

50. Omit Sheet 7.1 from future resubmittals and include setback measurements on Sheet 7 Site Plan.

    Comment Partially Addressed (7/22/19): Setback table not provided on site plan sheet.

    Comment Addressed (9/17/19)

Construction Staging Plan

51. Legend on Construction Phasing Plan is not clear or reflective of phasing mentioned on Building Program (Sheet 6). Clearly identify phasing as required in comments above.

    Comment Addressed (7/22/19): Project phasing is not proposed. Applicant response sheet states that project will be completed in one phase.

Floor Plans

52. Provide floor plans for all common and accessory use areas (i.e. lobby, ground floor, trash rooms, etc.). There are areas that do not have labels (Sheets 9 and 10).

    Comment Partially Addressed (7/22/19): Floor plans were not provided for common use areas. Clarify prep area use.

    Comment Addressed (9/17/19)

53. Clarify if means of ingress and egress to buildings from garage are only from the first floor.

    Comment Addressed (7/22/19)

54. Entry door to Unit N on Sheet 15 is not provided.

    Comment Addressed (7/22/19)

55. Applicant must provide on page 13 how parking spaces terminate on the non-walled area adjacent the “open to below” on sheet 13?

    Comment Addressed (7/22/19)

56. Provide dimensions of outdoor covered terrace, outdoor and indoor party areas on Sheet 15. Label dark grey area.

Comment Pending (7/22/19)

Comment Addressed (10/15/19)

57. Verify maximum height of Residential M-Building. Ensure it is included in the dimensional regulations provided on site plan and PDD rezoning.

Comment Addressed (7/22/19)

58. Floor plans are provided on Enlarged Unit Plan sheets for units A – W. Units X – Z and AA, AB, AC are not provided. Provide enlarged unit floor plans for all units. Additional comments may be forthcoming upon staff review of resubmittal.

Comment Pending (7/22/19): Labels C.1 and J.1 do not correspond with enlarged floor plans.

Comment Addressed (9/17/19)

Elevations

59. Provide Key Plan on each elevation sheet (as provided on floor plans) demonstrating building face direction of each façade.

Comment Addressed (7/22/19)

60. Signage shall meet the City of Deerfield Beach Land Development Code *Chapter 102 Sign Code*, which requires separate Planning and Zoning and Building permitting approvals. Elevations are required to demonstrate only the general location of building wall signs. Remove signage from elevations and box area where signage may be proposed.

Comment Pending (7/22/19): Provide proposed dimensions of wall signage on elevations. It appears as though monogram wall sign demonstrated on elevations will not meet Code. Note, any signage proposed shall meet Chapter 102 Sign Code, or if requesting a variance for signage, application must be submitted and run concurrently with site plan application.

Comment Pending (9/17/19): It appears the area of the proposed sign structure and sign face exceed the maximum permitted by Code. Demonstrate on A-700 that freestanding monument sign complies with Section 102-9. - Location and size of freestanding signs and building signs.

Comment Pending 10/15/19: Proposed building sign shall comply with Section *102-8(b)(1)a. Building Signs* (Nos. 1-7). Alternatively, any variation from subsections of Chapter 102 shall be included within justification of rezoning. Since the proposed sign does not meet the requirements, additional details are required on Sheet A-600 including the required and proposed dimensions, total area, height, location and background of the sign. Provide material of sign background. Ensure the details provided are consistent with the rezoning justification.

Comment Pending (11/08/19): Building sign area proposed in details for Elevation Tag on Sheet A-600 are not consistent with building sign area in data table. Measurements provided in details calculate to total 216 SF while sign area

provided in area total 223.11 SF. Additionally, logos are not considered Line of Text, correct data table to demonstrate 2 lines of text for building sign, not 3. Ensure this is updated in rezoning request.

Comment partially addressed (12/10/19): Notation below building sign elevation on Sheet A-600 states the building signage is about 223.11 SF, which is still incorrect and conflicts with the building signage data table on Sheet A-600. Correct notation on plans. Additionally, logos are not considered Line of Text, correct data table to demonstrate 2 lines of text for building sign, not 3.

Site Plan sheets shall be revised and correct sheet included within Rezoning application prior to the item being scheduled for City Commission.

Comment Addressed (2/13/20)

Additionally, plans demonstrate a monument sign on NE 1st Avenue but elevations and details are not provided on Sheet A-600. Provide elevations and details of the monument sign to demonstrate compliance with Code.

Comment Pending (11/08/19): Applicant confirms that both monument signs are to have the same specifications. However, the details provided Elevation Tag No. 4 is not consistent with the sign data table on same sheet or details of proposed sign for North River Avenue entrance.

Comment Addressed (12/10/19)
There are notes on the site plan that demonstrate other signs (in addition to the building sign and monument sign) but there are no details provided. For example, No. 12 per the site plan legend is signage which is proposed on NE 1st Avenue; however additional details are not provided. Clarify type of signage proposed on details sheet and/or site plan to ensure compliance with Code.

Comment Addressed (11/08/19)

61. All elevations of proposed structures shall comply with Chapter 78 Community Appearance Board standards, such as architectural compatibility, building design standards, exterior space, and vehicular use areas, etc. Additional comments will follow once applicant has submitted adequate architectural elevations to review for compliance with Code. Details and materials are required on elevations.

    Comment Pending (7/22/19): Material legend and paint color labels are required for review of all structures and permanent hardscape proposed, including lighting, awning, canopies, building paint color, etc.

    Comment Pending (9/17/19): Provide material and color of balcony railings.

    Comment Addressed (10/15/19)

62. Submit colored elevations of buildings upon resubmittal.

    Comment Partially Addressed (7/22/19): Provide building color paint labels proposed on elevations.

    Comment Addressed (9/17/19)

63. Provide measurements of balcony encroachments.

    Comment Pending (7/22/19)

    Comment Addressed (9/17/19)

64. Submit roof plan and confirm whether rooftop will be accessible to residents.

    Comment Addressed (7/22/19): Applicant response sheet states that rooftop is only accessible for rooftop mechanical equipment and not open to residents.

65. Submit renderings of garage.

    Comment Addressed (7/22/19): Additional renderings may be required for CAB submittal.

New Comments:

66. Provide setback distance from the building to the closest point of property line adjacent to the single-family residence. Further, the northern setback provided on the site plan does not match the setback provided on the rezoning.

    Comment Pending (9/17/19): Provide an enlarged detail of this area neighboring the single family residence, demonstrating the landscaping, lighting, buffering and other physical elements that are proposed.

    Comment Addressed (10/15/19)

67. Rezoning narrative (page 18) states public pedestrian access from NE 5th Street is proposed; however it is not clear on plans how this will be accomplished (i.e. pedestrian gate, etc.).

    Comment Addressed (9/17/19)

68. Clarify on site plan how Fire will access fire lane at northeast portion of the site. If proposed in this location, the fire lane must be stabilized sodded land (not pavement).

    Comment Rescinded (9/17/19)

New Comments 4th Submittal (10/24/19)

69. It appears as though resident access is provided on NE 1st Avenue. This is not consistent with approved traffic methodology or the intent of original site plan submittal as it was reviewed as a service entrance only. Remove access for residents at this entrance. If providing signage at this location, it must state that it is for service/emergency access only.

    Comment Pending (11/18/19): Provide notation on site plan that access from NE 1st Avenue is for emergency and service purposes only. Resident access is only provided from North River Avenue.

Comment Pending (12/20/19): Site Plan and Elevations shall be revised for the emergency access gate along NE 1st Ave to be a 6' high swing or sliding gate. Site Plan sheets shall be revised prior to the item being scheduled for City Commission.

Comment Addressed (2/13/20): Pursuant to the terms as provided in the Development Agreement, should the Developer propose to open NE 1st Avenue for access to residents or visitors, a new traffic analysis, modification to approved plans, right-of-way improvements, and amendment to Development Agreement is required if approved by the City. This will be included within conditions of approval for the site plan.

70. Traffic Study:

    a. Traffic analysis is based on 327 units. Revise traffic study to include the correct number of units proposed (326 units).
    b. The Introduction lists only three folios for properties located within project scope. All parcels must be referenced in the analysis.

Comment Addressed (11/18/19)

71. Second paragraph in scope of work on cover page, also found on Sheet A-021 and 022, proposes an option regarding an HVAC system. This must be determined prior to site plan approval and clearly shown on plans. Once determined, remove these sentences from the paragraph. If mechanical equipment is proposed on the roof, screening shall be appropriately demonstrated on plans.

    Comment Pending (11/18/19): Applicant response states that units are proposed on the roof, a minimum of 10 feet setback from the parapet (parapet height is 3 feet 6 inches), for which it will be screened from view. Demonstrate equipment on roof plan or provide notation on Sheet A-206. Omit references to HVAC system in second paragraph on cover page as it no longer applies to proposed scope.

    Comment Addressed (12/11/19)

72. West Elevations on sheet A-100 are not consistent with the sign detail on A-600 and A-107 as plans demonstrate sign to be attached to a green wall. Revise elevations to demonstrate green wall behind signage. Provide details of green wall.

    Comment Partially Addressed (11/18/19): Details of green wall are still pending. As advised via email on 10/31/19, the applicant may request the green wall detail from the City Landscape Architect to submit with plans so staff can ensure it meets Code.

    Comment Addressed (12/11/19)

73. The screening on the garage on elevation Sheets A-100 and A-112 do not match renderings on Sheet A-113. Revise elevations to demonstrate green wall and provide details of screening/green wall material in legend.

    Comment Addressed (11/18/19)

74. Provide details of the water feature (No. 10) on a details sheet as shown on the site plan.

    Comment Partially Addressed (11/18/19): As previously advised, the applicant shall submit basic details of the water feature demonstrating overall design intent.

    Comment Addressed (12/11/19)

75. Clarify the area outlining the pool on site plan. Confirm if this is decking, fencing, etc.?

    Comment Pending (11/18/19): As previously advised, the applicant shall clarify the outline around the pool as the feature/material is unclear. Basic hardscape details to demonstrate overall design intent are required.

    Comment Addressed (12/11/19)

76. Lighting details were not provided. Provide lighting pole and fixture details for all existing and proposed light poles.

    Comment Pending (11/18/19): As previously advised, the applicant shall submit specifications/details of the light poles and fixtures to demonstrate they meet appropriate architectural design. Ensure proposed location of light poles on the photometric plan are consistent with the site plan, including all proposed offsite improvements.

    Comment Partially Addressed (12/11/19): Light pole details were not provided on plans and location of poles on site plan are not consistent on photometric sheet.

    Correct plan sheets to ensure consistency in light pole locations. Provide details of light poles.

    Site Plan sheets shall be revised prior to the item being scheduled for City Commission.

    Comment Partially Addressed (2/13/20): Pursuant to terms of Development Agreement, light pole details in public improvement areas shall match City engineering standards, which will be included as condition of approval for site plan.

77. Clearly identify location of all lettered elevations (e.g. “Elevation Q” on Sheets A-101 to A-112) relative to their location on the site plan.

    Comment acknowledged (11/18/19): Elevation tags for each lettered elevation are provided on the floor plan Sheets A-201 to A-205.

78. Per conversation during the DRC Meeting on Friday, October 4, 2019, a copy of the school capacity availability determination (SCAD) letter from the School Board of Broward County must be submitted to the Planning and Development Services Department prior to City Commission approval of a site plan for a residential development.

    Comment Addressed (11/18/19)

Landscape Architect

The plans can be approved provided the following comments are addressed. Additional comments may follow this review upon receiving a more complete set of landscape drawings which address these comments below.

1. Existing trees removed from the site must be mitigated per Section 98-81 (h). The plans submitted show the removal of several existing palms and trees on the parcel, however does not show the mitigation calculation.

   Comment Pending (9/17/19): Mitigation for non-specimen trees is 1.5 times the existing canopy. Trees and palms over and above those required, shall count to reduce mitigation.

   Comment Addressed (10/15/19)

2. Per Section 98-81(2)(b) mitigation, once determined, may be achieved in two ways; (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees which cannot be mitigated on site, the applicant will have to pay into the Beautification Trust Fund. For payment made into the Beautification Fund for trees that cannot be reasonably placed on site, see Section 98-81(2) (c), the calculation is "$200 per three inches of caliper".

   Comment Pending (9/17/19): Note on plan which mitigation option is chosen and the monetary balance to be paid to Beautification Fund.

   Comment Addressed (10/15/19): Will pay $380,000.00 to the beautification fund.

3. Section 98-80 (j) outlines tree/ palm and shrub size specifications. Revise the plans and plant list to ensure all plant material shown meets or exceeds the code so that they may count toward the landscape requirements.

   Comment Addressed (9/17/19)

4. Shade trees are to be a minimum of 12 feet tall and 6 feet spread with 3 inches of caliper per Section 98-80 (j) (1).

   Comment Addressed (9/17/19)

5. Palms are to be specified in graywood per Section 98-80 (j) (3).

   Comment Addressed (9/17/19)

6. Spacing on shrub are to be equal to the spread per Section 98-80 (j)(5).

   Comment Addressed (9/17/19)

7. Groundcover shall have 75% coverage, 100% in 3 months per Section 98-80 (j)(7).

   Comment Addressed (9/17/19)

8. Show sight triangles, interior and exterior on the plan per Section 98-80 (d).

Comment Addressed (9/17/19)

9. Show canopy of all trees/ palms on the adjacent properties.

   Comment Addressed (9/17/19)

10. Show sections and elevations along property lines, on each major property line, showing how landscape is addressing these critical transitions. In addition, pinch points, areas where the building is less than 10 feet from the property, shall have additional layering of landscape to soften the transition of scale. Indicate how these unique conditions are satisfied.

    Comment Pending (9/17/19): Add tall hedge and staggered solitaire palms or clumping palms to perimeter planting on Detail-S.

    Comment Addressed (10/15/19)

11. Add landscape planters or other landscape screening option on each exposed parking garage segment.

    Comment Addressed (9/17/19)

12. Specify "High Rise" Oaks along NE 1st Ave.

    Comment Addressed (9/17/19)

13. Stagger height of palms along perimeter with emphasis on the North, West and South.

    Comment Addressed (9/17/19)

14. In addition to the existing tree sheets, submit an overall tree landscape plan, showing all the trees on one plan with utilities.

    Comment Pending (9/17/19)

    Comment Addressed (10/15/19)

15. Combine tree and shrub plans and show a larger area on each sheet.

    Comment Addressed (9/17/19)

16. Add plant list summary to each sheet.

    Comment Addressed (9/17/19)

17. Show overall planting plan for the site.
    Comment Addressed (9/17/19)

18. Show location map/ key plan on each sheet.

    Comment Addressed (9/17/19)

19. Show location of light poles on the landscape plans. Indicate on the plans that poles are 15 feet from trees and 7 feet from palms.

    Comment Pending (9/17/19)

    Comment Addressed (10/15/19)

    Comment Partially Addressed (11/15/19): Indicate on the plans that poles are 15 feet from trees and 7 feet from palms.

    Comment not addressed (12/20/19)

    Comment not addressed (2/14/20): See Details T, S, M, J AND I. Existing Tree # 66 has a light pole too close to trunk of tree.

20. Show overhead and underground proposed and existing utilities on the landscape plans.

    Comment Pending (9/17/19)

    Comment Pending (10/15/19): Fire hydrants and power poles not shown. Provide adequate spacing for fire hydrants from all plant material.

    Comment Pending (11/15/19): Provide adequate spacing for fire hydrants from all plant material and label Fire Hydrant Separation Detail. All hydrant not shown on plan. Power poles are shown on plans, however offset not adhered to, for example LA 2-14. All fire hydrants are not shown on the plans. Note C6.00, conceptual engineering plans show hydrants in different locations when compared to A-403.

    Comment Addressed (12/20/19)

21. Add tree appraisals value for specimen trees (18 inch or greater Diameter at Breast Height) to the mitigation chart.

    Comment Addressed (9/17/19)

22. Indicate the total number of trees on the site and the total for those to be removed and remain.

    Comment Addressed (9/17/19)

23. Complete tree disposition chart on LA1-00, identify all unknown trees and show all sizes for the trees/ palms.

    Comment Addressed (9/17/19)

24. Indicate native and drought tolerant species on the plant list, sheet LA2-33.

    Comment Addressed (9/17/19)

25. Remeasure all trunk diameters at 4 feet above finished grade, currently 2.5-inch to 6-inch discrepancies in diameter exist.

Comment Addressed (9/17/19)

26. All specimen trees require an appraisal.

    Comment Addressed (9/17/19)

27. Indicate locations where root barriers are being installed.

    Comment Pending (9/17/19)

    Comment Addressed (10/15/19)

28. Add labels to the plans

    Comment Addressed (9/17/19)

29. Submit full irrigation plans for review. Bubblers are recommend for each tree and palm.

    Comment Pending (9/17/19)

    Comment Pending (10/15/19): Irrigation shall tie into a source to size pipes.

    Comment Pending (11/15/19)

    Comment Not Addressed (12/20/19)

    Comment Addressed (2/19/20)

New Comments

30. Identify plant material and detailing for Green Walls.

    Comment Pending (11/15/19)

31. On Sheet LA2-03 Tree labelled Gumbo Limbo is an existing relocated Live Oak. Revise plan removing the Gumbo Limbo.

    Comment Addressed (11/15/19)

32. Clearly identify areas not hatched or labelled on the hardscape and landscape plans. Examples are on A-020 next to spas and on LA 2-14 under Tabebuias respectively.

    Comment Pending (11/15/19)

    Comment Partially Addressed (12/20/19): LA 2-14 under Tabebuias was not clearly identified.

    Comment Addressed (2/14/20)

33. Based on the definition on the plan, the Landscape Area and Pervious Area should not be the same amount on the Data Sheet.

Comment Pending (11/15/19): In review of the revised data sheet A-021, artificial turf is considered pervious, add those areas covered using that surface to the pervious calculation. Landscape Area calculation must reflect living plant material only.

Comment Addressed (12/20/19)

Traffic Engineer

The following comments summarize the review findings of the *Traffic Evaluation Methodology* prepared by Kimley-Horn, dated February 8, 2019. The methodology needs to be revised to address the following:

1. Include the correct dwelling unit count for the apartment project. The site plan application submitted proposes 327 dwelling units yet the methodology states 326 dwelling units are proposed.

   Comment Addressed (7/8/19): Issue addressed in revised methodology, comment closed.

2. For the Pennell Marina site, please clarify the purpose of the proposed full access driveway from the apartments to NE 1st Avenue and its relationship with NE 4th Court.

   Comment Addressed (7/8/19): Issue addressed in revised methodology, comment closed.

3. The following intersections will be included as part of the LOS analysis:

- N Deerfield Avenue and W Hillsboro Boulevard.
- NW 1st Terrace and NW 7th Court.
- Eller Street and Deerfield Avenue.
- NE 4th Court and new entrance/exit from property to NE 1st Ave.

   Comment Addressed (7/8/19): Issue addressed in revised methodology, comment closed.

4. The methodology document specifies that the HCM 2000 methodologies will be utilized to perform the intersection LOS analysis on Synchro software. Please explain why the HCM 2010 methodologies are not being utilized instead.

   Comment Addressed (7/8/19): Issue addressed in revised methodology, comment closed.

5. The methodology document specifies that a 1% compounded annual growth will be applied to the existing counts to develop future background volumes. Please explain how the 1% annual growth factor was determined.

   Comment Addressed (7/8/19): Issue addressed in revised methodology, comment closed.

6. Table 7 shows the daily, AM peak and PM peak trip generation equations for LUC 220. However, in page 1 of the methodology document it is specified that LUC 221 will be used instead.

<u>Comment Addressed (7/8/19):</u> Issue addressed in revised methodology, comment closed.

7. Provide a location map for the Freedom Marina, similar to the one provided in figure 1, which depicts the location of the Pennell Marina site.

   <u>Comment Addressed (7/8/19):</u> Issue addressed in revised methodology, comment closed.

8. The Freedom Marina preliminary site plan shows an additional access provided on NW 1st Terrace, please include this information in the methodology text.

   <u>Comment Addressed (7/8/19):</u> Issue addressed in revised methodology, comment closed.

9. The preliminary plan for the Pennell Marina does not show a full access provided on NE 1st Ave., it only shows an exit for service vehicles; however, the methodology text mentions a full access on NE 1st Ave. Please revise and update the provided preliminary plan.

   <u>Comment Addressed (7/8/19):</u> Issue addressed in revised methodology, comment closed.

10. You must account for trips generated by other uses at the Freedom Marina site, e.g.: boat sales and boat mechanic/repair center. If these LUC are not included in the ITE Trip Generation Handbook, please recommend another LUC that could be used as substitute.

    <u>Comment Addressed (7/8/19):</u> Issue addressed in revised methodology, comment closed.

<u>Third Submittal Comments (8/29/19)</u>

This memorandum summarizes the review findings of the *Traffic Impact Analysis* (TIA) prepared by Kimley-Horn, dated August 2019 and accompanied with a site plan. The document is related to the ***Vista Clara*** development application located at 418 NE River Drive, within the City of Deerfield Beach. The project site is currently occupied by Pennell Marina. According to the traffic impact analysis, the applicant is proposing to replace the marina with 327 multifamily dwelling units. A TIA methodology was reviewed, revised, and approved on August 8, 2019.

11. The study methodology specified that turning movement counts (TMC) were to be performed at thirteen (13) nearby intersections; however, the TIA only includes TMC at 12 intersections. The unsignalized intersection of NW 1st Terrace and NW 7th Court was not included as part of the TMC effort, please clarify.

    <u>Comment Addressed (10/11/19)</u>: Due to the location of the project and the roadway network in the vicinity, no project traffic is expected to utilize this intersection; therefore, it was not analyzed. Agree, Issue addressed and comment closed.

12. Specify in the report, if the AM and PM peak hour volumes utilized for the intersection analysis correspond to the same peak hours for every intersection, or if the volumes correspond to each individual intersection's peak hours. In other

words, were the same AM and PM peak hours utilized to perform the analysis at every intersection?

Comment Addressed (10/11/19): *Agree, issue addressed in the revised TIA and comment closed.*

13. The methodology specified that "turn lane requirements and vehicular queue storage requirements will be determined for the project site turn lanes". There is no mention of this in the TIA.

    Comment Addressed (10/11/19): A driveway analysis was conducted for NE River Drive & NE 1st Avenue in the revised report. Agree, issue addressed in the revised TIA and comment closed.

14. Appendix E – Eller Street & NE 2nd Avenue: There is a discrepancy between the existing PM westbound thru volumes and the volume reported on the corresponding TMC sheet in Appendix B. Please revise both sheets to make sure the correct volumes were utilized, also the corresponding Synchro output sheets should be revised to show the correct volumes and update the analysis results if necessary.

    Comment Addressed (10/11/19): Issue addressed in the revised TIA. However, there is a discrepancy between the existing PM Level of Service and delays reported in Table 3 of the report and the results reported on the corresponding Synchro output sheets in Appendix F.
    This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

    Comment Addressed (11/18/19)

15. Appendix F - SW MLK Jr. Ave/NW 3rd Avenue & Hillsboro Blvd., Future AM & PM Peak Hours: The volumes shown in the Synchro output sheets for the southbound right-turn and westbound thru movements do not match the volumes shown in the corresponding Volume Development Sheet (Appendix E). Please revise the Synchro sheets to show the correct volumes and update the analysis results if necessary.

    Comment Addressed (10/11/19): Issue addressed in the revised TIA. However, there is a discrepancy between the existing AM overall Delay reported in Table 3 of the report and the results reported on the corresponding Synchro output sheets in Appendix F.
    This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

    - Also, on Page 11 of the TIA at NE Eller St & US 1; there is a discrepancy between the existing PM overall Level of Service reported in Table 3 of the report and the result reported on the corresponding Synchro output sheets in Appendix F.
    This discrepancy may not change the outcome of the TIA. However, please update Table 3 to reflect the correct Synchro analysis results.

    Comment Addressed (11/18/19)

Environmental Services

1. Please, provide a copy of Plan Sheet C5.00, Paving, Grading and Drainage Plan.

   Comment Addressed (7/22/19)

2. Please, provide an alternate Pedestrian Accessible route to the Multi-Story building structure from NE 5th Street that does not rely solely on the use of the proposed marina docking facilities.

   Comment Addressed (7/22/19)

3. Minimum Finished Floor Elevation shall meet City of Deerfield Beach Code Sec. 98-83. - Grades and elevations.

   Comment Not Addressed (7/22/19): The proposed FF Elevation shown the plans (11.00 NAVD) is below the adjacent streets highest Crown of Road.

   Comment Not Addressed (9/24/19)

   Comment Addressed (10/22/19)

4. Please, provide stormwater design and calculations to demonstrate compliance with City of Deerfield Beach Level of Service Criteria, Code Section No. 98-32.

   Comment Not Addressed (7/22/19): Provide a discharge mechanism, after meeting water quality requirements, to the Hillsboro Canal at the maximum allowable rate of 35 CSM during the 25 Year- 3 Day Storm Event per Code Section no. 98-32- LOS.

   Comment Pending Approval by Broward County EPGMD (10/22/19)

   Comment Pending Approval by Broward County EPGMD (11/19/19)

5. Please, provide water demand calculations for Service Availability evaluation. Based on Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE.

   Comment Addressed (7/22/19)

6. Complete, full width, roadway repaving / restoration will be required for the entire segment of NE 1st Avenue from NE 2nd Street (Eller Drive) on the south to NE 5th Street on the north.

   Comment Addressed (7/22/19)

7. The applicant shall provide a complete Traffic Impact Assessment Report, including recommended areawide roadway / traffic improvements, subject to an independent professional review, and commit to improvements implementation prior to Engineering Permit application submittal.

Comment Pending (7/22/19)

Comment Deferred (10/22/19): Comment deferred to City's Traffic Engineering consultant.

Comment Pending (11/19/19): Traffic Impact analysis recommendations affecting Site Plan shall be reflected on plans and Developer's Agreement document.

Comment Acknowledged (12/20/19)

8. Provided under separate cover are advisory comments, provided as a courtesy to the applicant, to be addressed during the Engineering Permit application review.

Comment Acknowledged (7/22/19)

New Comments 11/19/19

9. Provide a geometric design at the terminus of North River Avenue that will allow for emergency vehicles and others to turn around meeting AASHTO criteria for Local Roads and Streets.

Comment Not Addressed (12/20/19): North River Drive is to remain open to the use of the general public. Developer shall design and Cul-de-sac at the north terminus of North River Avenue to accommodate FHWA designated WB-50 Intermediate Semitrailer with a minimum turning radius of 45 Ft.

Comment Addressed (2/18/20)

10. Provide Typical Roadway sections and turning radii for all public streets and private driveways connecting to public streets.

Comment Not Addressed (12/20/19): Please provide a numbered plan geometry sheet demonstrating compliance with the submitted set of conceptual engineering plans.

Comment Addressed (2/18/20)

11. Provide details for continuity of public sidewalk improvements including continuity across access drives and all ADA required accommodations per the latest Florida Building Code and any other applicable State and Federal regulations.

Comment Addressed (12/20/19)

New Comment 2/18/20

12. **On Site Plan sheets A-020 and A-021 the designated Fire Department Gate must be located further away from the North River Drive Right-of-Way to permit the maneuvering of vehicles turning around. Refer to Civil Plans sheet C-7.02 for design vehicle Autoturn diagram.**

Recycling & Solid Waste

1. **Acceptable** as it relates to collection services and location of Recycling/Solid Waste Receptacles. Please see comments below:

   Whether the site chooses to use: regular dumpsters or compactors, only the maintenance staff of the site should move the trash/recycling dumpsters from the trash rooms and place them in a safe and accessible place where the garbage truck will provide the service. This applies to every day of garbage/recycling collection and regardless of the type and size of the dumpsters to be used.

Fire/Rescue

1. Knox box and key switch required for the building access and gate access.

2. Hydrant spacing shall not exceed 350ft linear separation and hydrants shall be no further than 175ft from the building and not less than 40ft from the building.

3. FDC connection shall be located accessible and not located in a dead-end access road.

4. Clearly identify the fire sprinkler point of service.

5. Identify the needed fire flow requirements for all buildings/ structures/docks.

6. Provide a class I standpipe system in accordance to NFPA 14 and 2011 NFPA 303 for Marinas.

7. Demonstrate turning radius of 38ft inside radius and 50ft outside radius with a clear sweep of 12ft of drive aisle.

8. Cul-De-Sacs turnarounds must be no less than 100ft in diameter.

9. A single exterior door providing access to the interior of any building must be located within 50ft of a fire dept access road.

10. Building accessibility (any portion furthest point of any 1st floor exterior wall) from fire dept access road shall be not more than 450ft.

11. Dead end fire department roads shall not exceed 150ft.

12. The angle of approach and departure for any means of fire department access shall not exceed 1-foot drop in 20ft (5%) and the design limitations of the fire apparatus.

13. Accommodate fire apparatus with a minimum weight of 35 tons and provide no parking signs and fire lane signs based on the Florida Fire Prevention Code 6th Edition.

14. Vertical clearance shall be a minimum of 14ft.

15. Demonstrate fire department access routes during construction and maintained during building construction.

16. Develop a fire safety and prevention program in accordance with the requirements of NFPA 241 2013 Edition (construction site during the construction phase).

17. Fire department access roads shall have an unobstructed width of not less than 20ft.

18. Two-way radio enhancement system shall be provided (see below).

Second Submittal Comments (7/10/19)

1. Show multiple Fire Dept. connections for fire sprinkler/standpipe system due to multiple access roads.

2. Show access from NE 5th St. to provided gated fire lane and provide the inside and outside radius.

3. Show point of service for fire line.

4. Pipe smaller than 8 inches in diameter shall not be installed as private service mains supplying hydrants along NE 1st Ave.

5. Fire hydrant proposed at north side cul-de sac does not provide access to the Fire Dept.

6. Show fire hydrant locations on NE 5th St.

7. A single exterior door providing access to the interior of any building must be located within 50 ft. of a Fire Dept. access road.

8. Plan a-040 (fp-09) exceeds 450 ft. for Fire Dept. accessibility from Fire Dept. access road.

9. Hydrant spacing shall not exceed 350 ft. linear separation and hydrants shall be no further than 175 ft. from the building and not less than 40 ft. from the building. (North side hydrant spacing exceeds 350ft and SE side where fire access ends).

Third Submittal Comments (9/05/19)

Site Plan is **approved** as submitted.

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 6TH Ed., NFPA 1-Fire Code, Florida Edition 2015, NFPA 101-Life Safety Code, Florida Edition 2015.

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.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-341

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
P.H. 2020-074: Application 19-A-195 (Vista Clara Apartments Abandonment)

Recommended Action
Commission to vote on Resolution

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

Background/History
Abandonment Application No. 19-A-195 is a request to abandon seven easements on the subject parcels. The applicant has submitted letters of no objection from all franchise utilities as part of their submittal to the City. The following existing platted easements conflict with the proposed site plan and are included as part of the abandonment request.

Instrument Existing Easement included in Abandonment
1. ORB 7255 PG 70 5 foot wide utility easement
2. ORB 7255 PG 71 15 foot wide utility easement
3. ORB 7255 PG 72 20 foot wide utility easement
4. ORB 7255 PG 73 20 foot wide utility easement
5. ORB 27771 PG 73 Ingress and utility easement
6. PB 59 PG 34 6 foot wide utility easement
7. PB 160 PG 23 Utility easement (width varies)

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

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, ABANDONING SEVEN EXISTING UTILITY EASEMENTS GENERALLY LOCATED AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE IN CONNECTION WITH THE REDEVELOPMENT OF TWELVE PARCELS TO ACCOMMODATE THE 326 UNIT MULTI-FAMILY VISTA CLARA DEVELOPMENT (APPLICATION 19-A-195); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of Deerfield Beach received an application (Application 19-A-195) (the "Application") from Deerfield Development Resources, LLC (the "Applicant") to abandon seven existing utility easements generally located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue in Deerfield Beach, Florida (the "Property"); and

WHEREAS, the Application has been submitted to enable the redevelopment of the twelve parcels of Property generally located along and adjacent to N.E. 1st Avenue and N. River Drive to accommodate the proposed 326 unit multi-family Vista Clara mid-rise development (the "Residential Development"); and

WHEREAS, the following seven existing platted easements, as more particularly described in Exhibit "A", conflict with the proposed site plan for the Residential Development and are included as part of the abandonment request:

1. ORB 7255 PG 70 - 5 foot wide utility easement
2. ORB 7255 PG 71 - 15 foot wide utility easement
3. ORB 7255 PG 72 - 20 foot wide utility easement
4. ORB 7255 PG 73 - 20 foot wide utility easement
5. ORB 27771 PG 73 - Ingress and utility easement
6. PB 59 PG 34 - 6 foot wide utility easement
7. PB 160 PG 23 - Utility easement (width varies) (collectively, the "Easements"); and

WHEREAS, Applicant has submitted letters of no objection from all affected franchise utilities as part of the Application to the City; and

WHEREAS, Staff's review of the Application has found that the proposed abandonment of the Easements is consistent with the Future Land Use Element of the Comprehensive Plan, the City's Official Zoning Map and Land Development Code; and

WHEREAS, City staff finds that there is no public purpose and use in retaining the Easements as utility easements.

NOW THEREFORE, BE IT 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 legal descriptions of the Easements to be abandoned are as set forth on the attached Exhibit "A", which is incorporated herein by this reference.

Section 3. The City Commission hereby finds that there is no public purpose and use in retaining the Easements as a utility easements and does hereby find that the Easements, as set forth on Exhibit "A", should be abandoned. The Easements are hereby abandoned.

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 THIS _____ DAY OF _____, 2020.

CITY OF DEERFIELD BEACH

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 27, 2020

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:

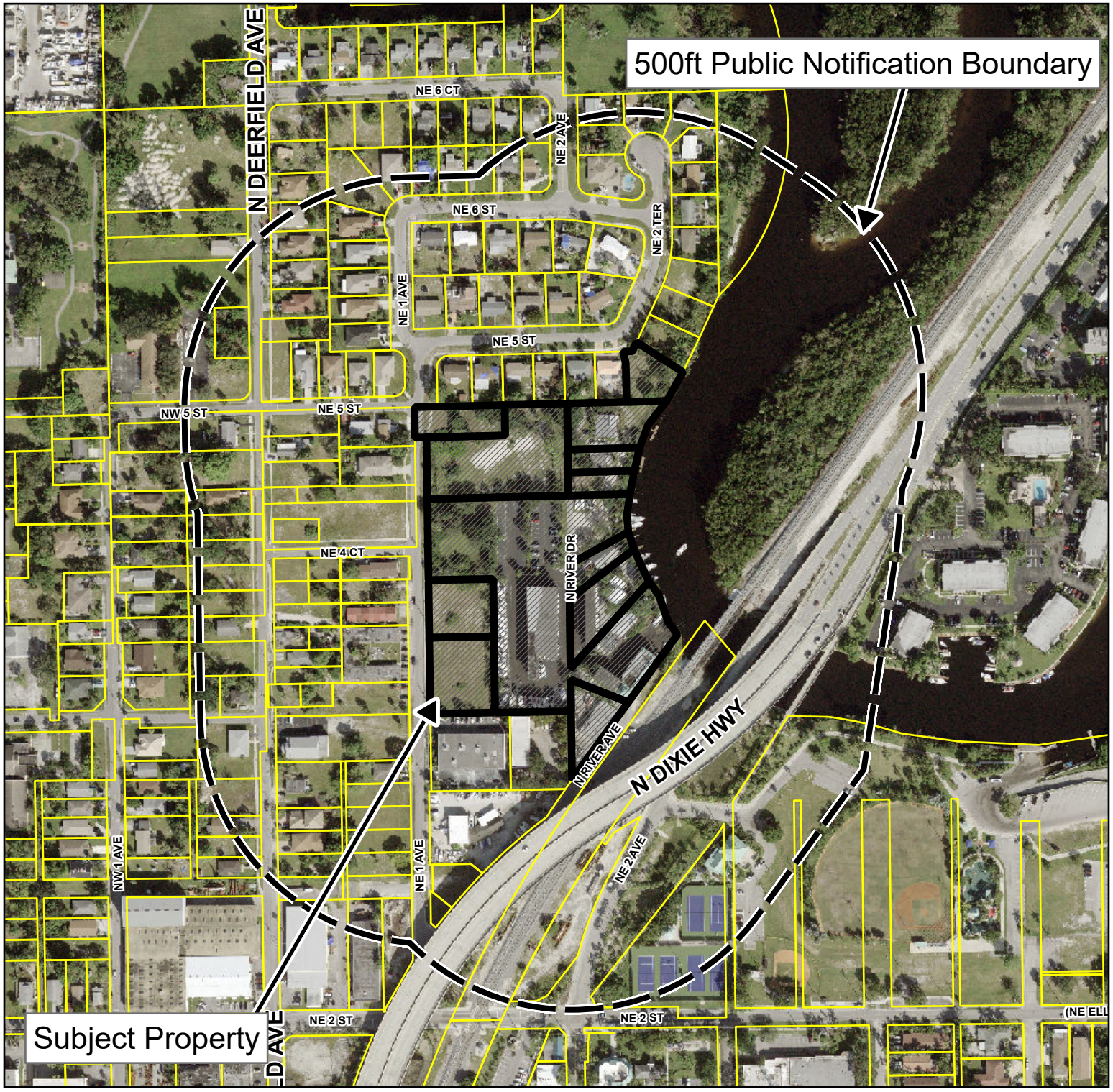
P.H. 2020-074: Application 19-A-195 (Vista Clara Apartments Abandonment)
Applicant: Deerfield Development Resources, LLC, represented by Greenspoon Marder and Leigh Robinson Kerr & Assoc.
Proposal: Abandonment application seeking approval to abandon existing easements to accommodate a proposed 326 unit multi-family residential development.
Location: The property is generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, and located at **414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue.**

A public hearing will be held on **TUESDAY, AUGUST 4, 2020 at 7:00 p.m.** in the City Commission Chambers and/or utilizing communications media technology with 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 or from the Planning and Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

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

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

Samantha Gillyard, CMC, City Clerk



Public Hearing Notice Map

Deerfield Beach
Florida

Rezoning Application No. 19-R-185
Development Agreement
Plat Note Amendment Application Nos.
19-P-222, 19-P-223, 19-P-224
Abandonment Application No. 19-A-195
Site Plan Application No. 19-PDD-01

414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue

N
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0 160 320
Feet

Deerfield Beach
Florida

Application: 19-A-195
Date: _____

VACATION AND ABANDONMENT APPLICATION

PLEASE PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

Section One: Vacation and Abandonment Information

The undersigned desires the vacation and abandonment of the following portion of a dedicated or platted easement, to wit: _____

Applicant seeking to abandon entire dedicated easements. Please see attached easements for more information.

Section Two: Applicant Information (Name and legal description of all abutting property owners. (Please be aware that approval must be obtained from all abutting property owners with signatures provided herewith. Use additional pages if necessary.)

Signature: _____
Name (Print): Chris Partridge
Address: 1769 NE 33rd Street
Phone: 954 906 9621
E-Mail: chp@PartridgeEquities.com
Legal Description of Property:
See attached document from Broward County Property Appraiser.

Signature: _____
Name (Print): _____
Address: _____
Phone: _____
E-Mail: _____
Legal Description of Property:

Please explain the reason why you are requesting this easement be abandoned:

Proposed Residential Building and Garage are located over existing easements to be abandoned. Easements currently in place are to be abandoned as part of proposed redevelopment to Pennell Marina site.

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

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A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

NONE

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

NONE

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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, Glenn A. Williams, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Glenn C. Williams
Signature

7-17-2019
Date

Sworn to and subscribed before me this 17 day of July, 20 19.

By: Glenn A. Williams Produced as ID: Florida Drivers Licence

Notary Public, State of Florida

CATHERINE ANN WENDLING
Commission # FF 936014
My Commission Expires
May 22, 2020

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Deerfield Beach
Florida

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(Attach additional sheets as needed for each item.)

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None

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

None

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None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Reg Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7-10-2019
Date

Sworn to and subscribed before me this 10 day of July, 2019.

By: Reginald J. Pennell Produced as ID: FL Drivers license

Notary Public, State of Florida

ROSSANA HURTADO
Notary Public, State of Florida
Commission# GG 152128
My comm. expires Oct. 17, 2021

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Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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(Attach additional sheets as needed for each item.)

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None

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None

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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.

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Michael Pennell, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

7/11/19

Date

Sworn to and subscribed before me this 11 day of JULY, 20 19.

By: Michael Pennell

Produced as ID: FLDL

Notary Public, State of Florida

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

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DEVELOPMENT PERMIT APPLICATION
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None

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

None

PLANNING & DEVELOPMENT SERVICES
150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

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3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, David Ponne V have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

7/10/19
Date

Sworn to and subscribed before me this 10th day of July, 2019.

By:

Produced as ID: personally known

GEORGE B RIBAROVSKI
Commission # GG 125959
Expires September 5, 2021
Bonded Thru Budget Notary Services

Notary Public, State of Florida

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DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

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None

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None

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3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Pat Pennell, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Patricia Pennell
Signature

7/9/19
Date

Sworn to and subscribed before me this 9 day of July, 2019.

By: Patricia Pennell Produced as ID: FLDL P540085326250

DIANE CAJUSTE
MY COMMISSION # GG 145680
EXPIRES: December 18, 2021

Notary Public, State of Florida

City of Deerfield Beach RECEIVED AUG 28 2019 Planning & Development Svcs

Deerfield Beach
Florida

DEVELOPMENT PERMIT APPLICATION
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N/A

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

N/A

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150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

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3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant' s agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

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6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Christopher Partridge have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/25/2019
Date

Sworn to and subscribed before me this 25th day of October, 20 19.

By: Christopher Partridge

Notary Public State of Florida
Jessica Lower
My Commission GG 258159
Expires 09/06/2022

Produced as ID: personally known

Notary Public, State of Florida

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DEVELOPMENT PERMIT APPLICATION
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Todd Drosky 1/10/17 $500 Bernie Parness 11/14/15 $500
Bill Ganz 1/4/17 $500
Michael Hudak 1/20/19 $500

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

None

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150 NE 2 Avenue, Deerfield Beach, Florida 33441
954.480.4206 web.planning@deerfield-beach.com

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None

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C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dennis D. Mele, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Dennis D. Mele
Signature

10/28/19
Date

Sworn to and subscribed before me this 28 day of October, 2019.

By: Dennis D. Mele Produced as ID: personally known

KIM NICOLE SANTIAGO
Notary Public - State of Florida
Commission # FF 943308
My Comm. Expires Feb 23, 2020
Bonded through National Notary Assn.

Notary Public, State of Florida

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N/A

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

N/A

City of Deerfield Beach RECEIVED NOV - 1 2019 Planning & Development Svcs.

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N/A

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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, Leigh Kerr, have received a copy of the ordinance and understand the ordinance requirements.
Applicant

Signature

10/29/19
Date

Sworn to and subscribed before me this 19 day of October, 20 19.

By: Leigh Kerr

Produced as ID: _____

Notary Public, State of Florida

KELLY RAY
MY COMMISSION # FF 916632
EXPIRES: October 23, 2019
Bonded Thru Notary Public Underwriters

City of Deerfield Beach
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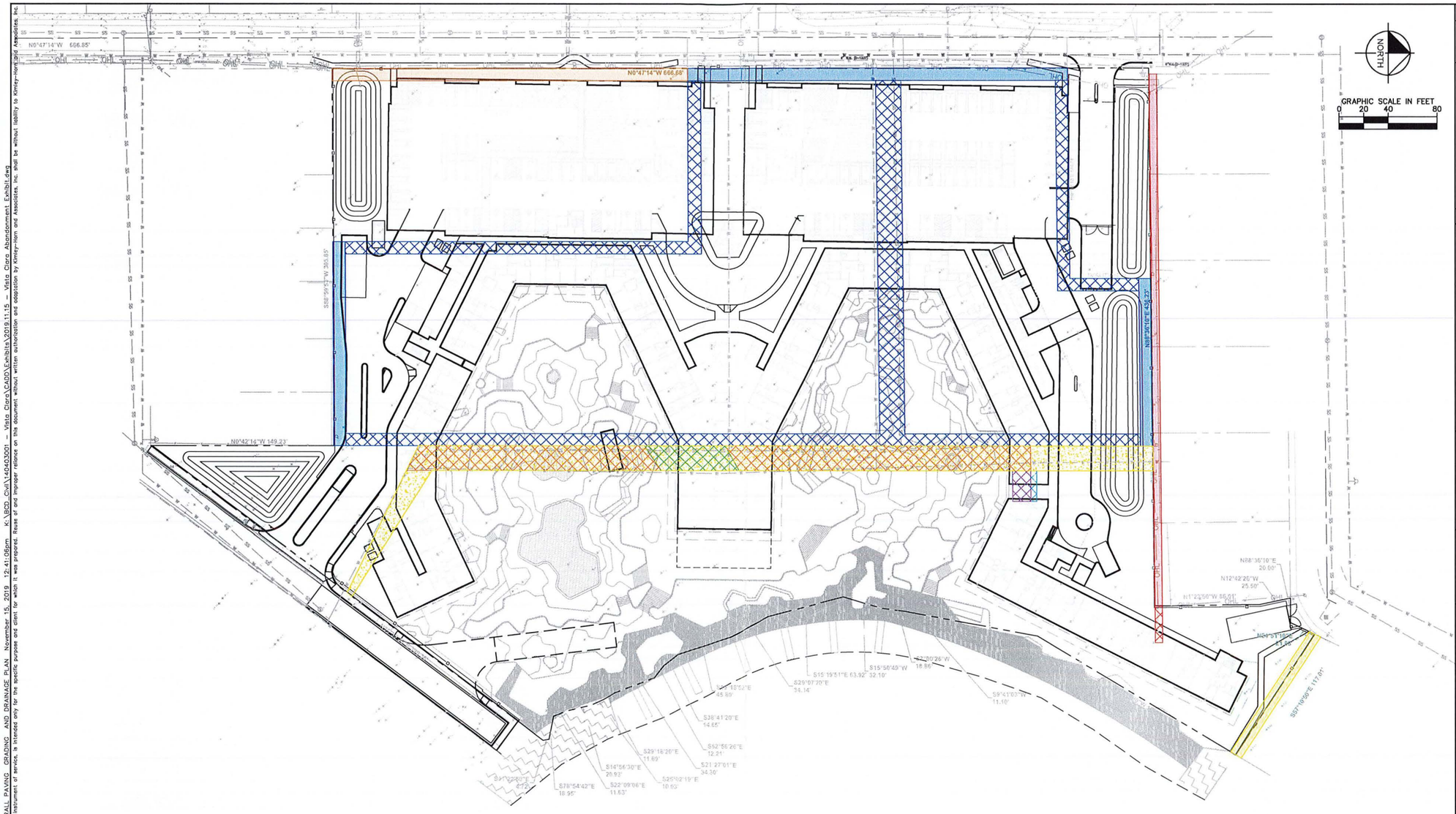


EXISTING EASEMENTS TO REMAIN

- 10' UTILITY EASEMENT PLAT BOOK 150 PAGE 26
- UTILITY EASEMENT PLAT BOOK 160 PAGE 23
- 6' UTILITY EASEMENT PLAT BOOK 59 PAGE 34
- 10' DRAINAGE EASEMENT PLAT BOOK 59 PAGE 34

EXISTING EASEMENTS TO BE ABANDONED

1. 5' WIDE UTILITY EASEMENT ORB 7255 PAGE 70
2. 15' WIDE UTILITY EASEMENT ORB 7255 PAGE 71
3. 20' WIDE UTILITY EASEMENT ORB 7255 PAGE 72
4. 20' WIDE UTILITY EASEMENT ORB 7255 PAGE 73
5. INGRESS AND UTILITY EASEMENT ORB 27771 PAGE 73
6. 6' UTILITY EASEMENT PLAT BOOK 59 PAGE 34
7. UTILITY EASEMENT PLAT BOOK 160 PAGE 23

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 140403001
DATE OCT. 2019
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY JRB
CHECKED BY JDH

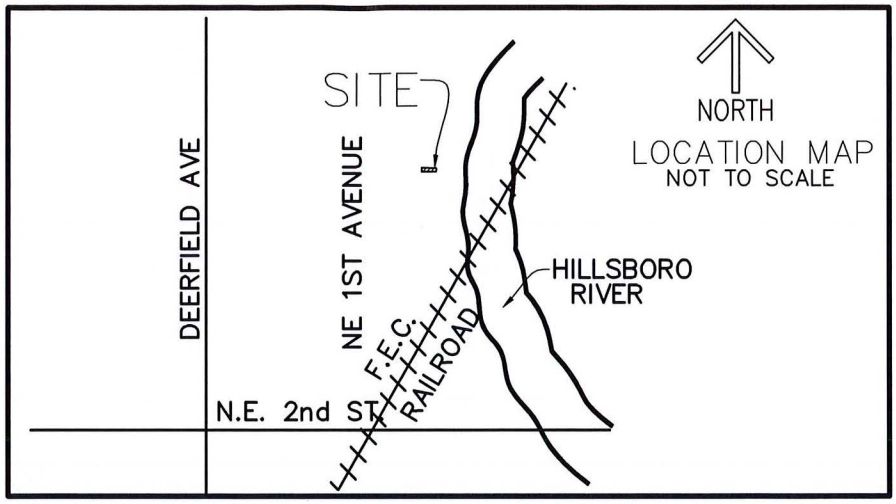
ABANDONMENT EXHIBIT

VISTA CLARA
PREPARED FOR
DEERFIELD DEVELOPMENT RESOURCES, LLC
DEERFIELD BEACH FL

SHEET NUMBER
EX

City of Deerfield Beach
RECEIVED
NOV 15 2019
Planning & Development Svcs.

Plotted By:Ngo, Nhi Sheet Set:VISTA CLARA Layout:C5.00 OVERALL PAVING GRADING AND DRAINAGE PLAN November 15, 2019 12:41:08pm K:\BDO_Civil\140403001 – Vista Clara\CADD\Exhibits\2019.11.15 – Vista Clara Abandonment Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES

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2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°42'14" WEST ALONG THE WEST LINE OF LOT 11, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

DESCRIPTION

BEING ALL OF THAT CERTAIN 5.00 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 70, PUBLIC RECORDS OF PALM BROWARD COUNTY, FLORIDA, LYING IN LOT 11, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, RUN THENCE NORTH 00°42'14" WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 45.00 FEET; THENCE SOUTH 00°42'14" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE SOUTH 88°36'10" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

City of Deerfield Beach RECEIVED NOV 15 2019 Planning & Development

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SHEET 1 OF 2

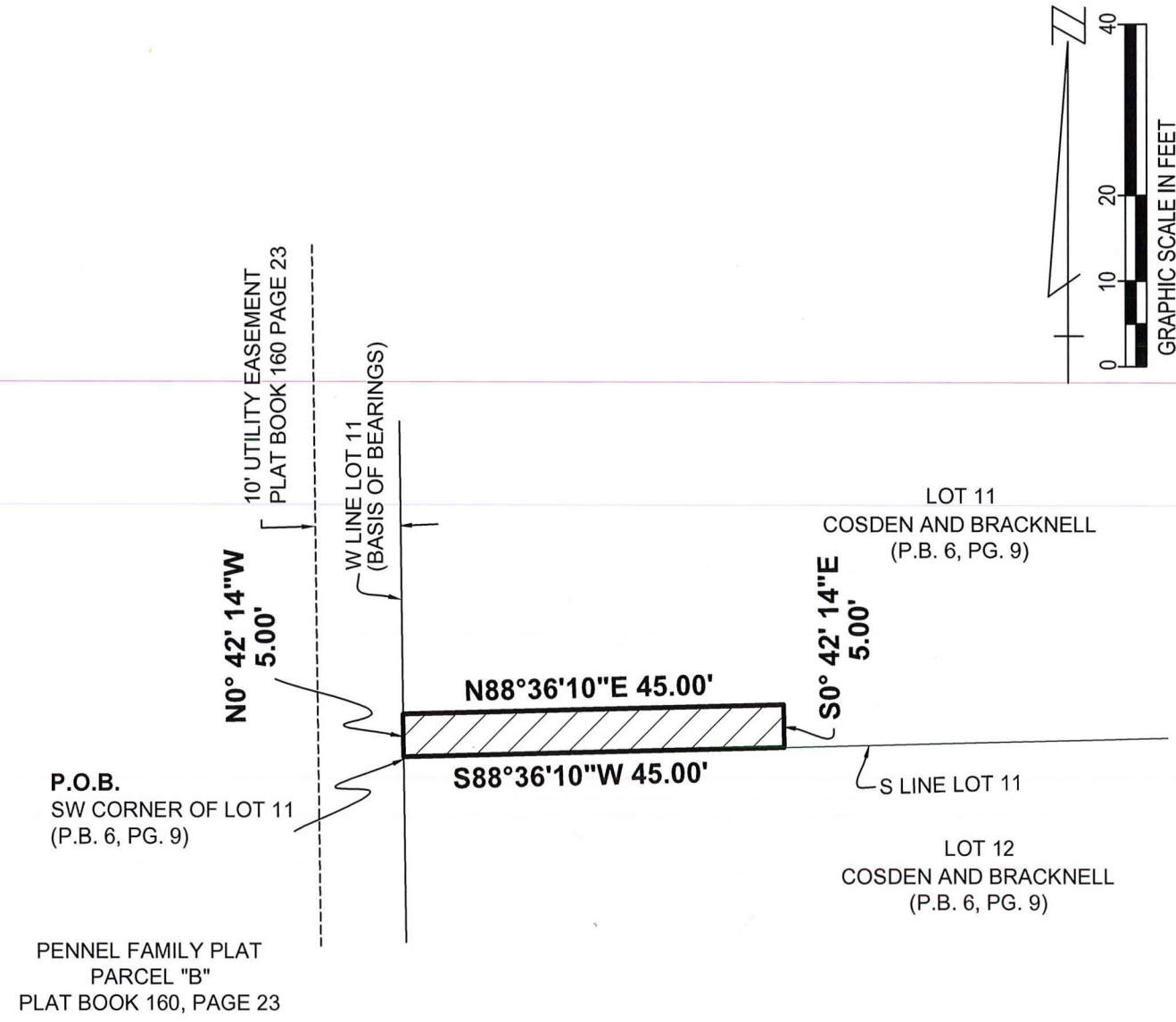
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY CERTIFICATE No. 5005 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION



LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT-OF-WAY
O.R.B.	–	OFFICIAL RECORDS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

City of Deerfield Beach
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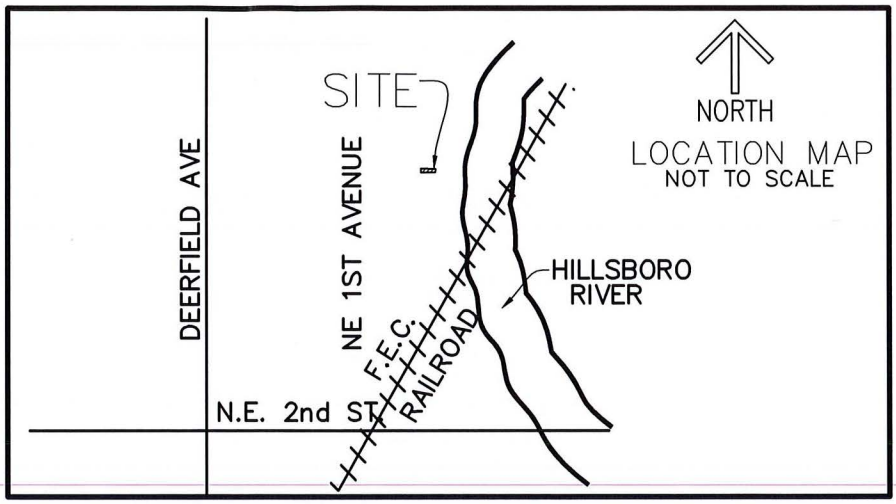
NOV 15 2019
Planning & Development Services

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7954



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4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°42'14" WEST ALONG THE WEST LINE OF LOT 12, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

DESCRIPTION

BEING ALL OF THAT CERTAIN 15.00 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 71, PUBLIC RECORDS OF PALM BROWARD COUNTY, FLORIDA, LYING IN LOT 12, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, RUN THENCE NORTH 88°36'10" EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 45.00 FEET; THENCE SOUTH 00°42'14" EAST (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°42'14" WEST ALONG SAID WEST LINE, A DISTANCE OF15.00 FET TO THE POINT OF BEGINNING.

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SHEET 1 OF 2

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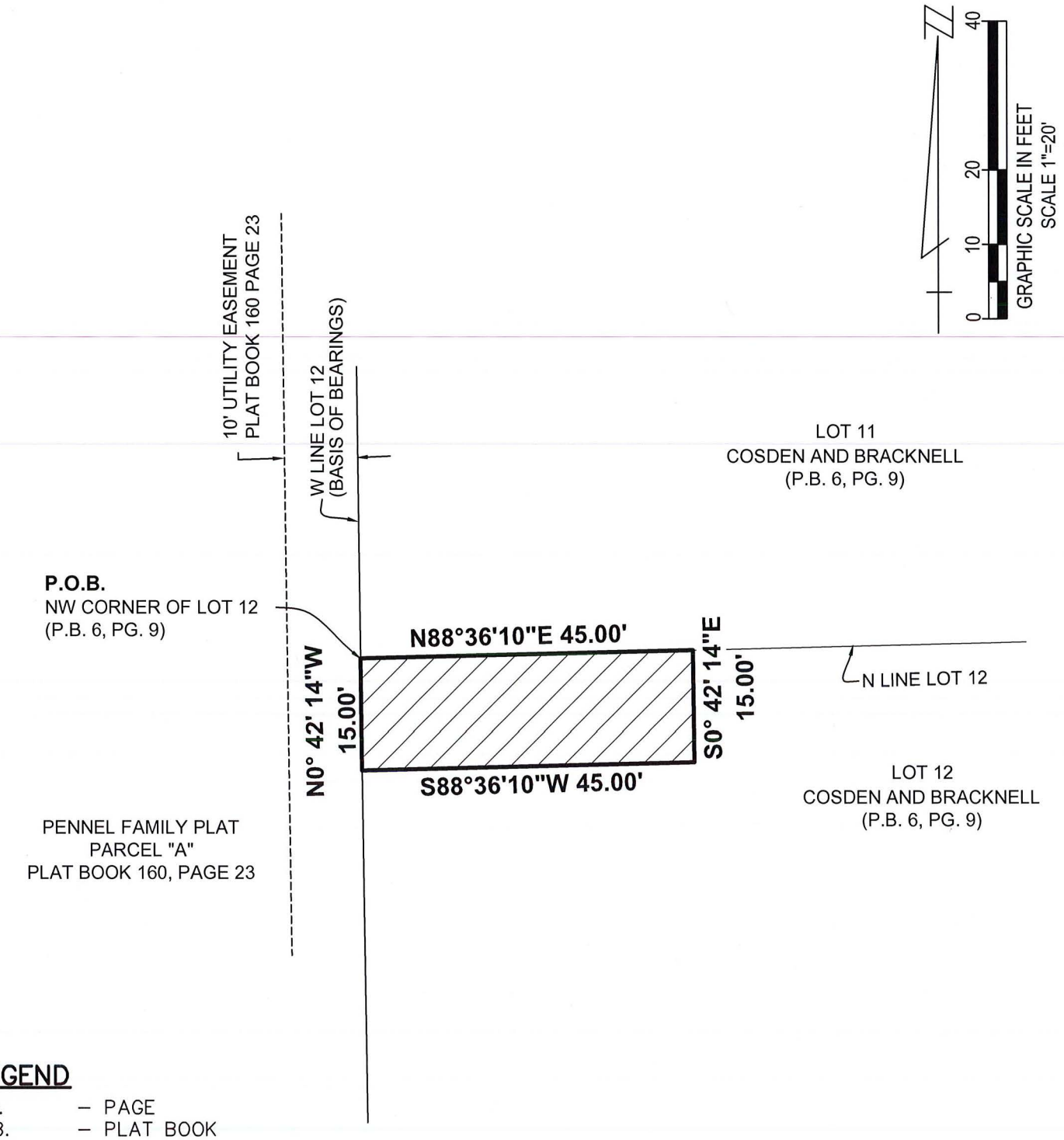
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY CERTIFICATE No. 5005 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION



LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT-OF-WAY
O.R.B.	–	OFFICIAL RECODS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
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EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

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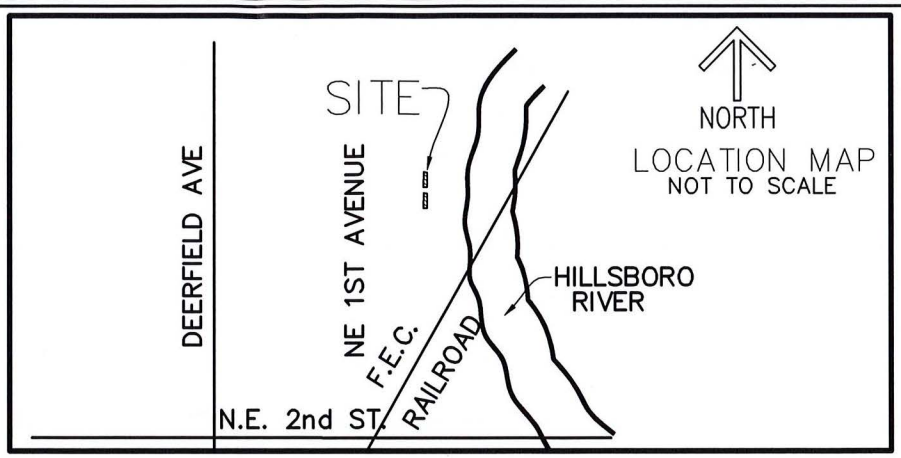
DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7954



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7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

DESCRIPTION

BEING ALL OF THAT CERTAIN 20.00 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 72, PUBLIC RECORDS OF PALM BROWARD COUNTY, FLORIDA, LYING IN LOTS 3, 4, 5, 7, 8,9 AND 10, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, RUN THENCE NORTH 00°42'14" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 185.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 55°19'34" EAST (DEPARTING SAID WEST LINE) ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 24.12 FEET; THENCE SOUTH 00°42'41" EAST (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 208.31 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 64°40'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 22.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, RUN THENCE NORTH 88°36'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°42'14" EAST (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 238.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 59°48'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 22.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°42'14" WEST ALONG THE SAID WEST LINE OF PLAT BOOK 6, PAGE 9, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING.

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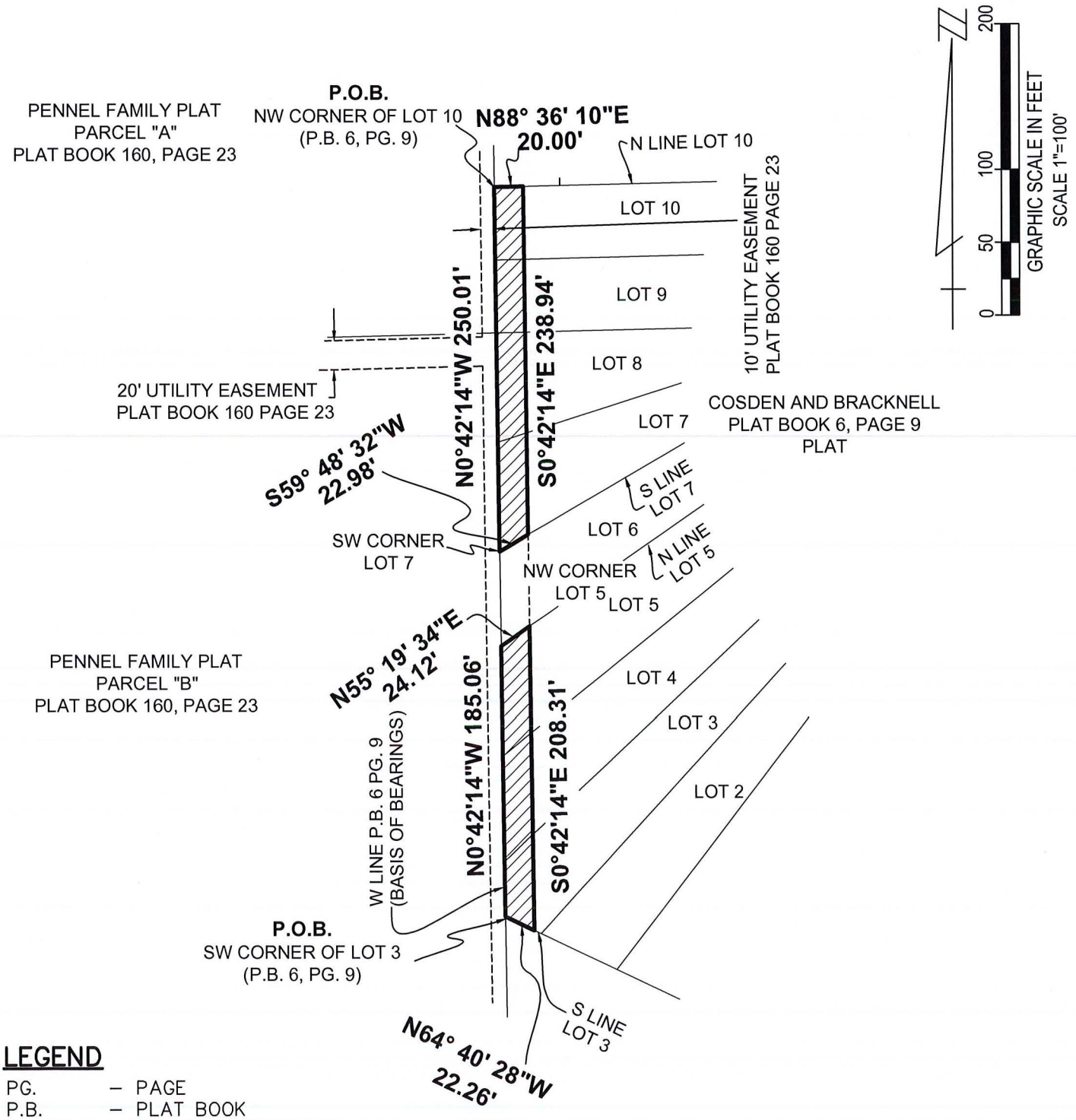
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY CERTIFICATE No. 5005
STATE OF FLORIDA REGISTERED LAND SURVEYOR

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION



LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT–OF–WAY
O.R.B.	–	OFFICIAL RECODS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 2

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EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

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DATE	OCT 2019
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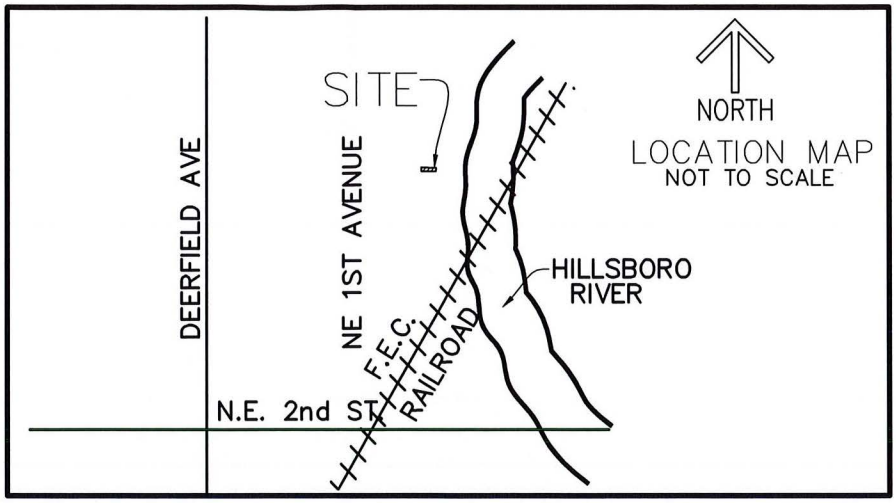
F.B./PG.	N/A
SCALE	AS SHOWN
JOB NO.	7954



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4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°42'14" WEST ALONG THE WEST LINE OF LOT 6, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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DESCRIPTION

BEING ALL OF THAT CERTAIN 20.00 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 73, PUBLIC RECORDS OF PALM BROWARD COUNTY, FLORIDA, LYING IN LOT 6, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, RUN THENCE NORTH 59°48'32" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 22.98 FEET; THENCE SOUTH 00°42'14" EAST (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 62.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 55°19'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 24.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°42'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 64.94 FEET TOT HE POINT OF BEGINNING.

City of Deerfield Beach
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Planning & Development

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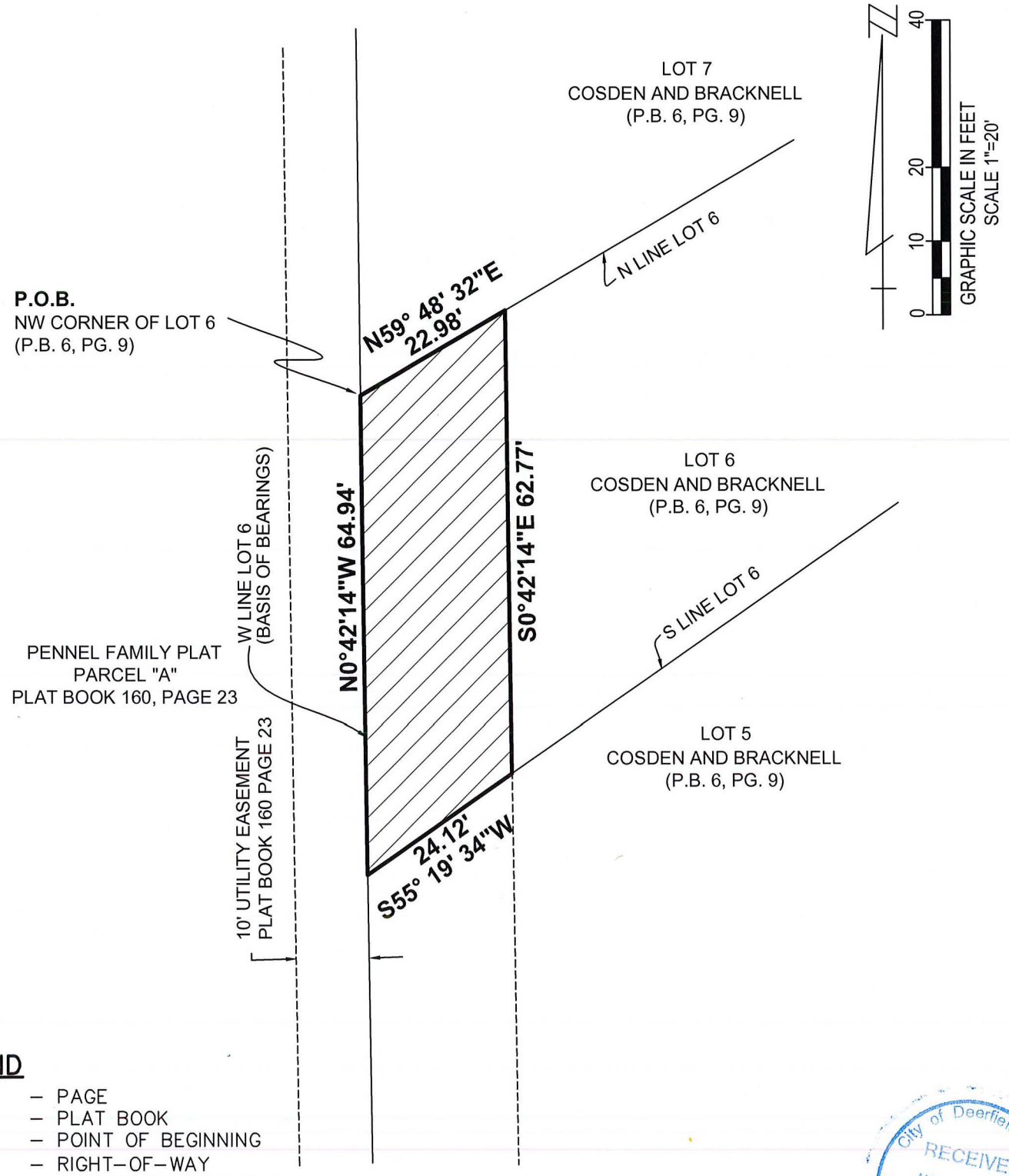
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

DAVID P. LINDLEY CERTIFICATE No. 5005 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 4591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954



LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT–OF–WAY
O.R.B.	–	OFFICIAL RECODS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 2

City of Deerfield Beach
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Planning & Development

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LANDSCAPE ARCHITECTURE – SURVEYING
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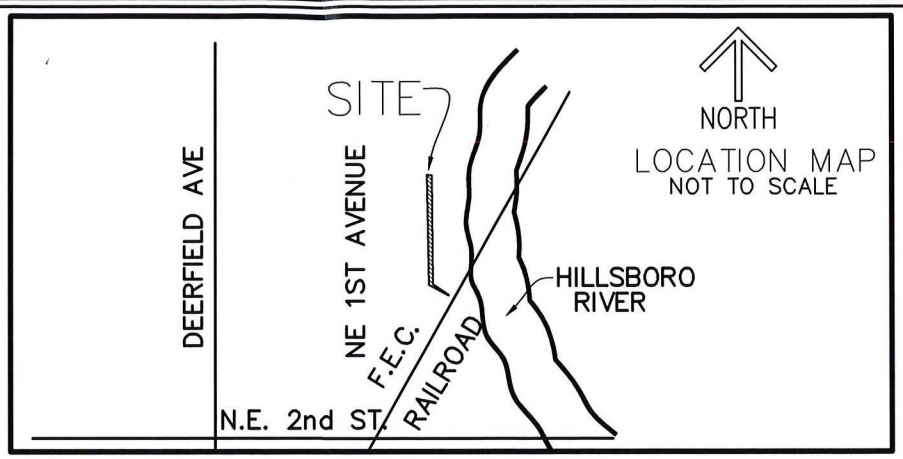

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DESCRIPTION

BEING ALL OF THAT CERTAIN INGRESS AND UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 27771, PAGE 73, PUBLIC RECORDS OF PALM BROWARD COUNTY, FLORIDA, LYING IN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 11 AND 10, COSDEN AND BRACKNELL, PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, RUN THENCE NORTH 00°42'14" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE) ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°42'14" EAST (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 589.27 FEET; THENCE SOUTH 64°40'28" EAST, A DISTANCE OF 132.58 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NORTH RIVER DRIVE; THENCE SOUTH 35°59'30" WEST ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 5.05 FEET TO THE NORTHEAST CORNER OF LOT 13, AS SAME IS SHOWN ON SAID PLAT; THENCE NORTH 58°11'44" WEST (DEPARTING FROM SAID EAST LINE OF LOT 1) ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 121.13 FEET TO THE POINT OF BEGINNING.

City of Deerfield Beach
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DEC 5 2019
Planning & Development Services

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SHEET 1 OF 2

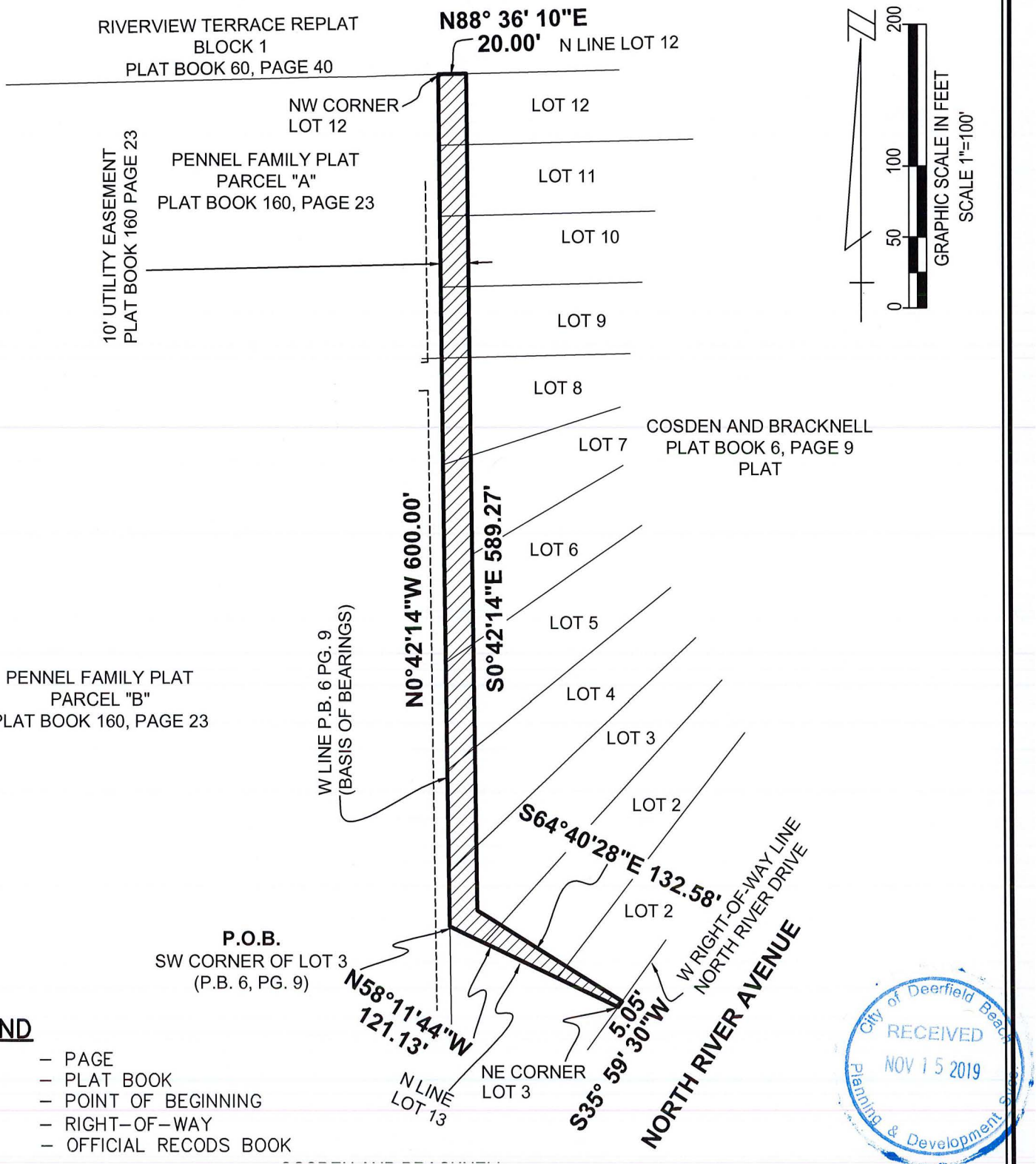
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
CERTIFICATE
No. 5005
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954



LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT–OF–WAY
O.R.B.	–	OFFICIAL RECODS BOOK

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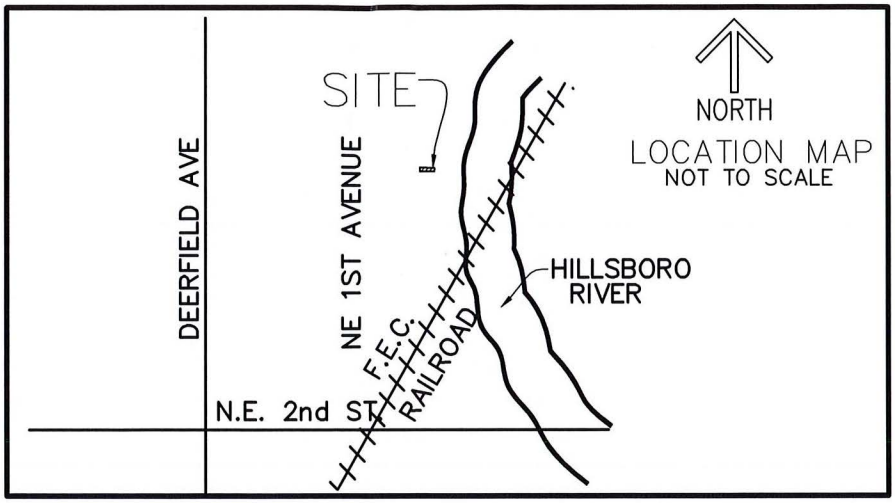

NOTES

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3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°23'50" WEST ALONG THE WEST LINE OF LOT 7, RIVERVIEW TERRACE, PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

DESCRIPTION

BEING ALL OF THAT CERTAIN 6.00 FOOT WIDE UTILITY EASEMENT SHOWN ON THE PLAT OF RIVERVIEW TERRACE, PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 7 AS SAME IS SHOWN THEREON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, RUN THENCE NORTH 01°23'50" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 6.00; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°23'50" EAST. A DISTANCE OF 6.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 88°36'10" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

City of Deerfield Beach
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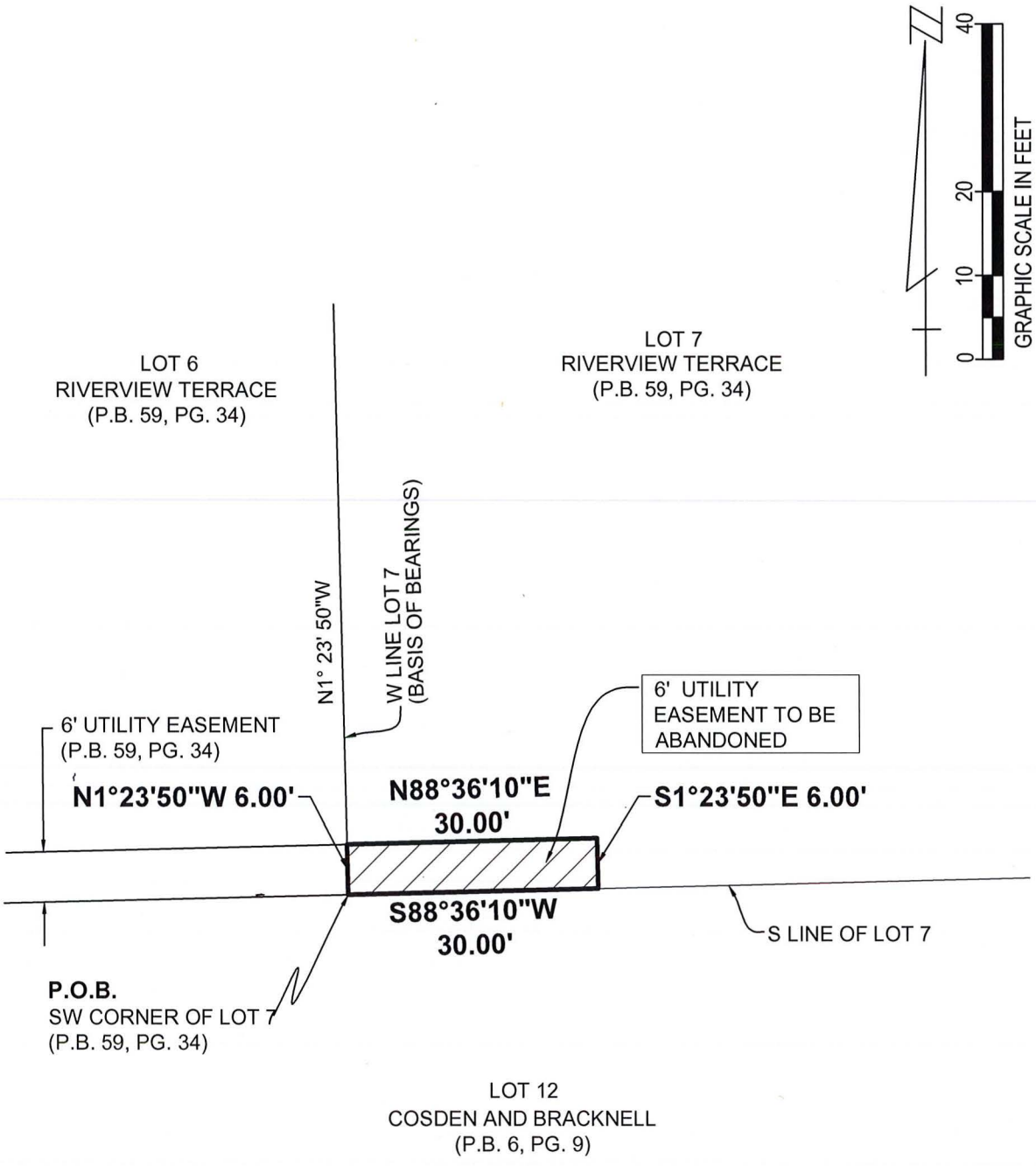

LEGEND

PG. – PAGE
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P.O.B. – POINT OF BEGINNING
R/W – RIGHT-OF-WAY

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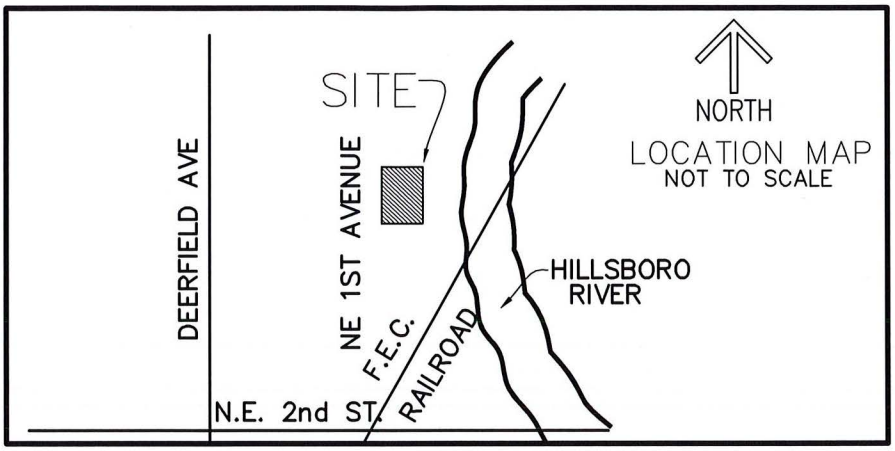

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SHEET 1 OF 4

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L.B. 3591

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SCALE	N/A
JOB NO.	7954

EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION

DESCRIPTION

BEING A PORTION OF THE UTILITY EASEMENTS SHOWN ON PENNEL FAMILY PLAT, PLAT BOOK 160, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL B, AS SAME IS SHOWN ON SAID PLAT, RUN THENCE NORTH 00°45'06" WEST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'06" WEST, A DISTANCE OF 280.26 FEET; THENCE SOUTH 88°59'53" WEST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 160.61 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°59'53" EAST, A DISTANCE OF 140.62 FEET; THENCE SOUTH 00°45'06" EAST, A DISTANCE OF 290.28 FEET; THENCE SOUTH 88°59'53" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'17" EAST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°42'17" EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 170.73 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 100.0 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 88°36'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 160.74 FEET; THENCE NORTH 00°42'17" WEST ALONG THE SAID WEST LINE OF PARCEL A, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT THE NORTHEAST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'14" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°42'14" EAST ALONG SAID EAST LINE AND THEN ALONG THE EAST LINE OF PARCEL B AS SAME IS SHOWN ON SAID PLAT, A DISTANCE OF 648.80 FEET; THENCE SOUTH 88°59'53" WEST (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 10.00 FEET; THENCE NORTH 00°42'14" WEST, A DISTANCE OF 436.23 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 286.52 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 286.55 FEET; THENCE NORTH 00°42'14" WEST. A DISTANCE OF 192.80 FEET; THENCE NORTH 88°E36'10" EAST, A DISTANCE OF 10.00 FEET TOT HE POINT OF BEGINNING.

City of Deerfield Beach RECEIVED NOV 15 2019 Planning & Development Services

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SHEET 1 OF 4

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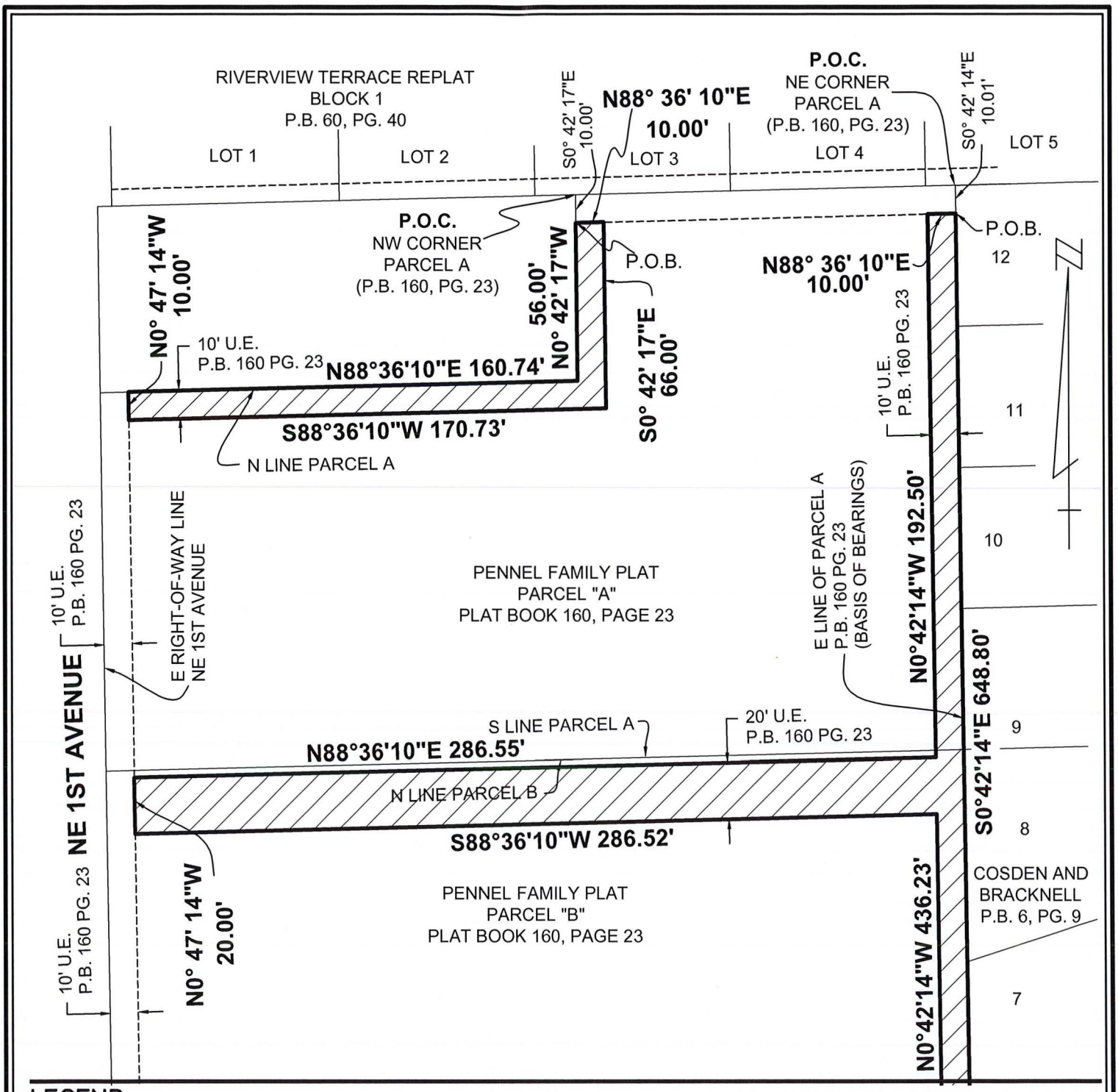

LEGEND

PG.	–	PAGE
P.B.	–	PLAT BOOK
P.O.B.	–	POINT OF BEGINNING
R/W	–	RIGHT-OF-WAY
O.R.B.	–	OFFICIAL RECORDS BOOK
P.O.C	–	POINT OF COMMENCEMENT

0 25 50 100

GRAPHIC SCALE IN FEET
SCALE 1"=50'

THIS IS NOT A SURVEY

SHEET 3 OF 4

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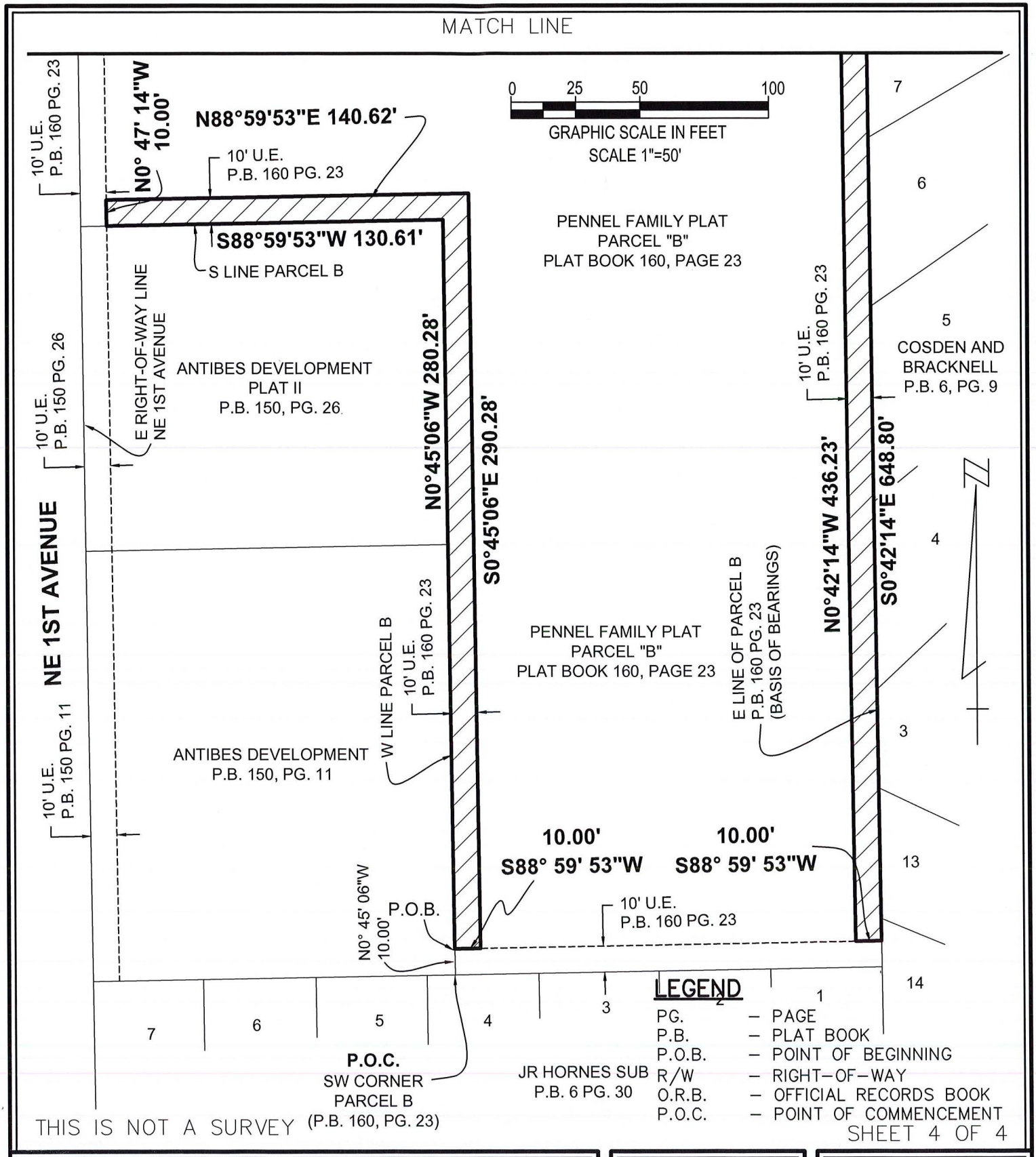

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Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	19-A-195
Project Name:	Vista Clara Apartments Abandonment
Applicant:	Deerfield Development Resources, LLC
Agent:	Greenspoon Marder and Leigh Robinson Kerr & Assoc.
Requested Action/Description:	Abandonment application seeking approval to abandon existing easements to accommodate a proposed 326 unit multi-family residential development.
Location:	414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue
Legal Description:	Generally described as several parcels of land in SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY
Size:	+/- 8.4 acres (gross)
Existing Zoning:	RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General)
Existing Land Use:	Vacant Land, Single Family Residential, Boat Storage
Future Land Use Plan Designation:	Residential Irregular (39 du / ac) (not yet recertified by Broward County Planning Council)

Surrounding Land Use and Zoning:

	Existing Land Use	**Zoning**
North:	Single Family Residential	RS-5 (Residence, Single Family)
East:	Waterbody	N/A
South:	Warehouse / Storage	B-3 (Business, General)
West:	Multi-Family Residential, Duplex, Single Family Residential, Vacant	RS-5 (Residence, Single Family)

Applicable Regulations:	City of Deerfield Beach Land Development Code

Plat Restrictions: To be determined

Department Comments & Requirements

REQUEST:

Abandonment Application No. 19-A-195 is a request to abandon seven easements on the subject parcels. The applicant has submitted letters of no objection from all franchise utilities as part of their submittal to the City. The following existing easements conflict with the proposed site plan and are included as part of the abandonment request.

	Instrument	Existing Easement included in Abandonment
1.	ORB 7255 PG 70	5 foot wide utility easement
2.	ORB 7255 PG 71	15 foot wide utility easement
3.	ORB 7255 PG 72	20 foot wide utility easement
4.	ORB 7255 PG 73	20 foot wide utility easement
5.	ORB 27771 PG 73	Ingress and utility easement
6.	PB 59 PG 34	6 foot wide utility easement
7.	PB 160 PG 23	Utility easement (width varies)

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

BACKGROUND:

The subject parcels require several land use / zoning approvals in order to facilitate future residential development. The history and status of those approvals / requests is outlined below.

On November 13, 2018, the City Commission adopted LUPA Application #62A changing the Future Land Use Map designation of the subject properties from Residential Low - 5 du/ac (0.3 acres), Residential Moderate - 10 du/ac (4.1 acres), Commercial (2.2 acres) and Commercial 2 (1.8 acres) to Residential Irregular - 39 du/ac.

The following applications are also in review, and subject to City Commission approval, to accommodate the proposed development:

- Rezoning Application No. 19-R-185
- Plat Note Amendment Application No's 19-P-222, 19-P-223, and 19-P-224
- Site Plan Application No. 19-PDD-01

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

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designations for the subject property is Residential Irregular (39 du / ac) subject to recertification by the County. The approval of this application is considered to be in compliance with the City's Future Land Use Map and Comprehensive Plan

2. Compliance with the Land Development Code: The properties are currently zoned RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General). Should the City Commission approve Rezoning Application 19-R-185, the subject properties would be designated as PDD (Planned Development District). The site plan to develop the parcels as multi-family residential complies with the Land Development Code and PDD zoning district. Approval of this application will enable the development of the proposed multi-family residential development per the proposed site plan.

SUMMARY:

Staff's review of application 19-A-195 has found that the proposed abandonment is consistent with the Future Land Use Element of the Comprehensive Plan, the City's Official Zoning Map and Land Development Code.

COMMENTS:

Environmental Services

Staff has completed a preliminary review of the proposed Easements Abandonment. Additional comments may be provided and/or required upon review of any revised plans. Please respond to the comments below in writing and resubmit.

1. Provide recordable Sketches and Legal survey documents for all proposed Easement Abandonments.
2. Provide letters of NO OBJECTION from ALL Utility Owners occupying existing Easements to be abandoned, including but not limited, to the City of Deerfield Beach.
3. Provide evidence that Broward County has no objection to vacation of Platted Easements
4. Provide evidence that existing Water and Sewer lines located within the existing Easements can be removed, adjusted or relocated without adversely affecting the overall performance of the City of Deerfield Beach Utilities networks.

Second Submittal Comments (10/22/19)

1. Provide recordable Sketches and Legal survey documents for any proposed Easements for review.

   Comment addressed (11/25/19). Plans indicate proposed Easements. Sketches and Legal will be provided and reviewed upon as-builts submittal.

2. Provide letters of NO OBJECTION from ALL Utility Owners occupying existing Easements to be abandoned. The City of Deerfield Beach will not issue a NO OBJECTION until the Developers Agreement has been finalized.

Comment addressed (11/25/19). City will issue Letter of No Objection upon finalized Developer's Agreement.

3. Provide a formal letter from Broward County indicating no objection to vacation of Platted Easements

   Comment addressed (11/25/19)

4. Provide evidence that existing Water and Sewer lines located within the existing Easements can be removed, adjusted or relocated without adversely affecting the overall performance of the City of Deerfield Beach Utilities networks.

   Comment addressed (11/25/19)

Advisory Comments to be addressed during the Engineering Permit application review.

1. The proposed 8" Water Main extensions inside private property shall be contained in a minimum 10' Easement and dedicated to the City of Deerfield Beach.
2. The proposed extensions of the existing gravity Sanitary Sewer shall be contained inside a minimum 12' Easement and dedicated to the City of Deerfield Beach.
3. Applicant must ensure utility services are maintained as needed prior, during and after demolition activities are completed.
4. Coordination with City of Deerfield Beach Environmental Services Division before demolition activities begin is required.

Second Submittal Advisory Comments (10/22/19)

1. Provide recordable Sketches and Legal survey documents for any proposed Easements for review.
2. Provide letters of NO OBJECTION from ALL Utility Owners occupying existing Easements to be abandoned. The City of Deerfield Beach will not issue a NO OBJECTION until the Developers Agreement has been finalized.
3. Provide a formal letter from Broward County indicating no objection to vacation of Platted Easements
4. Provide evidence that existing Water and Sewer lines located within the existing Easements can be removed, adjusted or relocated without adversely affecting the overall performance of the City of Deerfield Beach Utilities networks.

Third Submittal Advisory Comments (11/25/19)

1. The proposed Water and Fire Mains and Fire Hydrants inside private property shall remain privately owned. All water meters and Fire Department apparatus shall be located at or near the public Right-of-Way, such that any required easement dedication, if absolutely needed, will be kept at a minimum.

2. The proposed gravity Sanitary Sewer lines inside private property shall remain privately owned and maintained.
3. Applicant must ensure utility services are maintained as needed prior, during and after demolition activities are completed.
4. Coordination with City of Deerfield Beach Environmental Services Division before demolition activities begin is required.

DAMAGE BY CONTRACTOR

A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, 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.

All required approvals from any other applicable agency shall be obtained and submitted to the Engineering Department prior to issuance of an Engineering Permit.

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.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-318

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

Agenda Date: 8/4/2020 **Status:** VISTA CLARA

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Development Agreement with the Developer of the Vista Clara multi-family residential development to be located on 8.4 acres at 414, 430, 454, & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, Deerfield Beach, Florida; 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
The Applicant, Deerfield Development Resources, LLC, has submitted a Development Agreement to comply with the rezoning requirements for the PDD (Planned Development District) for the proposed Vista Clara Apartments development. Pursuant to Section 98-68.-PDD, planned development district, applicants for rezoning to the PDD district must submit a development agreement, including a statement of need, to be considered by the City Commission, in conjunction with the rezoning application demonstrating that the applicant has provided for or complied with the following:

(1) A higher level of connectivity via vehicular, pedestrian, and bicycle access to surrounding land uses, areas of public activity, mass transit, and the city as a whole.

(2) Opportunities either regionally or on-site to provide for affordable or senior designated housing.

(3) Energy efficient and green building design including, but not limited to, use of reclaimed water, solar energy systems, use of green roofs and green walls, and other measures that will relieve pressure on public and private utility systems, and reduce pollution and urban heat islands.

(4) A high quality of design and materials that is integrated throughout the site and will be complimentary to and enhance the surrounding neighborhood and the city as a whole.

(5) The preservation and enhancement of desirable site characteristics, natural or manmade, including, but not limited to, vegetation, geological features, and historical features.

(6) More useable and suitably located public open space and amenities.

The proposed Development Agreement consists of the following sections that will be ensured to the City of Deerfield Beach for the proposed multi-family development.

1. Article I: Recitals, Exhibits, and Agreement
2. Article II: Public Benefit Improvements
3. Article III: Park Impact Fee Credit
4. Article IV: Required Improvements
5. Article V: Miscellaneous
6. Exhibits, including legal description, statement of need, development requirements, location of boardwalk and other stated improvements

It should be noted that the Ordinance for the Rezoning (Application 19-R-185) and Resolution for the Site Plan (Application 19-PDD-01) recommending approval of the proposed development includes conditions that the Applicant will be required to satisfy, which includes the approval of a Development Agreement by the City Commission.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH THE DEVELOPER OF THE VISTA CLARA MULTI-FAMILY RESIDENTIAL DEVELOPMENT TO BE LOCATED ON 8.4 ACRES AT 414, 430, 454 & 480 N.E. 1ST AVENUE, 240 N.E. 5TH STREET, 412, 424, 430, 446, 450 & 458 N. RIVER DRIVE, AND 409 N. RIVER AVENUE, DEERFIELD BEACH, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Application No. 19-PDD-01 (the "Site Plan Application") has been submitted to the City by Deerfield Development Resources, LLC (the "Applicant") seeking site plan approval to construct 326 multifamily dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements at the property located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, Deerfield Beach, Florida (the "Residential Development"); and

WHEREAS, the Residential Development site is approximately 8.4 acres of land located at 414, 430, 454 & 480 N.E. 1st Avenue, 240 N.E. 5th Street, 412, 424, 430, 446, 450 & 458 N. River Drive, and 409 N. River Avenue, as further described in the backup materials on file with the City, (collectively, the "Property); and

WHEREAS, on November 13, 2018, the City Commission voted to approve the Land Use Plan Amendment for the Property (LUPA #62), changing the Future Land Use designation on the Property to Residential Irregular (39 du/ac); and

WHEREAS, the Site Plan Application submitted by the Applicant for the Residential Development limits development to 326 apartment dwelling units with an attached parking garage, publicly accessible boardwalk, and associated on and off-site improvements, and is consistent with the adopted Future Land Use designation; and

WHEREAS, the Site Plan Application was reviewed by pertinent City staff, and the Planning and Zoning Board voted to recommend approval of the Site Plan Application on January 9, 2020; and

WHEREAS, on August 4, 2020, the Site Plan Application and a separate Rezoning Application (19-R-185), Plat applications (Application #19-P-222, 19-P-223, 19-P-224), and an Abandonment request (Application No. 19-A-195) for the proposed Residential Development were approved by the City Commission; and

WHEREAS, in order to meet the requirements for a Planned Development District ("PDD") and mitigate the impacts of the development of the Property, the Developer of the Residential Development has agreed to provide for the following onsite and off-improvements to be constructed by the Developer (the "Mitigation Improvements"), subject to the terms and

conditions of the negotiated Development Agreement, attached as Exhibit "A" (the "Development Agreement"):

(A) A Waterfront Boardwalk and boat slips to be accessible by the public during the hours of dawn to dusk;

(B) Improvements to North River Avenue to provide public sidewalk access to the boardwalk and boat slips;

(C) Sidewalk, landscaping and drainage improvements on NE 1st Avenue adjacent to the property and with an extension to NE 2nd Street;

(D) A sidewalk on the Property connecting the sidewalk on NE 5th Street to the boardwalk and boat slips;

(E) A vehicle turnaround on the Property adjacent to North River Avenue that will be accessible to the public;

(F) A ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and NE 5th Street;

(G) Rebuild and relocate City Sanitary Sewer Pump Station 48 on City property, specifically folio No. 4743 31 00 0090;

(H) Improved Street Lighting along N.E. 1st Avenue, including light pole installations and details in public improvement areas that shall match City engineering standards; and

(I) Undergrounding of power lines along N.E. 1st Avenue to the extent possible.

WHEREAS, the negotiated Development Agreement, attached as Exhibit "A", memorializes the Developer's obligation to construct or provide for the Mitigation Improvements; and

WHEREAS, City Staff recommends that the City Commission approve, and authorize execution of, the Development Agreement, attached as Exhibit "A".

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 Development Agreement, attached as Exhibit "A", is hereby approved.

Section 3. The Mayor and the City Manager are authorized to execute the Development Agreement, attached as Exhibit "A", together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Return to: (enclose self-addressed stamped envelope)

Name: Mark F. Grant, Esq.

Address:
Greenspoon Marder LLP
200 E. Broward Blvd.
Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Mark F. Grant, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd.
Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR PROCESSING DATA**

DRAFT

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "AGREEMENT") is entered into as of this ____ day of _____, 2020 by and between the **CITY OF DEERFIELD BEACH**, FLORIDA (the "CITY"), 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, and **DEERFIELD DEVELOPMENT RESOURCES, LLC** (the "DEVELOPER"), a Florida limited liability company, whose mailing address is 1769 N.E. 33rd Street, Pompano Beach, Florida 33064.

(Whenever used herein, the term "CITY" shall also include and collectively refer to CITY's respective successors in interest. Whenever used herein, the term "DEVELOPER" shall also include and collectively refer to DEVELOPER's respective heirs, legal representatives, assigns, and successors in title.)

W I T N E S S E T H:

WHEREAS, DEVELOPER is the owner of and/or contract purchaser for approximately 8.37 acres of land, comprised of multiple contiguous parcels, located west of the Dixie Flyover and fronting the south bank of the Hillsboro Canal within the municipal boundaries of the CITY (the "PROPERTY"), as more particularly described in **Exhibit "A"** attached hereto; and

WHEREAS, DEVELOPER proposes to redevelop the PROPERTY with a maximum of 326 multi-family residential dwelling units, within a (6) six-story structure, an attached (4) four-story parking garage, and associated site improvements (the "PROPOSED DEVELOPMENT"); and

WHEREAS, to facilitate the construction of the PROPOSED DEVELOPMENT on the PROPERTY, DEVELOPER submitted applications to the CITY to amend the land use designation and rezone the PROPERTY, and for approval of a major site plan for the PROPERTY (collectively the "APPLICATIONS"); and

WHEREAS, DEVELOPER submitted applications to amend the land use designations of the PROPERTY on the City Land Use Plan (the "LUPA #62A") and the Broward County Land Use Plan (the "PC18-8") from a mix of Residential Low, Residential Moderate, Commercial, and Commercial 2 to Residential Irregular (39 Dwelling Units/Acre) collectively (the "LUPA"); and

WHEREAS, On March 1, 2018, the CITY'S Planning and Zoning Board (the "P&Z") recommended approval of the LUPA; On March 20, 2018, the CITY Commission (the "COMMISSION") approved the transmission of the LUPA to the Broward County Planning Council (the "BCPC"); On May 24, 2018, the BCPC approved the LUPA on first reading; On August 23, 2018, the BCPC approved the LUPA on second reading; On September 13, 2018, the Broward County Commission (the "COUNTY COMMISSION") approved the LUPA on first reading; On September 25 , 2018, the COUNTY COMMISSION approved the LUPA on second reading; and, On November 13, 2018, the CITY COMMISSION approved the LUPA on second reading; and

WHEREAS, In connection with the COUNTY COMMISSION'S approval of PC 18-8, DEVELOPER agreed to place certain restrictions on the development of the PROPERTY; and

WHEREAS, DEVELOPER submitted an application to the CITY requesting to rezone the PROPERTY from RS-5 (Residence, Single Family), RM-10 (Residence, Multi-Family), and B-3 (Business, General) to PDD (Planned Development District), City project number 19-R-185 (the "REZONING"); and

WHEREAS, § 98-68(a) of the Deerfield Beach Land Development Code (the "CODE") provides the purpose and intent of the Planned Development District (the "PDD") is to enable quality development for properties that due to the size or characteristics of the property, other implements of zoning regulation provided in the CODE would result in under-utilized or under-developed property; and

WHEREAS, § 98-68(b) of the CODE provides qualifications that all applicants must meet to rezone property to PDD and requires that the applicant provide a statement detailing how the qualifications have been satisfied; and

WHEREAS, § 98-68(c) of the CODE provides that all applicants rezoning to the PDD district must submit a development agreement, including a statement of need, to be considered by the CITY COMMISSION in conjunction with the rezoning application; and

WHEREAS, § 98-68(d) of the CODE provides for creation of property development requirements through a PDD rezoning; and

WHEREAS, DEVELOPER and CITY are desirous of entering into this AGREEMENT in connection with the REZONING and major site plan (CITY project number 19-PDD-01) (the

"SITE PLAN") for the PROPOSED DEVELOPMENT as may be amended from time to time subject to an amendment to this AGREEMENT with terms acceptable to the CITY.

WHEREAS, this AGREEMENT is for the expressed purpose of defining the responsibility, conditions, terms, restrictions, or other requirements determined to be necessary by the CITY; and

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained in this AGREEMENT, the sufficiency and adequacy of which are hereby acknowledged by the parties hereto, the parties to this AGREEMENT do hereby agree as follows:

ARTICLE I.
RECITALS, EXHIBITS AND AGREEMENT

1.1 RECITALS; EXHIBITS. The foregoing recitals are true and correct and are incorporated, in their entirety, into and made a part of this AGREEMENT as if specifically set forth herein. All exhibits to this AGREEMENT are hereby deemed a part hereof as if set forth herein verbatim.

1.2 RECORDING; COVENANTS RUN WITH THE LAND. This AGREEMENT shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approvals by the CITY and COUNTY of the requested APPLICATIONS, including amendments to the CITY and COUNTY land use plan, and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect the approval of the APPLICATIONS by the CITY. The rights, promises, covenants, restrictions, obligations, agreements, and other provisions herein contained which are enforceable by or against DEVELOPER (including their respective successors and assigns) in accordance with the terms of this AGREEMENT, are not personal and shall operate as a covenant running with the land, binding upon and inuring to the benefit of the owner(s) of the PROPERTY. The rights, promises, covenants, restrictions, obligations, agreements, and other provisions herein contained which are enforceable by or against CITY in accordance with the terms of this AGREEMENT, are personal, solely binding upon and inuring to the benefit of CITY (including its successors in interest).

1.3 DECLARATION OF RESTRICTIVE COVENANTS. In connection with approval of PC18-8, the DEVELOPER voluntarily agreed to place certain restrictions on the PROPERTY related to height limitations and affordable housing mitigation. DEVELOPER agreed to limit the building height to six (6) stories and pay $163,500.00 to the CITY to be used for the CITY'S affordable housing programs. Said affordable housing payment shall be made to the CITY at the time of issuance of the first building permit for a residential dwelling unit on the PROPERTY. DEVELOPER agreed to record these restrictions in the Public Records of Broward County, Florida prior to the recertification of the CITY's land use plan as it relates to LUPA #62A and PC 18-8.

1.4 UNIFIED CONTROL AND PERPETUAL MAINTENANCE. DEVELOPER agrees to abide by all conditions and provisions of the LUPA, REZONING, and SITE PLAN approvals granted by the CITY for the PROPERTY. The PROPERTY so planned shall not be developed in any other way except in substantial accord with the conditions, plans, specifications, and requirements approved as part of the LUPA, REZONING, and SITE PLAN for the PROPERTY. DEVELOPER acknowledges that the DEVELOPER or its designee(s) will maintain all common SITE PLAN elements to be constructed on the PROPERTY, such as access drives, entry features, easements, landscaping, irrigation, lighting, shared drainage facilities, utilities, sidewalks, signage, and portions of the BOARDWALK (as defined below) along and abutting the boundary of the PROPERTY, and any other elements necessary to ensure the proper upkeep and maintenance of such elements to be constructed on the PROPERTY.

1.5 STATEMENT OF NEED. Pursuant to CODE § 98-68(b), DEVELOPER submitted the statement of need, attached as **Exhibit "B"**, in connection with the REZONING APPLICATION.

1.6 COMPLIANCE WITH PDD ELEMENTS. CODE § 98-68(e) Property development requirements state that there are no set dimensional regulations in a PDD zoning district. In conjunction with the REZONING, DEVELOPER proposed the property development requirements to be approved by the CITY COMMISSION as part of the REZONING (the "DEVELOPMENT REQUIREMENTS"). The DEVELOPMENT REQUIREMENTS, attached as **Exhibit "C",** provide dimensional regulations and any deviations from CODE requirements that apply to the PROPOSED DEVELOPMENT. The PROPOSED DEVELOPMENT will also meet all applicable CODE requirements not modified by the DEVELOPMENT REQUIREMENTS.

1.7 MODIFICATION TO PDD, MASTER PLAN, AND SITE PLAN. From time to time, DEVELOPER may have a need to request that the CITY approve amendments to the SITE PLAN and exhibits attached hereto. Provided that said SITE PLAN amendments and/or amendments to exhibits attached hereto meet the criteria in the CODE for administrative site plan amendments as determined by CITY'S Planning and Development Services Director or his/her designee and do not conflict with the terms of this AGREEMENT, no amendments to this AGREEMENT shall be required for such amendments to the SITE PLAN and/or amendments to any exhibits attached hereto. Notwithstanding, in the event a change or modification to the SITE PLAN or exhibits to this AGREEMENT is required by applicable governmental or quasi-governmental authorities, such change or modification will not require an amendment to this AGREEMENT.

1.8 SIDEWALKS. Any sidewalk across proposed driveways on or adjacent to the PROPERTY shall be constructed by DEVELOPER in compliance with all City of Deerfield Beach, State and Federal ADA requirements.

1.9 ACCESS TO AND FROM NE 1ST AVENUE. Vehicular access to the PROPERTY from NE 1st Avenue as shown on the approved SITE PLAN is restricted to service, delivery, and emergency vehicles only. No tractor-trailers shall be allowed.

1.10 MAINTENANCE OF FIRE ACCESS LANE. DEVELOPER agrees to keep all fire access lanes shown on the approved SITE PLAN free and clear of any obstructions that could prevent access to the PROPERTY. DEVELOPER agrees to provide perpetual maintenance of fire lanes shown on the approved SITE PLAN.

1.11 UTILITIES. To the extent FPL will permit DEVELOPER to do so, DEVELOPER shall replace the existing FPL pole on NE 1st Avenue located approximately 329+/- feet from the south PROPERTY limits with a concrete pole to be located in a nearby location acceptable to FPL and the CITY. Prior to the issuance of the temporary certificate of occupancy for the last floor in the PROPOSED DEVELOPMENT, DEVELOPER shall record in the public records of Broward County a utility easement for this new pole. All on-site utility lines on the PROPERTY shall be undergrounded by the DEVELOPER.

ARTICLE II.
BOARDWALK IMPROVEMENTS AND RECREATION AND OPEN SPACE IMPACT FEE CREDIT

2.1 BOARDWALK IMPROVEMENTS. In accordance with the PDD Code requirements, DEVELOPER has agreed to provide public improvements that create a substantial public benefit over and above what would be required by CODE. DEVELOPER has agreed to construct and maintain a boardwalk, boat docks, signage, wood pilings, gangways, and floating docks (the "BOARDWALK") along and abutting the boundary of the PROPERTY as permitted by applicable permitting authorities in substantial conformity as depicted and attached as **Exhibit "D"**. Said BOARDWALK shall be completed prior to the issuance of the temporary certificate of occupancy for the last floor in the PROPOSED DEVELOPMENT according to the approved SITE PLAN. Said BOARDWALK shall be constructed and maintained in compliance with all applicable laws and shall also comply with additional restrictions and requirements contained herein.

2.2 PUBLIC ACCESS TO BOARDWALK. DEVELOPER agrees to allow the public to access the BOARDWALK seven (7) days a week during the hours of dawn to dusk by way of sidewalk connections on the PROPERTY to existing public sidewalks along NE 5th Street and North River Avenue. The public access locations are depicted in and attached as **Exhibit "E"**. DEVELOPER agrees to record a public access easement, in substantial conformity with the City form provided as **Exhibit "F"** and acceptable to the City Attorney, on the BOARDWALK and the sidewalk on the PROPERTY that connects to NE 5th Street. DEVELOPER shall record said access easement in the public records of

Broward County prior to the issuance of the temporary certificate of occupancy for the last floor in the PROPOSED DEVELOPMENT according to the approved SITE PLAN. DEVELOPER shall provide a sign on any gates constructed at the public access points to express the hours of public access and hours closed to the public. DEVELOPER shall not lock said gates during the hours of public access.

2.3 CONSTRUCTION COST ESTIMATE FOR BOARDWALK. The construction cost estimate for the improvements listed above to be designed and constructed by the DEVELOPER is attached as **Exhibit "G"**.

2.4 RECREATION AND OPEN SPACE IMPACT FEE CREDIT. CITY agrees that the design and construction of the above BOARDWALK improvements, and the public access to such improvements, are sufficient to satisfy the requirements of § 98-17(12)(b) of the CODE related to compliance with recreation and open space requirements. Accordingly, the CITY shall not require DEVELOPER to pay recreation and open space impact fees or dedicate park land related to the PROPOSED DEVELOPMENT.

ARTICLE III.
OTHER PUBLIC BENEFIT IMPROVEMENTS

All roadway and related improvements listed below shall be completed prior to the issuance of the temporary certificate of occupancy for the last floor in the PROPOSED DEVELOPMENT according to the approved SITE PLAN.

3.1 NORTH RIVER AVENUE: DEVELOPER shall, at no cost to CITY, construct a new 5-foot sidewalk, curb and gutter, aluminum gate, catch basins and exfiltration trench (where necessary), and decorative lighting along North River Avenue adjacent to the PROPERTY. Said improvement shall extend to the BOARDWALK. Said improvement shall also extend to NE 1st Avenue subject to available right-of-way at the time the first engineering or building permit is issued for the Property, whichever first occurs. DEVELOPER is not obligated to acquire any right-of-way for the improvement. The limits of said improvement are depicted in and attached as **Exhibit "H".** The decorative lighting to be used for this improvements and the NE 1st Avenue improvement below is depicted in and attached as **Exhibit "I".** The schematic cross-section of said improvement is depicted in and attached as **Exhibit "J".** DEVELOPER shall not close North River Avenue to the public. Detailed design drawings shall be provided as part of engineering and building permit applications.

3.2 NE 1ST AVENUE: DEVELOPER shall, at no cost to CITY, construct a new 8-foot sidewalk, curb and gutter, catch basins and exfiltration trenches, where necessary, landscaping, and decorative lighting (depicted in Exhibit "I") along NE 1st Avenue adjacent to the PROPERTY. Said improvement shall extend to NE 2nd Street subject to available right-of-way at the time the first engineering or building permit is issued for the PROPERTY, whichever first occurs. DEVELOPER is not obligated to acquire any right-of-way for the improvement.

Said improvement shall extend to the centerline of the road. The typical cross-section and limits of this improvement are depicted in and attached as **Exhibit "K".** Detailed design drawings to be provided as part of engineering permit and building permit drawings.

3.3 PUBLIC BENEFIT REQUIREMENTS OF PDD. CITY agrees that design and construction of the BOARDWALK improvements provided in Article II together with the Public Benefit Improvements provided in Article III and Required Off-Site Improvements provided in Article IV are sufficient to satisfy the public benefit requirements of the PDD.

ARTICLE IV.
REQUIRED OFF-SITE IMPROVEMENTS

All improvements listed below shall be completed by DEVELOPER prior to the issuance of the temporary certificate of occupancy for the last floor in the PROPOSED DEVELOPMENT according to the approved SITE PLAN:

4.1 NE 5TH STREET SIDEWALK CONNECTION: DEVELOPER shall, at no cost to the CITY, construct a new 5-foot sidewalk on the PROPERTY from the existing sidewalk on NE 5th Street to the BOARDWALK, including an aluminum gate at the entrance to the PROPERTY, and make any necessary improvements to such portion of NE 5th Street so that it meets applicable ADA standards. The limits of said improvement and location of the gate are depicted in and attached as **Exhibit "L".** Upon completion of said improvement, DEVELOPER shall provide CITY with an access easement in substantial conformity with that provided and attached as **Exhibit "G"** and approved by the City Attorney. DEVELOPER shall, at no cost to the CITY, repair any portions of the sidewalk depicted in and attached as **Exhibit "M"** necessary for said sidewalk to comply with the Americans with Disability Act ("ADA").

4.2 VEHICLE TURNAROUND AT TERMINUS OF NORTH RIVER AVENUE: DEVELOPER shall at no cost to CITY, provide a vehicle turn around area for public access in the fire lane shown on the SITE PLAN designed to accommodate a box truck. The portion of the fire lane that is needed for the vehicle turn around area shall be paved. The area used for the turn-around shall include appropriate fencing and gates as approved by the CITY. A schematic drawing of said vehicle turnaround is depicted in and attached as **Exhibit "N"**. Upon completion of said improvement, DEVELOPER shall provide CITY with an access easement for those areas to be used by the public for vehicle turnaround in substantial conformity with that provided and attached as **Exhibit "O"** and approved by the City Attorney.

4.3 NE 1ST AVENUE WATER MAIN UPGRADE: Developer shall, at no cost to the CITY, install a ten (10) inch water main upgrade along NE 1st Avenue between NE 2nd Street and the north property line. The limits and schematic drawing of said water main improvement are provided as **Exhibit "P"**.

4.4 SANITARY SEWER PUMP STATION 48: DEVELOPER agrees to design, permit and construct a new sanitary sewer pump station to replace the existing Sanitary Sewer Pump Station 48 ("STATION 48") on the property owned by CITY and described with folio number 4743 31 00 0090 ("CITY LAND"). DEVELOPER shall construct STATION 48 in the approximate location depicted in and provided as **Exhibit "Q"**. DEVELOPER will provide all required design, construction, commissioning and maintenance of services during construction of the new Sanitary Sewer Pump Station 48 replacement, Gravity Sanitary Sewer Mains, Sewer Laterals and Force Main mains (abandonment and replacement) as required. CITY shall provide that portion of CITY LAND needed to construct STATION 48 at no cost to DEVELOPER and shall provide for perpetual maintenance of STATION 48. DEVELOPER shall provide design drawings for STATION 48 as part of engineering permits and building permits for the PROPOSED DEVELOPMENT. STATION 48 shall be designed to comply with specifications depicted in and provided as **Exhibit "R".**

4.5 LANDSCAPE IN FEC RIGHT-OF-WAY. DEVELOPER and CITY are desirous of having additional landscape materials installed in the FEC right-of-way adjacent to the PROPERTY. DEVELOPER agrees to make all reasonable efforts to enter into an agreement with the FEC for DEVELOPER to enhance the FEC right-of-way adjacent to the PROPERTY with additional landscape material, at no cost to the CITY. Any landscaping installed by the DEVELOPER must be consistent with FEC approved landscape plans. An amendment to this AGREEMENT and SITE PLAN are not required for the additional landscape material in the FEC right-of-way.

4.6 RESTORATION OF PUBLIC IMPROVEMENTS. Any public improvements damaged by the contractor during demolition and/or construction shall be replaced to the equal or better condition that existed prior to demolition and/or construction at the DEVELOPER'S expense, within 14 days of receipt of notice from CITY, unless further extension is granted by City Manager or his/her designee.

ARTICLE V.
MISCELLANEOUS

5.1 AGREEMENT. This AGREEMENT sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written.

A. This AGREEMENT may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall, together, constitute the same instrument.

B. This AGREEMENT shall be construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles, and any

proceeding arising between the parties in any manner pertaining to this AGREEMENT shall, to the extent permitted by law, be held in Broward County, Florida.

C. The parties agree to execute such documents and take such actions as are necessary to implement the spirit and intent of this AGREEMENT.

D. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, and neuter, singular or plural, as the identity of the party or parties, personal representative(s), successor(s) or assign(s) may require. All captions or headings used in this AGREEMENT are for convenience only and do not define or limit the scope of this AGREEMENT. This AGREEMENT shall be construed without regard to any presumption or other rule that would require construction against the party causing this AGREEMENT to be drafted.

5.2 SEVERABILITY. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

5.3 DEFAULT. In the event of DEVELOPER's default under this AGREEMENT, CITY shall be entitled to any and all remedies available under Florida law, and CITY shall be entitled to deny the issuance of development related permits for the construction of the PROPOSED DEVELOPMENT while DEVELOPER's default is then-continuing and ongoing, including, but not limited to, denial of building permits and certificates of occupancy. In the event CITY defaults under this AGREEMENT, DEVELOPER shall be entitled to any and all remedies available under Florida law, including (without limitation) injunctive relief specific performance. Except to the extent that CITY's acts or omissions constitute gross and/or criminal negligence, DEVELOPER shall not be entitled to recover monetary damages (excluding attorneys' fees and costs) from CITY in the event CITY defaults under this AGREEMENT. Nothing contained herein shall be construed as expanding, limiting, or otherwise altering the scope of the CITY's sovereign immunity, protection and the recovery limits as set forth in Fla. Stat. § 768.28, as such may be amended from time to time.

5.4 NOTICE. All notices, demands, correspondence and communication in connection with this AGREEMENT must be in writing and shall be deemed to have been delivered on the date post-marked by mailing the same by certified mail, or on the date sent by overnight or the express courier, addressed to the respective parties at the following addresses:

If to CITY:	CITY OF DEERFIELD BEACH City Manager 150 N. E. 2nd Avenue Deerfield Beach, FL 33441
With a copy:	Anthony Soroka, Esq. City Attorney 1200 N. Federal Highway Suite 312 Boca Raton, FL 33441
If to DEVELOPER:	Deerfield Development Resources, LLC Attn: Chris Partridge 1769 NE 33rd Street Pompano Beach, FL 33064
With a copy:	Greenspoon Marder LLP. Attn: Mark F. Grant, Esq. 200 E. Broward Boulevard Suite 1800 Fort Lauderdale, FL 33301

5.5 AMENDMENTS; MODIFICATIONS. Except as otherwise provided herein, this AGREEMENT shall not be modified, amended, or released as to any portion of the PROPERTY except by written instrument, executed by the parties hereto. Any amendment, modification, or release of this AGREEMENT shall be recorded in the Public Records of Broward County, Florida.

5.6 FORCE MAJEURE. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this AGREEMENT, for any failure or delay in fulfilling or performing any term of this AGREEMENT, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order or law; (e) actions, embargoes, or blockades in effect on or after the date of this AGREEMENT; (f) action by any governmental authority, excluding those actions which are a taken as result of DEVELOPER's misconduct; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns, or other industrial disturbances; and (i) shortage of adequate power or transportation facilities (individually and collectively, a "FORCE MAJEURE EVENT"). The party suffering a FORCE MAJEURE EVENT shall give notice to the other party within five (5) business days after the commencement of the continuing FORCE MAJEURE EVENT, stating the period of time the occurrence is expected to continue and such party shall use all commercially reasonable

efforts to end the failure or delay and ensure the effects of such FORCE MAJEURE EVENT are minimized.

5.7 WAIVER. Nothing in this AGREEMENT shall waive any other lawful development requirement for the PROPERTY raised by the applicable governmental authorities or any other requirements under the CODE, or any other development agreements in effect relating to the PROPERTY.

5.8 INCONSISTENCIES WITH SITE PLAN; CONTROLLING DOCUMENTS. In the event of a specific inconsistency in the terms set forth in this AGREEMENT and the approved SITE PLAN, this AGREEMENT shall control.

5.9 ENTIRE AGREEMENT. Notwithstanding anything contained herein to the contrary, this AGREEMENT, together with any conditions of approvals related to LUPA, REZONING, and SITE PLAN, including any related exhibits and schedules attached hereto, constitutes the sole and entire agreement of the parties hereto with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, promises, inducements, conditions, agreements, representations, and warranties between the parties hereto with respect to such subject matter, regardless of whether such is written, oral, express, or implied.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

DRAFT

IN WITNESS WHEREOF, the parties have made and executed this AGREEMENT on the respective dates under each signature.

CITY:

CITY OF DEERFIELD BEACH, FLORIDA,
a Florida municipal corporation

By: _____
Print name: _____
Title: _____
Dated: _____

ATTEST:

_____ (SEAL)
Print name: _____
Title: _____

APPROVED:

_____
_____,
CITY ATTORNEY

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, in the County and State last aforesaid this ___ day of _____, 20___, by _____, as _____ of the **CITY OF DEERFIELD BEACH, FLORIDA**, a Florida municipal corporation, freely and voluntarily under authority duly vested in him/her by said municipal corporation, and who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

_____
My commission expires: Print name: _____

DRAFT

IN WITNESS WHEREOF, DEVELOPER has executed this Agreement on the day written below.

DEVELOPER:

Signed, sealed and delivered

DEERFIELD DEVELOPMENT RESOURCES, LLC, a Florida limited liability company

_____
Printed Name:_____

By:_____
Name:_____
Title:_____
Dated:_____

_____
Printed Name:_____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by _____, as _____ of DEERFIELD DEVELOPMENT RESOURCES, LLC, a Florida limited liability company. He or she is:

[ ] personally known to me, or
[ ] produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

_____
Print Name:_____

My commission expires:

DRAFT

JOINDER OF MORTGAGEE

_____ ("***Mortgagee***"), is the holder of that certain mortgage on the Property executed by _____ dated _____, 2020, and recorded on _____, 2020 as Instrument #_____ of the Public Records of Broward County, Florida (the "***Mortgage***").

Mortgagee does hereby join in this Agreement to consent to this Agreement and agrees that the lien of the Mortgage shall be subordinate to the easements and rights contained in the Agreement.

MORTGAGEE:

Signed, sealed and delivered in the presence of:

_____,
a _____

_____
(Signature)

_____
Print Name

By: _____
Print name: _____
Title: _____
Dated: _____

_____
(Signature)

_____
Print Name

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, in the County and State last aforesaid this ___ day of _____, 2020, by _____, as an authorized signatory of _____, a _____, freely and voluntarily under authority duly vested in him/her by said _____, and who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:
(SEAL)

My commission expires:

_____
Print name: _____

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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 7, 8, 9, AND 10 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS, ALL OF SAID LOTS NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA;

AND
PARCELS A AND B OF PENNELL FAMILY PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND
LOT 7, BLOCK 1, OF RIVERVIEW TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOTS 11 AND 12 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN SAID LOTS. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOT 6 OF MAP OF COSDEN & BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF AS FILED FOR RECORD IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK I, PAGE 25 OF THE PALM BEACH COUNTY TRANSCRIPT OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED COSDEN STREET LYING WITHIN LOT 6. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 13, 14 AND 15, OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT, RECORDED IN PLAT BOOK 150, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALL THAT CERTAIN SUBDIVISION KNOWN AS ANTIBES DEVELOPMENT PLAT II, RECORDED IN PLAT BOOK 150, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 66 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA; LESS THE EAST 136 FEET THEREOF AND LESS AND EXCEPT THE WEST 25 FEET THEREOF FOR N.E. 1ST AVENUE.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE, ALONG THE WEST LINE OF SAID ANTIBES DEVELOPMENT PLAT, ANTIBES DEVELOPMENT PLAT AS RECORDED IN PLAT BOOK 150, PAGE 26, PENNEL FAMILY PLAT PARCEL "A" AND PARCEL "B" AS RECORDED IN PLAT BOOK 160, PAGE 23 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 1ST AVENUE, NORTH 00°47'14" WEST, A DISTANCE OF 666.68 FEET; THENCE, DEPARTING SAID WEST PLAT LINE AND EASE RIGHT-OF-WAY LINE, NORTH 88°36'10" EAST, ALONG THE WESTERLY EXTENSION OF AND THE SOUTH LINE THEREOF OF RIVERVIEW TERRACE REPLAT, BLOCK 1, AS RECORDED IN PLAT BOOK 60, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 436.23 FEET TO THE SOUTHWEST CORNER OF LOT 7, RIVERVIEW TERRACE, PLAT BOOK 59, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 7 THE FOLLOWING FIVE (5) COURSES; NORTH 01°23'50" WEST, A DISTANCE OF 86.01 FEET; THENCE NORTH 12°42'26" WEST, A DISTANCE OF 25.50 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 24°51'10" EAST, A DISTANCE OF 21.88 FEET; THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 117.01 FEET TO A POINT OF INTERSECTION WITH THE APPROXIMATE EDGE OF WATER OF THE HILLSBORO RIVER; THENCE, ALONG SAID APPROXIMATE EDGE OF WATER THE FOLLOWING SIXTEEN (16) COURSES; SOUTH 30°00'28" WEST, A DISTANCE OF 188.11 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 99.81 FEET; THENCE SOUTH 09°41'03" WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 07°00'26" WEST, A DISTANCE OF 18.86 FEET; THENCE SOUTH 15°50'49" WEST, A DISTANCE OF 32.10 FEET; THENCE SOUTH 15°19'51" EAST, A DISTANCE OF 63.92 FEET; THENCE SOUTH 29°07'20" EAST, A DISTANCE OF 34.14 FEET; THENCE SOUTH 19°18'52" EAST, A DISTANCE OF 45.80 FEET; THENCE SOUTH 38°41'20" EAST, A DISTANCE OF 14.65 FEET; THENCE SOUTH 52°56'26" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 21°27'01" EAST, A DISTANCE OF 34.30 FEET; THENCE SOUTH 29°18'20" EAST, A DISTANCE OF 11.69 FEET; THENCE SOUTH 25°02'19" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 14°56'30" EAST, A DISTANCE OF 20.93 FEET; THENCE SOUTH 22°09'06" EAST, A DISTANCE OF 11.63 FEET; THENCE SOUTH 78°54'42" EAST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 11°22'50" EAST, A DISTANCE OF 4.72 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER AVENUE; THENCE, ALONG SAID WESTERLY LINE SOUTH 35°59'30" WEST, A DISTANCE OF 399.36 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF J R HORNES SUB AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°42'14" WEST, A DISTANCE OF 149.23 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTH LINES OF LOTS 1 THROUGH 7 OF SAID J R HORNES SUB, SOUTH 88°59'53" WEST, A DISTANCE OF 305.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.

EXHIBIT "B"

STATEMENT OF NEED

Per the City of Deerfield Beach Land Development Code Sec. 98-68(b), the subject PDD meets the statement of need as demonstrated below:

(1) The development and redevelopment of properties is apparent;

The applicant intends to redevelop the subject site with a 326-unit residential development. To that end, the applicant is submitting applications for site plan and rezoning to accomplish the proposed redevelopment of the site. A land use plan amendment to Irregular (39) residential was approved for the site.

(2) The development and re-development of properties shall enhance the economic development strategies of the City of Deerfield Beach; and

The subject site is currently underutilized. The development of the site with residential units will increase the City's tax base and add residents who could support the City's businesses including the nearby Local Activity Center, an area the City targeted for redevelopment.

Based upon a review of the City's Citywide Economic Development Strategy report, the proposed project furthers the City's economic development strategy in a number of ways. The project will enhance the quality of life for residents through the expansion of the local tax base and by diversifying the City's housing composition. According the report, based on wage data, many higher paid professionals working in the City of Deerfield Beach choose to live outside the City. The mix of units and the proximity of the subject site to Pioneer Grove expands opportunities for a greater range of housing and neighborhood choices to attract new residents including young professionals and new business owners. The City's housing stock is relatively older. The proposed residential project will address that weakness by infusing the City with fresh, new housing options.

The unifying theme of the City's economic development strategy is "Vibrant Coastal City". The proposed project supports the City's Livable Neighborhoods Strategy to achieve such a place in the following ways:

- ***Compact* - Providing density to help support transit service and neighborhood-serving businesses.**
- ***Sustainable/Diverse* - Providing a greater mix of uses and housing types in City Neighborhoods to create more lifestyle options and a more compact development pattern.**
- ***Healthy and Green/Connectivity* - Public access to boardwalk along Vista Clara Residential waterfront during daylight hours.**
- **Improved neighborhood interface – architectural design, landscaping, lighting, façade treatments, improved pedestrian experience.**

Additionally, it should be noted that the proposed project also supports, circuitously, the City's marine economy, which is one of the City's established industry clusters. A marina currently exists on the site, known as Pennell, and another marina exists nearby to the northwest, known as Freedom Marine. The applicant is redeveloping the marina known as Freedom Marine as a much-improved marina with additional capacity that will also accommodate boats currently located at the Pennell marina site.

(3) The development of properties with unique property characteristics, natural or manmade, that impede the development of these properties under the strict application of the regulations of the Land Development Code.

The subject site is currently zoned RS5, RM10, and B3. The rezoning of the site to PDD will unify the zoning district for the site and will also allow the applicant to customize setbacks, buffers and building siting/orientation that is sensitive to and compatible with the surrounding area and that is not typical of a standard zoning district. The existing zoning districts are intended for retail and low-density residential development which is not consistent with the recently approved land use plan amendment to Irregular (39) Residential.

The waterfront location of the site is a unique characteristic and the PDD district allows the developer to tailor regulations in order to make the most of that characteristic and provide an elevated residential product to future residents. In addition, the boardwalk along the project's waterfront is private but will be open to the public during daylight hours, offering a substantial public benefit.

The PDD proposes alternatives to certain standard development regulations such as maximum height and setbacks. The alternatives proposed allow the developer to provide a higher standard of project design and amenities, balanced within reasonable standards. For example, maximum height proposed is 65 feet. This alternative allows for the construction of a financially feasible quantity of units while also providing a mix of unit sizes including larger units of +/-1,500 square feet. The orientation of units and amenity areas embrace the scenic views of the water and green areas and upper units will have even greater scenic advantages. As part of the land use plan amendment approved for the site, the applicant voluntarily committed to restrict the site to a maximum of six (6) stories. In order to balance the proposed PDD height, the architecture of the building has been designed to minimize impacts to the adjacent neighborhood through step back features and garage features including planters with climbing vines that disguise the horizontality of the façade. The ability to increase the vertical height of the development allows for larger units and superior amenities. Additionally, the curved shape of the eastern property line dictates the layout and orientation of the site in a manner that follows the coastline, which squeezes the site inward in this area.

EXHIBIT "C"

DEVELOPMENT REQUIREMENTS

Development Requirements					
	Required (Existing Zoning)			Provided (PDD)	Justification
	B-3	RS-5	RM-10		
Lot Area, Min.	6,000 sf	7,000 sf	7000 sf	8.4 acres	N/A
Lot Width, Min.	50 ft	70 ft	70 ft	666'	N/A
Density, Max.				39 DU/AC	Proposed max. density is consistent with the underlying land use designation.
Building Height, Max.	50'	35'	35'	65-0'	The proposed maximum building height is 65 ft. In consideration of public input, the applicant committed to restrict the site to a maximum of six (6) stories as part of the land use plan amendment approved for the site. Additionally, the RM25 zoning district permitting a similar level of development of 25 du/ac (and up to 38 du/ac for tourist accommodations) permits a maximum height of 55 feet which is just 10 feet different from the 65 feet proposed. The proposed maximum building height allows for the construction of a financially feasible quantity of units while also providing a mix of unit sizes including larger units of +/-1,500 square feet. The orientation of units and amenity areas embrace the scenic views of the water and green areas and upper units will have even greater scenic advantages. Building massing and articulation have been designed sensitive to the surrounding neighborhood. Landscaping, artificial green wall/screening, neutral coastal paint finishes, and stone elements are utilized to soften the interface with the neighborhood and the perception of the building from the sidewalk/street. Along the Hillsboro River, the design of the building undulates in a manner that creates interest and invokes movement. Outdoor space with lush landscaping and leisure amenities are designed to take advantage of the waterfront. The height of the garage structure is sensitive to the neighborhood at a height of just 40'-10", while the lowest point at the main lobby area is 20'0". The highest point of the development is set back

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					from the surrounding neighborhood at the mid-tower area, where the north and south wings join. The lower scale garage buildings are stepped-down in height to provide a transition between the taller buildings and the neighborhood. Additionally, landscaping will provide screening along sensitive edges by way of a strong landscape buffer between residences, including shade trees, staggered height palms, and several layers of shrubs.
Setbacks, Min. Front (West) Side North South Rear (East) Corner Southeast Northeast (Adj to Res) Adjacent to Res. Northeast (Adj to Res./ dock) Waterfront	 25' 0' 0' 10' 15' 15' - 20'	 25' 7.5' 7.5' 15' 15' 15' - 20'	 25' 10' 10' 15' 15' 15' - 20'	 10' 46'9" 43'10" 10'1" 8'5" 10'11" 20'-5" 37'10"	The Applicant is requesting reduced building setbacks in order to develop the proposed 326-unit project on a +/- 8.4 gross acre site in a manner that balances a quality living experience with compact urban design including structured parking. As Broward County and the City approach build out, innovative ways to accommodate the growing population and provide a greater mix of housing types to create more lifestyle options are being sought, and necessitate a more compact development pattern. The proposed setbacks are minimums and only occur at very few locations. The majority of proposed setbacks are well in excess of the minimum requested. For example, side setback areas are typically greater than 40 feet. The front setback ranges from 10' to +/-15'and also fronts along N.E. 1st Avenue which is an added separator of +/- 40 feet. Additionally, a strong landscape buffer between the residences and the new development will be provided in the form of large relocated trees (primarily Oaks) and staggered height palms supplemented with more shade trees and several layers of shrubs. The buffer between the residences where they come very close to the proposed development has been by enhanced by adding tall shrubs and staggered height palms.
Lot Coverage %, Max.	65%	40%	40%	40%	N/A
Minimum Floor Areas for Multi-Family Units					
Efficiency/Studio	N/A	N/A	400 sf	400 sf	N/A
1 BR	N/A	N/A	700 sf	700 sf	N/A
2 BR	N/A	N/A	900 sf	900 sf	N/A
3 or More BR	N/A	N/A	900sf + 150 sf/ BR over	900sf + 150 sf/ BR over	N/A
Min. Landscaped Area	15%	15%	35%	25%	N/A
Max FAR	0.80	N/A	N/A	1.77	647,200/365,904 = 1.77. The applicant proposes a 326-unit project on a +/- 8.4 gross acre site in a manner that balances a

					quality living experience with compact urban design including structured parking. As Broward County and the City approach build out, innovative ways to accommodate the growing population and provide a greater mix of housing types to create more lifestyle options are being sought, and necessitate a more compact development pattern.
Parking Space Dimensions	**Required**		**Provided**		
Standard	10'x20'		9'x18'		In order to avoid a large garage façade facing the residential neighborhood, 9'x18' parking spaces are proposed.
Compact	9'x18'		9'x18'		
A. Dambach	12'x18		12x18'		
Parking Requirements	**Multi-Family**				
	Required	Provided			
1 BR	1.5 spaces/du	1.5 spaces/du			N/A
2 BR	2.0 spaces/du	2.0 spaces/du			N/A
3+BR	2.0 spaces/du + 0.5 after 2 BR	2.0 spaces/du + 0.5 after 2 BR			N/A
Sign Code	**Required**	**Provided**			Due to the design, location and orientation of the building entrance, variations from certain standards under Code Sec. 102-8(b)(1)a are proposed. Specifically, the PDD proposes alternatives to max. area, light source, and sign position. The subject sign is located on the building at the main entrance. This area is set back from N.E. 1st Avenue and is in the background of the parking garages and porte cochere. If the sign were to meet Code requirements, the sign would not be adequately visible to drivers/passersby. The proposed sign alternatives allow for adequate and safe sign visibility.
Building Signs Max S.F. . Light Source Sign Centered	**Sec. 102-8(b)(1)a** 100 S.F. Internal/Indirect/Spotlight Vertical & Horizontal	**PDD** 216.00 S.F. Backlit Vertical-6' Off Parapet			

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EXHIBIT "D"

BOARDWALK

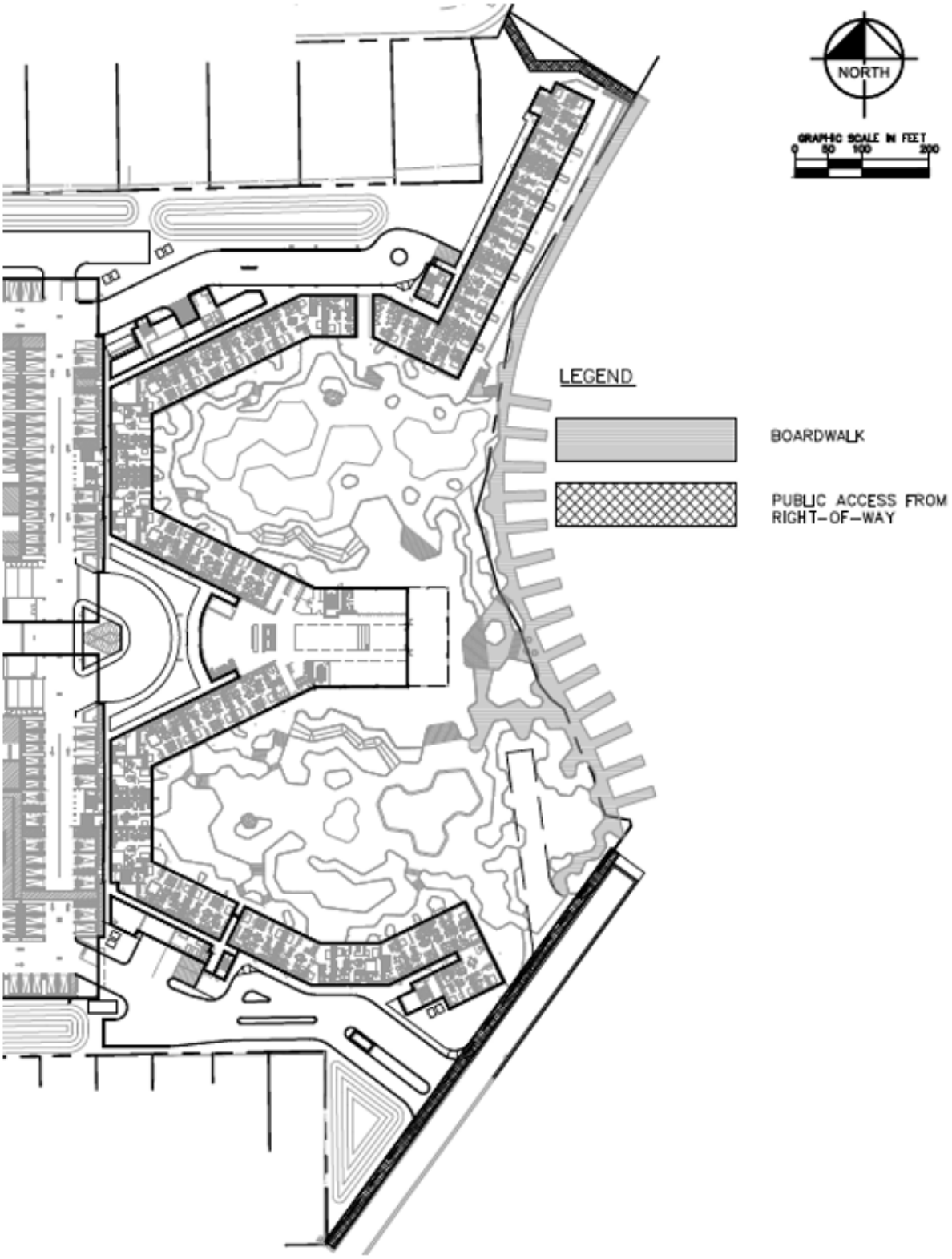

EXHIBIT "E"

BOARDWALK PUBLIC ACCESS LOCATIONS

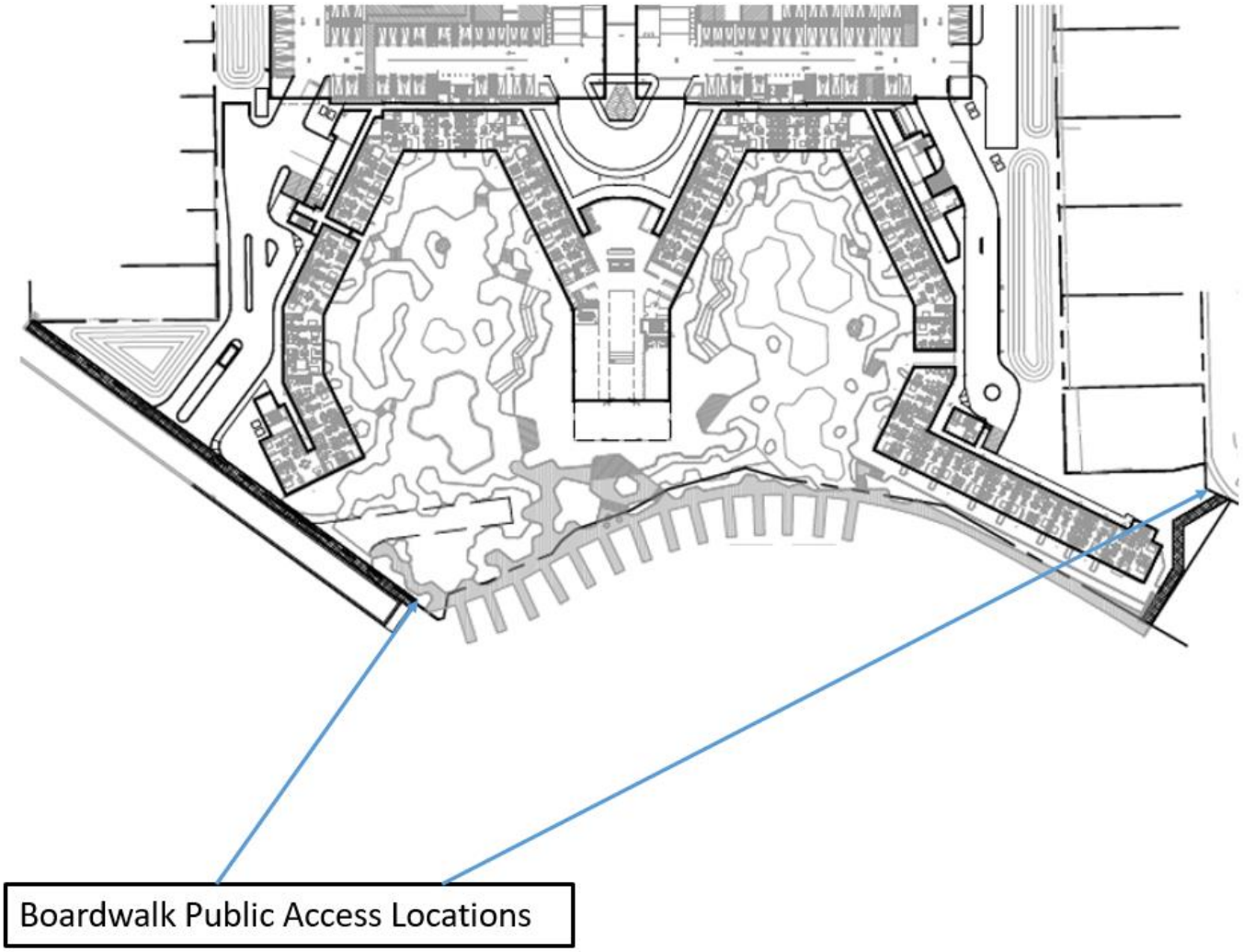

EXHIBIT "F"

LIMITED PUBLIC ACCESS EASEMENT FOR BOARDWALK AND SIDEWALK

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EXHIBIT "G"

CONSTRUCTION COST ESTIMATE FOR BOARDWALK

VISTA CLARA APARTMENTS AT DEERFIELD - ROM ESTIMATE FOR WATERFRONT IMPROVEMENTS		
WORK PACKAGE	**SCOPE**	**$ ESTIMATE**
1000 - Consluting, Engineering, Design, Drawings & Permits	Civil, Engineering Design Consulting and Dwgs /Marine and Building Permits	$ 168,472
2000 - Mobilization	Move and Deliver all Equipment needed for project	$ 178,871
3000 - Demolition / Tow & Logistics / Equipment / Signage / Specialty	Furnish labor and removal of all existing docks, decks and piles / Material handling on site and on barge / Equipment use needed for project / Site Signs / Turbidity Control	$ 311,985
4000 - Excavation / Grading / Retaining & Knee Walls / Sheet Pile / Rip Rap / Mangrove Mitigation / Landscaping / Access & Privacy Gates and Fencing	Furnish all Excavation needed for our work area to allow for Rip Rap installation /Retaining walls are TBD waiting on final design /Temporary / Permanent Sheet Pile /Furnish and Install all Rip Rap needed for Project as per 2/1 slope and KH drawings / Mangrove removal and mitigation per code / Landscaping per code / Access Gates and Fencing / Privacy Fencing	$ 561,573
5000 - Lumber Boardwalk & Dock / Floating Docks Gangway / Pilings / Hardware / Clean-up	Furnish and Install marine grade PT lumber for the 3x12 bent boards and 3x10 stringers @ 16" O.C. , SS Simpson anchors, Galvanized thrubolts and SS deck screws /Furnish and Install approx. 14,500 sq. feet of 2" x 6" x 12' Wear Deck Synthic Deck BoardsFurnish and Install 6 Accudock 30' x 6' floating docks /Furnish and Install 6 Accudock gangways 4' wide. /Furnish and Install approx. 235 - 12" x 25' CCA Treated Wood pilings with vinyl caps /Furnish and Install all galvanized and SS hardware, including SS Simpson tie down anchors /Furnish all Cleaning	$ 547,014
	TOTAL ROM ESTIMATE +/- 20%	**$ 2,079,900**
	Estimated Price Range $1,663,920 to $2,495,880	

NOTES:

ROM estimate is lump sum by package based on historical pricing and scope and includes Fuel Surcharge, Subcontract Labor, Insurance, Overhead, Taxes, Profit, and Contingency.

Initial sketches have been provied to Broward County and Army Core of Engineering as part of permit application.

Exact quantity take-off to acheive +/-10% pricing is not possible until final design is approved by municipalities and construction drawings are complete.

Significant risks related to (1) price escalation: estimated 9-12 months before all permits are issued and work related to those permits can begin, and (2)

EXHIBIT "H"
Limits of North River Avenue Improvement

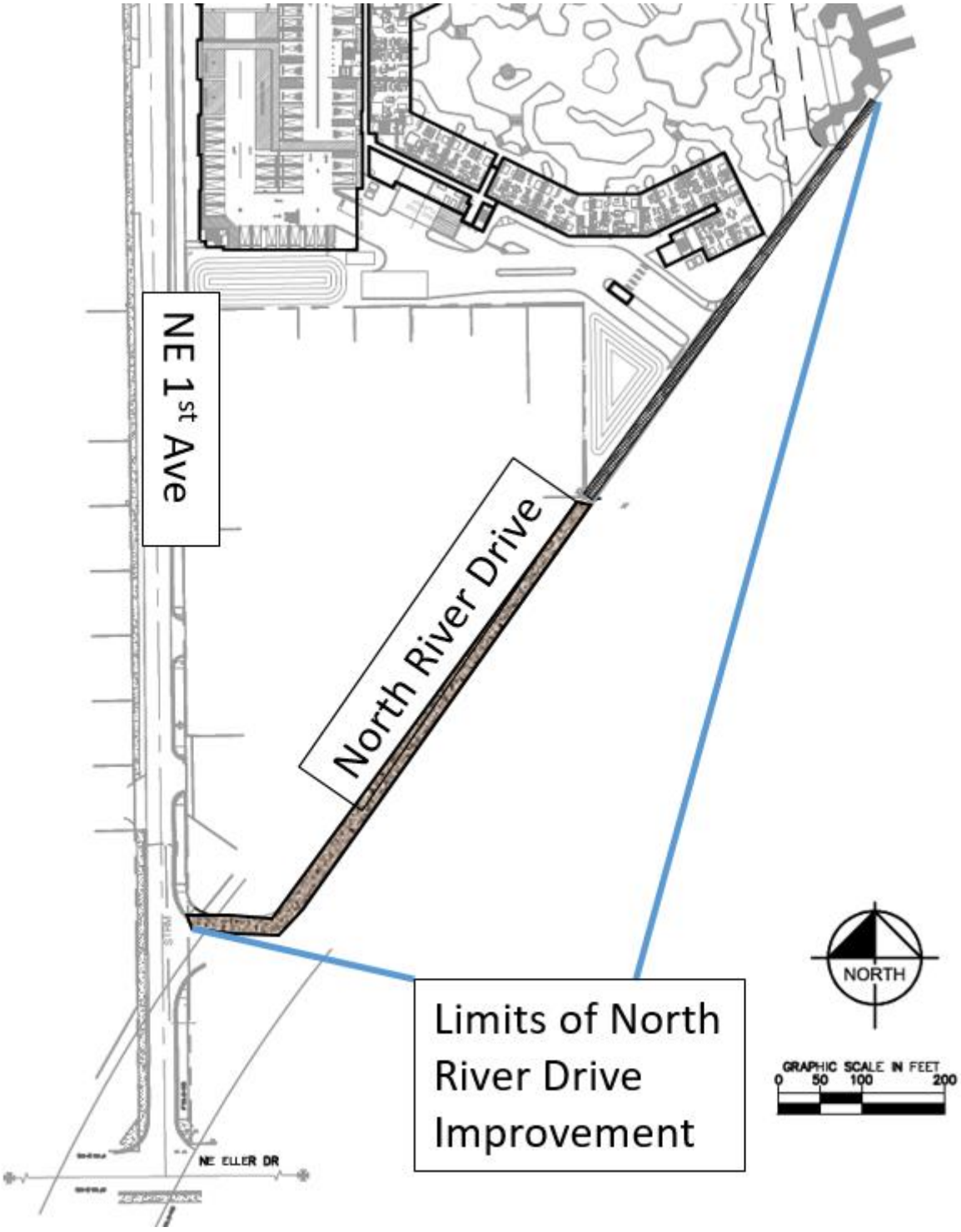
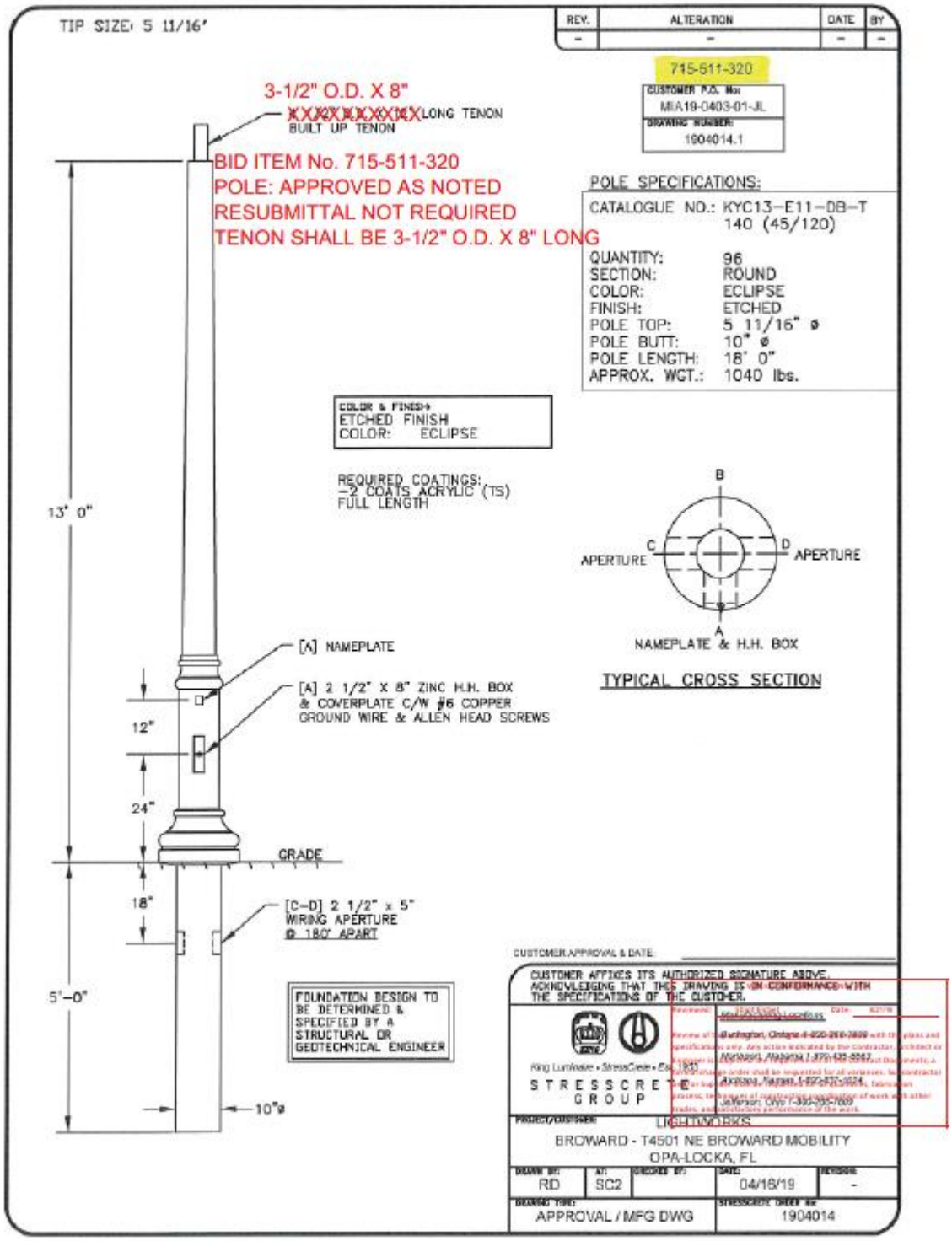
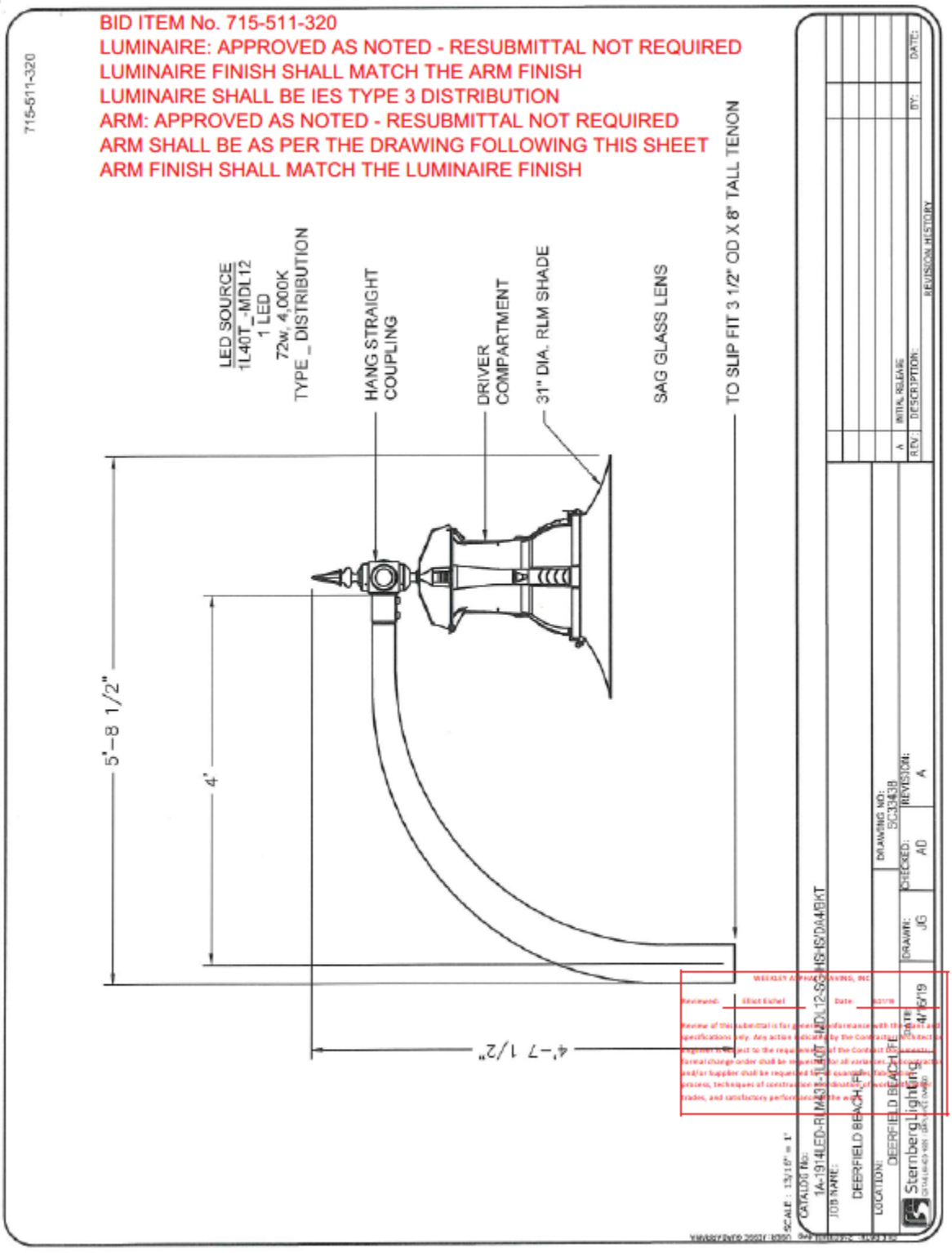


EXHIBIT "I"

DECORATIVE LIGHTING

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LUMINAIRE: APPROVED AS NOTED - RESUBMITTAL NOT REQUIRED
LUMINAIRE FINISH SHALL MATCH THE ARM FINISH
LUMINAIRE SHALL BE IES TYPE 3 DISTRIBUTION
ARM: APPROVED AS NOTED - RESUBMITTAL NOT REQUIRED
ARM SHALL BE AS PER THE DRAWING FOLLOWING THIS SHEET
ARM FINISH SHALL MATCH THE LUMINAIRE FINISH
LED SOURCE
1L40T_-MDL12
1 LED
72w, 4,000K
TYPE _ DISTRIBUTION
HANG STRAIGHT COUPLING
DRIVER COMPARTMENT
31" DIA. RLM SHADE
SAG GLASS LENS
TO SLIP FIT 3 1/2" OD X 8" TALL TENON
5'-8 1/2"
4'
4'-7 1/2"
SCALE : 13/16" = 1'
CATALOG No:
JOB NAME:
DEERFIELD BEACH, FL
LOCATION:
DEERFIELD BEACH, FL
DRAWING NO:
SC33438
DRAWN:
JG
CHECKED:
AD
REVISION:
A
REV:
DESCRIPTION:
BY:
DATE:
REVISION HISTORY
INITIAL RELEASE
Sternberg Lighting

EXHIBIT "J"

CROSS-SECTION OF NORTH RIVER AVENUE IMPROVEMENT

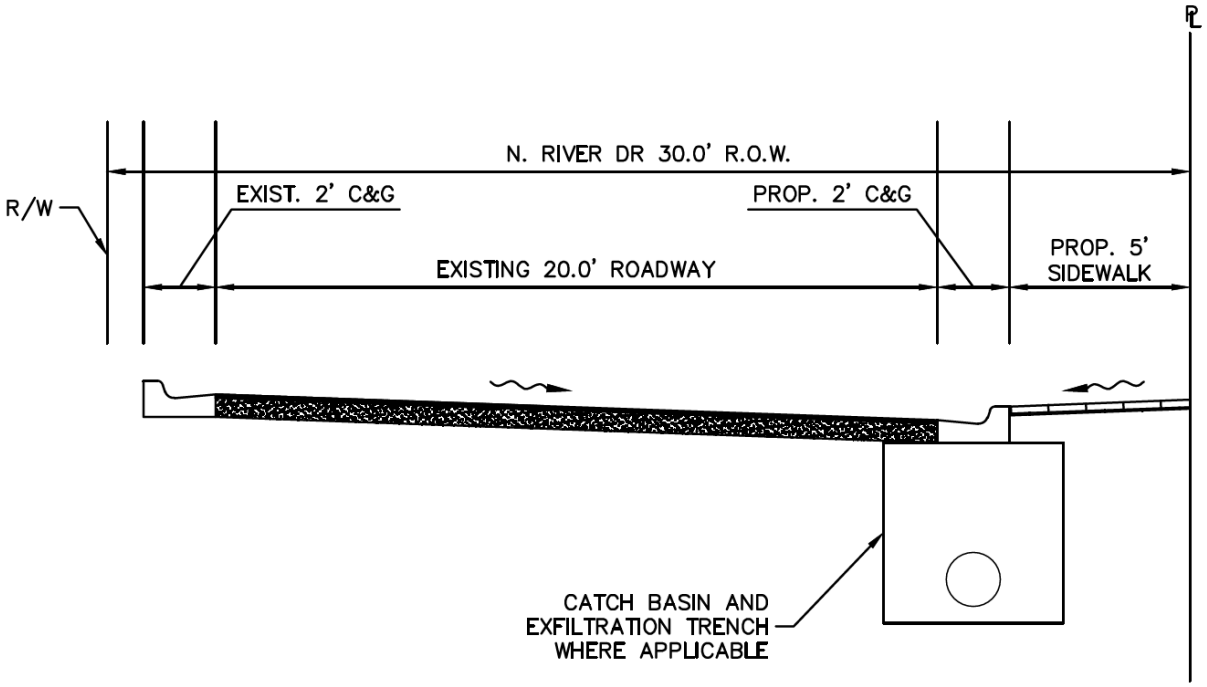

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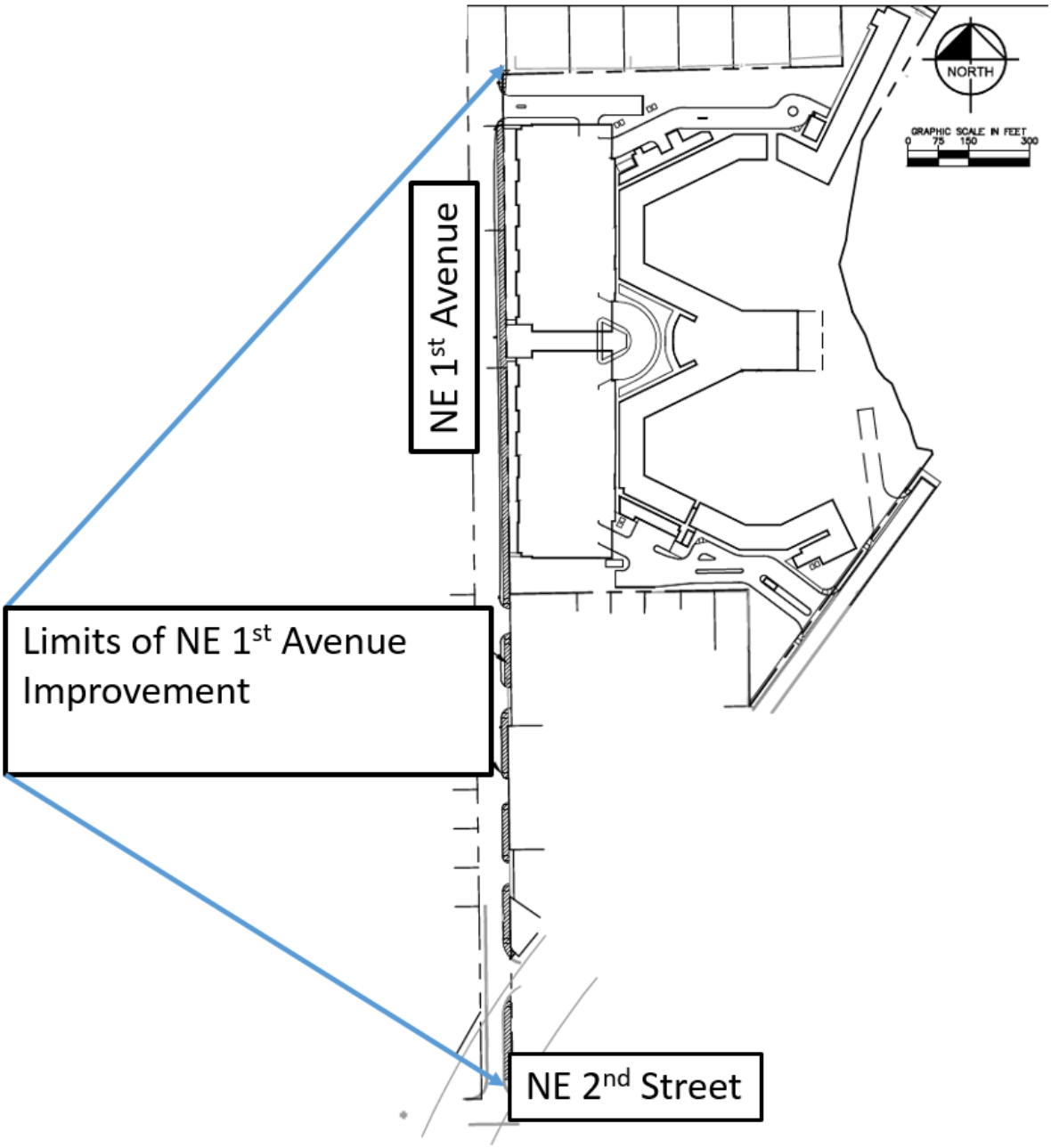
EXHIBIT "K"

LIMITS AND CROSS-SECTION OF NE 1st AVENUE IMPROVEMENT



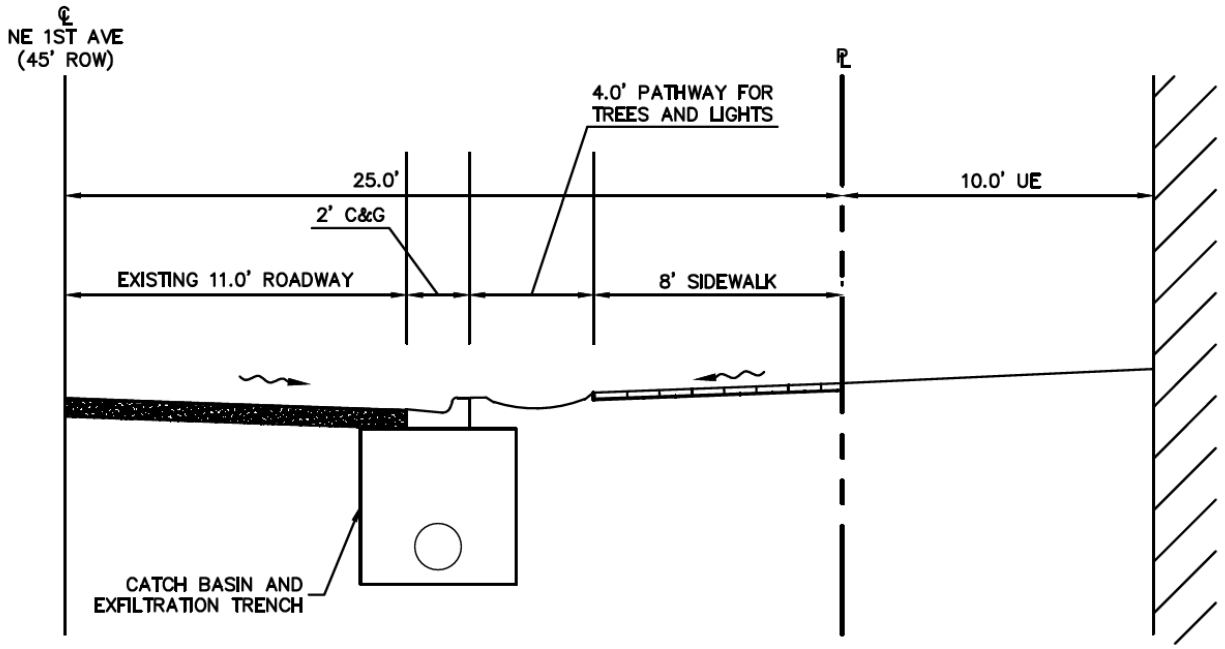

℄
NE 1ST AVE
(45' ROW)
℄
4.0' PATHWAY FOR
TREES AND LIGHTS
25.0'
10.0' UE
2' C&G
EXISTING 11.0' ROADWAY
8' SIDEWALK
CATCH BASIN AND
EXFILTRATION TRENCH

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EXHIBIT "L"

LIMITS OF PROPOSED SIDEWALK CONNECTION TO NE 5 STREET AND GATE LOCATION

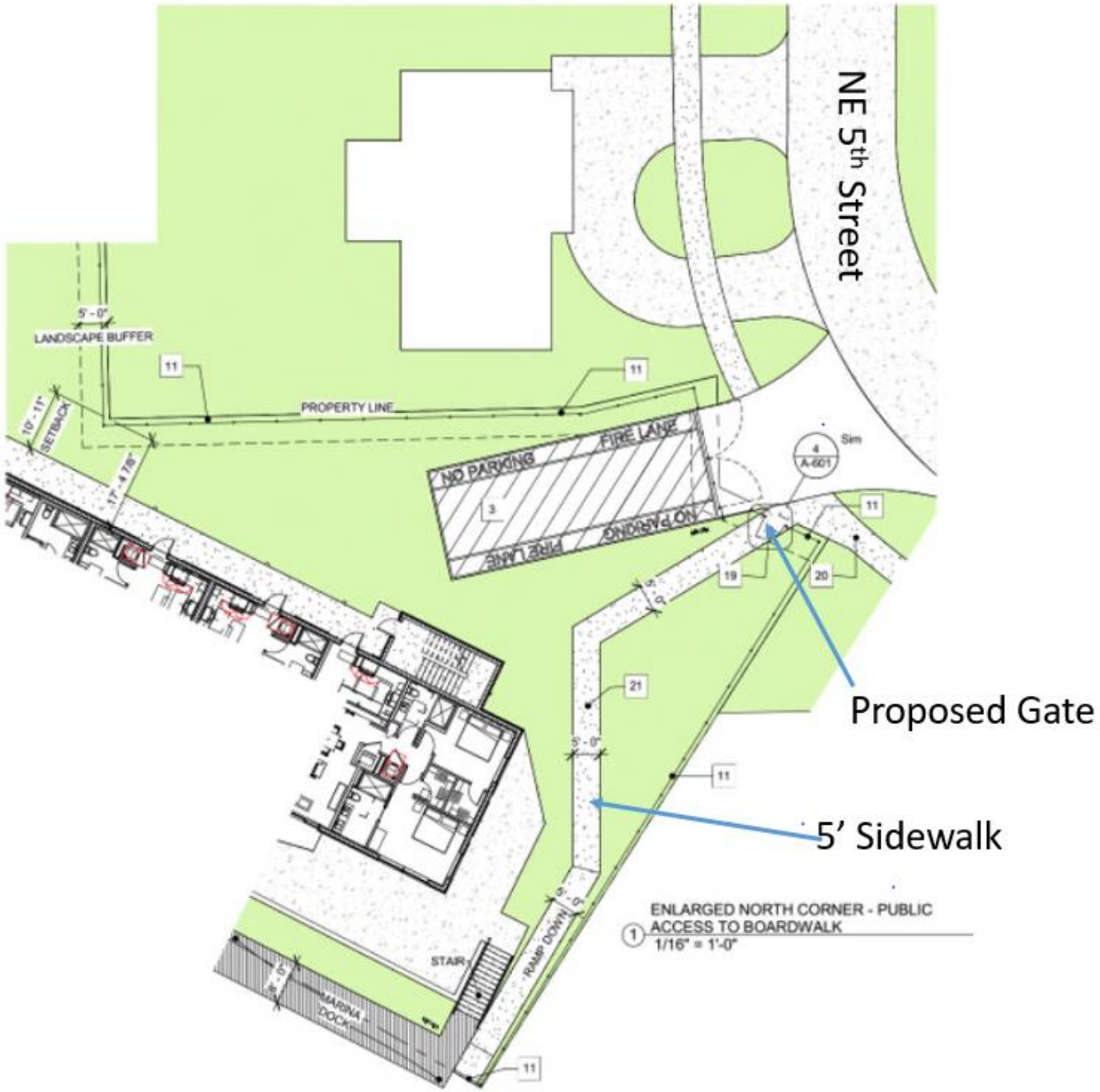


EXHIBIT "M"

LIMITS OF ADA SIDEWALK REPAIRS

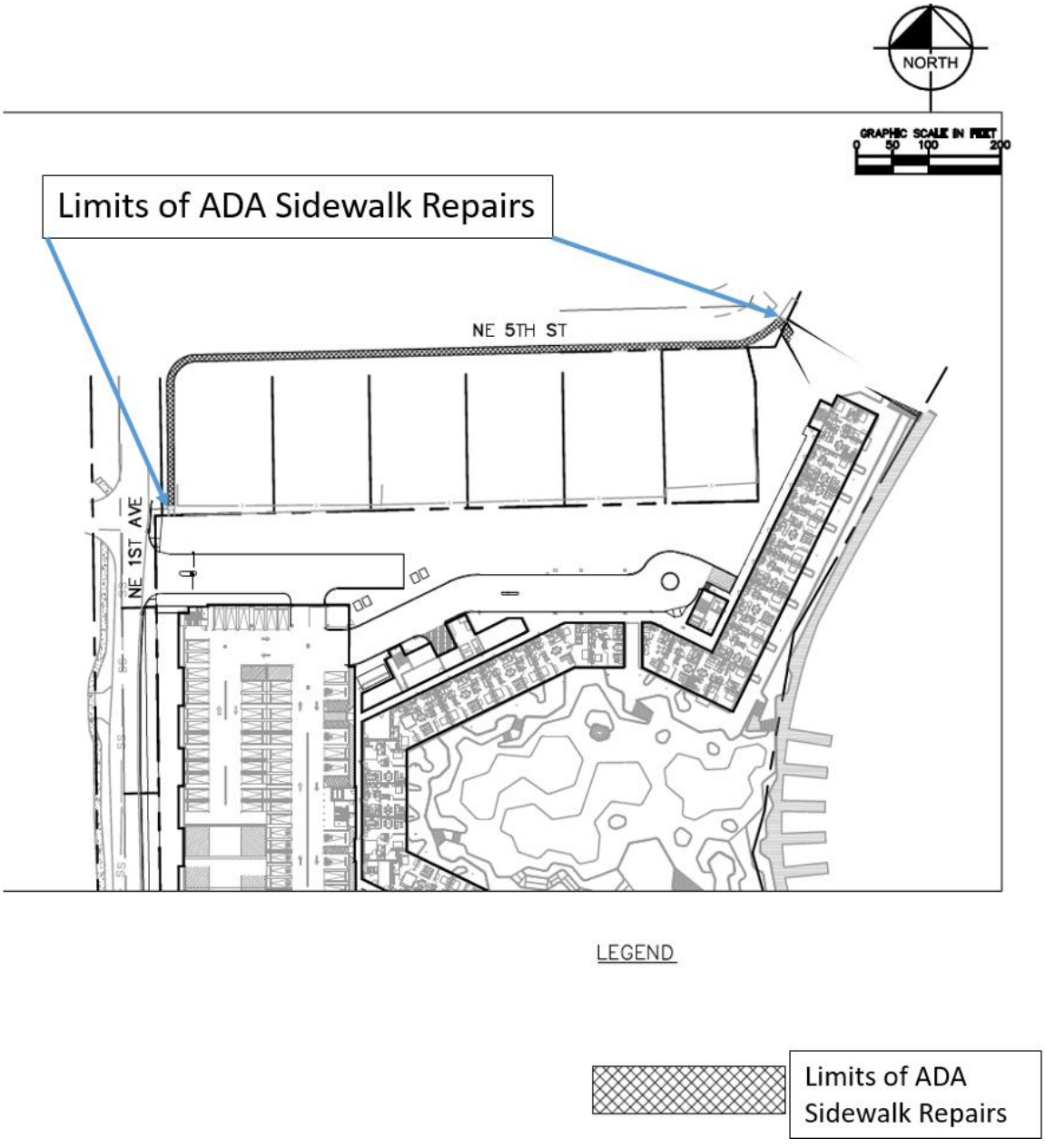


EXHIBIT "N"

SCHEMATIC DRAWING OF VEHICLE TURNAROUND

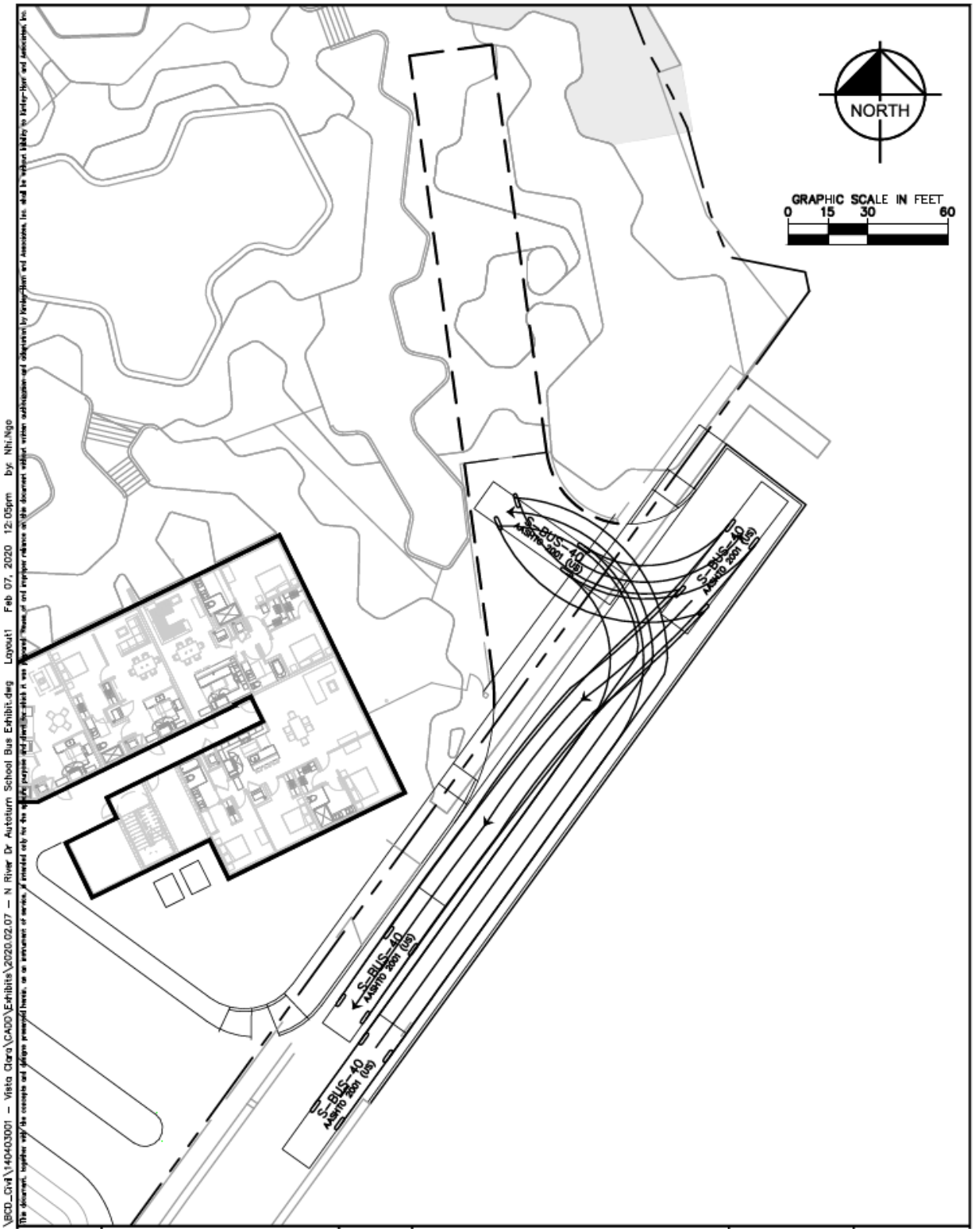


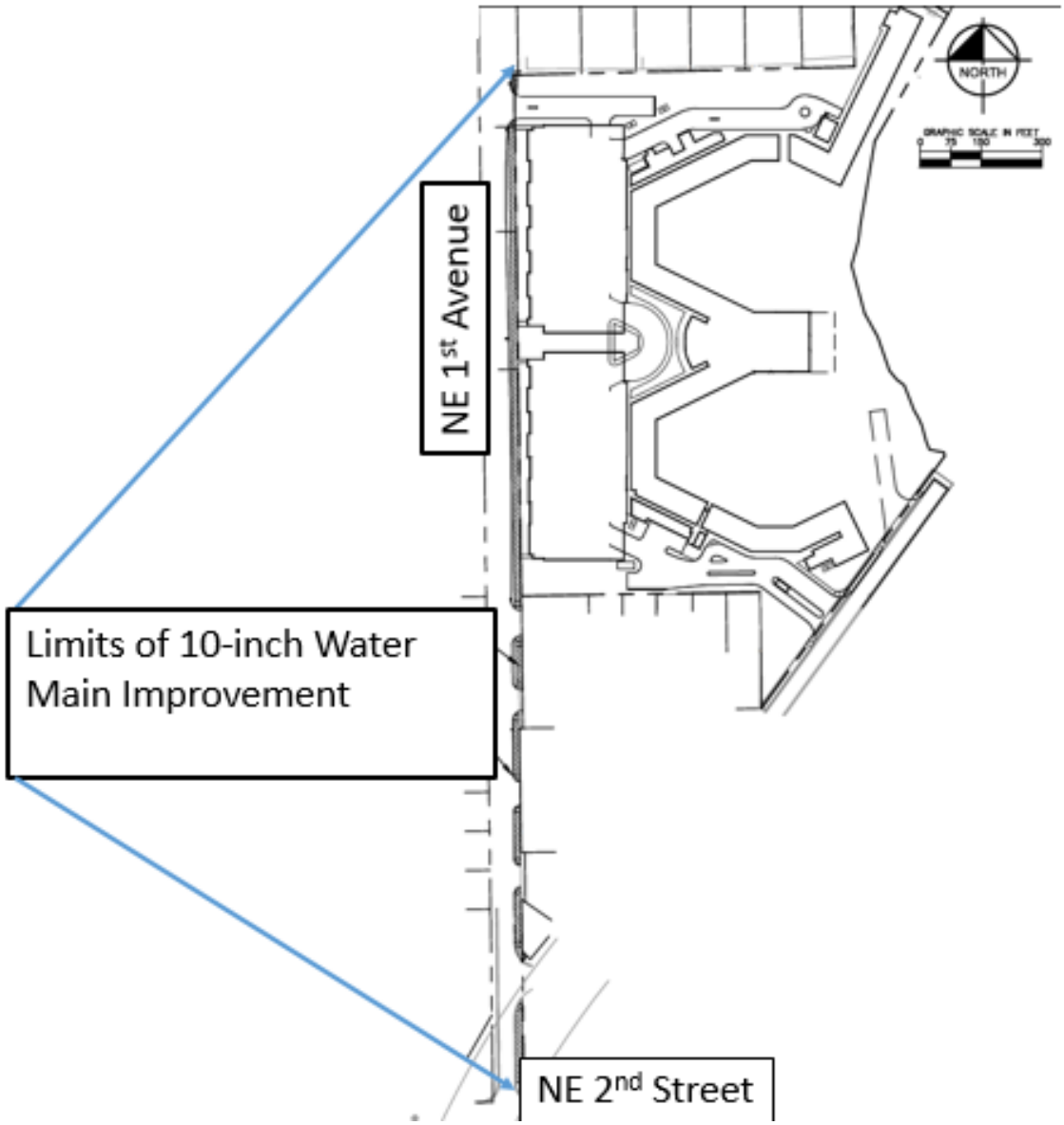
EXHIBIT "O"

DRAFT EASEMENT FOR VEHICLE TURNAROUND

DRAFT

EXHIBIT "P"

LIMITS AND SCHEMATIC DRAWING OF 10-INCH WATER MAIN



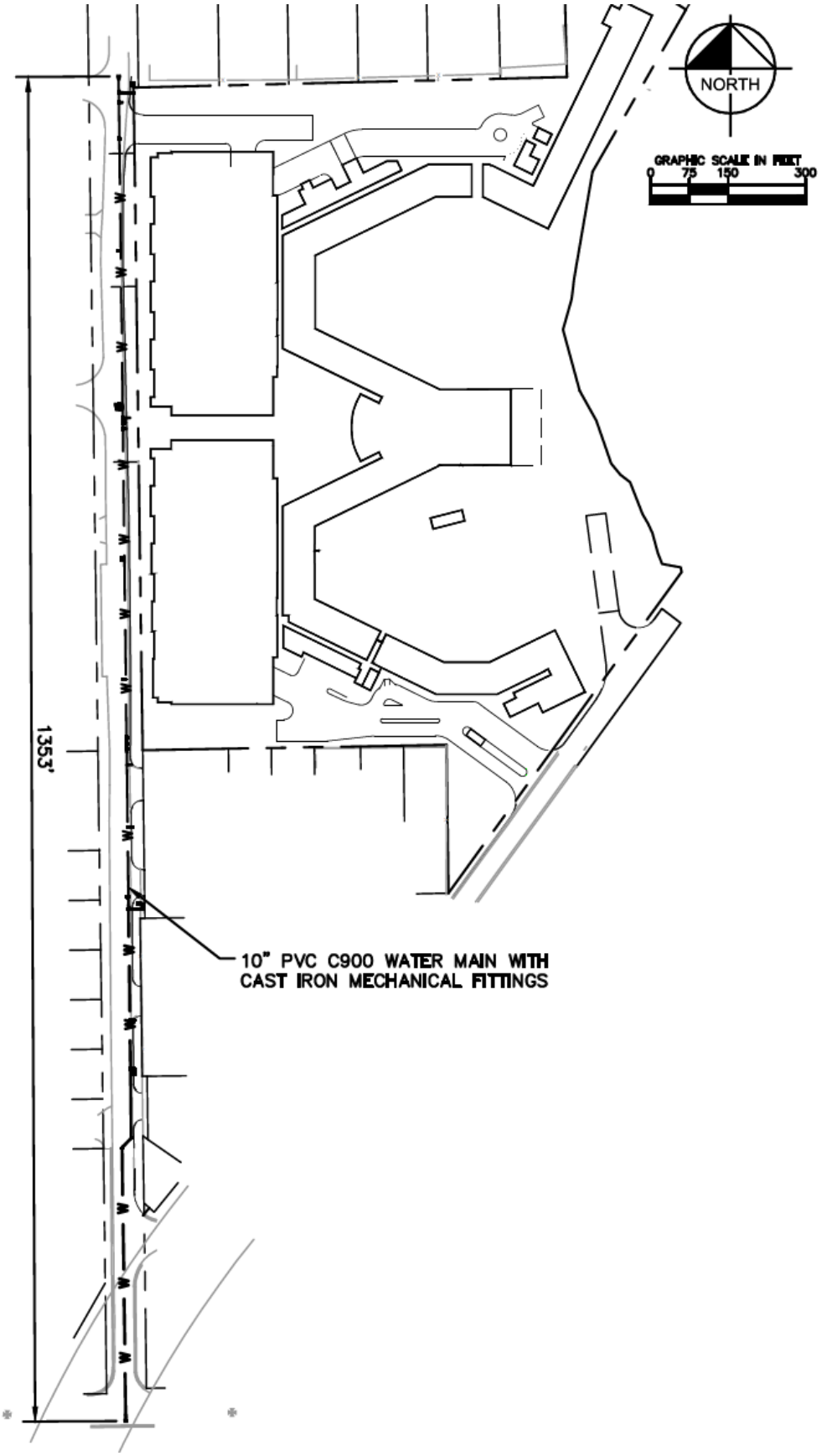

NORTH
GRAPHIC SCALE IN FEET
0 75 150 300
1353'
10" PVC C900 WATER MAIN WITH
CAST IRON MECHANICAL FITTINGS

EXHIBIT "Q"

APPROXIMATE LOCATION OF PUMP STATION

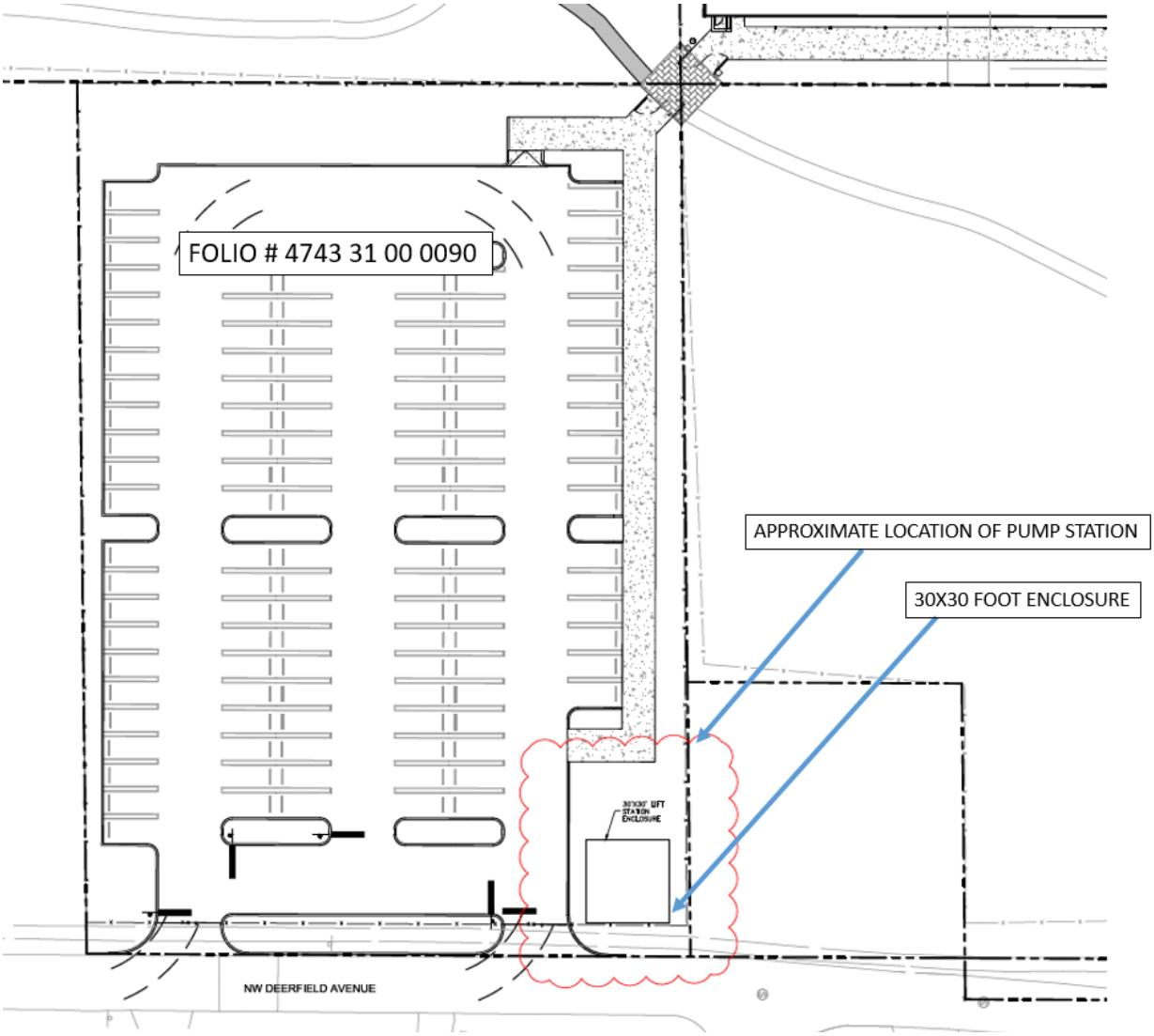
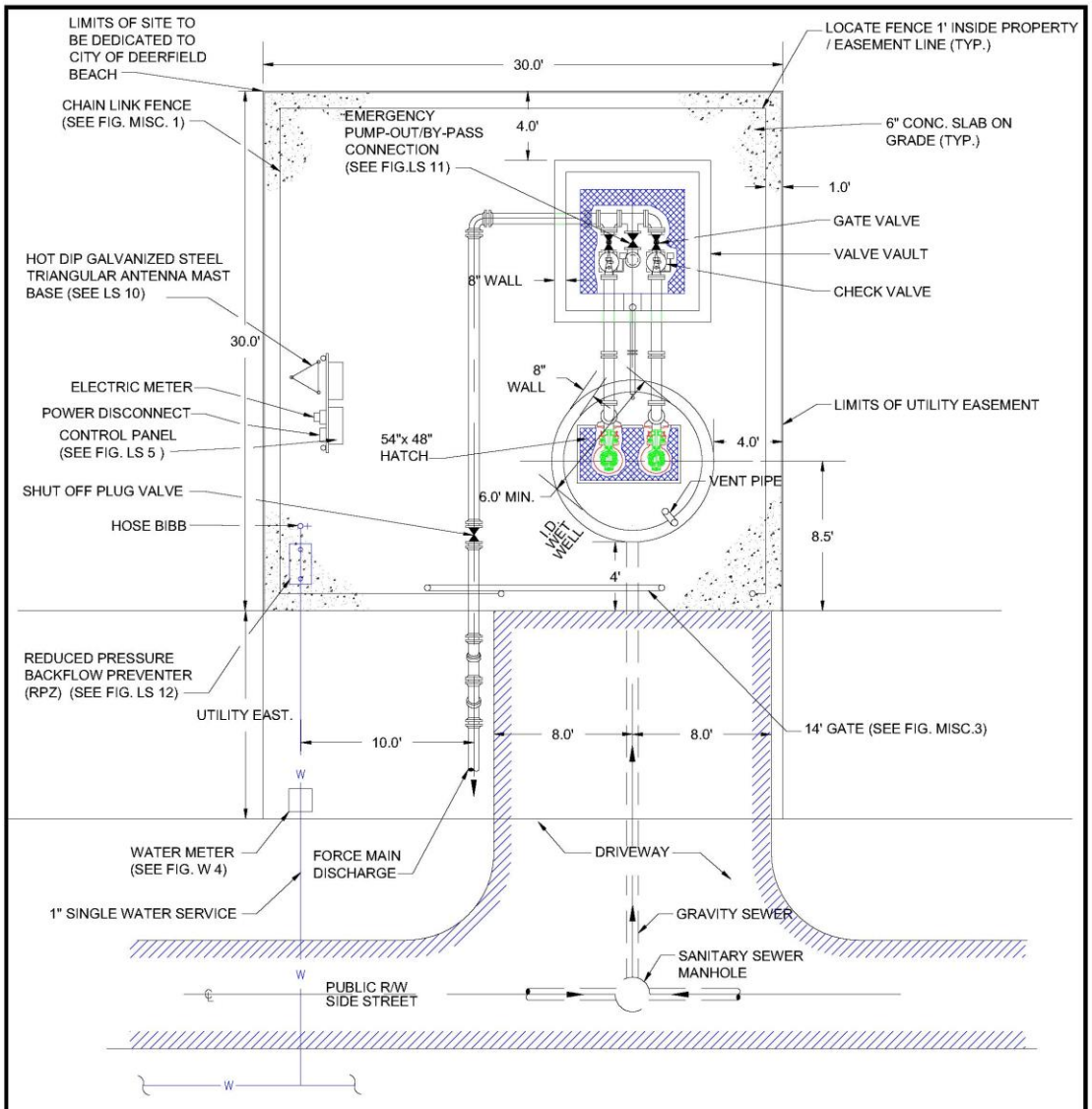


EXHIBIT "R"

SANITARY SEWER PUMP STATION SPECIFICATIONS

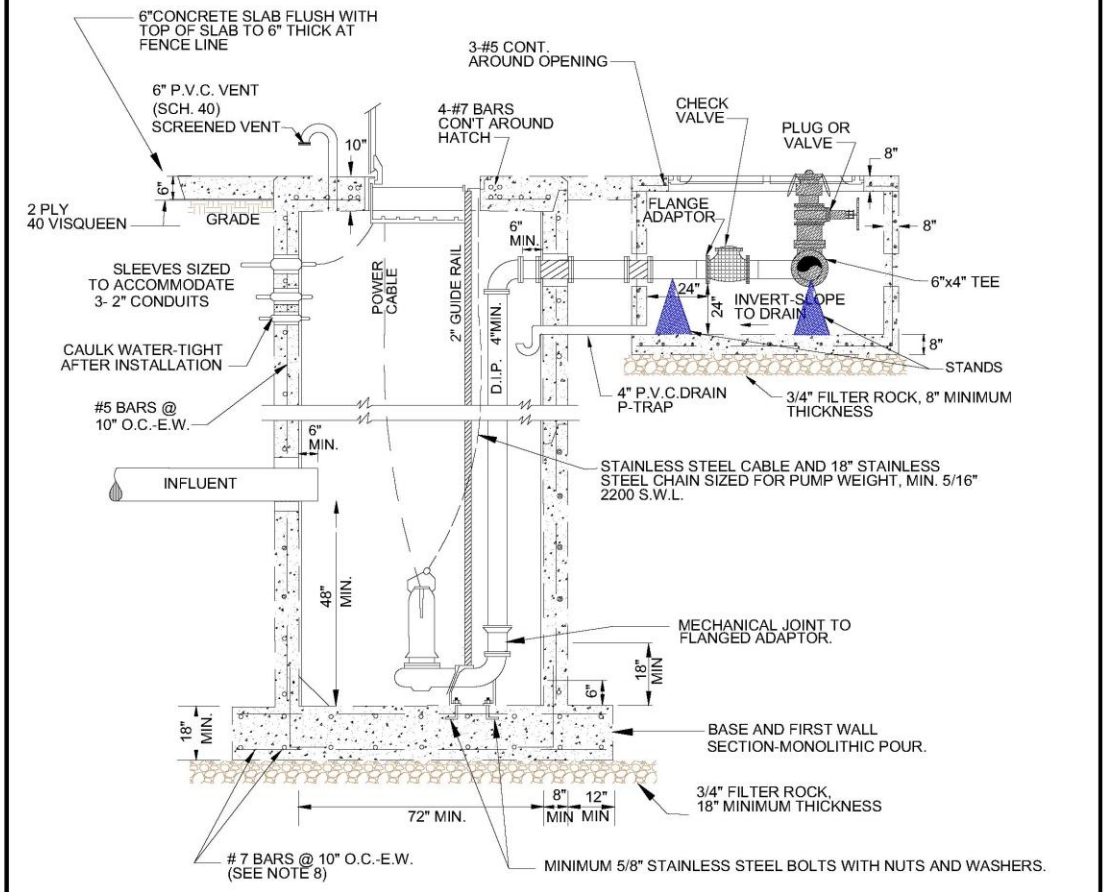
DRAFT



NOTES

1. ENGINEER SHALL PROVIDE A SCALED (1"=20' MIN.) SITE SPECIFIC DETAIL.
2. SITE PLAN TO INCLUDE BENCH MARK AND NORTH ARROW.
3. 16' WIDE DRIVE IN ACCORDANCE WITH CITY DRIVEWAY STANDARDS.
4. LANDSCAPE THE SITE PER CITY LAND DEVELOPMENT CODE.
5. LIFT STATION TO BE SUPPLIED WITH AUXILIARY GENERATOR SET.

City of DEERFIELD BEACH	CITY OF DEERFIELD BEACH ENGINEERING DEPARTMENT	TITLE: DESIGN AND CONSTRUCTION STANDARDS DESCRIPTION: WASTE WATER PUMP STATION TYPICAL SITE PLAN	INDEX NUMBER: LS 1 N T S DATE: 12 - 2013 SHEET 1 OF 1
	DIRECTOR: CHARLES DABRUSCO, P.E. ASSISTANT DIRECTOR: BERNARD BUXTON-TETTEH, P.E.		



NOTES:

1. TWO ROWS OF CONTINUOUS RAM-NEK, ALL EXTERIOR JOINTS SHALL HAVE CONTINUOUS RUBBER NEK, RAM-NEK & ON-SHRINKING GROUT IN ACCORDANCE WITH STANDARD MANHOLE SPECIFICATIONS.
2. INTERIOR OF WET WELL TO BE LINED WITH HDPE THERMAL PLASTIC LINER AS DESCRIBED IN THE LIFT STATION GENERAL REQUIREMENTS.
3. WET WELL PIPING AND VALVE VAULT PIPING TO RECEIVE TWO COATS OF SUPERCOAT AS APPROVED.
4. TYPE II REINFORCED CONCRETE (# 5 BARS @ 10" O.C.-E.W. UNLESS OTHERWISE INDICATED)., 4000 p.s.i.
5. SEE PLAN FOR CORRECT ORIENTATION OF PIPES, VENT AND OTHER FIXTURES.
6. ALL STEEL IN WET WELL SHALL BE STAINLESS STEEL INCLUDING GUIDE BARS, LIFTING CHAIN, CABLE SUPPORTS, CABLE HOLDER & GUIDE BAR BRACKET. (TYPE 316).
7. ADDITIONAL BOTTOM SLAB REINFORCING MAY BE REQUIRED FOR DEPTH >20' AND/OR DIAMETERS >8'.
8. PROVIDE POTABLE WATER TO STATION.
9. WET WELL EXTERIOR AND VALVE BOX INTERIOR AND EXTERIOR SHALL BE COATED WITH SUPERCOAT.

City of DEERFIELD BEACH	CITY OF DEERFIELD BEACH ENGINEERING DEPARTMENT	TITLE: DESIGN AND CONSTRUCTION STANDARDS	INDEX NUMBER: LS 2
	DIRECTOR: CHARLES DABRUSCO, P.E. / ASSISTANT DIRECTOR: BERNARD BUXTON-TETTEH, P.E.	DESCRIPTION: WASTE WATER PUMP STATION PROFILE PLAN	N T S DATE: 12 - 2013 SHEET 1 OF 1

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-440

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

Agenda Date: 8/4/2020

Status: PUBLIC HEARINGS – SECOND READING

In Control: City Commission

Title
P.H. 2020-064: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, 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
Section 316.008(1)(a) authorizes local authorities to regulate or prohibit the stopping, standing, or parking of vehicles on streets and highways within the jurisdiction of the local authority. Section 66-43 of the City Code provides for the administrative charge per vehicle towed by the City where the tow is the result of a violation of a City code section, ordinance, regulation, state law, or where the tow is required as a result of a vehicle accident or the vehicle is inoperative. There currently is no code provision authorizing the towing of vehicles for unpaid parking citations.

Current Activity
As of June 2, 2020, there were 677 Florida registered vehicles with 2 or more outstanding City parking citations for a total of 1,354 unpaid violations, or $88,010 in uncollected revenue. There were 231 Florida registered vehicles with 3 or more outstanding City parking citations that have accumulated 961 unpaid parking violations, or $62,465 in uncollected revenue.

The proposed ordinance will allow the towing vehicles with a minimum of two (2) outstanding parking citations. This will:

(1) improve the revenue recovery efforts of Parking Enforcement;
(2) accelerate the collection rate for unpaid parking citations (*improving the City's revenue stream*);
(3) deter motorists from ignoring the City's Code and Parking regulations throughout the City; and
(4) attempt to change the pattern of behavior that results in unpaid parking violations.

After first reading, changes were made to the Ordinance to clarify that if someone appeals their parking citation, they must win the appeal to not be subject to towing for that citation under the

Ordinance.

Recommendation
Approve the ordinance on second reading.

ORDINANCE NO. 2020/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CITY CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, in an effort to deter violations of parking regulations, the City desires to enact additional enforcement methods.

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. Chapter 66 "Traffic and Vehicles," Article II "Stopping, Standing, Parking," Division 2 "Parking Citation and Penalties" is hereby amended by creating Section 66-44 "Towing," to read as follows:[1]

Chapter 66 – TRAFFIC AND VEHICLES
****
ARTICLE II – STOPPING, STANDING, PARKING
****
DIVISION 2 – PARKING CITATIONS AND PENALTIES
****
Sec. 66-44. - Towing.

(1) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to direct the removal and impoundment of any vehicle in areas where signs have been posted indicating that it is a location from which vehicles will be removed if they are parked illegally.

(2) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to direct the removal and impoundment of any vehicle that is impeding traffic.

(3) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to have a vehicle towed from City regulated parking areas, listed in Section 66-76, as may be amended, under the following conditions:

(a) The vehicle has, on at least 2 prior occasions, been issued parking citations, which the registered owner has failed to ~~respond to by:~~

[1] Additions to existing City Code text are shown in underline. Deletions to existing City Code text are shown in ~~strikethrough~~. Changes between first and second reading are indicated by highlighted text.

Second Reading

i. ~~p~~Pay~~ing~~ the fines and penalties resulting from the parking citations; or

ii. ~~by requesting an~~ Pay the fines and penalties resulting from the loss of an appeal ~~hearing~~ of the parking citation, as provided in Section 66-41 ~~to contest the parking citations~~; and

(b) The registered owner of the vehicle has been given written notice by mail that the vehicle will be subject to being towed if the owner does not pay all of the fines and penalties for all outstanding parking citations for that vehicle.

(4) The City shall maintain a current list of all vehicles that are eligible to be towed pursuant to this section.

(5) If a vehicle is towed pursuant to this Section, the vehicle information shall be forwarded to the Broward County Sheriff's Office.

~~Secs. 66-44–66.47. Reserved.~~
Secs. 66-~~48~~45–66.55. – Reserved.

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. The provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. That this Ordinance shall be effective immediately upon adoption on second reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2020.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

Second Reading

ATTEST:

_____

SAMANTHA L. GILLYARD, CMC, CITY CLERK

Second Reading

ORDINANCE NO. 2020/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CITY CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, in an effort to deter violations of parking regulations, the City desires to enact additional enforcement methods.

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. Chapter 66 "Traffic and Vehicles," Article II "Stopping, Standing, Parking," Division 2 "Parking Citation and Penalties" is hereby amended by creating Section 66-44 "Towing," to read as follows:[1]

Chapter 66 – TRAFFIC AND VEHICLES
****
ARTICLE II – STOPPING, STANDING, PARKING
****
DIVISION 2 – PARKING CITATIONS AND PENALTIES
****
Sec. 66-44. - Towing.

(1) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to direct the removal and impoundment of any vehicle in areas where signs have been posted indicating that it is a location from which vehicles will be removed if they are parked illegally.

(2) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to direct the removal and impoundment of any vehicle that is impeding traffic.

(3) Designated parking enforcement officers or Broward County Deputy Sheriffs are hereby authorized to have a vehicle towed from City regulated parking areas, listed in Section 66-76, as may be amended, under the following conditions:

(a) The vehicle has, on at least 2 prior—occasions, been issued parking citations, which the registered owner has failed to respond to by paying

[1] Additions to existing City Code text are shown in underline. Deletions to existing City Code text are shown in ~~strikethrough.~~

First Reading

the fines and penalties resulting from the parking citations or by requesting an appeal hearing as provided in Section 66-41 to contest the parking citations; and

(b) The registered owner of the vehicle has been given written notice by mail that the vehicle will be subject to being towed if the owner does not pay all of the fines and penalties for all outstanding parking citations for that vehicle.

(4) The City shall maintain a current list of all vehicles that are eligible to be towed pursuant to this section.

(5) If a vehicle is towed pursuant to this Section, the vehicle information shall be forwarded to the Broward County Sheriff's Office.

~~Secs. 66-44–66.47. Reserved.~~
Secs. 66-~~48~~45 –66.55. – Reserved.

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. The provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. That this Ordinance shall be effective immediately upon adoption on second reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2020.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

First Reading

_____

SAMANTHA L. GILLYARD, CMC, CITY CLERK

First Reading

CITY OF DEERFIELD BEACH, FLORIDA
NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that a public hearing will be before the City Commission on **Tuesday, August 4, 2020** at 7:00 p.m. in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida and utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting) to consider the following:

P.H. 2020-064: AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING DIVISION 2 "PARKING CITATIONS AND PENALTIES" OF ARTICLE II "STOPPING, STANDING, PARKING" OF CHAPTER 66 "TRAFFIC AND VEHICLES" OF THE CODE BY CREATING SECTION 66-44 "TOWING" TO PROVIDE FOR THE TOWING OF VEHICLES IN VIOLATION OF PARKING REGULATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Copies of the Ordinances are available for public inspection in the City Clerk's Office, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441. All interested persons are urged to virtually attend the Public Hearing(s), send a representative or express their views by letter.

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

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

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

BY: SAMANTHA GILLYARD, CMC, CITY CLERK

Publish: Sun-Sentinel
Friday, July 24, 2020

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-446

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

Agenda Date: 8/4/2020

Status: PUBLIC HEARINGS – SECOND READING

In Control: City Commission

Title
P.H. 2020-065: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING ARTICLE VII "USE OF CITY RIGHTS-OF-WAY" OF CHAPTER 2 "ADMINISTRATION" TO CONFORM WITH STATE LAW; AMENDING SECTION 2-454 TO PROVIDE FOR ADMINISTRATIVE APPROVAL OF CERTAIN APPLICATIONS FOR USE OF CITY RIGHTS-OF-WAY BY PERSONS OTHER THAN A COMMUNICATIONS SERVICE PROVIDER; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, 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
To promote the public health, safety, aesthetics, and general welfare, the City of Deerfield Beach (the "City") has a substantial and significant public interest in maintaining and protecting its public rights-of-way in a non-discriminatory manner, and requiring that individuals and entities seeking permits to conduct any type of excavation, construction or other activity in the City's public rights-of-way do so in a safe, expeditious, and professional manner with minimal disruption to the public and other users of the City's public rights-of-way.

Section 337.401, Florida Statutes, authorizes municipalities to adopt regulations of telecommunications facilities in the public rights-of-way that are related to the placement or maintenance of facilities in the public rights-of-way, are reasonable and non-discriminatory, and are necessary to the management of the public rights-of-way.

in the 2017 legislative session, the Florida Legislature passed the Advanced Wireless Infrastructure Deployment Act (the "Act"), thereby creating subsection (7) to Section 337.401, Florida Statutes, which establishes a process by which wireless providers may install certain "small wireless facilities" within public rights-of-way under the jurisdiction and control of counties and municipalities. During the 2019 Legislative Session, the Florida Legislature adopted Chapter 2019-131, Laws of Florida (CS/CS/CS SB 1000), amending Section 337.401, Florida Statutes, by providing further limitations and preemptions on local government regulation of communications facilities within public rights-of-ways, including limitations on registration renewal requirements.

Current Activity
The City desires to update its right-of-way regulations for communications facilities consistent with

Chapter 2019-131, Laws of Florida and to provide regulations for administrative approval of certain applications to collocate objects other than communications facilities on a City pole in public rights-of-way.

The enclosed Ordinance amends the City's regulations pertaining to communications facilities in the City's public rights-of-way for consistency with the most recent amendments to Section 337.401, Florida Statutes, and provides for administrative approval of certain applications to collocate objects other than communications facilities on a City pole in public rights-of-way.

Recommendation
Approve Ordinance on Second Reading.

ORDINANCE NO. 2020/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING ARTICLE VII "USE OF CITY RIGHTS-OF-WAY" OF CHAPTER 2 "ADMINISTRATION" TO CONFORM WITH STATE LAW; AMENDING SECTION 2-454 TO PROVIDE FOR ADMINISTRATIVE APPROVAL OF CERTAIN APPLICATIONS FOR USE OF CITY RIGHTS-OF-WAY BY PERSONS OTHER THAN A COMMUNICATIONS SERVICE PROVIDER; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, to promote the public health, safety, aesthetics, and general welfare, the City of Deerfield Beach (the "City") has a substantial and significant public interest in maintaining and protecting its public rights-of-way in a non-discriminatory manner, and requiring that individuals and entities seeking permits to conduct any type of excavation, construction or other activity in the City's public rights-of-way do so in a safe, expeditious, and professional manner with minimal disruption to the public and other users of the City's public rights-of-way; and

WHEREAS, Section 337.401, Florida Statutes, authorizes municipalities to adopt regulations of telecommunications facilities in the public rights-of-way that are related to the placement or maintenance of facilities in the public rights-of-way, are reasonable and non-discriminatory, and are necessary to the management of the public rights-of-way; and

WHEREAS, in the 2017 legislative session, the Florida Legislature passed the Advanced Wireless Infrastructure Deployment Act (the "Act"), thereby creating subsection (7) to Section 337.401, Florida Statutes, which establishes a process by which wireless providers may install certain "small wireless facilities" within public rights-of-way under the jurisdiction and control of counties and municipalities; and

WHEREAS, during the 2019 Legislative Session, the Florida Legislature adopted Chapter 2019-131, Laws of Florida (CS/CS/CS SB 1000), amending Section 337.401, Florida Statutes, by providing further limitations and preemptions on local government regulation of communications facilities within public rights-of-ways, including limitations on registration renewal requirements; and

WHEREAS, the City desires to update its right-of-way regulations for communications facilities consistent with Chapter 2019-131, Laws of Florida and to provide regulations for administrative approval of certain applications to collocate objects other than communications facilities on a City pole in public rights-of-way; and

WHEREAS, the City Commission desires to adopt this Ordinance to amend the City's regulations pertaining to communications facilities in the City's public rights-of-way for consistency with the most recent amendments to Section 337.401, Florida Statutes, and to provide for administrative approval of certain applications to collocate objects other than communications facilities on a City pole in public rights-of-way.

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. Chapter 2 "Administration," Article VII "Use of City Rights-of-Way," is hereby amended to read as follows:[1]

Chapter 2 – ADMINISTRATION

****

ARTICLE VII – USE OF CITY RIGHTS-OF-WAY

****

Sec. 2-452. - Definitions.

For the purposes of this section, the following terms, phrases, words, and abbreviations shall have the meanings given herein, unless otherwise expressly stated. When not inconsistent with the context, words used in the present tense include the future tense; words in the plural number include the singular number; and words in the singular number include the plural number; and the masculine gender includes the feminine gender. "And" and "or" may be read conjunctively or disjunctively. The words "shall" and "will" are mandatory, and "may" is permissive. Unless otherwise expressly stated, words not defined in this section shall be given the meaning set forth in Title 47 of the United States Code, and, if not defined therein, their common and ordinary meaning. References to governmental entities (whether persons or entities) refer to those entities or their successors in authority. If specific provisions of law referred to herein are renumbered, then the reference shall be read to refer to the renumbered provision. References to laws, ordinances or regulations shall be interpreted broadly to cover government actions, however nominated, and include laws, ordinances and regulations now in force or hereinafter enacted or amended.

***

Applicant shall mean any person filing an application for registration.

***

Sec. 2-454. - Application for use of rights-of-way by persons other than a communications services provider, communications facilities provider or pass-through provider.

(a) *Application.* Any person, other than a communications services provider, communications facilities provider or pass-through provider, wishing to place an object under, on, or over a right-of-way or to collocate an object other than a communications facility on a City pole in a right-of-way, shall be required to file an application with the City of Deerfield Beach on a form approved by the city manager or designee, and such application shall be processed, in accordance with this section. The city manager may

[1] Additions to existing City Code text are shown in underline. Deletions to existing City Code text are shown in ~~strikethrough.~~

develop different forms for different types of requests, depending upon the nature and extent of the proposed use of the right-of-way.

Upon a determination by the city manager or his designee that the application for use of the right-of-way is complete, and payment of the applicable fee, if any, the city will process said application.

(b) *City staff review.* Upon certification that the application is complete, the application shall be reviewed by all appropriate city departments as determined as necessary by the city manager or his designee. During this review, the city manager or his designee may determine that additional material is needed from the applicant and shall direct the applicant to provide such additional material or information as is deemed necessary and appropriate by the city manager or his designee.

(c) *City commission review.* After review, ~~of the~~ applications to place an object other than a communications facility under, on, or over a right-of-way ~~as set forth above, the application~~ shall be transmitted to the city commission for review. Such ~~A~~applications for use of the right-of-way for less than a period of 30 days may be approved by resolution of the city commission of the City of Deerfield Beach. Applications for use of the right-of-way in excess of 30 days shall be approved by ordinance of the city commission of the City of Deerfield Beach. Except as otherwise required by law, no other form of approval shall be permitted. Notwithstanding the foregoing, applications to collocate an object other than a communications facility on a City pole in a right-of-way do not require City Commission review or approval, and may be approved by the City Manager or designee.

***

Sec. 2-455. - Registration for placement and maintenance of communications facilities.

(a) *Registration required.* A communications services provider, communications facilities provider or a pass-through provider that desires to place or maintain a communications facility in public rights-of-way in the city shall first register with the city in accordance with this section. Subject to the terms and conditions prescribed in this section, ~~a~~ registrant may place or maintain a communications facility in public rights-of-way upon complying with all permitting and other applicable requirements. ~~A communications services provider, communications facilities provider or a pass-through provider with an existing communications facility in the public rights-of-way of the city as of the effective date of this section shall comply with this section within 60 days from the effective date of this section, including, but not limited to, registration, or be in violation hereof.~~

A registration shall not convey any title, equitable or legal, to the registrant in the public rights-of-way. Registration under this section governs only the placement or maintenance of communications facilities in public rights-of-way. Registration does not excuse a communications services provider from obtaining appropriate access or pole attachment agreements before locating its facilities in the city's public rights-of-way. Registration does not excuse a communications services provider, communications facilities provider or a pass-through provider from complying with all applicable city ordinances, codes or regulations, including this section.

(b) *Registration application.* Each communications services provider, communications facilities provider or pass-through provider that desires to place or maintain a

communications facility in public rights-of-way in the city shall file a single application for registration with the city, which shall include the following information:

(1) Name of the applicant;

(2) Name, address and telephone number of the applicant's primary contact person in connection with the registration and the person to contact in case of an emergency;

(3) Evidence of the insurance coverage required under this section and acknowledgment that ~~registrant~~ applicant has received and reviewed a copy of this section;

(4) ~~A copy of the applicant's certificate of authorization or license to provide communications services, which may be evidenced by the Florida Public Services Commission, FCC or Department of State certificate of authorization number~~ The number of applicant's current certificate of authorization issued by the Florida Public Services Commission, the FCC, or the Department of State, if any;

(5) A statement of whether the applicant is a pass-through provider as defined in Section 337.401(6)(a)1., Florida Statutes; and ~~If the applicant is a corporation, proof of authority to do business in the State of Florida, which may be satisfied by providing the number of the corporate certification from the state; and~~

(6) The applicant's federal employer identification number. ~~A security fund in accordance with this article.~~

(c) *Processing.* The city manager, or designee, shall review the information submitted by the applicant. If the applicant submits information in accordance with subsection (b) above, the registration shall be effective and the city shall notify the applicant of the effectiveness of registration in writing. If the city determines that the information has not been submitted in accordance with subsection (b) above, the city shall notify the applicant of the non-effectiveness of registration, and reasons for the non-effectiveness, in writing~~. The city shall so reply to an applicant~~ within 30 days after receipt of the application. ~~registration information from the applicant~~.

(d) *Cancellation of registration.* A registrant may cancel a registration upon written notice to the city stating that it will no longer place or maintain any communications facilities in public rights-of-way within the city and will no longer need to obtain permits to perform work in public rights-of-way. A registrant cannot cancel a registration if the registrant continues to place or maintain any communications facilities in public rights-of-way.

(e) *Registration shall be nonexclusive.* Registration shall not in itself establish any right to place or maintain or priority for the placement or maintenance of a communications facility in public rights-of-way within the city, but shall establish for the registrant a right to apply for a permit, if permitting is required by the city. Registrations are expressly subject to any future amendment to or replacement of this section and further subject to any additional city's ordinances, as well as any state or federal laws that may be enacted.

(f) *Renewal of registration.* A registrant shall renew its registration with the city by April 1 ~~of even numbered~~ every five years in accordance with the registration requirements in this section~~, except that a registrant that initially registers during the even numbered year~~

~~when renewal would be due or the odd numbered year immediately preceding such even numbered year shall not be required to renew until the next even numbered year~~. If no information in the then-existing registration has changed, the renewal may state that no information has changed. Failure to renew a registration may result in the city restricting the issuance of additional permits until the communications services provider, communications facilities provider or pass-through provider has complied with the registration requirements of this article.

(g) *Registration updates.* Within ~~30~~90 days of any change in the information required to be submitted pursuant to subsection (b) above, a registrant shall provide updated information to the city.

****

Sec. 2-456. - Permit requirements and conditions for work in rights-of-way.

****

(2) *Permit not required.* A registrant shall be allowed to perform the following limited work within the public rights-of-way without ~~first~~ obtaining a permit~~:~~ ~~provided that such proposed limited work does not involve excavation, or the closure of a sidewalk or vehicle lane:~~

a. Routine maintenance, the performance of service restoration work on existing facilities, or repair work, including, but not limited to, emergency repairs of existing facilities or extensions of such facilities for providing communications services to customers, ~~or emergency maintenance,~~ subject to the notification provisions of this article;

b. Replacement of existing wireless facilities with wireless facilities that are substantially similar or of the same or smaller size; or

c. Installation, placement, maintenance, or replacement of micro wireless facilities that are suspended on cables strung between existing utility poles in compliance with applicable codes by or for a communications services provider authorized to occupy the rights-of-way and who is remitting taxes under F.S. ch. 202. However, the City may require an initial letter from or on behalf of registrant, which is effective upon filing, attesting that the micro wireless facility dimensions comply with the limits of Section 337.401(7), Florida Statutes.

Notwithstanding this subsection (2), the City may require a permit for work that involves excavation, closure of a sidewalk, or closure of a vehicular lane or parking lane, unless the provider is performing service restoration on an existing facility and the work is done in compliance with the 2017 edition of the Florida Department of Transportation Utility Accommodation Manual. The City may require notice of such work within 30 days after restoration and may require an after-the-fact permit for work that would otherwise have required a permit.

***

Sec. 2-459. - Insurance, indemnification, and construction bond ~~and security fund~~.

***

~~(d) *Security fund.* At or prior to the time a registrant receives its first permit to place or maintain a communications facility in public rights-of-way after the effective date of this section, the registrant may be required to file with the city, for city approval, an annual bond, cash deposit or irrevocable letter of credit in the sum of $25,000.00 having as a surety a company qualified to do business in the State of Florida, and acceptable to the city manager or designee, which shall be referred to as the "security fund." The security fund shall be conditioned on the full and faithful performance by the registrant of all requirements, duties and obligations imposed upon registrant by the provisions of this section. The bond or guarantee shall be furnished annually or as frequently as necessary to provide a continuing guarantee of the registrant's full and faithful performance at all times. In the event a registrant fails to perform its duties and obligations imposed upon the registrant by the provisions of this section, subject to section 2-460 below, there shall be recoverable, jointly and severally from the principal and surety of the bond, any damages or loss suffered by the city as a result, including the full amount of any compensation, indemnification or cost of removal or abandonment of any property of the registrant, plus a reasonable allowance for attorneys' fees, up to the full amount of the security fund. The city may in its reasonable discretion accept a corporate guarantee of the registrant or its parent company, if the registrant is a publicly traded company and maintains an insurance rating of no less than A.~~

***

Sec. 2-463. - Pass-through provider fees and charges.

(a) Pass-through providers shall pay to the city on an annual basis an amount equal to $500.00 per linear mile or portion thereof of communications facilities placed and/or maintained in the city's public rights-of-way.

(b) The amounts charged pursuant to this section shall be based on the linear miles of city rights-of-way where communications facilities are placed, not based on a summation of the lengths of individual cables, conduits, strands or fibers.

(c) Pass-through providers may be required to provide an annual notarized statement identifying the total number of linear miles of pass-through facilities in the City’s rights-of-way. Upon request from the City, a pass-through provider must provide reasonable access to maps of pass-through facilities located in the City’s rights-of-way.

(~~c~~d) Any annual amount charged shall be reduced for a prorated portion of any 12-month period during which the pass-through provider remits taxes imposed by the city pursuant to F.S. ch. 202, as may be amended from time to time.

(~~d~~e) Annual payments shall be due and payable on March 1 of each year. Fees not paid within ten days after the due date shall bear interest at the rate of one percent per month from the date due until paid. The acceptance of any payment required hereunder by the city shall not be construed as an acknowledgement that the amount paid is the correct amount due, nor shall such acceptance of payment be construed as a release of any claim which the city may have for additional sums due and payable. All fee payments shall be subject to audit by the city, and assessment or refund if any payment is found to be in error. If such audit results in an assessment by and an additional payment to the city, such additional

payment shall be subject to interest at the rate of one percent per month until the date payment is made.

(~~e~~f) If the payments required by this section are not made within 90 days after the due date, the city may withhold the issuance of any permits to the registrant until the amount past due is paid in full.

***

Section 3. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. The provisions of this Ordinance are declared to be severable, and, if any section, sentence, clause and/or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand despite the invalidity of any part.

Section 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code of the City of Deerfield Beach, and that the sections of this Ordinance may be renumbered to accomplish such intent.

Section 6. That this Ordinance shall be effective immediately upon adoption on second reading.

PASSED 1ST READING ON THIS _____ DAY OF _____, 2020.

PASSED 2ND READING ON THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA L. GILLYARD, CMC, CITY CLERK

CITY OF DEERFIELD BEACH, FLORIDA
NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that a public hearing will be before the City Commission on **Tuesday, August 4, 2020** at 7:00 p.m. in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida and utilizing communications media technology with some elected officials and City staff participating through video conferencing via Zoom (virtual meeting) to consider the following:

P.H. 2020-065: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING ARTICLE VII "USE OF CITY RIGHTS-OF-WAY" OF CHAPTER 2 "ADMINISTRATION" TO CONFORM WITH STATE LAW; AMENDING SECTION 2-454 TO PROVIDE FOR ADMINISTRATIVE APPROVAL OF CERTAIN APPLICATIONS FOR USE OF CITY RIGHTS-OF-WAY BY PERSONS OTHER THAN A COMMUNICATIONS SERVICE PROVIDER; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Copies of the Ordinances are available for public inspection in the City Clerk's Office, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441. All interested persons are urged to virtually attend the Public Hearing(s), send a representative or express their views by letter.

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

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

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

BY: SAMANTHA GILLYARD, CMC, CITY CLERK

Publish: Sun-Sentinel
Friday, July 24, 2020

Deerfield Beach
Florida

City of Deerfield Beach

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

Face Sheet
File Number: I.D. 2019-8

Agenda Date: 8/4/2020

Status: PUBLIC HEARINGS – SECOND READING

In Control: City Commission

Title
P.H. 2020-057: ORDINANCE 2020/ - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LARGE SCALE CORRECTIVE LAND USE PLAN AMENDMENT TO AMEND THE BOUNDARIES AND DENSITY OF THE CENTURY VILLAGE DASHED LINE AREA ON THE CITY OF DEERFIELD BEACH FUTURE LAND USE (FLU) MAP FOR CONSISTENCY WITH COUNTY'S FUTURE LAND USE MAP AND THE DENSITY THAT EXISTS WITHIN THE CENTURY VILLAGE COMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(First Reading approved on August 20, 2019)*

Recommended Action
Commission to vote on Ordinance

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

Background/History
This is the second reading (adoption) of a request is to make a corrective amendment to the number of dwelling units and maximum allowable density within the dashed line area, as depicted on the City's Future Land Use Map, around an existing age restricted (55+) multi-family residential community, Century Village.

Review History
On August 1, 2019, the Planning and Zoning Board voted to recommend approval of this item to the City Commission.

On August 20, 2019, the City Commission approved the transmittal of LUPA Application #63A to Broward County on first reading. The item was concurrently transmitted to State reviewing agencies with the companion Broward County Land Use Plan Amendment application. No comments or objections to the proposed amendment were received by any State agencies.

On April 21, 2020, the Broward County Board of County Commissioners voted to approve the adoption of the land use plan amendment application (County Ordinance # 2020-18).

Current Activity
There are no new dwelling units or development being proposed with this amendment. The intent is to correct the boundary area and allowable density (dwelling units per acre) within the dashed line area to match the number of dwellings that already exist in Century Village.

During the land use plan amendment process for the Sandpiper Pointe property (LUPA #60A), it was discovered that the boundaries of the dashed line area on the City's Future Land Use Map do not correspond with the boundaries of the dashed line area on Broward County's Future Land Use Map.

The City's map includes an approx. 14.85 acre parcel with a Commercial land use designation (Century Plaza Shopping Center) in the northeast portion of the boundary area and an approx. 8.2 acre parcel with a Community Facility land use designation (Deerfield Beach Fire Rescue Station 66) in the western portion of the boundary area (refer to Exhibit A). Removing these two portions from within the dashed line area (refer to Exhibit B) will correspond with the County's future land use map.

Additionally, the overall allowable density within the dashed line area, 11.3 dwelling units per acre, does not match the density of what was constructed, and only permits a maximum, of 7,926 dwelling units. With a total of 8,508 existing dwelling units and a total area of 676.4 acres, the density within the dashed line area is 12.58 dwelling units per acre. Therefore, the overall density within the dashed line area is being amended to 12.58 dwelling units per acre on both the City and County maps to match the density that has been constructed.

ORDINANCE NO. 2020/

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LARGE SCALE CORRECTIVE LAND USE PLAN AMENDMENT TO AMEND THE BOUNDARIES AND DENSITY OF THE CENTURY VILLAGE DASHED LINE AREA ON THE CITY OF DEERFIELD BEACH FUTURE LAND USE (FLU) MAP FOR CONSISTENCY WITH COUNTY'S FUTURE LAND USE MAP AND THE DENSITY THAT EXISTS WITHIN THE CENTURY VILLAGE COMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Land Use Plan Amendment Application #63A (the "Corrective LUPA Application") has been submitted to amend the boundaries and density of the Century Village Dashed Line Area on the City Future Land Use (FLU) Map (the "Dashed Line Area") for consistency with County's Future Land Use Map and to increase the density from 11.3 dwelling units per acre to 12.58 units per acre for consistency with the density that already exists within the Century Village community, as more particularly described in the file and backup to this Ordinance; and

WHEREAS, during the land use plan amendment process for the Sandpiper Pointe property (LUPA #60A), it was discovered that the boundaries of the Dashed Line Area on the City's Future Land Use Map do not correspond with the boundaries of the dashed line area on Broward County's Future Land Use Map; and

WHEREAS, the Corrective LUPA Application removes from the Dashed Line Area: (i) an appx. 14.85 acre parcel with a Commercial land use designation (Century Plaza Shopping Center) in the northeast portion of the boundary area, and (ii) an appx. 8.2 acre parcel with a Community Facility land use designation (Deerfield Beach Fire Rescue Station 66) in the western portion of the boundary area to correspond with the County's Future Land Use Map; and

WHEREAS, on August 1, 2019, the Planning and Zoning Board voted to recommend approval of the Corrective LUPA Application to the City Commission; and

WHEREAS, pursuant to Florida Statutes, City staff has conducted the necessary planning review required for amendments to the Land Use Plan and the City Commission has conducted the required duly advertised public hearing; and

WHEREAS, the City Commission, after review of the recommendations of the Director of Planning and Development Services, the Local Planning Agency, comments made at a public hearing, and careful consideration of the issues, finds that there is sufficient data, analysis and support for the Corrective LUPA Application and finds that the proposed Land Use Plan Amendment is consistent with the goals, objectives and policies of the Future Land Use Element and the Comprehensive Plan and is compatible with surrounding development.

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 made a part hereof.

Section 2. The City of Deerfield Beach hereby approves the Corrective LUPA Application and hereby amends the City's Future Land Use Map consistent with the Corrective LUPA Application.

Section 3. The Corrective LUPA Amendment shall be effective 31 days after the state land planning agency notifies the City that the plan amendment package is complete, or as otherwise provided by law, at which time the Future Land Use Plan of the City of Deerfield Beach shall be revised accordingly.

Section 4. 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 5. If any word, phrase, clause, sentence, or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 6. This Ordinance shall take effective immediately upon adoption on Second Reading.

PASSED AND ADOPTED ON FIRST READING THIS 20TH DAY OF AUGUST, 2019.

PASSED AND ADOPTED ON SECOND READING THIS ___ DAY OF _____, 2020.

CITY OF DEERFIELD BEACH

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Deerfield Beach
Florida

PUBLIC HEARING NOTICE

July 24, 2020

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:

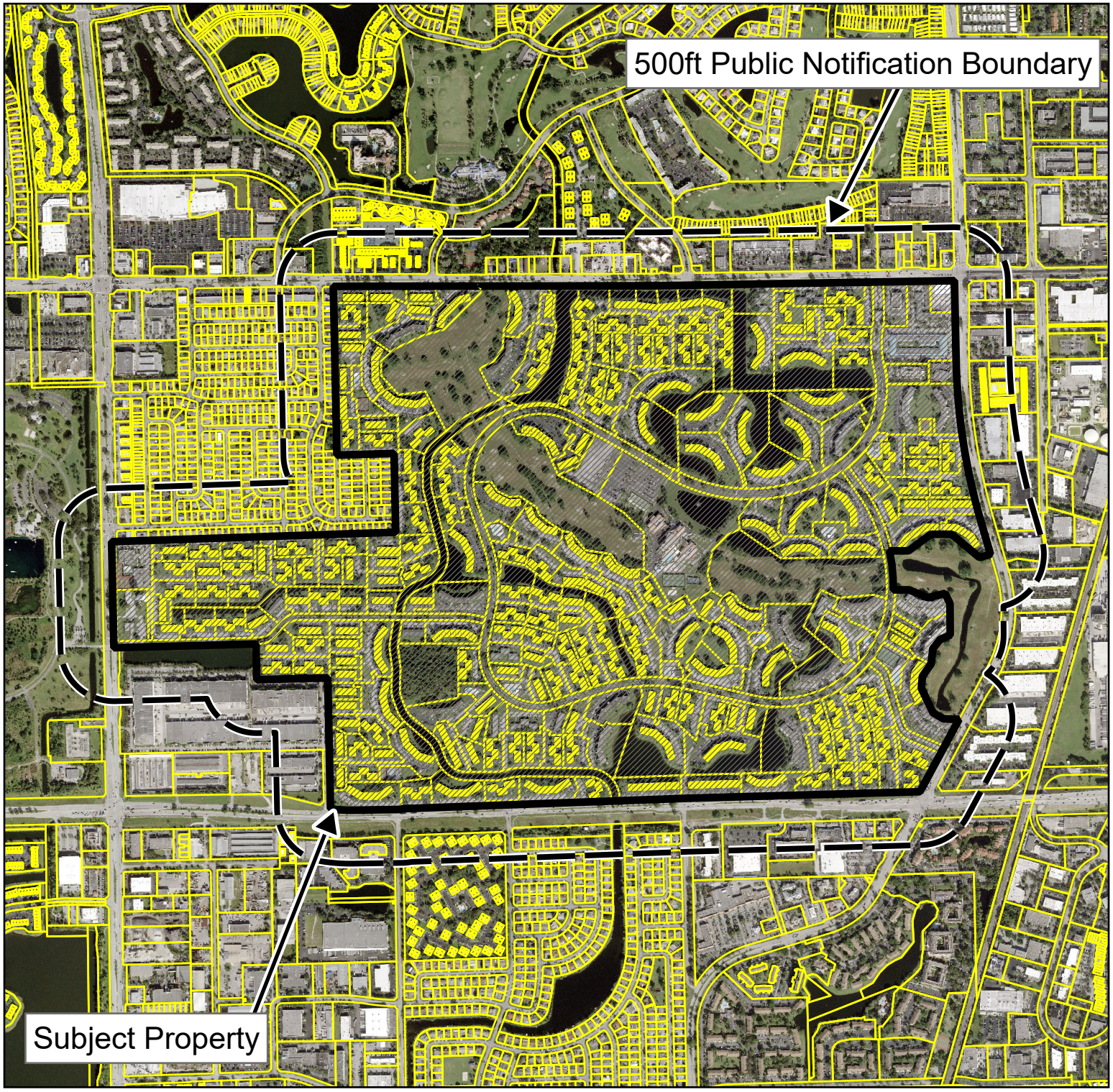
P.H. 2020-057: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A LARGE SCALE CORRECTIVE LAND USE PLAN AMENDMENT TO AMEND THE BOUNDARIES AND DENSITY OF THE CENTURY VILLAGE DASHED LINE AREA ON THE CITY OF DEERFIELD BEACH FUTURE LAND USE (FLU) MAP FOR CONSISTENCY WITH COUNTY'S FUTURE LAND USE MAP AND THE DENSITY THAT EXISTS WITHIN THE CENTURY VILLAGE COMMUNITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

A public hearing will be held on **TUESDAY, AUGUST 4, 2020,** at **7:00 p.m.** in the City Hall Commission Chambers. All interested parties may appear in person, or online or by phone via Zoom, to offer evidence in support of or against the proposal. Further information may be obtained at www.deerfield-beach.com/agendas or from the Planning & Development Services Department during business hours in City Hall, 150 N.E. 2nd Avenue, Deerfield Beach, FL 33441, phone: (954) 480-4206.

At said meeting interested persons may appear and be heard with respect to the public hearing. Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this hearing would need a record of the proceedings, and 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/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.

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.

Samantha Gillyard, CMC, City Clerk



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Public Hearing Notice Map

Land Use Plan Amendment #63A

Century Village Dashed Line Area

W. Hillsboro Blvd, Military Trail, S.W. 10th Street, S. Powerline Rd.

Deerfield Beach
Florida

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

0 910 1,820
Feet

DUNAY
MISKEL
BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Heather Jo Allen
Lauren G. Odom
Zach Davis-Walker

APPLICATION FOR AMENDMENT TO THE LAND USE PLAN

Century Village

Dashed Line Area Amendment

City of Deerfield Beach

May 23, 2019
Revised: June 18, 2019

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

1. TRANSMITTAL INFORMATION

A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

To be provided.

B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

City of Deerfield Beach
Steve Graham, Assistant Director
Planning & Development Services Department
150 NE 2nd Ave.
Deerfield Beach, FL 33441
Phone: 954-480-4259
Fax: 954-422-5816
Email: sgraham@deerfield-beach.com

C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

To be provided.

D. Description of public notification procedures followed for the amendment by the local government.

The City of Deerfield Beach will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper.

E. Whether the amendment is one of the following:
***Development of Regional Impact**
***Small scale development activity (Per Florida Statutes)**
***Emergency (please describe on separate page)**
***Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The amendment does not meet any of the above criteria.

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

City of Deerfield Beach
Eric Power, Director
Planning & Development Services Department
150 NE 2nd Ave.
Deerfield Beach, FL 33441
Phone: 954-480-4206
Fax: 954-422-5816
Email: Epower@deerfield-beach.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Same as the applicant.

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

This City initiated request applies to multiple individual property owners and homeowners associations within the subject area. As the amendment is corrective and administrative in nature, the details of every property owner are not considered necessary for this application. All property owners within the amendment area will be notified of the application as part of the City's public notification processes for this request.

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

This request is to amend the number of dwelling units and maximum allowable density within the dashed line area around an existing age restricted (55+) multi-family residential community, Century Village. The Century Village community was constructed in the 1970's with over 8,000 dwelling units. Recently, it was discovered that the boundaries of the dashed line area on the City's Future Land Use Map do not correspond with the boundaries of the dashed line area on Broward County's Future Land Use Map. The City's map includes an approx. 14.85 acre parcel with a Commercial land use designation (Century Plaza Shopping Center) in the northeast portion of the boundary area and an approx. 8.2 acre parcel with a Community Facility land use designation (Deerfield Beach Fire Rescue Station 66) in the western portion of the boundary area. These two portions of the dashed line area need to be removed to match the boundaries of the dashed line area on the County's map. Removing the two portions described above from within the dashed line area reduces the total gross acres to 676.4, corresponding with the total gross acres on the County's future land use map.

Additionally, the overall allowable density within the dashed line area, 11.3 dwelling units per acre, does not match the density of what was constructed, and only permits a maximum, of 7,926 dwelling units. With a total of 8,508 existing dwelling units and a total area of 676.4 acres, the density within the dashed line area is 12.58 dwelling units per acre. Therefore, the overall density within the dashed line area is being amended from 11.3 dwelling units per acre to 12.58 dwelling units per acre, to match the density that has been constructed. There are no

new dwelling units or site modifications being proposed with this amendment. The intent is to correct the boundary area and allowable density within the dashed line area to match what is already existing on site.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Property is generally located on the south side of Hillsboro Blvd. and north of SW 10th St. between Military Trail and Powerline Rd. within the municipal boundaries of the City of Deerfield Beach. The dashed line are encompasses a total of 676.4 gross acres.

B. Sealed survey, including legal description of the area proposed to be amended.

A survey is not required for this application.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

A locational map showing the boundaries of the existing dashed line area is attached as Exhibit A.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The current land use designations within the dashed line area are Residential, Moderate (10 Du/acre), Recreation Open Space, Recreation Commercial, Commercial and Community Facility. The amendment will remove the parcels with the Commercial and Community Facility land use designations, leaving only the Residential Moderate, Recreation Open Space and Recreation Commercial land use designations in place. A map showing the existing boundaries of the dashed line area and overall density is attached as Exhibit A and a map showing the proposed boundaries of the dashed line area and revised overall density is attached as Exhibit B.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Property.

C. Existing use of amendment site and adjacent areas.

Subject Property: The existing uses within the dashed line area are age restricted (55+) multi-family residential, golf course, shopping center and fire station.

Adjacent Properties:

North	Commercial & Residential
South	Commercial & Residential
East	Commercial, Residential & Office/Industrial
West	Residential & Industrial

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The only changes to the uses within the dashed line area will be to remove the commercial and community facility uses from within the boundary area. The number of dwelling units on site will not change, remaining at 8,508; only the overall allowable density will be amended to match with what has been constructed on site.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

Per the adopted Future Land Use Map, the maximum allowable density within the dashed line area is 11.3 dwelling units per acre, allowing a total of 7,926 dwelling units.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

Per the City's Comprehensive Plan, the level of service for potable water is 175 gallons per person per day for average annual residential service and 224 gallons per person per capita on an average day basis. The City's 10 Year Water Supply Facilities Plan was adopted on August 8, 2015.

2. **Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

   Potable water is currently supplied to the Property by the City's and BCWWS District 2 wellfields and the City West WTP. The total capacity of the West WTP is 21 MGD. The capacity of the West WTP currently exceeds demand by almost 10 MGD. The City obtains raw water from the surficial Biscayne Aquifer and the confined Floridian Aquifer. Raw water withdrawals are permitted by the SFWMD under Water Use Permit No. 06-00082-W, which expires on March 14, 2029.

3. **Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

   There is no impact on the potable water demand resulting from this amendment as it does not include the addition of any new dwelling units or square footage of non-residential uses.

4. **Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

   See Attached Exhibit C (Water & Drainage Letter).

B. Sanitary Sewer Analysis

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

   Per the City's Comprehensive Plan, the level of service adopted for the City's service area is 126 gallons average annual daily flow per capita of permanent population.

2. **Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

   The North Regional Wastewater Treatment Plant ("NRWWTP") serves the Property. The NRWWTP was originally constructed in 1974 with a treatment capacity of 20 MGD. The plant has since been expanded to its current permitted capacity of 95 MGD average daily flow. The facility's operating permits number with FDEP is FL0031771. Based on current plant projections in demand in the Broward Comprehensive Plan, the improved NRWWTP is projected to meet the needs of its service area through 2040. In the 2030 planning horizon, demand is anticipated to be 89 MGD average daily flow, leaving 6 MGD excess capacity.

3. **Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

   There is no impact on the sanitary sewer demand resulting from this amendment as it does not include the addition of any new dwelling units or square footage of non-residential uses.

4. **Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

   See attached Exhibit D (Wastewater Letter.)

C. Solid Waste Analysis

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

   According to the City's Comprehensive Plan, the adopted level of service for solid waste is 5.4 pounds per capita per day for collection and 7 pounds per day for disposal.

2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

   The Property is served by the Central Disposal Sanitary Landfill (CDSL). CDSL is a Class I landfill, meaning that it receives an average of 20 tons or more of solid waste per day, and is owned and operated by a subsidiary of Waste Management Inc. The existing design capacity is 75,000,000 tons; current demand is 1,500,000 tons/year; and available capacity is 25,265,000 tons.

3. **Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

   There is no impact on the solid waste demand resulting from this amendment as it does not include the addition of any new dwelling units or square footage of non-residential uses.

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

   See Attached Exhibit E (Solid Waste Letter).

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Per the City's Comprehensive Plan, the current levels of service for drainage are:

1. Drainage discharge quantity shall be determined from a three-day 25-year design storm. Peak runoff shall not exceed 35 cubic feet per second per square mile. In no case shall off-site discharge exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

2. Lowest floor – residential & nonresidential: 100-year, 3-day zero discharge or FEMA flood Insurance rate maps requirements for 100-year flood elevation established by SFWMD whichever is more restrictive.

3. Local Streets: 3-year, 24-hour rainfall

4. Parking Lots: 3-year, 24-hour rainfall

5. New or redeveloped development retainage and/or detention requirements drainage systems shall as a minimum be first one-inch of runoff from the development project of the total of 2.5 inches times the percentage impervious area to meet minimum water quality criteria or shall meet the minimum requirements of the SFWMD criteria.

The Level of Service for drainage in the City of Deerfield Beach is consistent with Chapter 62-25, F.A.C. and the regulations of the SFWMD, Broward County and Florida Building Code.

2. Identify the drainage district and drainage systems serving the amendment area.

The Property is located in Water Control District 2.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

There are no planned drainage improvements at this time.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The City of Deerfield Beach is located within the Hillsboro Basin as identified by SFWMD. There are no overall Basin Surface Water Management Plans for the area. The existing Property does not currently hold an ERP with SFWMD.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.**

   The area currently meets the adopted level of service for drainage.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

   See attached Exhibit C (Water & Drainage Letter).

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

The City of Deerfield Beach has an adopted a level of service for parks/open space of 3 acres per 1,000 people.

2. **For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

   This amendment does not increase the demand for community parks acreage.

3. **Identify the net impact on demand for "community parks" acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

   There is no impact on the demand for community parks resulting from this amendment as it does not include the addition of any new dwelling units.

4. **Identify the projected "community parks" acreage needs based on the local government's projected build-out population.**

   Based on the most recently updated City of Deerfield Beach Recreation and Open Space Inventory (February 2019), the estimated level of service is 4.85 acres / 1,000 people in 2020 and 4.28 acres / 1,000 people in 2045.

5. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

This policy is not applicable as the project will not reduce the amount of open space in Broward County.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

This policy is not applicable as the project is not located on a golf course.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

This policy is not applicable as the project is not located on a golf course.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

This policy is not applicable as the project is not located on a golf course.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.

This policy is not applicable as the project is not located on a golf course.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

This policy is not applicable as the project is not located on a golf course.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The roadways impacted by this project are Military Trail, Hillsboro Blvd. and SW/SE 10th St. The table below shows the impacted roadway segments with the number of lanes, current traffic volumes, adopted LOS and the current LOS.

Roadway Segment		Number of Lanes	Current Traffic Volumes	Adopted LOS	Current LOS
From	**To**				
Military Trail					
SW 15th St.	SW 10th St.	4	29,000	D	C
SW 10th St.	Hillsboro Blvd.	4	26,000	D	C
Hillsboro Blvd.	18th St.	4	37,810	D	C
SW 10t St.					
Powerline Rd.	S. Military Trl.	4	42,000	D	C
S. Military Trl.	I-95	4	51,500	D	C
I-95	Dixie Hwy.	4	36,500	D	C
Hillsboro Blvd.					
Powerline Rd.	S. Military Trl.	6	43,500	D	C
S. Military Trl.	I-95	6	45,500	D	C
I-95	Dixie Hwy.	6	54,500	D	C

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

The table below shows the impacted roadway segments with the projected 2040 traffic volumes and level of service.

Roadway Segment		Number of Lanes	Projected 2040 Traffic Volumes	Projected LOS
From	**To**			
Military Trail				
SW 15th St.	SW 10th St.	4	46,200	F
SW 10th St.	Hillsboro Blvd.	4	51,000	C
Hillsboro Blvd.	18th St.	4	50,400	F
SW 10t St.				
Powerline Rd.	S. Military Trl.	4	40,000	C
S. Military Trl.	I-95	4	57,700	C
I-95	Dixie Hwy.	4	44,800	C
Hillsboro Blvd.				
Powerline Rd.	S. Military Trl.	6	43,900	C
S. Military Trl.	I-95	6	52,300	C
I-95	Dixie Hwy.	6	53,600	C

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizons.

There are no traffic impacts resulting from this amendment as it does not include the addition of any new dwelling units or square footage of non-residential uses.

4. Provide any transportation studies relating to this amendment, as applicable.

None provided.

G. Mass Transit

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Route 48, which travels from US 441 to A1A via Hillsboro Boulevard and Route 14, which travels from Hillsboro Blvd. to the Broward Central Terminal in Ft. Lauderdale. Additionally, the Deerfield Beach Express I Community Bus (BCT Route 728) operates within one-quarter mile of the Property. Please see the Table below for detailed information:

Bus Route	**Days of Service**	**Service Span A.M. – P.M.**	**Service Frequency**
BCT 48	Weekday Saturday Sunday	5:40 am – 8:57 pm 6:15 am – 9:01 pm Not In Service	55 Minutes 55 Minutes Not In Service
BCT 14	Weekday Saturday Sunday	5:00 am – 11:57 pm 5:36 am – 11:05 pm 7:40 am – 8:09 pm	20 Minutes 45 Minutes 45 Minutes
Deerfield Beach Express I	Weekdays Only	8:00 am – 4:00 pm	60 Minutes

2. Describe how the proposed amendment furthers or supports mass transit use.

There is no impact on mass transit use resulting from this amendment as it does not include the addition of any new dwelling units or square footage of non-residential uses.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1and 2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit F (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

This application is exempt from School Concurrency requirements as it will generate less than 1 student. An exemption letter was request from the Broward County School Board. The exemption letter is attached as Exhibit G.

2. The associated fee in the form of a check made payable to the SBBC.

The review fee was submitted with the PISA.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

B. Archaeological sites listed on the Florida Master Site File.

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

No wetlands are present on-site.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map dated March 2000, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The Property is not located in a Priority Planning Area.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The Applicant is not aware of any endangered, threatened species or species of special concern or commercial exploited species that inhabit the Property.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of plants on site that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services. However, there will be no impacts to any plants or trees with this amendment as it does not include any construction or modifications to the site.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The project site exists within three (3) wellfield protection zones, all within protection Zone 3 which is a 210-day zone of influence for potential contaminants. There will be no impacts to the wellfield as there will be construction or modifications to the site.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

There will be no alteration of soils with this application.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

Policy 2.16.2 of the Broward County Land Use Plan is not applicable to this application.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The amendment is modifying the allowable density on the future land use map to be consistent with what is already existing within the community by amending the density within the dashed line area to reflect the number of dwelling units that have been constructed on site. With a total of 8,508 existing dwelling units and a total area of 676.4 acres, the density within the dashed line area is 12.58 dwelling units per acre. Therefore, the overall density within the dashed line area is being amended from 11.3 dwelling units per acre to 12.58 dwelling units per acre, to match the

density that has been constructed.

9. HURRICANE EVACUATION ANALYSIS
(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS
Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If, so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION
Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Property is not located adjacent to another local government in Broward County.

12. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY AND DEERFIELD BEACH LAND USE PLANS

Broward County Land Use Plan
Policy 2.20.1: Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

The existing development provides multi-family housing for persons aged 55 and up within a community that provides various recreational amenities, including swimming, tennis and golf. Additionally, the community provides a shuttle bus for residents that runs along Hillsboro Blvd. to the beach, providing access to the beach and Sullivan Park for the residents of the community.

Policy 2.20.2: Provide a range of housing opportunities and choices, including those in the "medium" to "high" densities where compatible with the physical location and services needs of residents in all age and income groups.

The Century Village community provides a medium density housing option for persons aged 55 and up in a location with direct access to retail, restaurant and medical uses. The adjacent Century Village shopping center includes several medical and restaurant uses, as well as a public library, all within walking distance to the community. Furthermore, the City provides a shuttle that takes residents to the nearby Publix to buy groceries and shop at other stores and restaurants located within the Deerfield Mall Shopping Center.

City of Deerfield Beach Land Use Plan
Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.

As this development is existing and no new residential units are proposed, there is adequate capacity for existing public facilities to service the units.

Policy FLU 2.1.7: The City shall require that all future land use map amendments ensure the availability of potable water supplies and facilities before adoption.

There is adequate potable water capacity to service the existing units.

Objective FLU 8.1: Coordinate land use and transportation planning activities to enhance neighborhood livability by providing a variety of transportation choices, reducing commute times to work, and reducing greenhouse gas emissions.

The residents of Century Village have various mass transit choices, with access to a Broward County Transit bus route that runs along the length of Hillsboro Blvd., from A1A to US 441 and another that runs along Powerline Rd. from the Palm Beach County line to the Broward Central Terminal in Ft. Lauderdale. Additionally, the residents have access to a City operated shuttle that makes stops at several shopping destinations along Hillsboro Blvd, SW 10th St. and Powerline Rd.

13. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

None provided.

B. Any proposed voluntary mitigation or draft agreements.

None provided.

14. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

13 copies will be provided to the Broward County Planning Council.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

1 hard copy and 10 digital copies for DEO submittal will be provided to the Broward County Planning Council.

15. PLAN AMENDMENT COPIES

5 hard copies and one CD of PDF's for the City of Deerfield Beach.

Exhibits

A. **Locational Map/Existing Dashed Line Area Boundaries Map**

B. **Proposed Dashed Line Area Boundaries Map**

C. **Water & Drainage Letter**

D. **Wastewater Letter**

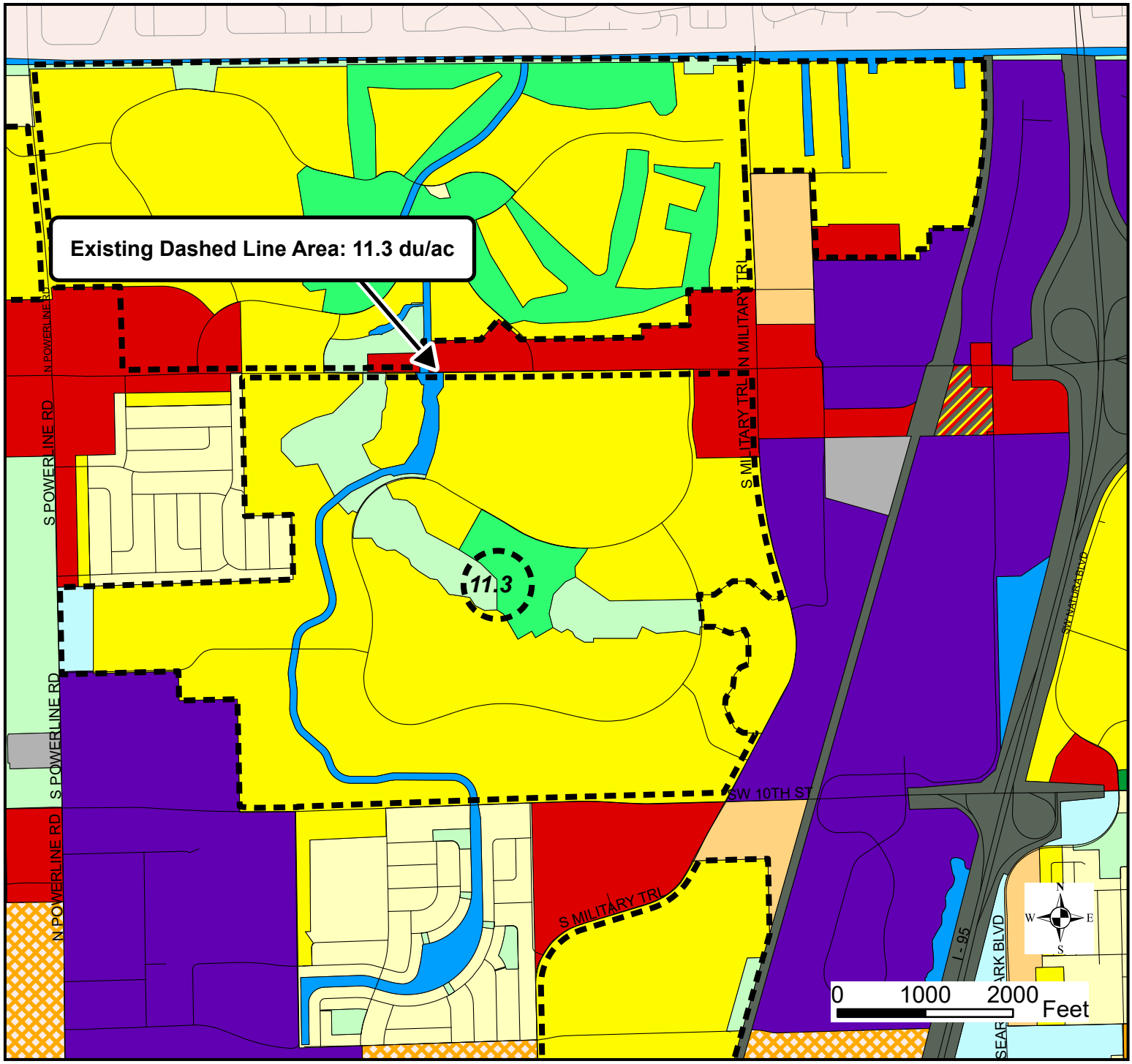
E. **Solid Waste Letter**

F. **Mass Transit Letter**

G. **School Board Exemption Letter**

Exhibit A

Locational Map/Existing Dashed Line Area Boundaries Map



Future Land Use Categories

- Commercial
- Local Activity Center
- Commercial 2
- Community Facility
- Conservation
- Employment Center
- Historic Place
- Industrial
- Office Park
- Residential Low (5 DU/AC)
- Residential Moderate (10 DU/AC)
- Residential Medium (15 DU/AC)
- Residential Medium (16 DU/AC)
- Residential High (25 DU/AC)
- Residential Irregular
- Recreation Commercial
- Recreation Open Space
- TOD
- Transportation
- Utility
- Water
- Dashed-Line Area

Number in Circle = Maximum DU/AC

Existing Future Land Use Map Designation
Century Village Dashed Line Area
LUPA #63A

Deerfield Beach
Florida

Created by the City of Deerfield Beach
Planning & Development Services
Published: 06/04/2019

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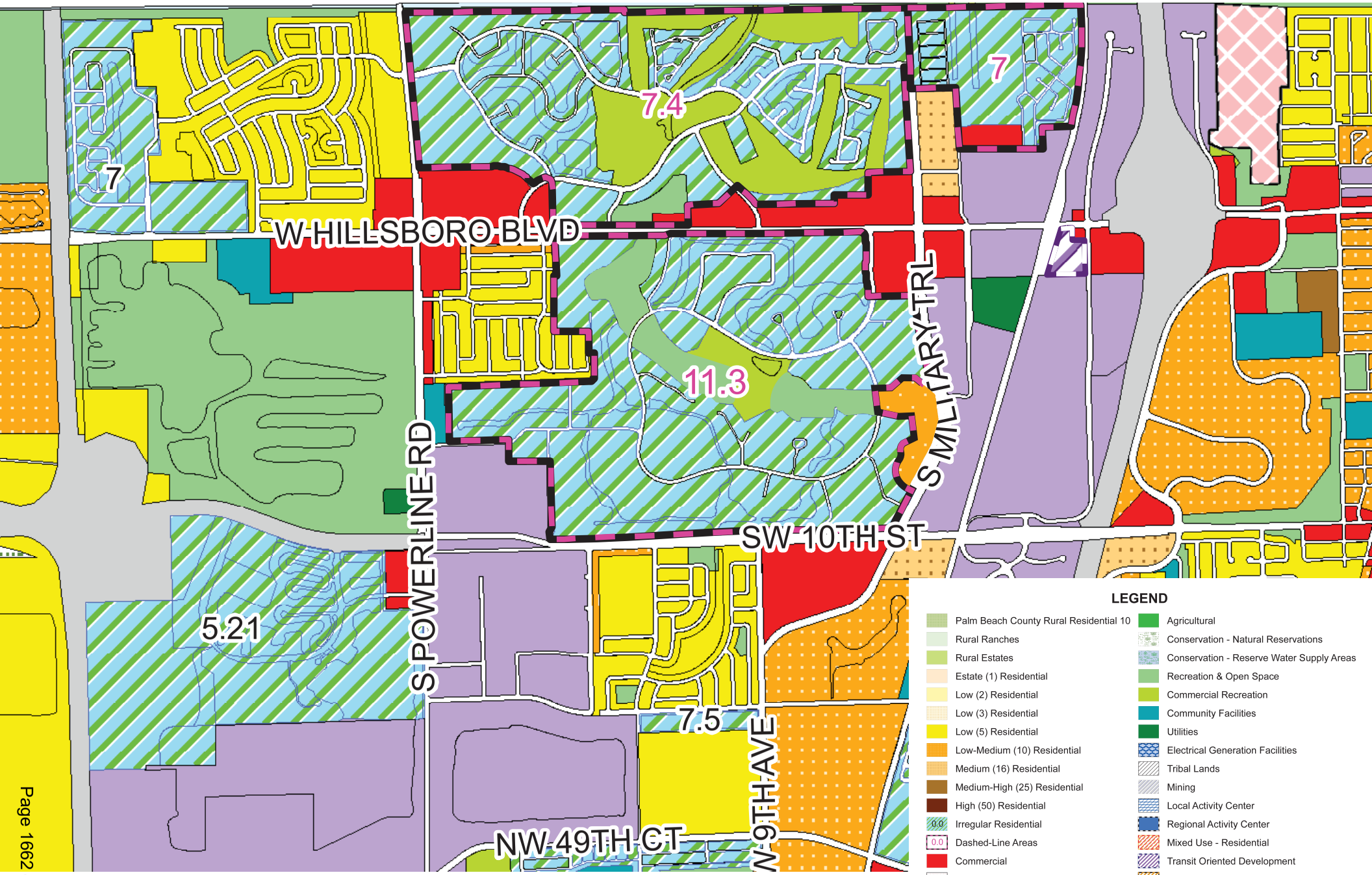
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Rural Estates
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Medium (16) Residential
Medium-High (25) Residential
High (50) Residential
Irregular Residential
Dashed-Line Areas
Commercial
Employment Center - Low
Employment Center - High
Office Park
Industrial
Agricultural
Conservation - Natural Reservations
Conservation - Reserve Water Supply Areas
Recreation & Open Space
Commercial Recreation
Community Facilities
Utilities
Electrical Generation Facilities
Tribal Lands
Mining
Local Activity Center
Regional Activity Center
Mixed Use - Residential
Transit Oriented Development
Transit Oriented Corridor
Transportation
Right of Way
Water

Exhibit B

Proposed Dashed Line Area Boundaries Map



Future Land Use Categories

- Commercial
- Local Activity Center
- Commercial 2
- Community Facility
- Conservation
- Employment Center
- Historic Place
- Industrial
- Office Park
- Residential Low (5 DU/AC)
- Residential Moderate (10 DU/AC)
- Residential Medium (15 DU/AC)
- Residential Medium (16 DU/AC)
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- Recreation Commercial
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- Dashed-Line Area

Number in Circle = Maximum DU/AC

Proposed Future Land Use Map Designation
Century Village Dashed Line Area
LUPA #63A

Deerfield Beach
Florida

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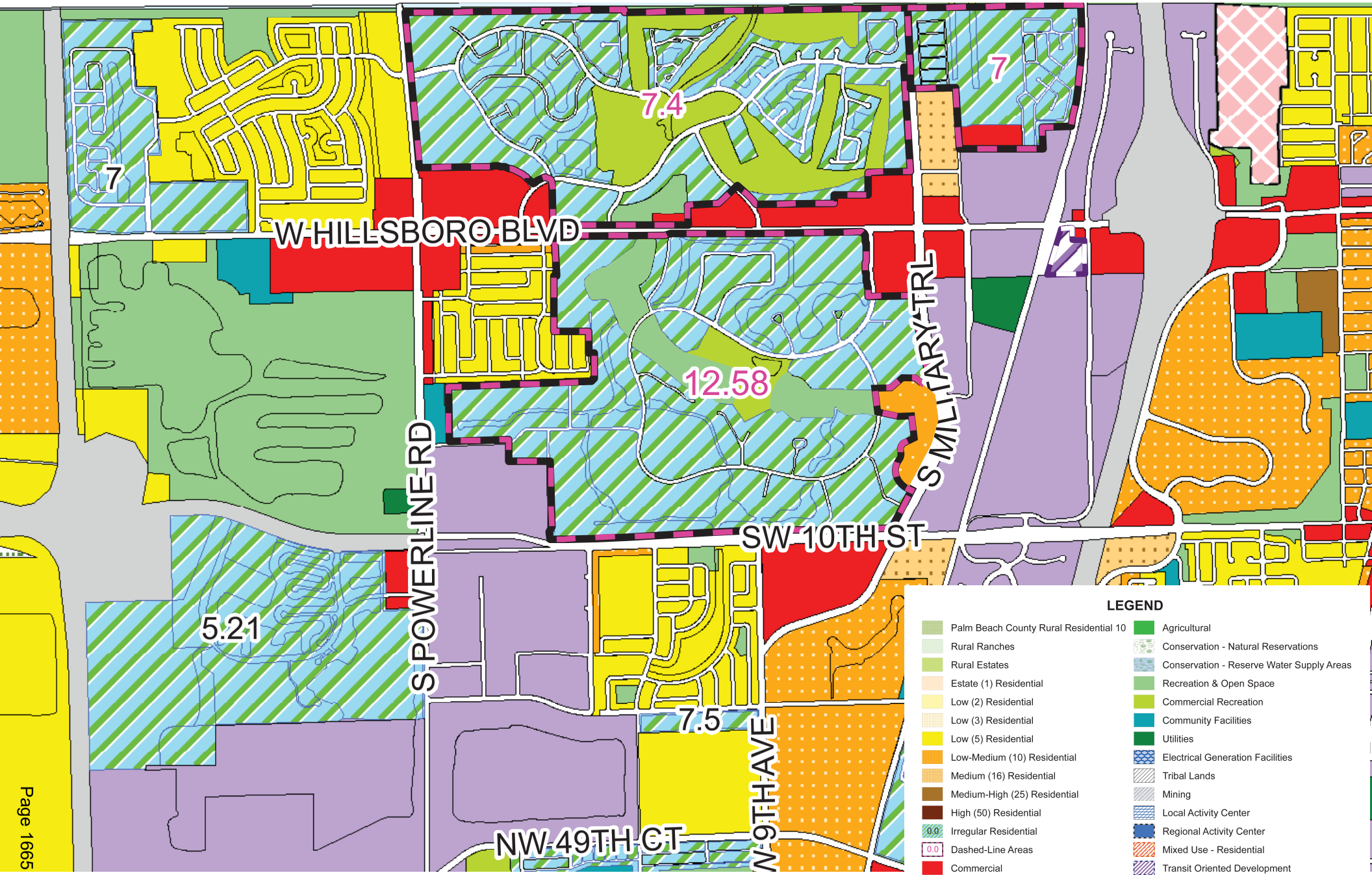
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Mining
Local Activity Center
Regional Activity Center
Mixed Use - Residential
Transit Oriented Development
Transit Oriented Corridor
Transportation
Right of Way
Water

Exhibit C

Water & Drainage Letter

Deerfield Beach
Florida

Environmental Services, Engineering Division
200 Goolsby Blvd., Deerfield Beach, FL 33442
Office: 954-480-4270

April 11, 2019

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

Re: Century Village
Potable Water & Drainage Service Acknowledgment

Dear Ms. Martinez:

This letter serves to inform you that the City of Deerfield Beach has the necessary Potable Water and Storm Water Drainage infrastructure capacity to continue serving the existing 8,508 residential units in the community best known as Century Village, including the recreational facilities associated with this community.

The community is generally geographically bounded by Hillsboro Boulevard on the north, Military Trail on the east, SW 10Th Street on the south and Powerline Road on the west.

This service acknowledgement letter does not provide reserve service capacity for any future development in the Century Village community.

Regards,

Priscilla Cygielnik, P.E.
Assistant Director for Engineering & Operations
City of Deerfield Beach
200 Goolsby Boulevard
Deerfield Beach, FL 33442
954.616.7046

Exhibit D

Wastewater Letter

BROWARD COUNTY
FLORIDA
Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

Our Best.
Nothing Less.

April 30, 2019

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE Street, Suite 36
Boca Raton, FL 33432

RE: ABILITY TO PROVIDE WASTEWATER SERVICE TO CENTURY VILLAGE

Dear Ms. Martinez:

Reference is made to your April 25, 2019 e-mail regarding the ability of Broward County Water & Wastewater Services (WWS) to continue to provide wastewater services to the referenced development, see attached map, located within the City of Deerfield Beach.

Nothing in this letter reserves capacity for the referenced development.

WASTEWATER TREATMENT

The referenced development's wastewater is treated at North Regional Wastewater Treatment Plant (NRWWTP).

The referenced development has increased wastewater demand from its allowable land use potential of 0.9986 million gallons per day (MGD) to 1.072 MGD, for an increase of 0.0733 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

As of April 1, 2019, the one-year average day flow for the NRWWTP was 70.2 MGD and committed capacity was 1.01 MGD average day flow, for a total of 71.21 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

The NRWWTPs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 23.79 MGD (95.00 – 71.21).

Current projections indicate the plant capacity will be sufficient to the year 2040.

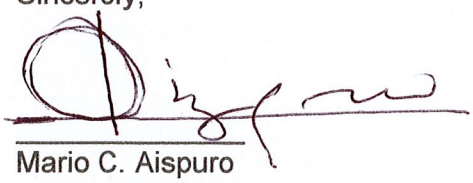
Broward County Board of County Commissioners
Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

WASTEWATER COLLECTION SYSTEM PIPING

The referenced development is within the service area of the city of Deerfield Beach. Please contact them for information on the ability of their wastewater collection system piping to provide the required level of service.

Please contact me at (954) 831-0930 or maispuro@broward.org if you have any questions.

Sincerely,



Mario C. Aispuro

c: Jeremy Seiden, P.E., WWS
File: Rezoning and Land Use Plan Amendments

Locational Map
Century Village Community



Aispuro, Mario

From: Amanda Martinez <amartinez@dmbblaw.com>
Sent: Thursday, April 25, 2019 3:20 PM
To: Aispuro, Mario
Cc: Seiden, Jeremy; Nigaglioni, Rolando
Subject: RE: Wastewater Service Capacity Letter
Attachments: Locational Map.docx

External Email: Do not reply, click links, or open attachments unless you recognize the sender's **email address** as legitimate and know the content is safe.

Hi Mario,

In response to your request I have attached a locational map of the Century Village community. Additionally, I have provided information below on the original and current sanitary sewer demand.

The City of Deerfield Beach has a level of service for wastewater of 126 gallons average annual daily flow per capita of permanent population. Based this level of service, the net sanitary sewer demand for 7,926 units is 998,676 gallons of daily flow (7,926 x 126) and the net sanitary sewer demand for 8,508 units is 2,135,508 gallons of daily flow (8,508 x 126). This in an increase of 1,136,832 gallons of daily flow.

Please let me know if you have any questions or need any additional information to process the capacity letter.

Thank you,

$7,926 \times 126 = 998,676 = 0.9986$

$8,508 \times 126 = 1,072,008 = 1.072$

$73,332 = 0.0733$ MGD

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

From: Aispuro, Mario <MAISPURO@broward.org>
Sent: Monday, April 22, 2019 10:02 AM
To: Amanda Martinez amartinez@dmbblaw.com
Cc: Seiden, Jeremy <JSEIDEN@broward.org>; Nigaglioni, Rolando <RNIGAGLIONI@broward.org>
Subject: RE: Wastewater Service Capacity Letter

Ms. Martinez,

I need the following:

- Folio number(s) of the property or properties
- Original sanitary sewer demand (7,926 type of units)
- Current sanitary sewer demand (8,508 type of units)
- Difference between original and current sanitary sewer demand

Regards,

Aispuro, Mario

From: Seiden, Jeremy
Sent: Wednesday, April 17, 2019 8:37 AM
To: Aispuro, Mario; Nigaglioni, Rolando
Subject: RE: Wastewater Service Capacity Letter

Mario,

Since we are already serving this dwelling unit count and have been for some time, I believe we can simply state that we have historically been serving this count and that the capacity exists and the system has been in operation. I think you can modify the letter for Century Village and just modify the language a bit. Let me know and I can look at it when you are ready.

Jeremy Seiden, P.E., BCEE
Plan Review Supervisor
Water & Wastewater Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069
(954) 831-0799
www.broward.org/waterservices

From: Aispuro, Mario
Sent: Monday, April 15, 2019 10:44 AM
To: Seiden, Jeremy <JSEIDEN@broward.org>; Nigaglioni, Rolando <RNIGAGLIONI@broward.org>
Subject: FW: Wastewater Service Capacity Letter

See email below, for your information.

Thank you,
Mario

Mario C. Aispuro
Land Development Project Coordinator
Planning and Development Coordination Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, Fl. 33069

Phone (954) 831-0930; FAX (954) 831-0925
Email maispuro@broward.org

From: Amanda Martinez [mailto:amartinez@dmbblaw.com]
Sent: Monday, April 15, 2019 10:35 AM
To: Aispuro, Mario <MAISPURO@broward.org>
Subject: RE: Wastewater Service Capacity Letter

External Email: Do not reply, click links, or open attachments unless you recognize the sender's **email address** as legitimate and know the content is safe.

Thank you Mario, I appreciate it. If there is anything I can provide to assist, just let me know. You can reach me on my cell phone at 955-304-7755 if you have any questions.

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

From: Aispuro, Mario <MAISPURO@broward.org>
Sent: Monday, April 15, 2019 10:33 AM
To: Amanda Martinez <amartinez@dmbblaw.com>
Cc: Seiden, Jeremy <JSEIDEN@broward.org>; Nigaglioni, Rolando <RNIGAGLIONI@broward.org>
Subject: RE: Wastewater Service Capacity Letter

Ms. Martinez,

I am looking into this with management, as this is something unusual, I have never deal with something similar before.

Regards,

Mario C. Aispuro
Land Development Project Coordinator
Planning and Development Coordination Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, Fl. 33069

Phone (954) 831-0930; FAX (954) 831-0925
Email maispuro@broward.org

From: Amanda Martinez [mailto:amartinez@dmbblaw.com]
Sent: Monday, April 15, 2019 9:38 AM
To: Aispuro, Mario <MAISPURO@broward.org>
Subject: FW: Wastewater Service Capacity Letter

External Email: Do not reply, click links, or open attachments unless you recognize the sender's **email address** as legitimate and know the content is safe.

Hi Mario,

I am just following up on the email below. Any assistance you could provide in the matter is greatly appreciated!

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

From: Amanda Martinez
Sent: Wednesday, April 10, 2019 10:52 AM
To: 'maispuro@broward.org' <maispuro@broward.org>
Subject: Wastewater Service Capacity Letter

Hi Mario,

I am working on a corrective land use plan amendment for the Century Village Community in the City of Deerfield Beach. The application will not change the number of dwelling units on site or add any new uses, we just need to update the allowable density within the community to match what is actually built on site. The density allows a total of 7,926 dwelling units and there are 8,508 dwelling units on site. The land use plan amendment will just change the density to allow 8,508 dwelling units on site. As part of the application, we are required to provide evidence of capacity for the wastewater to service the dwelling units proposed. As these units are already existing and we are not proposing any additional dwelling units or changes, it will not require any additional services for wastewater than what is already being provided. I have attached a letter you provided for a recent project in Century Village that included additional dwelling units. Can you please provide a letter similar to this one for this land use plan amendment application? It just needs to state there is ample capacity for wastewater for the dwelling units.

Please feel free to reach me on cell phone at 954-304-7755 if you have any questions.

Thank you,

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message

to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Exhibit E

Solid Waste Letter

Deerfield Beach
Florida

May 20, 2019.

Amanda Martinez
Land Planner
Dunay, Miskel & Backman, LLP
14 SE 4th St. Suite 36
Boca Raton, FL 33432

RE: ABILITY TO PROVIDE SOLID WASTE SERVICE TO THE CENTURY VILLAGE COMMUNITY

Dear Ms. Martinez:

Reference is made to you for May 15th call and email regarding the ability of the City of Deerfield Beach to provide solid waste service to the referenced development properties located within the Century Village – Deerfield Beach development.

Nothing in this letter reserves the capacity for the referenced development properties.

SOLID WASTE:

The amendment site is serviced by the City of Deerfield Beach through the Department of Sustainable Management, Division of Recycling and Solid Waste who uses as final deposition the Deerfield Beach Transfer Station owned and operated by Waste Connections. It Transfer Station receives an average 6,500 tons of solid waste per day and its existing capacity is 2,000 tons.

The adopted level of service through year 2025 is 5.4 pounds per capita per day for collection, and 7.0 pounds per capita per day for disposal. The City of Deerfield Beach Department of Sustainable Management has the capacity to provide residential trash and recycling pick-up services for the amendment area.

Please contact me at (954) 480-9804 or cosegueda@deerfield-beach.com should you have any question.

Sincerely.

Cesar E Osegueda
Safety & Code Compliance Specialist
Department of Sustainable Management
401 SW 4th Street. Deerfield Beach, FL 33441

Exhibit F

Mass Transit Letter

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

May 3, 2019

Amanda Martinez
Land Planner
Dunay, Miskel, and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

RE: Transit Verification Letter – Century Village LUPA

Dear Ms. Martinez:

Broward County Transit (BCT) has reviewed your correspondence dated April 10, 2019, regarding the Century Village Land Use Plan Amendment (LUPA) located in the City of Deerfield Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT fixed routes 14 and 48 and the City of Deerfield Beach Community Shuttle Express I route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
14	Weekday Saturday Sunday	5:00a – 11:57p 5:36a – 11:05p 7:40a – 8:09p	20 minutes 45 minutes 45 minutes
48	Weekday Saturday	5:40a – 9:01p 6:15a – 9:01p	55 minutes 55 minutes
Deerfield Beach Community Shuttle Express I Route (BCT 728)	Weekday	8:00a – 4:00p	60 minutes

The BCT Mobility Advancement Program plans to extend BCT Route 20 north along Military Trail to the Deerfield Beach Tri-Rail Station.

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

Transportation Department
TRANSIT DIVISION- Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the sidewalk on the site, the existing sidewalk at the street, the existing bicycle network, and bus stops.

Please feel free to call me at 954-357-8554 or email me at rhatch@broward.org if you require any additional information or clarification on this matter.

Sincerely,
Ryan Hatch
Ryan Hatch, Service Planner, Service and Capital Planning

Exhibit G

School Board Exemption Letter

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

600 SE 3rd Avenue • Fort Lauderdale, Florida 33301 • Office: 754-321-2177 • Fax: 754-321-2179

Facility Planning and Real Estate Department
Chris Akagbosu, Director
754-321-2177
chris.akagbosu@browardschools.com
www.browardschools.com

The School Board of Broward County, Florida

Heather P. Brinkworth, Chair
Donna P. Korn, Vice Chair

Lori Alhadeff
Robin Bartleman
Patricia Good
Laurie Rich Levinson
Ann Murray
Dr. Rosalind Osgood
Nora Rupert

Robert W. Runcie
Superintendent of Schools

June 3, 2019

Amanda Martinez, Land Planner
Dunay, Miskel, Backman, LLP
14 SE 4th Street, Suite 36
Fort Lauderdale, FL 33432

Re: Century Village Deerfield Beach Corrective Land Use Plan Amendment (LUPA) – SBBC- 2685-2019

Dear Ms. Martinez:

This correspondence is provided in response to your request for an opinion letter regarding the above referenced project. Information you provided indicates that currently 8,508 multi-family residential units exist on the site but current land use designation allows 7,926 multi-family residential units. The purpose of this LUPA is to reflect the actual density, which is already built on the site to 8,508 multi-family residential units. Additionally, your correspondence to the Broward County Planning Council indicates that the entire development is an age restricted (55 year and older) community. Therefore, the LUPA as proposed will not generate any additional students for Broward County Public Schools. Currently, the schools serving the site include Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools, which are located in Planning Area B.

Information regarding capacity and enrollment for the individual impacted schools can be obtained via the following link using the Level Of Service Plan (LOSP). Planning Area B is currently projected to have excess capacity available over the next 5 years.

https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PlatLandUseNew%20FACCP5.pdf

It should be noted that the information contained herein regarding the available capacity for impacted schools for the development site does not anticipate the impact of future development not yet reviewed by District staff.

Also, please be advised that this correspondence does not constitute a concurrency determination. A public school concurrency determination is required at the time of plat or site plan phase of development, whichever occurs first.

If you have any questions, or require any additional information, please contact me at mohammed.rasheduzzaman@browardschools.com

Sincerely,

Mohammed Rasheduzzaman, AICP
Planner Growth Monitoring

MR: mr

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-485

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

Agenda Date: 8/4/2020

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving a Construction Agreement with the Florida Department of Transportation for installation of brick pavers, curbing, landscaping, bollard lighting, and street lighting within a portion of State Road A1A/South Ocean Drive; authorizing execution of the Agreement; and providing an effective date. *(Tabled from July 7, 2020)*

Recommended Action
Motion to Table Indefinitely

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

Background/History
The Deerfield Beach Community Redevelopment Agency ("CRA") is at the 60% design phase of improvements to 1,500 linear feet of State Road A1A (the "S-Curve") for the under-grounding of overhead utilities, streetscape improvements, pedestrian level lighting, and landscaping (collectively, the "Project"). Portions of this Project are in Florida Department of Transportation ("FDOT") Right of Way, and therefore, this Project requires a Construction Agreement between the City of Deerfield Beach and FDOT for the improvements. If approved, the resolution associated with this item will be transmitted to FDOT as part of the FDOT permit application.

Current Activity
The Project is being paid for by the CRA Tax Increment Revenue funds from the FY 20 Budget and is estimated to cost $1.8 million. All aspects of the Project are being managed by CRA staff. Because portions of the Project are on FDOT right-of-way, the City is required to apply to FDOT for a permit.

An aerial view of the Project area is attached to this item. Streetscape improvements will be designed to match the existing streetscape decor of the beach area. Once submitted, FDOT permitting is expected to take approximately 3 months. Pending any unforeseen delays, this Project is planned to commence construction in April 2021 and be complete by October 2021.

Recommendation
City staff recommends tabling this item indefinitely while the City works on the related Maintenance Agreement with FDOT.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING A CONSTRUCTION AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR INSTALLATION OF BRICK PAVERS, CURBING, LANDSCAPING, BOLLARD LIGHTING, AND STREET LIGHTING WITHIN A PORTION OF STATE ROAD A1A/SOUTH OCEAN DRIVE; AUTHORIZING EXECUTION OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Deerfield Beach Community Redevelopment Agency ("CRA") is installing improvements along a portion of State Road A1A/South Ocean Drive, including the undergrounding of overheard utilities, streetscape improvements, pedestrian level lighting, and landscaping (collectively, the "Project"); and

WHEREAS, portions of the Project are in the Florida Department of Transportation ("FDOT") right-of-way; and

WHEREAS, FDOT requires that an agreement be in place between the City and FDOT to ensure proper installation and maintenance of the Project; and

WHEREAS, City Staff recommends the City Commission approve the Construction Agreement with FDOT for the Project (the "Agreement") and authorize execution of 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 hereof.

Section 2. The City Commission hereby approves the Agreement with FDOT for the Project.

Section 3. The City Manager is hereby authorized to execute the Agreement with FDOT, attached as Exhibit "A," together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The City Manager or designee is authorized to take all necessary steps to implement the aims of this Resolution.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

CITY OF DEERFIELD BEACH

_____

BILL GANZ, MAYOR

ATTEST:

_____

SAMANTHA GILLYARD, CMC, CITY CLERK

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONSTRUCTION AGREEMENT

Construction Agreement No.:

THIS CONSTRUCTION AGREEMENT (this "Agreement") is made and entered into by and between the State of Florida, Department of Transportation, (3400 WEST COMMERCIAL BLVD, FT LAUDERDALE, FL, 33309) (hereinafter referred to as the "DEPARTMENT") and CITY OF DEERFIELD BEACH (150 NE 2ND AVENUE, DEERFIELD BEACH, FL, 33441) (hereinafter referred to as the "Construction Coordinator").

WITNESSETH:

WHEREAS, the DEPARTMENT is authorized and required by Section 334.044(13), Florida Statutes, to coordinate the planning, development, and operation of the State Highway System; and

WHEREAS, pursuant to Section 339.282, Florida Statutes, the DEPARTMENT may contract with a property owner to finance, construct, and improve public transportation facilities; and

WHEREAS, the Construction Coordinator proposes to construct certain improvements to SR A1A Section Subsection from Begin MP to End MP Local Name S. OCEAN DRIVE located in BROWARD County (hereinafter referred to as the "Project"); and

WHEREAS, the parties desire to enter into this Agreement for the Construction Coordinator to make improvements within the DEPARTMENT'S right of way to construct the Project, which will become the property of the Department upon acceptance of the work.

NOW, THEREFORE, based on the premises above, and in consideration of the mutual covenants contained herein, the parties hereby agree that the construction of the Project shall proceed in accordance with the following terms and conditions:

1. The recitals set forth above are specifically incorporated herein by reference and made a part of this Agreement. The Construction Coordinator is authorized, subject to the conditions set forth herein, to enter the DEPARTMENT'S right of way to perform all activities necessary for the construction of **See attached exhibit A scope of services/ project location.**

2. The Project shall be designed and constructed in accordance with the latest edition of the DEPARTMENT'S Standard Specifications for Road and Bridge Construction and DEPARTMENT Design Standards and Manual of Uniform Traffic Control Devices ("MUTCD"). The following guidelines shall apply as deemed appropriate by the DEPARTMENT: the DEPARTMENT Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the DEPARTMENT Plans Preparation Manual ("PPM") Manual for Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the "Florida Green Book") and the DEPARTMENT Traffic Engineering Manual. The Construction Coordinator will be required to submit any construction plans required by the DEPARTMENT for review and approval prior to any work being commenced. Should any changes to the plans be required during construction of the Project, the Construction Coordinator shall be required to notify the DEPARTMENT of the changes and receive approval from the DEPARTMENT prior to the changes being constructed. The Construction Coordinator shall maintain the area of the project at all times and coordinate any work needs of the DEPARTMENT during construction of the project.

3. The Construction Coordinator shall notify the DEPARTMENT a minimum of 48 hours before beginning construction within DEPARTMENT right of way. The Construction Coordinator shall notify the DEPARTMENT should construction be suspended for more than 5 working days.

4. Pursuant to Section 7-13 of the DEPARTMENT Standard Specifications, the Construction Coordinator is required to possess a general liability insurance naming the DEPARTMENT as an additional insured and insuring the DEPARTMENT and the Construction Coordinator against any and all claims for injury or damage to persons and property, and for the loss of life or property that may occur (directly or indirectly) by reason of the Construction Coordinator accessing DEPARTMENT right of way and the Construction Coordinator's performance of the Project. Such amount shall be carried in a minimum amount of not less than One million and 00/100 Dollars ($ 1,000,000.00) for bodily injury or death to any one person or any number of persons in any one occurrence, and not less than fifty thousand and 00/100 Dollars ($ 50,000.00) for property damage, or a combined coverage of not less than one million fifty thousand and 00/100 Dollars ($ 1,050,000.00). Additionally, the Construction Coordinator shall supply the DEPARTMENT with a payment and performance bond in the amount of the estimated cost of construction, provided by a surety authorized to do business in the State of Florida, payable to the DEPARTMENT. The bond and insurance shall remain in effect until completion of construction and acceptance by the DEPARTMENT. Prior to commencement of the Project and on such other occasions as the DEPARTMENT may reasonably require, the Construction Coordinator shall provide the DEPARTMENT with certificates documenting that the required insurance coverage is in place and effective. If the Construction Coordinator is a governmental entity they will be exempt from these requirements.

5. The Construction Coordinator shall be responsible for monitoring construction operations and the maintenance of traffic ("MOT") throughout the course of the project in accordance with the latest edition of the DEPARTMENT Standard Specifications, section 102. The Construction Coordinator is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of the DEPARTMENT Design Standards, Index 600 series. Any MOT plan developed by the Construction Coordinator that deviates from the DEPARTMENT Design Standards must be signed and sealed by a professional engineer. MOT plans will require approval by the DEPARTMENT prior to implementation.

6. The Construction Coordinator shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations be accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.

7. The Construction Coordinator will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.

8. It is hereby agreed by the parties that this Agreement creates a permissive use only and all improvements resulting from this agreement shall become the property of the DEPARTMENT. Neither the granting of the permission to use the DEPARTMENT right of way nor the placing of facilities upon the DEPARTMENT property shall operate to create or vest any property right to or in the Construction Coordinator, except as may otherwise be provided in separate agreements. The Construction Coordinator shall not acquire any right, title, interest or estate in DEPARTMENT right of way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Construction Coordinator's use, occupancy or possession of DEPARTMENT right of way. The parties agree that this Agreement does not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to chapter 163, Florida Statutes.

9. The Construction Coordinator shall perform all required testing associated with the design and construction of the project. Testing results shall be made available to the DEPARTMENT upon request. The DEPARTMENT shall have the right to perform its own independent testing during the course of the Project.

10. The Construction Coordinator shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the DEPARTMENT, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, the Army Corps of Engineers, the United States Coast Guard and local governmental entities.

11. If the DEPARTMENT determines a condition exists which threatens the public's safety, the DEPARTMENT may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from its right of way at the sole cost, expense, and effort of the Construction Coordinator. The Construction Coordinator shall bear all construction delay costs incurred by the DEPARTMENT.

12. All work and construction shall be completed within 465 days of the date of the last signature affixed to this agreement. If construction is not completed within this time, the DEPARTMENT may make a claim on the bond. The DEPARTMENT may terminate this Agreement at any time, with or without cause and without DEPARTMENT liability to the Construction Coordinator, by providing sixty (60) days prior written notice of termination to the Construction Coordinator.

13. The Construction Coordinator shall be responsible to maintain and restore all features that might require relocation within the DEPARTMENT right of way.

14. The Construction Coordinator will be responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.

15. Upon completion of construction, the Construction Coordinator will be required to submit to the DEPARTMENT final as-built plans and an engineering certification that construction was completed in accordance to the plans. Prior to the termination of this Agreement, the Construction Coordinator shall remove its presence, including, but not limited to, all of the Construction Coordinator's property, machinery, and equipment from DEPARTMENT right of way and shall restore those portions of DEPARTMENT right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.

16. If the DEPARTMENT determines that the Project is not completed in accordance with the provisions of this Agreement, the DEPARTMENT shall deliver written notification of such to the Construction Coordinator. The Construction Coordinator shall have thirty (30) days from the date of receipt of the DEPARTMENT'S written notice, or such other time as the Construction Coordinator and the DEPARTMENT mutually agree to in writing, to complete the Project and provide the DEPARTMENT with written notice of the same (the "Notice of Completion"). If the Construction Coordinator fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the DEPARTMENT, within its discretion may: 1) provide the Construction Coordinator with written authorization granting such additional time as the DEPARTMENT deems appropriate to correct the deficiency(ies); or 2) correct the deficiency(ies) at the Construction Coordinator's sole cost and expense, without DEPARTMENT liability to the Construction Coordinator for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the DEPARTMENT elects to correct the deficiency(ies), the DEPARTMENT shall provide the Construction Coordinator with an invoice for the costs incurred by the DEPARTMENT and the Construction Coordinator shall pay the invoice within thirty (30) days of the date of the invoice.

17. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the DEPARTMENT'S or Construction Coordinator's sovereign immunity protections, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes. The DEPARTMENT'S and Construction Coordinator's liability for breach of this Agreement is limited in amount and shall not exceed the limitations of liability for tort actions as set forth in Section 768.28(5), Florida Statutes.

18. All formal notices, proposed changes and determinations between the parties hereto and those required by this Agreement, including, but not limited to, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States mail, postage prepaid, to the parties at the contact information listed below.

19. The Construction Coordinator shall not cause any liens or encumbrances to attach to any portion of DEPARTMENT right of way.

20. This Agreement shall be governed by the laws of the State of Florida in terms of interpretation and performance. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement shall lie exclusively in a state court of appropriate jurisdiction in Broward County, Florida.

21. The Construction Coordinator may not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the DEPARTMENT'S District Secretary or his/her designee. The DEPARTMENT has the sole discretion and authority to grant or deny proposed assignments, with or without cause. Nothing herein shall prevent the Construction Coordinator from delegating its duties hereunder, but such delegation shall not release the Construction Coordinator from its obligation to perform this Agreement.

22. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein.

23. This instrument, together with the attached exhibits and documents made part hereof by reference, contain the entire agreement of the parties and no representations or promises have been made except those that are specifically set out in this Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of this Agreement, and any part hereof, are waived, merged herein and superseded hereby.

24. By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.

25. The failure of either party to insist on one or more occasions on the strict performance or compliance with any term or provision of this Agreement shall not be deemed a waiver or relinquished in the future of the enforcement thereof, and it shall continue in full force and effect unless waived or relinquished in writing by the party seeking to enforce the same.

26. No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

27. If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of this Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of this Agreement remain enforceable.

28. A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

29. Construction Coordinator:

(1) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Construction Coordinator during the term of the contract; and

(2) shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

30. <u>COMPLIANCE WITH LAWS</u>

The Construction Coordinator shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Construction Coordinator in conjunction with this Agreement. Specifically, if the Construction Coordinator is acting on behalf of a public agency the Construction Coordinator shall:

(1) Keep and maintain public records that ordinarily and necessarily would be required by the Department in order to perform the services being performed by the Construction Coordinator.

(2) Provide the public with access to public records on the same terms and conditions that the Department would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(4) Meet all requirements for retaining public records and transfer, at no cost, to the Department all public records in possession of the Construction Coordinator upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Department in a format that is compatible with the information technology systems of the Department. Failure by the Construction Coordinator to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Department. The Construction Coordinator shall promptly provide the Department with a copy of any request to inspect or copy public records in possession of the Construction Coordinator and shall promptly provide the Department a copy of the Construction Coordinator's response to each such request.

CONSTRUCTION COORDINATOR CONTACT INFORMATION

Name DAVID SANTUCCI Title CITY MANAGER
Office No. 954.480.4263 Cell Email DSANTUCCI@DEERFIELD-BEACH.COM

Name Mark DiMascio Title CRA Capital Project Manager
Office No. (954) 952-0221 Cell Email MDiMascio@deerfield-beach.com

Mail Address 150 NE 2nd Avenue Deerfield Beach, FL 33441

IN WITNESS WHEREOF, Construction Coordinator and the DEPARTMENT have executed this Agreement for the purposes herein expressed on the dates indicated below.

CONSTRUCTION COORDINATOR

By: (Signature)

DAVID SANTUCCI (Print Name)

CITY MANAGER (Title)

(Date)

DEPARTMENT OF TRANSPORTATION

By: (Signature)

ANTONIO CASTRO (Print Name)

DISTRICT 4 MAINTENANCE ENGINEER (Title)

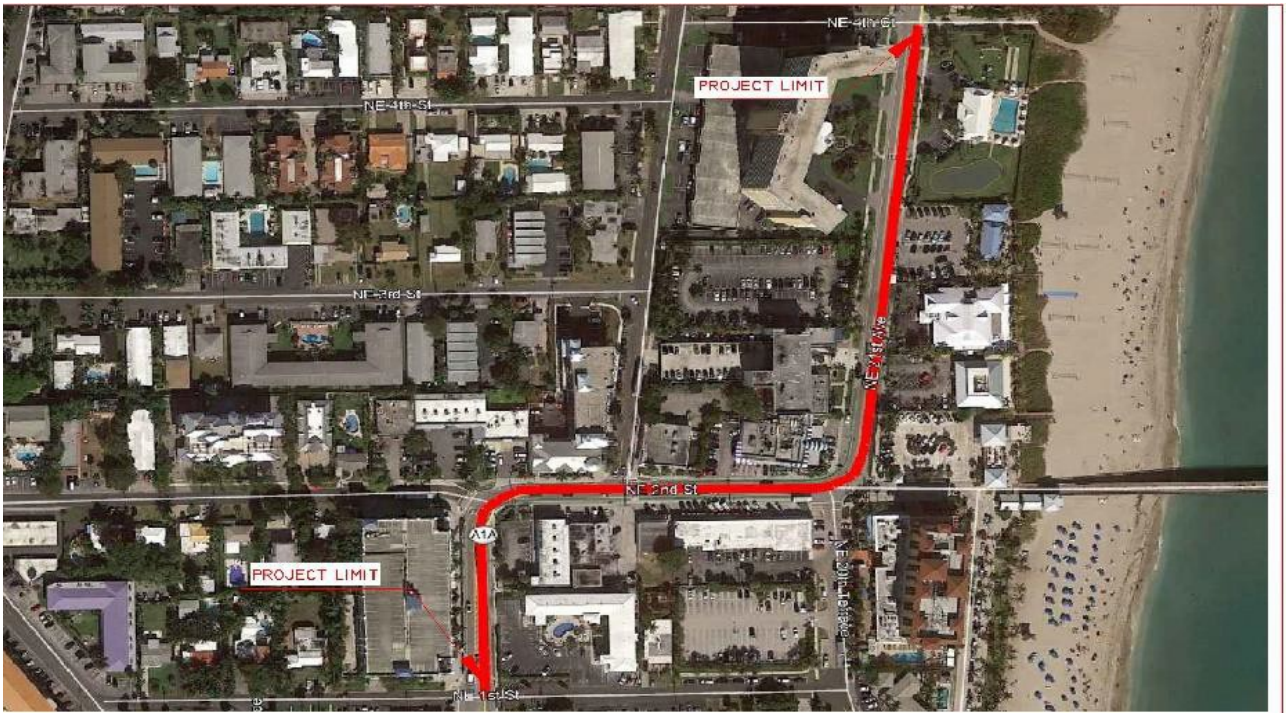
(Date)

Legal Review:

EXHIBIT - A

Project Limits: The project limits span approximately 1,500 LF of existing right-of-way from the intersection of N Ocean Drive (SR A1A) and NE 2nd Street to N. Ocean Drive (SR A1A) and NE 4th Court.

Scope of Work: Undergrounding of overhead utilities within the Right-of-way of SR A1A, installation of brick pavers sidewalk, curbing, landscaping, pedestrian bollard lighting, and decorative street lighting.



City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-495

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

Agenda Date: 8/4/2020

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the First Amendment to the Interlocal Agreement with Broward County for disbursement of HOME Program Funds for the Housing Rehabilitation Program for fiscal year 2018-2019 to extend the term of the Interlocal Agreement; authorizing Mayor and City Manager to execute the First Amendment; 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

The City of Deerfield Beach is a member of the Broward County HOME Consortium and is subject to the terms and conditions detailed in the HOME Investment Partnerships Program Consortium Cooperation Agreement dated June 14, 2011. By partnering with other cities that are also ineligible for individual funding, both the City and the County can take advantage of annual funding not otherwise available. As part of the consortium, Broward County disburses HOME Investment Partnerships funding from the U.S. Department of Housing and Urban Development to the City of Deerfield Beach for housing rehabilitation and housing purchase assistance activities within the City.

Current Activity
The City requested an amendment to the FY 2018-2019 Interlocal Agreement (the "ILA") in May to extend the ILA end date from September 30, 2020 to September 30, 2021 due to project delays caused by the Novel Coronavirus 2019 ("COVID-19") pandemic. Of the three households being assisted with HOME FY2018-2019 funds, two are complete and one household is in the permitting phase of the project.

Broward County Environmental Protection and Growth Management has agreed to extend the project completion date until September 30, 2021. Staff is confident all projects will be completed before the new completion date.

Recommendation
It is recommended that City Commission approve amendment number one of the ILA between the City of Deerfield Beach and Broward County Environmental Protection and Growth Management Department for the FY 2018-2019 HOME grant.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR DISBURSEMENT OF HOME PROGRAM FUNDS FOR THE HOUSING REHABILITATION PROGRAM FOR FISCAL YEAR 2018-2019 TO EXTEND THE TERM OF THE INTERLOCAL AGREEMENT; AUTHORIZING MAYOR AND CITY MANAGER TO EXECUTE THE FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to 24 C.F.R. Part 92.101, the City of Deerfield Beach (the "City") and Broward County (the "County") entered into a standard form HOME Consortium Cooperation Agreement, pursuant to which the City and County became members of the Broward County HOME Investment Partnership Program Consortium (the "HOME Consortium"); and

WHEREAS, the County, in its representative capacity to the U.S. Department of Housing and Urban Development ("HUD") for all members of the HOME Consortium, is the recipient of HOME funds from HUD and disburses the HOME funds to the City; and

WHEREAS, on July 25, 2019, the City and County entered into an Interlocal Agreement for disbursement of HOME Program Funds for the Housing Rehabilitation Program for Fiscal Year 2018-2019 (the "ILA"); and

WHEREAS, the ILA is set to expire on September 30, 2020; and

WHEREAS, due to project delays caused by the COVID-19 pandemic, the City has requested, and the County has agreed, to extend the term of the ILA to September 30, 2021; and

WHEREAS, City staff recommends approving and authorizing execution of the First Amendment to the ILA, attached as Exhibit "A", to extend the term of the ILA to September 30, 2021 (the "Amendment").

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The City Commission hereby approves the Amendment with Broward County, attached as Exhibit "A," to extend the term of the ILA to September 30, 2021.

Section 3. The City Commission hereby authorizes the Mayor and City Manager to execute the Amendment, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

FIRST AMENDMENT TO AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF DEERFIELD BEACH PROVIDING FOR DISBURSEMENT OF HOME PROGRAM FUNDS FOR HOUSING REHABILITATION PROGRAM FOR FISCAL YEAR 2018 – 2019

This First Amendment ("First Amendment") to the Agreement (as defined below) is made and entered into by and between Broward County, a political subdivision of the State of Florida ("County"), and City of Deerfield Beach, a municipal corporation of the State of Florida ("City") (collectively, County and City are the "Parties").

RECITALS

A. On August 14, 2018, (Agenda Item No. 43), the Broward County Board of County Commissioners authorized fiscal year 2018 – 2019 HOME funding.

B. On July 25, 2019, the Parties entered into an Agreement Between Broward County and City of Deerfield Beach Providing for Disbursement of HOME Program Funds for Housing Rehabilitation Program for Fiscal Year 2018 – 2019 ("Agreement").

C. City has requested, and County has agreed, that the term of the Agreement be extended to September 30, 2021, and the Parties now desire to enter into this First Amendment to extend the term of the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

1. The above recitals are true and correct and are incorporated herein by reference. All capitalized terms not expressly defined within this First Amendment shall retain the meaning ascribed to such terms in the Agreement.

2. Amendments made to the Agreement by this First Amendment are indicated by use of strikethroughs to indicate deletions and underlining to indicate additions, unless otherwise indicated.

3. This First Amendment shall be effective as of the date it is fully executed by the Parties.

4. The first sentence of Article 10 of the Agreement shall be amended as follows:

> The term of this Agreement shall commence retroactively on October 1, 2018 ("Effective Date"), and shall end on ~~September 30, 2020~~ September 30, 2021, unless terminated earlier or extended pursuant to the terms of this Agreement.

5. Exhibit C to the Agreement, Project Timeline, is hereby deleted and replaced in its entirety with Exhibit C attached hereto and incorporated herein.

6. This First Amendment may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same amendment.

7. Preparation of this First Amendment has been a joint effort of the Parties 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.

8. Except as modified in this First Amendment, all terms and conditions of the Agreement shall remain in full force and effect. If any conflict or ambiguity exists between this First Amendment and the Agreement, the Parties agree that this First Amendment shall control.

9. This First Amendment incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this First Amendment that are not contained in the Agreement and this First Amendment.

10. City represents and warrants that this First Amendment constitutes the legal, valid, binding, and enforceable obligation of City, and that neither the execution nor performance of this First Amendment constitutes a breach of any agreement that City has with any third party or violates any law, rule, regulation, or duty arising in law or equity applicable to City. City further represents and warrants that execution of this First Amendment is within City's legal powers, and each individual executing this First Amendment on behalf of City is duly authorized by all necessary and appropriate action to do so on behalf of City and does so with full legal authority.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties hereto have made and executed this First Amendment: Broward County, signing by and through its County Administrator, authorized to execute same by Board action on the 14th day of August, 2018, (Agenda Item No. 43), and City of Deerfield Beach, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same.

COUNTY

WITNESSES:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

BROWARD COUNTY, by and through its County Administrator

By:_____
Bertha Henry

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By:_____
Alicia C. Lobeiras (Date)
Assistant County Attorney

By:_____
Annika E. Ashton (Date)
Deputy County Attorney

FIRST AMENDMENT TO AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF DEERFIELD BEACH PROVIDING FOR DISBURSEMENT OF HOME PROGRAM FUNDS FOR HOUSING REHABILITATION PROGRAM FOR FISCAL YEAR 2018 - 2019

CITY

ATTEST:

By: _____
City Clerk (SEAL)

CITY OF DEERFIELD BEACH

By: _____
Mayor

____ day of _____, 20___

By: _____
City Manager

____ day of _____, 20___

I HEREBY CERTIFY that I have approved this First Amendment as to form and legal sufficiency subject to execution by the Parties:

By: _____
City Attorney

EXHIBIT C

PROJECT TIMELINE

The table below lists the main work tasks required to complete Project objectives before the term of the Agreement expires.

WORK TASKS	START-UP	COMPLETION
Identify and process Income Eligible Households	January 30, 2019	March 30, 2020
Provide Monthly Progress Reports to County	One month after execution of Agreement by the Parties	September 30, 2020
Commence Work Write-Ups	June 30, 2019	April 30, 2020
Commence Repairs	August 30, 2019	June 30, 2021
Repairs Completed	N/A	July 30, 2021
Final Invoice to County	N/A	August 30, 2021
Provide Close Out Report to County	N/A	September 30, 2021

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-502

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

Agenda Date: 8/4/2020

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving an Amendment to the Agreement with the State of Florida, Division of Emergency Management, for the implementation and administration of the Hurricane Loss Mitigation Program Grant for fiscal year 2019-2020; providing for execution and an effective date.

Recommended Action

Commission to vote on Resolution

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

Background/History

In June 2019, the City of Deerfield Beach applied for the Hurricane Loss Mitigation Program ("HLMP") grant, a competitive grant through the State of Florida, Division of Emergency Management ("DEM"). The City was notified in August 2019 that it was awarded $194,000 (the "HLMP Grant").

HLMP is designed to assist with the preservation of existing housing stock by facilitating the rehabilitation of properties with retrofits needed for wind mitigation. The funding can be used for the following improvements:

- Replacement of roof sheathing;
- Replacement of roof covering;
- Strengthening of roof deck attachment;
- Installation of secondary water barrier;
- Installation of window and door opening protection;
- Installation of hurricane resistant windows and doors;
- Brace bottom chord gable end; and
- Anchoring of wall or floor units to the foundation.

The City and DEM entered into grant agreement B0003, with an end date of June 30, 2020 (the "Grant Agreement"), giving the City 10 months to expend the funds. The funds are being used in conjunction with the existing Homeowner Rehabilitation Program currently funded by Community Development Block Grant ("CDBG"), State Housing Initiative Partnership ("SHIP"), and Home

Investment Partnership ("HOME") grants.

Current Activity

The City requested a modification to the Grant Agreement in May 2020 to extend the agreement end date from June 30, 2020 to December 31, 2020, due to project delays caused by the Novel Coronavirus 2019 ("COVID-19") pandemic. On Monday, July 6, 2020, the City received notification of the amendment request approval from DEM. Of the eight households being assisted with HLMP funds, five are complete and three households are in the construction phase.

DEM has agreed to extend the project completion date until December 31, 2020. Staff is confident all projects will be completed before the new completion date.

Recommendation

It is recommended that City Commission approve modification number one to grant contract B0030 between the City of Deerfield Beach and the State of Florida, Division of Emergency Management for the HLMP grant.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT, FOR THE IMPLEMENTATION AND ADMINISTRATION OF THE HURRICANE LOSS MITIGATION PROGRAM GRANT FOR FISCAL YEAR 2019-2020; PROVIDING FOR EXECUTION AND AN EFFECTIVE DATE.

WHEREAS, in June 2019, the City of Deerfield Beach (the "City") applied for the Hurricane Loss Mitigation Program (the "Program") grant, a competitive grant program administered through the State of Florida Division of Emergency Management ("FDEM"); and

WHEREAS, the Program assists in the preservation of existing housing stock by facilitating the retrofits needed for wind mitigation; and

WHEREAS, the City was awarded $194,000 from the Program to assist approximately nine (9) households within the City (the "Grant"); and

WHEREAS, on October 9, 2019, the City and FDEM entered into a agreement for the Grant for Fiscal Year 2019-2020 (the "Agreement"), with the Agreement set to expire on June 30, 2020; and

WHEREAS, due to project delays caused by the Novel Coronavirus 2019 ("COVID-19") pandemic, the City requested an extension of the Agreement from June 30, 2020 to December 31, 2020; and

WHEREAS, on July 6, 2020, FDEM approved the City's request for extension of the Agreement; and

WHEREAS, City staff recommends approving and authorizing execution of an Amendment with FDEM, attached as Exhibit "A", to extend the end date of the Agreement to December 31, 2020 (the "Amendment").

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The City Commission hereby approves the Amendment to the Agreement with FDEM, attached as Exhibit "A," to extend the end date of the Agreement to December 31, 2020.

Section 3. The City Commission hereby authorizes the Mayor and City Manager to execute the Amendment with FDEM, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

CITY OF DEERFIELD BEACH

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

Contract Number: B0030

Project Number: DEM-HL00014

MODIFICATION TO SUBGRANT AGREEMENT BETWEEN THE DIVISION OF EMERGENCY MANAGEMENT AND CITY OF DEERFIELD BEACH

This Modification Number One made and entered into by and between the State of Florida, Division of Emergency Management ("the Division"), and the City of Deerfield Beach ("the Sub-Recipient") to modify Contract Number B0030, dated October 9, 2019, ("the Agreement".

WHEREAS, the Division and the Sub-Recipient have entered into the Agreement, pursuant to which the Division has provided a subgrant to the Sub-Recipient under the Hurricane Loss Mitigation Program of $194,000.00, in State Funds; and

WHEREAS, the Division and the Sub-Recipient desire to modify the Agreement; and

WHEREAS, the Agreement expired on June 30, 2020; and

WHEREAS, the Division and the Sub-Recipient desire to reinstate and extend the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

1. The Agreement is hereby reinstated and extended as though it had never expired.

2. Paragraph 8 of the Agreement is hereby amended to read as follows:

   (8) PERIOD OF AGREEMENT

   This Agreement shall begin on October 9, 2019 and shall end on December 31, 2020, unless terminated earlier in accordance with the provisions of Paragraph (16) of this Agreement.

3. The Budget and Scope of Work, Attachment A to the Agreement, are hereby modified as set forth in 1st Revision Attachment A to this Modification, a copy of which is attached hereto and incorporated herein by reference.

4. All provisions of the Agreement being modified and any attachments in conflict with this Modification shall be and are hereby changed to conform with this Modification, effective on the date of execution of this Modification by both parties.

5. All provisions not in conflict with this Modification remain in full force and effect and are to be performed at the level specified in the Agreement.

6. Quarterly Reports are due to the Division no later than 15 days after the end of each quarter of the program year and shall be sent each quarter until submission of the administrative close-out report. The ending dates for each quarter of the program year are March 31, June 30, September 30 and December 31.

IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the dates set out below.

SUB-RECIPIENT: City of Deerfield Beach

By:_____

Name and Title: _____

Date: _____

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By:_____

Name and Title: Jared Moskowitz, Director

Date: _____

Attachment A
SCOPE OF WORK AND BUDGET
1st Revision

HISTORICAL BACKGROUND

In 1993, the Legislature created the Florida Hurricane Catastrophe Fund ("Cat Fund"). Codified in section 215.555, Florida Statutes, the Cat Fund: (1) provides a form of reinsurance for residential property insurers; and, (2) authorizes the expenditure of certain moneys to support programs that mitigate hurricane losses.

Section 215.555 requires that each insurance company pay premiums into the Cat Fund; those premiums are calculated based on actual catastrophic exposure. Initially, the Cat Fund collected from both "Participants" and "Non-Participants." The term "Participants" refers to insurers who provide residential policies and small business commercial policies covering structures and contents; the term "Non-Participants" refers to insurers who provide property and casualty coverage. The latter is broader than the former; and, the former falls under the broader category of the latter. In other words, "Non-Participant" coverage includes "Participant" coverage; but, "Non-Participant" coverage also includes other types of insurance.

The State Board of Administration oversees the Cat Fund, which qualifies as a trust fund under state law.

In 1994, the Internal Revenue Service ("IRS") issued a letter addressing the status of the Cat Fund for Federal income tax purposes. Recognizing that Participant contributions to the Cat Fund make the Fund look like a taxable, reinsurance program, the IRS nonetheless concluded that revenue earned by the Cat Fund qualifies as tax-exempt. In reaching this conclusion, the IRS focused on two, key components of the program: (1) the Non-Participant contributions; and, (2) the fact that the "State will appropriate moneys from the Fund each year and expend such moneys for specified purposes which are unrelated to its obligations under the Contracts." Thus, in finding the Cat Fund tax exempt, the IRS relied at least in part on the mandatory use of some Cat Fund moneys for the public purpose of hurricane loss mitigation.

For fiscal year 1997-1998, the Legislature appropriated the $10 million from the Cat Fund and split that appropriation into three categories: $4.1 million to match grants from the Federal Emergency Management Agency; $3.1 million going to the Residential Construction Mitigation Program under the Department of Community Affairs; and, $2.8 million for sand dune restoration.

Citing policy considerations, Governor Chiles vetoed the $2.8 million appropriation for sand dune restoration. In his veto message, Governor Chiles stated that "[f]unding of these projects from these funds would set the wrong precedent; these funds should be for the purpose of enhancing residential mitigation."

Despite the IRS' reliance on Florida's assertion that it would annually appropriate at least $10 million in Cat Fund moneys for hurricane loss mitigation programs, Governor Chiles' decision to veto the sand dune appropriation reduced that year's overall mitigation appropriation down to $7.2 million.

In 1999, the Florida Legislature passed the “Bill Williams Residential Safety and Preparedness Act” (“the Act”). With an effective date of July 1, 2000, the Act created the Hurricane Loss Mitigation Program (“HLMP”) as outlined in section 215.559, Florida Statutes.

The House of Representatives staff analysis describes the purpose of the Act as follows: “This bill creates the Hurricane Loss Mitigation Clearing Trust Fund (“HLMCTF”) to receive transfers from the Florida Hurricane Catastrophe Fund (“Cat Fund”) to provide funding for hurricane mitigation programs.” Addressing the concern that another line item veto could threaten the tax exempt status of the Cat Fund, the analysis goes on to state: “The creation of the HLMCTF assures that the $10 million will be appropriated from the Cat Fund, thus making it less likely that a line item veto will jeopardize the tax exempt status of the Cat Fund.”

PRESENT SITUTATION

Currently, the Legislature annually appropriates $10 million from the Florida Hurricane Catastrophe Fund to the Florida Division of Emergency Management (“Division”) for the Division to administer the HLMP. By statute, that $10 million is allocated as follows:

- $3.5 million “to improve the wind resistance of residences and mobile homes, including loans, subsidies, grants, demonstration projects, and direct assistance; educating persons concerning the Florida Building Code cooperative programs with local governments and the Federal Government; and other efforts to prevent or reduce losses or reduce the cost of rebuilding after a disaster.”
- $3 million “to retrofit existing facilities used as public hurricane shelters”
- $2.8 million “to inspect and improve tie-downs for mobile homes”
- $700,000 “to the Florida International University center dedicated to hurricane research”

Previously, the Division allocated $3.5 million for the Residential Construction Mitigation Program “RCMP”), which provided grant funding to governmental entities, and nonprofit organizations as a means to improve the resiliency of residential structures within their communities. The RCMP utilized a benefit-cost analysis (BCA) for each of the submitted projects in order to determine whether the mitigation retrofits were cost-effective.

Presently, the Division seeks to expand the $3.5 million HLMP appropriation beyond just the RCMP. Going forward, the Division will allocate $3.5 million for construction mitigation efforts that will “prevent or reduce losses or reduce the cost of rebuilding after a disaster” – provided that the construction:

- Involves a structure; and,

- Does not supplant any other mitigation grant program funded by or through the Division.

The Recipient will provide mitigation retrofit improvements as identified in RFP-DEM-17-18-034 on as many qualified structures as possible during the period of performance for this Agreement and within the awarded amount. The Division of Emergency Management’s (Division) Project Information Sheet PIS will be the controlling document that monitors expenditures for the approved mitigation properties.

All structures shall be located in the geographical boundaries of the State of Florida and be approved by the Division. The Recipient shall focus on a comprehensive approach that ties together all aspects of mitigation.

The Recipient shall be responsible for the implementation, management, coordination, and facilitation of all aspects related to the mitigation retrofit projects approved under this RFP.

After the execution of a State-Funded Grant Agreement, the Recipient shall conduct an inspection of properties and identify a group of properties eligible for mitigation retrofit improvements. The Recipient shall submit a list of those properties to the Division within forty-five days of the signed and executed contract. The Recipient shall submit project information and the estimated mitigation costs on a 2018 Project Information Spreadsheet (PIS) pdf provided by the Division at the time of award or contract execution. Color photographs of the structures four elevations, all openings to include doors, roof pictures at least level with the roof, condition of the soffit and fascia, interior attic pictures, and any other visual documentation for additional mitigation) are required with the submission of the PIS. Color photographs are to be sent in jpeg form to the Division for review. The Recipient may identify additional properties over the course of the fiscal year until all awarded funds are expended (see table 1).

Authorized mitigation retrofit improvements include:

a) Replacement of roof sheathing;

b) Replacement of roof covering;

c) Strengthening of roof deck attachment;

d) Installation of secondary water barrier;

e) Installation of hurricane straps;

f) Installation of window and door opening protection;

g) Installation of hurricane resistant windows and doors;

h) Brace bottom chord gable end;

i) Anchoring of wall or floor units to the foundation; and,

j) Other mitigation construction efforts involving structures provided that the construction does not supplant any other mitigation grant program funded by or through the Division.

The intent of the program is to mitigate a structure comprehensively. Comprehensive mitigation takes into account as many facets of mitigation as can be achieved given the Recipient's budget for an identified structure. Where a comprehensive approach cannot be implemented, the Recipient must clearly justify i.e., structure has already been partially mitigated or structure does not otherwise require certain measures) the reasons for the deviation. All awarded funds must be directly related to mitigation improvements.

The Division will conduct a benefit-cost analysis (BCA) for each of the submitted properties to determine if the mitigation retrofits are cost-effective. The BCA results in a numerical ratio expression of the cost-effectiveness of a mitigation project and is calculated as: total project mitigation benefits divided by total project mitigation costs. A project with a BCA ratio of one

or greater has more benefits than costs and is therefore considered cost-effective. Some of the submitted properties may receive a BCA ratio of less than one 1). However, if the combined BCA ratio for the submitted group of properties is equal to one 1 or greater the group of properties may be approved. Specific properties may be added or withdrawn if necessary in order to achieve a combined BCA of one (1) or greater. The Division will prioritize projects with the highest BCA ratio over projects with a lower BCA ratio.

Upon the Recipient receiving a BCA score of (1) or greater, the Division will alert the Recipient to begin the processing of open bidding for construction services. **It is important to note that no construction shall be started prior to the Division's approval of the mitigation improvements.**

The HLMP grant is a reimbursable grant. Therefore, no Pre-award costs are authorized. Further, the Recipient should secure funding in order to ensure maximum performance. The Division expects that each Recipient will fully spend their awarded grant amount. The Division retains the right to review Recipient performance and take corrective action at any time. The following Tasks and Deliverables will be achieved in order for the Recipient to be reimbursed.

Task 1 (Identification and inspection): The Recipient shall identify structures for possible mitigation improvements. Then, the Recipient shall conduct a comprehensive mitigation inspection of all identified structures. The mitigation inspection shall be performed by a state certified mitigation inspector or local building official. The inspector shall identify any previous mitigation improvements as well as any mitigation deficiencies. The inspection shall be completed using the state standard "Uniform Mitigation Verification Inspection Form". The inspector shall further ensure that all necessary information is given to the Recipient i.e. measurements, counts, and applicable notes). Additionally, the inspector shall provide the following information in addition to the Uniform Mitigation Verification Inspection Form:

a) An opinion on whether the structure can be retrofitted to effectively improve structural survivability;

b) An estimate of the roof square footage;

c) An estimate of the square footage of windows and doors;

d) An indication whether the home has gable end reinforcement;

e) A statement detailing any additional mitigation needs (such as vent strengthening, fascia or soffit repair, etc.).

Task 2 (Submission of the PIS): The Recipient shall submit to the Division a PIS for each structure identified for possible mitigation retrofits. The Recipient will provide all the requested information for each structure, to include color photographs. The electronic PIS will be provided to the Recipient by the Division. The original document should not be altered in any way. As part of the submission, the Recipient shall identify whether:

a) the structure is on grade or not;

b) any unpermitted work has occurred at the structure; and,

c) if any outstanding liens or judgments are attached to the structure or its underlying property.

Task 3 (Scope of work development): The Recipient shall develop a Scope of Work SOW) for each project approved by the Division. The SOW shall be based on all the mitigation retrofit measures identified on the PIS and approved by the Division. If required by the local building official, certified drawings will be developed for mitigation improvements and approved by a State of Florida Registered Professional Engineer or Florida Registered Architect as required. The Recipient shall select a Qualified, Licensed Florida Contractor in accordance with the Recipient's procurement policy to complete the SOW for each Division approved structure.

Task 4 Construction): Upon completion and approval of Tasks 1 through 3 by the Division, the construction phase shall commence. The Recipient, or its Subcontractors, shall complete all mitigation retrofit measures as approved by the Division that have been identified on the PIS. The minimum level of required service includes, but is not limited to the completion of all or some of the mitigation retrofit measures identified the PIS. All construction work shall be completed by a Qualified and Licensed, Florida Contractor.

Task 5 (Final inspection): Upon completion of the mitigation retrofit improvements, a post inspection must be performed by the Recipient and a member of the Division's Technical Unit to ensure that all activities on the scope of work have been properly completed in compliance with issued building permits, as well as, any and all applicable Florida Building Codes, local building codes, industry standards and Manufacturer's Specifications.

Requests for reimbursement: During the course of the Fiscal Year, the Recipient is required to submit, at a minimum quarterly, Request for Reimbursements RFR). The recipient is required to submit a quarterly report on the progress of the overall project. The quarterly report is due no later than 15 calendar days past the end of the quarter see table 1 . Documentation is required to support each RFR, Examples of supporting documentation are provided below for both construction expenses and project management expenses. In some cases, all the mitigation retrofit improvements may not be fully completed; however, a partial reimbursement request may be submitted. Additional documentation in the form of an Affidavit signed by the project manager attesting to the completion of the work identified in RFR is required.

Construction expenses: The Recipient will pre-audit bills, invoices, and/or charges submitted by the subcontractors and pay the subcontractors for approved bills, invoices, and/or charges. Recipient will submit Reimbursement Requests Attachment D) to the Division with copies of Subcontractor's bills, invoices, and/or charges and Proof-of-Payment by the Recipient in the form of cancelled checks, payroll records, electronic payment verification, etc. The Recipient shall ensure that the Contractor's Invoice clearly identifies each mitigation item installed.

Project management expenses: The Recipient shall provide source documentation such as payroll records, project time sheets, attendance logs, etc. Documentation shall be detailed information describing tasks performed, hours devoted to each task, and the hourly rate charged for each hour including enough information to calculate the hourly rates based on payroll records. Employee benefits must be clearly shown.

DELIVERABLES:

Deliverable 1 Identification and inspection): The Recipient will provide to the Division a copy of the Uniform Mitigation Verification Inspection Form and any additional information provided by the certified mitigation inspector or building official.

Due Date: Mitigation reports identifying the recipients selected structures are due within forty-five (45) days of the final contract execution date. The Recipient may continue to identify additional properties for addition to the project until April 15, 2020 at which no additional properties will be considered for mitigation activity.

Reimbursement: Provided the expenses do not exceed the amounts authorized by this Agreement, the Division will reimburse the Recipient for the Project Management expenses Not to exceed $15,000) and expenses associated with project identification, plan development, and inspection services.

Deliverable 2 Submission of the PIS): Based on the work described in Tasks 1 and 2, the Recipient shall submit, in an electronic format, the completed Initial Project Information Spreadsheet (PIS). All the requested information identified by the PIS is required and shall be provided, including multiple color photographs provided in digital format. The color photographs may be sent by email, one structure per email, or via the Division's File Transfer Protocol (FTP) site. The HLMP Project Number and property owner name must be in the subject line of an email. In the FTP method, each property shall be in a separate file. The file names need to be short but identifiable. File names such as last name and address number (jones1234), or recipient's tracking number on the PIS. Approval of individual properties will be based on a combined BCA ratio.

Due Date: Initial PIS is due within forty-five (45) days of the final contract execution date. Recipient requested addition or deletion of properties is due by April 15, 2020.

Reimbursement: Provided the expenses do not exceed the amounts authorized by this Agreement, the Division will reimburse the Recipient for the Project Management expenses (Not to exceed $15,000) and Construction Expenses associated with project identification, plan development, completion, and submission of the initial Division's Project Information Spreadsheet (PIS).

Deliverable 3 (Scope of work development): Based on the work described in Task 3**,** the Recipient shall submit, in an electronic format, a spreadsheet that contains the following information:

a) Recipient Name and HLMP Project Number;

b) Property Owner's Name;

c) Selected Contractor's Name and date of Contractor selection for each mitigation measure;

d) Detailed description of mitigation activities to be implemented on each structure that includes unit count, measurements, material and labor costs; and,

e) Florida Product Approval Code for each mitigation product to be installed.

Due Date: Within fourteen days of Contractor selection.

Reimbursement: Provided the expenses do not exceed the amounts authorized by this Agreement, the Division will reimburse the Recipient for the Project Management expenses Not

to exceed $15,000) associated with the approved Project's SOW, bidding process, or Contractor selection and creation of detailed spreadsheet.

Deliverable 4 Construction): Based on the work described in Task 4, the Recipient shall provide a Request for Reimbursement RFR) Package that includes the following information:

a) Recipient's Invoice, to include;

- The Period of Performance;
- A breakdown of material and labor cost;
- Description of Work Performed; and,
- Payment amount requested for reimbursement.

b) Request for Reimbursement; (Attachment D

- Signed and dated Summary Page with relevant Detail Pages;
- Sub-Contractor's Invoice:
    a. Sub-Contractor Name;
    b. Property owner name and address;
    c. Date work performed;
    d. Exact mitigation measure completed; and,
    e. Amount requested for each mitigation measure,
- Copies of Canceled Checks or Electronic Funds Payment Verification;
- Quarterly Report; and,
- Affidavit of Partial Competition (if applicable).

Due Date: Deliverable 4, is due on a regular basis, but shall be submitted at least quarterly, starting with the first quarter after the final Agreement execution date and every quarter thereafter. It shall include the quarterly report. The quarterly submission is due fifteen 15 calendar days after the close of the quarter.

Reimbursement: Provided the expenses do not exceed the amounts authorized by this Agreement, the Division will reimburse the Recipient for the Project Management expenses Not to exceed $15,000) and Construction Expenses associated with all the mitigation retrofit improvements. The mitigation retrofit improvements may not be fully completed; however, a partial reimbursement request may be submitted.

Deliverable 5 Final inspection): Based on the work described in Task 5, the Recipient shall provide a Final Close-Out Package digital media device that will include the following:

a) Request for Final Inspection, which may be sent ahead of the storage device to expedite scheduling of final inspection, on agency/company letter head identifying the HLMP Project number, contract number and must include the following statements:

- The project is 100% complete;
- Scope of Work for each structure has been completed; and,
- All relevant building Codes and Standards have been satisfied.

b) A digital media device that contains electronic folders for each individual property. The folders must have PDF formatted documents for each of the following:

- Approved PIS;
- Scope of Work;
- Color Photographs, in digital format, documenting mitigation work pre and post ;
- Building Permit;
- Post-Inspection Reports/Certificates of Completion for each structure;
- Florida Approved Product Codes, Miami-Dade Approval Codes, Notice of Acceptance/Product Approvals; and,
- All applicable Lien Waivers.

c) An Electronic Spreadsheet to include;

- Homeowner's Name;
- Homeowner's Address;
- Pre and Post Inspection Dates;
- Retrofit Measures Completed; and,
- Retrofit Cost;

Due Date: A request for closeout is to be received by the Division on or before December 15, 2020.

Reimbursement: Provided the expenses do not exceed the amounts authorized by this Agreement, the Division will reimburse the Recipient for the Project Management Expenses and Construction Expenses associated with Final Closeout preparation, final inspections, and any additional mitigation performed as required by final inspection. The "**Final Reimbursement Request"** must be submitted by February 15, 2021.

Financial Consequences: If the recipient fails to comply with any term of the award, the Division shall take one or more of the following actions, as appropriate in the circumstances:

a) Temporarily withhold cash payments pending correction of the deficiency by the recipient;

b) Disallow all or part of the cost of the activity or action not in compliance;

c) Wholly or partly suspend or terminate the current award for the recipient;

d) Withhold further awards for the program; or,

e) Take other remedies that may be legally available.

Key Deliverable Dates: The key deliverable dates are designed to aid the Recipient in fully expending the awarded grant funding. The Division will monitor the Recipient's performance by using the following dates as markers. Should the Recipient fall off this schedule, the Division will reach out to the Recipient and work towards an appropriate correction. The Division retains the right to review all Recipients for performance. Further, should the Recipient need additional time, the Recipient need only to demonstrate a work plan to the Division. These dates assume blue sky conditions throughout the life of the grant. Should the Division or the Recipient be impacted by disaster, event, or incident, the deliverable dates would be altered.

KEY ACTIVITY	DUE DATE	COMMENT
Deliverable 1: Identification and Inspection	No later than 30 days post contract execution.	Additional structures may be considered for mitigation until April 15, 2020.
Deliverable 2: Submission of the IS	No later than 45 days post contract execution.	
Deliverable 3: Scope of Work Development	No later than 14 business days after vendor selection.	
Deliverable 4: Construction	To be completed by December 1, 2020.	Completion of all mitigation retrofit work.
Deliverable 4: Final Invoice	No later than February 15, 2021.	Cannot be released until the Division receives recommendation to close out the project by the Technical Unit.
Deliverable 5: Final Inspection	No later than December 15, 2020.	

Budget: The Budget is designed to account for HLMP Awarded Funds. Each invoice and request for reimbursement should clearly identify the amount of HLMP funds requested and provide supporting documentation.

This is HLMP Project Number DEM-HL00014, City of Deerfield Beach. The Period of Performance for this project shall start upon contract execution, and ends December 31, 2020.

EXPENDITURE CATEGORIES	AWARD
Salary & Benefits	
Other Personnel / Contractual Services	
Project Management Expenses	$15,000
Construction Expenses	$179,000
Totals	$194,000

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-511

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

Agenda Date: 8/4/2020

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Subrecipient Agreement with Florida Housing Finance Corporation for the distribution of State Housing Initiatives Partnership ("SHIP") Coronavirus Relief Funds; authorizing the Mayor and City Manager to execute the Agreement; 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 July 17, 2020, Governor Ron DeSantis announced that the Florida Housing Finance Corporation ("Florida Housing") Board of Directors unanimously approved the release of $75 million to local governments to assist Floridians in need of rental and mortgage assistance due to the COVID-19 pandemic. Through the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"), Governor DeSantis made available $250 million, of which $120 million will be sent to local governments to provide rental and mortgage assistance. The $75 million approved is the first release of the funding to local governments.

Current Activity

On July 17, 2020, the City of Deerfield Beach received notification of SHIP Coronavirus funds in the amount of $307,500 (the "Funds"), which must be expended prior to December 30, 2020. The Funds are available for homeowners and renters experiencing hardships due to the COVID-19 pandemic. All activities will benefit low to moderate income households, up to 120% AMI. Below is a summary of the eligible projects the City will undertake utilizing the Funds.

Mortgage Assistance - $138,375
The Mortgage Assistance program provides emergency financial assistance to families who experience a hardship due to the COVID-19 pandemic. Assistance will be provided for up to 3 months from April 1, 2020 and onward. Applicants are eligible to receive up to $5,000 of mortgage assistance funds.

Rental Assistance - $138,375

The Rental Assistance program provides emergency financial assistance to families who experience a hardship due to the COVID-19 pandemic. Assistance will be provided for up to 3 months from April 1, 2020 and onward. Applicants are eligible to receive up to $5,000 of rental assistance funds.

Planning and Administration - $30,750
This will cover the costs associated with administering the SHIP Coronavirus fund programs and all required documents. These programs will be administered in partnership with Deerfield Beach Family Empowerment ("DBFE"). There will be a separate agenda item requesting an amendment to DBFE's contract to include SHIP Coronavirus funds and programs that will be brought to the City Commission at a later date.

Recommendation
It is recommended that City Commission approve the Subrecipient Agreement between Florida Housing Finance Corporation and the City to administer SHIP Coronavirus Relief funds in the amount of $307,500.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE SUBRECIPIENT AGREEMENT WITH FLORIDA HOUSING FINANCE CORPORATION FOR THE DISTRIBUTION OF STATE HOUSING INITIATIVES PARTNERSHIP ("SHIP") CORONAVIRUS RELIEF FUNDS; AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 17, 2020, Governor Ron DeSantis announced that the Florida Housing Finance Corporation ("Florida Housing") Board of Directors unanimously approved the release of $75 million to local governments to assist Floridians in need of rental and mortgage assistance due to the COVID-19 pandemic; and

WHEREAS, the City of Deerfield Beach received notification of SHIP Coronavirus funds in the amount of $307,500 (the "Funds"), which must be expended prior to December 30, 2020; and

WHEREAS, the Funds will be available to homeowners and renters experiencing hardships due to the COVID-19 pandemic; and

WHEREAS, the Funds will be used for the Mortgage Assistance Program, the Rental Assistance Program and to cover costs associated with the administration of the Funds; and

WHEREAS, City staff recommends approving and authorizing execution of the sub recipient grant agreement with Florida Housing Finance Corporation, attached as Exhibit "A", for distribution of the Funds (the "Funding 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 hereof.

Section 2. The City Commission hereby approves the Funding Agreement with Florida Housing Finance Corporation, attached as Exhibit "A", for SHIP Coronavirus Funds in the amount of $307,500.

Section 3. The City Commission hereby authorizes the Mayor and City Manager to execute the Funding Agreement, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

CORONAVIRUS RELIEF FUND (CRF)
SUBRECIPIENT AGREEMENT

THIS FUNDING AGREEMENT ("Agreement") is entered into by and among CITY OF DEERFIELD BEACH ("Subrecipient"), a local government that meets the State Housing Initiatives Partnership ("SHIP") Program eligibility requirements, and FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing"), a public body corporate and politic duly created and existing under the laws of the State of Florida. Upon execution by both parties, this Contract shall become effective as of the date the last party signs ("Effective Date").

WITNESSETH:

WHEREAS, the Coronavirus (COVID-19) emergency has caused disruption in Florida's economy leading to high rates of unemployment and business closures;

WHEREAS, Many Floridians are in need of assistance with rental payments, mortgage payments and home repairs;

WHEREAS, the State of Florida has been awarded funds pursuant to, section 601(d) of the Social Security Act, as amended by section 5001 of the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020);

WHEREAS, a portion of the CARES Act Funds (designated the "Coronavirus Relief Funds or CRF funds") will be distributed by Florida Housing to and administered by Eligible Local Governments (as defined herein) and expended only for purposes authorized by this Agreement;

WHEREAS, the Subrecipient and Florida Housing wish to enter into this Agreement which will govern the disbursement and expenditure of CRF funds;

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree as follows:

A. Recitals: The recitals stated above are true and correct, are incorporated herein, and form an integral part of this Agreement.

B. Definitions:

1. "Administrative Expenditures" means funds, not to exceed 10% of the allocation, expended by Subrecipient to carry out the activities of CRF. This expense may include salaries and benefits of staff, office supplies and equipment, required travel, advertising, recording costs.

2. "Annual income" means annual income as defined under the Section 8 housing assistance payments programs in 24 C.F.R. part 5; annual income as reported under the census long form for the recent available decennial census; or adjusted gross income as defined for purposes of reporting under Internal Revenue Service Form 1040 for individual federal annual income tax purposes..

3. "Eligible Housing" means any real and personal property located within the county or eligible municipality which is designed and intended for the primary purpose of providing decent,

safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under Chapter 553, Fla. Stat., or manufactured housing constructed after June 1994 and installed in accordance with the installation standards for mobile or manufactured homes contained in rules of the Department of Highway Safety and Motor Vehicles, for home ownership or rental for Eligible Persons as designated by Subrecipient.

4. "Eligible Local Government" means a local government in Florida that meets the SHIP Program eligibility requirements.

5. "Eligible Persons" or "Households" means one or more natural persons or a family determined by Subrecipient to be earning not more than 120% of the area median income according to the income limits adjusted to family size published annually by Florida Housing.

6. "Eligible Sponsor" means a person or a private or public for-profit or not-for-profit entity that applies for an award under CRF for the purpose of providing Eligible Housing for Eligible Persons.

7. "Expended" means the affordable housing activity is complete.

8. "Program Income" means proceeds derived from interest earned on or investment of the funds, proceeds from loan repayments, recycled funds, and all other income derived from use of CRF funds.

9. "Project Delivery Costs" means those costs related to the delivery of housing related services to an eligible applicant that are not included as part of Administrative Expenditures.

10. "Sub-Grantee" means a person or organization contracted by a Subrecipient that is compensated with CRF funds to provide administration of any portion of the CRF.

C. Allocation and Use of Funds:

1. Amount of Funds Available to Subrecipient: The total funds made available to Subrecipient under this Agreement is: $307,500.

2. Disbursement of Funds to Eligible Subrecipients: The available funds will be disbursed to Subrecipient for activities described in Item C.4., below. Funds will be disbursed in up to two payments, the amount of each to be determined by Florida Housing. The first payment for the full amount In Item C.1. above will occur upon execution of this Agreement. Subject to the terms of this paragraph, a second payment may be disbursed no later than October 1, 2020. If Florida Housing determines that the Subrecipient has failed to make satisfactory progress in meeting the requirements of this Agreement or has otherwise failed to satisfactorily perform under the terms of this Agreement, the funds representing the second payment may be withheld by Florida Housing pending resolution of the issues giving rise to the lack of progress or failure to perform satisfactory to Florida Housing which may include a written plan to address the issues prepared by the Subrecipient and submitted to Florida Housing for approval.

3. Establishment of CRF Trust Fund: Subrecipient must establish and maintain a CRF trust fund or a pooled account where CRF funds are clearly designated.

4. Expenditure of Funds by Subrecipient: CRF funds shall be Expended by Subrecipient for the following:
   a. Direct CRF Administrative Expenditures and Project Delivery Costs incurred on or after March 1, 2020 in an amount no more than a cumulative 10 percent of CRF funds incurred by Subrecipient, a consultant to Subrecipient, and/or a Sub-Grantee. CRF funds shall not be used to pay for Administrative Expenditures and Project Delivery Costs incurred prior to March 1, 2020.

   b. Housing counseling services, direct rental assistance, relocation costs and awards to assist Eligible Housing for Eligible Persons or Households or Eligible Sponsors.

   c. CRF funds may be used for the following pre-approved program purposes or activities:
      i. Rental assistance payments (including back rent, deposits and utility payments);
      ii. Mortgage payments and buydowns;
      iii. Emergency repair of housing;
      iv. Assistance to homeowners to pay insurance deductibles;
      v. Housing re-entry assistance, such as security deposits, utility deposits, and temporary storage of household furnishings;
      vi. Foreclosure or eviction prevention, including monthly rent and associated fees; and
      vii. Homeownership counseling.

      All other activities must be presented in writing to Florida Housing and approved in writing prior to implementation.

5. Term: The period of performance for this grant is March 1, 2020 – December 30, 2020. In executing this Agreement, Subrecipient is certifying that all CRF funds will be Expended by December 30, 2020. The term of this agreement will be from the Effective Date through March 31, 2021.

6. Advertisement of Availability of Funds: U CRF funding availability shall be advertised by Subrecipient in both a newspaper of general circulation and, where available, periodicals serving racially, ethnically and income diverse neighborhoods, at least 10 days before the beginning of the application period. This 10-day period does not prevent assistance to applicants that have already applied and been determined eligible prior to the application period. At a minimum, the advertisement shall contain:
   a. The amount of funds projected to be received from the state for the fiscal year(s).
   b. The beginning and ending date of the application period;
   c. The name of the contact person and other pertinent information where applicants may apply for assistance (phone number, address, email, and hours of operation);

7. Repayments:
   a. The Subrecipient shall only expend funding under this Agreement for allowable costs resulting from obligations incurred during the eligible period of performance. The Subrecipient shall ensure that its contractors, subcontractors, and consultants only

expend funding under this Agreement for allowable costs resulting from obligations incurred during the period of performance.

b. The Subrecipient shall refund to Florida Housing any unobligated funds which have been advanced or paid to the Subrecipient upon termination of this Agreement.
c. Any unexpended funds under this Agreement, including unexpended program income earned, must be returned to Florida Housing upon termination of this Agreement.
d. Upon termination of this Agreement, or upon any determination made indicating such, the Subrecipient shall refund to Florida Housing any funds paid in excess of the amount to which the Subrecipient or its contractors, subcontractors, or consultants are entitled under the terms and conditions of this Agreement.
e. The Subrecipient shall refund to Florida Housing any funds not spent in accordance with the conditions of this Agreement or applicable law. Such reimbursement shall be sent to Florida Housing within 30 calendar days from Subrecipient's receipt of notification of such non-compliance.
f. The Subrecipient's obligations under this section will survive the termination of the Agreement.

8. Performance under this Agreement is subject to 2 C.F.R Part 200, entitled "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards."

9. Single Audit Act: Funds payments are considered to be federal financial assistance subject to the Single Audit Act (31 U.S.C. §§ 7501-7507) and the related provisions of the Uniform Guidance. The Subrecipient shall conduct a single or program-specific audit in accordance with the provisions of 2 C.F.R. Part 200 and the related provisions of the Uniform Guidance, if it expends more than $750,000 or more in Federal awards from all sources during its fiscal year. The Catalog of Federal Domestic Assistance (CFDA) number for these funds is 21.019.

D. Application for CRF Eligible Person or Household Assistance: Subrecipient shall establish criteria for CRF assistance and develop an application for CRF eligibility.

a. The application for assistance should contain all the necessary information to determine whether an applicant household is potentially eligible for CRF assistance. In accordance with the provisions of Sections 760.20-760.37, Fla. Stat., it is unlawful to discriminate on the basis of race, religion, color, sex, familial status, national origin, or handicap in the award application process for Eligible Housing.

b. At a minimum, an application for program assistance should contain the following items for each household members:
   i. The number of people residing in the household including name, age, relationship to head of household, current address and home phone number;
   ii. Name and address of employer(s), work phone number(s), position title and number of years on job with employer;
   iii. Sources of annual income, including earned, unearned and asset income, and a statement signed by all of the adults who reside in the household consenting to the disclosure of information for the purpose of verifying income and assets for determining income eligibility for program assistance.
   iv. A signed statement indicating that the applicant understands that all information provided is subject to Florida's public records laws.

v. A statement that it is a first-degree misdemeanor to falsify information for the purpose of obtaining assistance.

E. Allowable Rental Assistance (Subsidies): Assistance may be provided as direct rental assistance to Eligible Persons in any of the following manners:

1. Security and utility deposit assistance to secure temporary or permanent rental housing; or

2. Eviction prevention not to exceed 10 months' rent; or

3. A rent subsidy program for income eligible households that are displaced from rental units that are uninhabitable; or

F. Allowable Mortgage Payments: Mortgage payment assistance may be awarded to eligible applicants. This may include principle and interest, insurance, and homeowner association fees. Real Estate taxes paid to a government entity are not eligible.

G. Income Categories: All households assisted must be at or below 120% of the area median income.

H. CRF Eligible Person Award Terms: CRF funds awarded directly to Eligible Persons must be in the form of a grant, deferred loan or hard pay loan.

I. Reporting Requirements: The Subrecipient must provide Florida Housing with monthly reports beginning on October 1, 2020 and a closeout report by February 15, 2021. These funds must include the current status and progress of the expenditure of funds under this Agreement, in addition to any other information requested by Florida Housing. All funds must be accounted for on the CRF Data Upload Form as provided by Florida Housing. Quarterly reports are due to Florida Housing no later than 15 days after the end of each quarter. The first quarterly report due pursuant to this agreement is due for the quarter ending September 30, 2020.

J. Program Compliance

1. File Management and Record Retention relating to CRF Eligible Persons or Sponsors: Subrecipient must maintain a separate file for every applicant, Eligible Person, Sub-Grantee or Sponsor, regardless of whether the request was approved or denied.
   a. Contents of File: Each file must contain sufficient and legible documentation. Documents must be secured within the file and must be organized systematically.
   b. Record and File Retention: Local governments are required to retain records and other relevant documentation for each applicant, Eligible Person, Sub-Grantee or Sponsor for five fiscal years after funds have been expended or five years after the expiration of a use restriction agreement. and accounted for and/or satisfaction of loans, whichever is later, provided applicable audits have been released.
      i. The minimum requirements for documentation of award depend upon the type of assistance awarded and the funding sources. Every file should contain a section of notes and a file checklist, which tracks the efforts and progress of obtaining necessary documents. The checklist is a useful tool for all persons who must have access to the file. However, this checklist may be modified to accommodate a local government's need for additional documentation.

ii. Eligible Sponsors(developers) who are awarded funds have the responsibility for maintaining clear and accurate files on project recipients and activities. Subrecipient must monitor the Eligible Sponsors files on a regular basis to ensure that all information is collected that will be needed for reporting. Subrecipient's housing administrator must also review the file documentation to ensure that assistance is awarded to Eligible Persons and that all project activities conform to program requirements.

iii. In cases where a Sub-Grantee is used to administer CRF, Subrecipient is ultimately responsible for program compliance.

iv. All other records that document the award or expenditure of CRF funds must be retained for five fiscal years after the funds have been expended or five years after the expiration of a use restriction agreement and accounted for and/or satisfaction of loans, whichever is later, provided applicable audits have been released. This means that for cases that were assisted Subrecipient must retain all records no less than five years after the loan has been satisfied, provided audits have been released, whichever is later. Housing records of this type include, but are not limited to:

1) applications;
2) program and set-aside records;
3) housing agreements;
4) income verifications and
5) other records as required by Florida Housing or federal, state and local law or regulations.

v. Records must be retained in electronic form. The standards used must comply with the Florida Administrative Code. Local record retention requirements may be stricter than the State.

c. Access to Files: Florida Housing or any duly authorized representative shall be permitted to inspect any files relating to CRF Eligible Person or Sponsors including but not limited to advertisements, applications, income verifications and certifications, plan participation contracts, financial records, tracking system records, construction cost verification including receipts and contracts, rental development annual reviews, Eligible Sponsor reviews, Eligible Sponsor award lists, CRF fund recipient lists, and any other applicable documents at any reasonable time with or without notice. Such records shall be maintained within the participating county or eligible municipality at a place accessible to the Corporation staff or its designated monitoring agent.

2. <u>Files Management and Record Retention relating to Subrecipient and Administration of this Agreement</u>:

a. The Subrecipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided by Florida Housing under this Agreement.

b. Contents of the Files: Subrecipient must maintain files containing documentation to verify all compensation to Subrecipient in connection with this Agreement, as well as reports, records, documents, papers, letters, computer files, or other material received, generated, maintained or filed by Subrecipient in connection with this Agreement. Subrecipient must also keep files, records, computer files, and reports that reflect any compensation it receives or will receive in connection with this Agreement.

c. Record and File Retention: Subrecipient must maintain these files for five years after the end of the applicable fiscal year, except that, if any litigation, claim or audit is commenced with respect to the transactions documented by such files before the end of the aforementioned five-year period and extends beyond the expiration of the five-year period, these files must be retained until all litigation, claims, or audit findings involving the files have been resolved.
d. Access to the Files: As a condition of receiving state or federal financial assistance, and as required by sections 20.055(6) and 215.97(5), Fla. Stat., Florida Housing, the Chief Inspector General of the State of Florida, the Florida Auditor General, or any of their authorized representatives shall enjoy the right to access any documents, financial statements, papers, or other records of the Subrecipient that are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. Upon reasonable notice, Subrecipient and its employees shall allow Florida Housing or its agent(s) access to its files and personnel for interview purposes during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday, provided such day is not a holiday.
e. Return of the Files: In the event this Agreement is terminated, all finished or unfinished documents, data, studies, computer files, correspondence, and other products prepared by or for Subrecipient under this Agreement must be submitted to Florida Housing within 15 days of such termination at the expense of Subrecipient.

3. Compliance Monitoring: Subrecipient must be subject to compliance monitoring during the period of performance in which funds are Expended and up to three years following the closeout of all funds. In order to assure that the program can be adequately monitored, the following is required of Subrecipient:
   a. Subrecipient must maintain a financial tracking system provided by Florida Housing that ensures that CRF funds are Expended in accordance with the set-aside requirements, deadlines, and other requirements in this agreement.
   b. Subrecipient must maintain records on all awards to Eligible Persons or Sponsors. These records must include, but are not limited to:
      i. Proof of income compliance;
      ii. Proof of homeownership;
      iii. Proof of use of FEMA proceeds;
      iv. Documentation of all required inspections including mold remediation and wood destroying organisms;
      v. Documentation of any required remediation;
      vi. Certificate of Occupancy;
      vii. Placed in Service documentation;
      viii. Proof of contract or eligibility;
      ix. Documentation of payments made on the award; and
      x. Documentation of the value/sales price of the unit, as applicable.

4. Cooperation with Inspector General: Subrecipient understands its duty, pursuant to Section 20.055(5), Fla. Stat., to cooperate with Florida Housing's Inspector General in any investigation, audit, inspection, review, or hearing. Subrecipient will comply with this duty and ensure that any contracts issued under this Agreement impose this requirement, in writing, on its subcontractors.

5. Technical Assistance: Training and technical assistance is available to Subrecipient to assist in the development and implementation of the CRF. This technical assistance shall be provided by Florida Housing staff and Florida Housing's Catalyst contractor.

6. Program Income: Program Income realized by Subrecipient prior to the final closeout of CRF must be deposited and used for eligible CRF activities. After final closeout of CRF, funds realized as Program Income must be returned to Florida Housing.

7. Recaptured Funds: Recaptured Funds realized by Subrecipient prior to the final closeout of CRF must be deposited and used for eligible CRF activities. After final closeout of CRF, Recaptured Funds must be returned to Florida Housing.

K. Contacts

1. Florida Housing's contract administrator for this Agreement is:
Contract Administrator
Florida Housing Finance Corporation
227 North Bronough St., Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Contract.Admin@floridahousing.org

2. The Florida Housing program contact for this Contract is:
Robert Dearduff, Assistant Director of Special Programs
Florida Housing Finance Corporation
227 North Bronough St., Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Robert.Dearduff@floridahousing.org
or the designated successor.

3. The Grantee's contract administrator for this Contract is:
Vickki Placide-Pickard, Director of Community Development
325 NW 2 Avenue
Deerfield Beach, Florida 33441
Phone: 954.571.2675
E-mail: vplacide-pickard@deerfield-beach.com
or the designated successor.

L. 2 CFR Appendix II to Part 200 - Contract Provisions for Non-Federal Entity Contracts Under Federal Awards - In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

(A) Contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach

contract terms, and provide for such sanctions and penalties as appropriate.

(B) All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 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 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

(D) 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 CFR Part 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 CFR Part 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.

(E) 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 CFR Part 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.

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR § 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 CFR Part 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.

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended - Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires 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).

(H) Debarment and Suspension (Executive Orders 12549 and 12689) - A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 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.

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) - Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not 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. Each tier must also 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.

(J) See § 200.322 Procurement of recovered materials.

[78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75888, Dec. 19, 2014]

M. Default and Remedies

1. If any of the events listed in subparagraph 2. of this section occur, all obligations on the part of Florida Housing to continue doing business with Subrecipient or assign any future transaction to Subrecipient shall, if Florida Housing so elects, terminate and Florida Housing may, at its option, exercise any of its remedies set forth herein, or as otherwise provided by law. However, Florida Housing may continue doing business with the Subrecipient as a participant after the happening of any event listed in subparagraph 2. of this section without waiving the right to exercise such remedies, without constituting a course of dealing, and without becoming liable to include the Subrecipient in the transaction or any future transaction.

2. The Events of Default shall include, but not be limited to, the following:

    a. If any report, information or representation provided by Subrecipient in this Contract is inaccurate, false or misleading in any respect;

b. If any warranty or representation made by Subrecipient in this Contract or any other outstanding agreement with Florida Housing is deemed by Florida Housing to be inaccurate, false or misleading in any respect;

c. If Subrecipient fails to keep, observe, or perform any of the terms or covenants contained in this Contract, or is unable or unwilling to meet its obligations as defined in this Contract;

d. If, in the sole discretion of Florida Housing, Subrecipient has failed to perform or complete any of the services identified in the attachments;

e. If Subrecipient has not complied with all Florida laws, federal laws, Florida Housing rules or Florida Housing policies applicable to the work;

f. If Subrecipient has discriminated on the grounds of race, color, religion, sex, national origin, or disability in performing any service identified in the attachments;

g. If Subrecipient does not comply with the terms and conditions set forth in Section 420.512(5), Fla. Stat.;

h. If Subrecipient commits fraud in the performance of its obligations under this Contract; or

i. If Subrecipient refuses to permit public access to any document, paper, letter, computer files, or other material subject to disclosure under Florida's Public Records Law.

Upon the occurrence of any Event of Default listed in subparagraph 2. above, Florida Housing will provide written notice of the Default detailing the grounds that constitute the Event of Default.

3. Upon the occurrence of any Event of Default listed in subparagraph 2. above, Florida Housing may provide Subrecipient a reasonable period of time to cure the Event of Default (Cure Period). If Florida Housing provides a Cure Period, Florida Housing will notify the Subrecipient of the length of the Cure Period in the Notice of Default.

4. If Florida Housing provides a Cure Period and if the Subrecipient is unable or unwilling to cure the Event of Default within the Cure Period, Florida Housing may exercise any remedy permitted by law. The pursuit of any one of the following remedies shall not preclude Florida Housing from pursuing any other remedies contained herein or otherwise provided at law or in equity. The remedies include, but are not limited to the following:

   a. Florida Housing may terminate the Contract on the 10th day after Subrecipient receives the Notice of Default or upon the conclusion of any applicable Cure Period, whichever is later;

   b. Florida Housing may commence an appropriate legal or equitable action to enforce performance of the terms and conditions of this Contract;

   c. Florida Housing may exercise any corrective or remedial actions including, but not limited to, requesting additional information from Subrecipient to determine the reasons for or

the extent of non-compliance or lack of performance, issuing a written warning to advise that more serious measures may be taken if the situation is not corrected, advising the Subrecipient to suspend, discontinue or refrain from incurring fees or costs for any activities in question or requiring the Subrecipient to reimburse Florida Housing for the amount of costs incurred; or

d. Florida Housing may exercise any other rights or remedies that may be otherwise available under law.

N. Termination

1. Florida Housing may terminate the Agreement, without cause, at any time upon 24-hour written notice delivered by courier service or electronic mail to the Subrecipient, from the date sent from Florida Housing.

2. The Subrecipient may terminate this Agreement, without cause, at any time upon 10 days written notice delivered by courier service or electronic mail to Florida Housing at the physical or electronic address, as applicable, of Florida Housing's Contract Administrator, Contract.Admin@floridahousing.org. The Subrecipient shall be responsible for all costs arising from the resignation of the Subrecipient.

3. Upon expiration or termination of this Agreement, the Subrecipient shall transfer to Florida Housing any CRF funds on hand at the time of expiration or termination, and any accounts receivable attributable to the use of CRF funds.

O. General Provisions

1. Compliance with all Applicable Laws and Regulations: Subrecipient must comply with all applicable federal, state and local laws, rules, regulations, and ordinances in administering CRF under this Agreement. Subrecipient acknowledges that this requirement includes, but is not limited to, compliance with all applicable federal, state, and local health and safety rules and regulations. Subrecipient further agrees to include this provision in all contracts with Eligible Persons, Sub-Grantees, Sponsors or subcontracts issued as a result of this Agreement. Subrecipient's failure to comply with any part of this provision is material and must be grounds for termination of this Agreement for cause by Florida Housing.

2. Indemnification: Nothing contained in this Agreement shall be construed to be a waiver by either party of any protections under sovereign immunity, Section 768.28 Florida Statutes, or any other similar provision of law. Nothing contained herein must be construed to be a consent by either party to be sued by third parties in any matter arising out of this Agreement or any other contract.

3. Insurance: Subrecipient agrees to carry liability and other appropriate forms of insurance. Florida Housing shall have no liability except as specifically provided in this Agreement.

4. Severability: If a court deems any provision of this Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

5. Entire Agreement: This Agreement, and all exhibits annexed hereto which are incorporated herein by reference, collectively represent the entire agreement of the parties and the same supersedes any and all previous agreements of any kind. Any alterations, variations, changes, modifications, or waivers of provisions of this Agreement shall be valid only if reduced to writing, duly signed by all of the parties hereto, and attached to the original of this Agreement.

6. Lobbying: In accordance with Section 216.347, Fla. Stat., Subrecipient is hereby prohibited from using funds provided by this Agreement for the purpose of lobbying the Legislature, the judicial branch or a state agency. Further, in accordance with Section 11.062, Fla. Stat., no state funds, exclusive of salaries, travel expenses, and per diem, appropriated to, or otherwise available for use by, any executive, judicial, or quasi-judicial department shall be used by any state employee or other person for lobbying purposes.

7. Files Subject to Florida's Public Records Law: Any file, report, record, document, paper, letter, or other material received, generated, maintained or sent by Subrecipient in connection with this agreement is subject to the provisions of Section 119.01-.15, Fla. Stat., as may be amended from time to time (Florida's Public Records Law). Subrecipient represents and acknowledges that it has read and understands Florida's Public Records Law and agrees to comply with Florida's Public Records Law.

If Subrecipient has questions regarding the application of Chapter 119, Florida Statutes, to Subrecipient's duty to provide public records relating to this contract, contact the Corporation Clerk at:
Corporation Clerk
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Corporation.Clerk@floridahousing.org

8. Personally Identifiable Information (PII); Security:
   a. If Subrecipient or any of its subcontractors may or will create, receive, store or transmit PII under the terms of this Agreement, Subrecipient must provide for the security of such PII, in a form acceptable to Florida Housing, without limitation, non-disclosure, use of appropriate technology, security practices, computer access security, data access security, data storage encryption, data transmission encryption, security inspections and audits. Subrecipient shall take full responsibility for the security of all data in its possession or in the possession of its subcontractors and shall hold Florida Housing harmless for any damages or liabilities resulting from the unauthorized disclosure of loss thereof.
   b. If Subrecipient or any of its subcontractors may or will create, receive, store or transmit PII under the terms of this Agreement, Subrecipient shall provide Florida Housing with insurance information for stand-alone cyber liability coverage, including the limits available and retention levels. If Subrecipient does not carry stand-alone cyber liability coverage, Subrecipient agrees to indemnify costs related to notification, legal fees,

judgments, settlements, forensic experts, public relations efforts, and loss of any business income related to this Agreement.

c. Subrecipient agrees to maintain written policies and procedures for PII and/or data classification. This plan must include disciplinary processes for employees that violate these guidelines.
d. Subrecipient agrees at all times to maintain reasonable network security that, at a minimum, includes a network firewall.
e. Subrecipient agrees to protect and maintain the security of data with protection security measures that include maintaining secure environments that are patched and up to date with all appropriate security updates as designated by a relevant authority (e.g. Microsoft notifications, Common Vulnerabilities and Exposures (CVE) database, etc.) Subrecipient agrees that PII shall be appropriately destroyed based on the format stored upon the expiration of any applicable retention schedules.
f. Subrecipient agrees that any and all transmission or exchange of system application data with Florida Housing and/or any other parties shall take place via secure Advanced Encryption Standards (AES), e.g. HTTPS, FTPS, SFTP or equivalent means. All data stored as a part of backup and recovery processes shall be encrypted, using AES.
g. If Subrecipient reasonably suspects that a cybersecurity event or breach of security has occurred, they must notify Florida Housing's Contract Administrator within 48 hours.
h. In the event of a breach of PII or other sensitive data, Subrecipient must abide by provisions set forth in Section 501.171, Fla. Stat. Additionally, Subrecipient must immediately notify Florida Housing in writing of the breach and any actions taken in response to such a breach. As the information becomes available the statement must include, at a minimum, the date(s) and number of records affected by unauthorized access, distribution, use, modification or disclosure of PII; Subrecipient's corrective action plan; and the timelines associated with the corrective action plan.

9. Other Provisions:
   a. This Agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement shall lie in Leon County.
   b. No waiver by Florida Housing of any right or remedy granted hereunder or failure to insist on strict performance by Subrecipient shall affect or extend or act as a waiver of any other right or remedy of Florida Housing hereunder or affect the subsequent exercise of the same right or remedy by Florida Housing for any further or subsequent default by Subrecipient. A waiver or release with reference to any one event shall not be construed as continuing or as constituting a course of dealing.
   c. Any power of approval or disapproval granted to Florida Housing under the terms of this Agreement shall survive the terms and life of this Agreement as a whole.
   d. The Agreement may be executed in any number of counterparts, any one of which may be taken as an original.

IN WITNESS WHEREOF, the parties have executed this Agreement Number 112-2020, each through a duly authorized representative, effective on the Effective Date.

CITY OF DEERFIELD BEACH

By: _____

Name/Title: _____

Date: _____

FEIN: _____

FLORIDA HOUSING FINANCE CORPORATION

By: _____

Name/Title: _____

Date: _____

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-503

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

Agenda Date: 8/4/2020

Status: CONSENT - AGREEMENTS & EXPENDITURE REQUESTS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield Beach, Florida, approving the Interconnection Agreement with Florida Power and Light for customer-owned renewable energy generation; authorizing the City Manager to execute the Agreement; and providing for an effective date.

Recommended Action
Commission to vote on Resolution

Voting Requirement
Approval requires a 3/5 vote of the City Commission for adoption

Fiscal Impact
Costs: None

Background/History
On August 6, 2019, the City Commission authorized execution of the Guaranteed Energy, Water and Wastewater Performance Savings Agreement with Siemens Industry, Inc. ("Siemens"), for energy performance contracting services (the "Siemens Contract"). The Siemens Contract includes several Facility Improvement Measures ("FIM"), including lighting upgrades, HVAC upgrades, building automation installation, etc. (the "Siemens Project"). Part of the Siemens Contract includes the construction of a solar array on Fire Station 102, located at 1441 SW 11th Way, Deerfield Beach, FL 33441.

Currently, the only source of energy for City facilities is through the utility services provided by the local electric utility provider Florida Power and Light ("FPL"). The power provided by FPL is primarily generated using non-renewable resources such as natural gas, nuclear power, and oil. Solar power in the form of photovoltaic cells provide a method for on-site energy generation that allows for diversification of energy sourcing at the facility and a reduction of that facility's overall carbon footprint.

The Siemens Project identified Fire Station 102 as a strong candidate for solar power because of the building's high electricity consumption and large amount of available roof space. This array will also have high visibility from the highway and provide the City a way to demonstrate its dedication to sustainable practices. This system is designed to have approximately 114 kW capacity meant to supplement the electrical needs for the Fire Station and reduce overall electricity costs. The portion of the Siemens Investment Grade Audit that explains the Solar FIM is included in the agenda backup.

In order to install a solar array on a building within FPL's jurisdiction, FPL requires an Interconnection Agreement. The Interconnection Agreement ensures that the installation does not have a negative impact on the reliability of FPL's electric system. It also allows the City to offset its FPL electric bills with the power generated by the solar array, and for the City to sell excess power back to the grid for an additional bill deduction if the system produces more energy than the building needs.

The contractor hired by Siemens to complete the installation is Advanced Green Technologies, Inc. ("AGT"). Per the Siemens Contract, AGT is responsible for the application fee and the cost for an interconnection study, if needed, associated with the Interconnection Agreement. The portion of the Siemens Contract related to the Solar FIM is included in the agenda backup.

Recommendation
Staff recommends approving, and authorizing execution of, the Interconnection Agreement.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE INTERCONNECTION AGREEMENT WITH FLORIDA POWER AND LIGHT FOR CUSTOMER-OWNED RENEWABLE ENERGY GENERATION; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 6, 2019, the City Commission authorized execution of the Guaranteed Energy, Water and Wastewater Performance Savings Agreement with Siemens Industry, Inc. ("Siemens"), for energy performance contracting services (the "Siemens Contract"); and

WHEREAS, part of the Siemens Contract includes the construction of a solar array on Fire Station 102, located at 1441 SW 11th Way, Deerfield Beach, FL 33441; and

WHEREAS, currently, the only source of energy for City facilities is through the utility services provided by the local electric utility provider Florida Power and Light ("FPL"); and

WHEREAS, solar power in the form of photovoltaic cells provide a method for on-site energy generation that allows for diversification of energy sourcing at the facility and a reduction of that facility's overall carbon footprint; and

WHEREAS, Fire Station 102 was identified as a strong candidate for solar power because of the building's high electricity consumption and large amount of available roof space; and

WHEREAS, the solar array for Fire Station 102 is designed to have approximately 114 kW capacity meant to supplement the electrical needs for the Fire Station and reduce overall electricity costs; and

WHEREAS, in order to install a solar array on a building within FPL's jurisdiction, FPL requires an Interconnection Agreement to ensure that the installation does not have a negative impact on the reliability of FPL's electric system and to allow the City to offset its FPL electric bills with the power generated by the solar array; and

WHEREAS, the contractor hired by Siemens to complete the installation of the solar array will be responsible for the interconnection application fee and the cost for an interconnection study, if needed, associated with the Interconnection Agreement; and

WHEREAS, City staff recommends approving and authorizing execution of the Interconnection Agreement with FPL, attached as Exhibit "A", for customer-owned renewal energy generation (the "Interconnection 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 hereof.

Section 2. The City Commission hereby approves the Interconnection Agreement with FPL, attached as Exhibit "A."

Section 3. The City Commission hereby authorizes the City Manager to execute the Interconnection Agreement, attached as Exhibit "A", together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

_____
BILL GANZ, MAYOR

ATTEST:

_____
SAMANTHA GILLYARD, CMC, CITY CLERK

First Revised Sheet No. 9.065
FLORIDA POWER & LIGHT COMPANY **Cancels** Original **Sheet No. 9.065**

Interconnection Agreement for Customer-Owned Renewable Generation
Tier 3 – Greater than 100 kW and Less than or Equal to 2 MW

This Agreement, is made and entered into this 01 day of June, 20 20, by and between City Of Deerfield Beach ("Customer"), with an address of 1441 SW 11TH WAY #FIRE STATION, Deerfield Beach, FL, 33441 and FLORIDA POWER & LIGHT COMPANY ("FPL"), a Florida corporation with an address of P.O. Box 14000, 700 Universe Boulevard, Juno Beach, FL 33408-0429.

WITNESSETH:

WHEREAS, the Customer has requested to interconnect its Customer-owned renewable generation, greater than 100 kW AC and less than or equal to 2 MW AC, to FPL's electrical service grid at the Customer's presently metered location.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth, the Parties hereto covenant and agree as follows:

1. **Definitions**

For the purposes of this interconnection agreement only, the following terms shall be defined as follows:

1.1. **Point of Interconnection/Change of Ownership** – The point at which the Customer's wiring is connected to the lugs in the metering cabinet where FPL's meter is located.

1.2. **Interconnection Facilities and Distribution Upgrades** – All facilities and equipment on FPL's side of the Point of Interconnection/Change of Ownership, including any modifications, additions or upgrades that are necessary to physically and electrically interconnect the Customer-owned renewable generation to FPL's electric system.

1.3. **Prudent Utility Practice –** Any of the practices, methods and acts engaged in or approved by a significant portion of the electric industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at a reasonable cost consistent with good business practices, reliability, safety and expedition. Prudent Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be acceptable practices, methods, or acts generally accepted in the region.

1.4. **Established Industry Criteria –** Criteria established by Institute of Electrical and Electronics Engineers (IEEE), the Florida Reliability Coordinating Council (FRCC), North American Electric Reliability Council (NERC) and the Federal Energy Commission (FERC).

1.5. **Acceptable Level of Impact to FPL's Electric System** – The proposed interconnection does not have a negative impact on the reliability of the FPL's electric system or to its Customers.

1.6. Gross Power Rating means the total manufacturer's AC nameplate generating capacity of an on-site customer-owned renewable generation system that will be interconnected to and operate in parallel with FPL's distribution facilities. For inverter-based systems, the AC nameplate generating capacity shall be calculated by multiplying the total installed DC nameplate generating capacity by 0.85 in order to account for losses during the conversion from DC to AC.

1.7. Other capitalized terms shall have the meanings set forth in Florida Public Service Commission Rule 25-6.065 F.A.C. - Interconnection and Net Metering of Customer-Owned Renewable Generation.

2. **Customer Qualification and Fees**

2.1. Customer-owned renewable generation shall have a Gross Power Rating that:
a) does not exceed 90% of the Customer's utility distribution service rating; and
b) is greater than 100 kW AC and less than or equal to 2 MW AC.

Gross Power Rating for the Customer-owned renewable generation is 114.16 kW AC_.

2.2. In order to commence the process for interconnection, Customer shall provide FPL a completed application.

2.3. The Customer shall be required to pay an application fee of $1,000.00 for this Tier 3 Customer-owned renewable generation interconnection request. This application fee shall cover the cost for processing the Customer's application and the cost of the Fast Track Screens which perform an initial review and screens of the proposed interconnection's impact on the FPL's electric system, as such process is described in Section 8, hereto.

(Continued on Sheet No. 9.066)

(Continued from Sheet No. 9.065)

2.4. In the event the Customer-owned renewable generation does not pass the Fast Track Screens and the Customer elects to proceed with an Interconnection Study, as described in Section 8, hereto, the Customer shall be required to pay an Interconnection Study fee of $2,000.00. To the extent the actual costs of the Interconnection Study total less than $2,000, the difference between the Interconnection Study fee and the actual costs will be refunded to the Customer within thirty (30) calendar days with no interest.

3. **General Responsibilities of the Parties**

3.1 Customer-owned renewable generation shall be considered certified for interconnected operation if it has been submitted by a manufacturer to a nationally recognized testing and certification laboratory, and has been tested and listed by the laboratory for continuous interactive operation with an electric distribution system in compliance with the applicable codes and standards of IEEE 1547, IEEE 1547.1, and UL 1741. The Customer shall provide a written report that the Customer-owned renewable generation complies with the foregoing standards. The manufacturer's specification sheets will satisfy this requirement for a written report.

3.2 Customer-owned renewable generation shall include a utility-interactive inverter, or other device certified pursuant to Section 3.1 above, that performs the function of automatically isolating the Customer-owned generation equipment from the electric grid in the event the electric grid loses power.

3.3. The Customer shall provide FPL with a one-line diagram depicting the Customer-owned renewable generation and metering equipment, to be set forth in Attachment 1 to the Interconnection Agreement and made a part hereof.

3.4. The Customer shall be responsible for protecting its Customer-owned renewable generation equipment, inverters, protective devices, and other system components from damage from the normal and abnormal conditions and operations that occur on FPL system in delivering and restoring power; and shall be responsible for ensuring that Customer-owned renewable generation equipment is inspected, maintained, and tested in accordance with the manufacturer's instructions to ensure that it is operating correctly and safely.

3.5. The Customer agrees to provide Local Building Code Official inspection and certification of installation. The certification shall reflect that the local code official has inspected and certified that the installation was permitted, and has been approved and has met all electrical and mechanical qualifications.

3.6. The Customer shall notify FPL at least ten (10) calendar days prior to initially placing Customer's equipment and protective apparatus in service and FPL shall have the right to have personnel present on the in-service date.

3.7. Within ten (10) business days of receipt of the Customer's application, FPL shall provide written notice that it has received all documents required for interconnection or indicate how the application is deficient. Within ten (10) business days of receipt of a completed application, FPL shall provide written notice verifying receipt of the completed application. The written notice shall also include dates for any physical inspection (as set forth in Section 4.3, hereto) and inspection of documents (as set forth in Section 4.4, hereto) necessary to ensure compliance with this Interconnection Agreement necessary for FPL to confirm compliance with Florida Public Service Commission Rule 25-6.065 F.A.C. - Interconnection and Net Metering of Customer-owned renewable generation.

3.8. The Interconnection Agreement shall be executed by FPL within thirty (30) calendar days of receipt of a completed application. If FPL determines that an Interconnection Study is necessary for a Customer, FPL shall execute the Interconnection Agreement within ninety (90) calendar days of a completed application.

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4. **Inspection and On-Going Compliance**

4.1. All initial physical inspections and inspection of Customer's documents must be completed by FPL within thirty (30) calendar days of receipt of the Customer's executed Interconnection Agreement. If the inspection is delayed at the Customer's request, the Customer shall contact FPL to reschedule an inspection. FPL shall reschedule the inspection within ten (10) business days of the Customer's request. Physical inspections and inspection of documents must be completed and approved by FPL prior to commencement of service of the Customer-owned renewable generation system.

4.2. Any inspection or observation by FPL shall not be deemed to be or construed as any representation, assurance, guarantee, or warranty by FPL of the safety, durability, suitability, or reliability of the Customer-owned Renewable Generation or any associated control, protective, and safety devices owned or controlled by the Customer or the quality of power produced by the Customer-owned Renewable Generation.

4.3. FPL shall have the right to inspect Customer-owned renewable generation and its component equipment to ensure compliance with this Interconnection Agreement. FPL's system inspections shall include, but shall not be limited to:

a) any installed manual disconnect switch, as applicable;
b) FPL's metering equipment;
c) Any additional metering equipment installed by Customer; and
d) Customer utility-interactive inverter, protective device or other similar devices for compliance to applicable code and standards, as described in this Interconnection Agreement.

4.4. FPL shall also have the right to review Customer documents to ensure compliance with this Interconnection Agreement. FPL shall have the right to, at a minimum review:

a) technical design parameters of the system and the manufacture's installation;
b) operation and maintenance instructions to ensure compliance with IEEE and UL standards;
c) local inspection and certifications; and
d) other documents associated with specific installations.

4.5. FPL will provide Customer with as much notice as reasonably practicable, either in writing, e-mail, facsimile or by phone as to when FPL will conduct inspection and/or document review. Upon reasonable notice, or at any time without notice in the event of an emergency or hazardous condition, FPL shall have access to the Customer's premises for the purpose of accessing the manual disconnect switch, performing an inspection or disconnection, or, if necessary, to meet FPL's legal obligation to provide service to its Customers.

5. Manual Disconnect Switch

5.1 U.L.1741 Listed, inverter-based Tier 3 customer-owned renewable generation systems do not require customer-installed manual disconnect switch.

5.2 Other customer-owned Tier 3 renewable generation systems that are not U.L. 1741 inverter based. FPL shall require the Customer to install, at the Customer's expense, a manual disconnect switch of the visible load break type to provide a separation point between the AC power output of the Customer-owned renewable generation and any Customer wiring connected to FPL's system. The manual disconnect switch shall be mounted separate from, but adjacent to, the FPL meter socket. The Customer shall ensure that such manual disconnect switch shall remain readily accessible to FPL and be capable of being locked in the open position with a single FPL utility padlock.

5.3 In the event that FPL has determined in respect of the Customer-owned renewable generation that the installation of a manual disconnect switch or switches adjacent to FPL's meter socket would not be practical from a safety perspective and/or design considerations in accordance with good engineering practices; and FPL and the customer agree upon a location on the customer's premises for the switch or switches which meet all applicable safety and/or design considerations, then, pursuant to the conditions set forth in Section 5.2 above, each manual disconnect switch shall be mounted separate from FPL's meter socket at a location agreed to by the Customer and FPL, and the customer shall install a permanent weather-proof plaque adjacent to FPL's meter socket indicating the location of the manual disconnect switch or switches.

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6. **Disconnection / Reconnection**

6.1. FPL may open the manual disconnect switch pursuant to the conditions set forth in Section 6.3 below, isolating the Customer-owned renewable generation, without prior notice to the Customer. To the extent practicable, however, prior notice shall be given. If prior notice is not given, FPL shall at the time of disconnection leave a door hanger notifying the Customer that its Customer-owned renewable generation has been disconnected, including an explanation of the condition necessitating such action. FPL will reconnect the Customer-owned renewable generation as soon as practicable after the condition(s) necessitating disconnection has been remedied.

6.2. Upon notice by FPL, the Customer shall be solely responsible to disconnect the Customer-owned renewable generation and Customer's other equipment if conditions on the FPL distribution system could adversely affect the Customer-owned renewable generation. FPL will not be responsible for damage to the Customer-owned renewable generation system due to adverse effects on the distribution system. Reconnection will be the Customer's responsibility and will not require an additional application.

6.3. FPL has the right to disconnect the Customer-owned renewable generation at any time. This may result for the following reasons:

a) Emergencies or maintenance requirements on FPL's system;
b) Hazardous conditions existing on FPL's system due to the operation of the Customer's generating or protective equipment as determined by FPL;
c) Adverse electrical effects, such as power quality problems, on the electrical equipment of FPL's other electric consumers caused by the Customer-owned renewable generation as determined by FPL; and
d) Failure of the Customer to maintain the required insurance coverage as stated in Section 13.1 below.

7. **Modifications/Additions to Customer-owned Renewable Generation**

7.1. If the Customer-owned renewable generation is subsequently modified in order to increase its Gross Power Rating, the Customer must notify FPL by submitting a new application and Interconnection Agreement specifying the modification at least thirty (30) calendar days prior to making the modification.

7.2. If the Customer adds another Customer-owned renewable generation system which: i.) utilizes the same utility inter-active inverter, or other device certified pursuant to Section 3.1 above, for both systems; or ii.) utilizes a separate utility inter-active inverter, or other device certified pursuant to Section 3.1 above, for each system the Customer shall provide thirty (30) calendar days notice prior to installation.

7.3. The Interconnection Agreement which applies in instances described in Sections 7.1 and 7.2 above shall be determined by the combined Gross Power Rating of the generation system(s) which is connected to the FPL meter. In all instances described in this Section 7, the Customer shall submit a new application to FPL and shall enter into a new Interconnection Agreement. In no event shall the maximum output of the Customer-owned generation system(s), which is connected to the FPL meter exceed 2 MW.

8. **Interconnection Study Process**

8.1. Fast Track Screens

8.1.1. Fast Track Screens, described in Attachment 3 hereto, provide for an initial review of Customer's request for interconnection which evaluates whether the Customer's request exceeds an acceptable level of impact to the FPL electric system, consistent with prudent utility practice.

8.1.2. In order to pass the Fast Track Screens, Customer's interconnection shall not exceed established industry criteria, as set forth in the Interconnection Study Process and shall not require construction of Interconnection Facilities and Distribution Upgrades on FPL's electric system.

8.1.3. If the Customer's interconnection request passes the Fast Track Screens, the Customer's request shall be approved and Customer will be provided an executable Interconnection Agreement.

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8.2 In those instances in which the Customer-owned renewable generation does not pass the Fast Track Screens the Customer may elect to proceed with an Interconnection Study. In general, the purpose of the Interconnection Study will be to better determine what material adverse impacts the Customer-owned renewable generation has on the FPL system and what facilities will be required to resolve such impacts.

8.3 Interconnection Study

8.3.1. The Interconnection Study Process shall be used by a Customer proposing to interconnect its certified Customer-owned renewable generation, in those instances in which such system did not pass the Fast Track Screens.

8.3.2. Upon Customer execution of the Interconnection Agreement; the Customer shall be obligated to pay for any and all costs for Interconnection Facilities and Distribution Upgrades identified in the Interconnection Study in order to interconnect the proposed Customer-owned renewable generation.

8.3.3. The Interconnection Study fee shall be $2000.00 and will be invoiced to the Customer once it is determined that an Interconnection Study will be required. This determination will be made within ten (10) business days after a completed application is received. To the extent the actual costs of the Interconnection Study total less than $2,000, the difference between the Interconnection Study fee and the actual costs will be refunded to the Customer within thirty (30) calendar days with no interest.

9. **Cost Responsibility for Interconnection Facilities and Distribution Upgrades**

9.1. The Customer shall pay FPL for the actual cost of any and all FPL Interconnection Facilities and Distribution Upgrades, itemized in Attachment 2, required to implement this Interconnection Agreement. FPL shall provide a best estimate cost, including overheads, for the purchase and construction of FPL's Interconnection Facilities and Distribution Upgrades required and shall provide a detailed itemization of such costs.

9.2. The Customer shall be responsible for all reasonable expenses, including overheads, associated with: i.) owning, operating, maintaining, repairing, and replacing its own Interconnection Facilities and other equipment; and ii.) operating, maintaining, repairing, and replacing FPL's Interconnection Facilities and Distribution Upgrades.

9.3. FPL shall design, procure, construct, install and own the Interconnection Facilities and Distribution Upgrades, described in Attachment 2, required for FPL to implement this Interconnection Agreement. If FPL and the Customer agree, the Customer may construct Interconnection Facilities and Distribution Upgrades that are located on land owned by the Customer. The actual cost of Interconnection Facilities and Distribution Upgrades, including overheads, shall be directly assigned to and paid by the Customer.

10. **Indemnity**

10.1. Customer, to the extent permitted by law without waiving or limiting any defense of sovereign immunity, shall indemnify, hold harmless and defend FPL from and against any and all judgments, losses, damages, claims relating to injury to or death of any person or damage to property (including the Customer-owned renewable generation system), fines and penalties, costs and expenses arising out of or resulting from the operation of the Customer-owned renewable generation system, except in those instances where such loss is due to the negligent action or inactions of FPL. Nothing herein shall be intended to serve as a waiver or limitation of Customer's sovereign immunity defense as allowed by law.

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(Continued on Sheet No. 9.070)

(Continued from Sheet No. 9.069)

10.2 FPL shall indemnify, hold harmless and defend Customer from and against any and all judgments, losses, damages, claims relating to injury to or death of any person or damage to property (including FPL's transmission system), fines and penalties, costs and expenses arising out of or resulting from the operation of FPL's system, except in those instances where such loss is due to the negligent action or inactions of the Customer.

11. **Limitation of Liability**

11.1 Liability under this Interconnection Agreement for any loss, cost, claim, injury, liability, or expense, including reasonable attorney's fees, relating to or arising from any act or omission in its performance of this Interconnection Agreement, shall be limited to the amount of direct damage actually incurred. In no event shall the indemnifying Party be liable to the other Party for any indirect, special, consequential, or punitive damages, except as authorized by this Interconnection Agreement.

12. **Assignment**

12.1 The Interconnection Agreement shall be assignable by either Party upon thirty (30) calendar days notice to the other party and written consent of the other Party, which consent shall not be unreasonably withheld or delayed.

12.2 An assignee to this Interconnection Agreement shall be required to assume in writing the Customer's rights, responsibilities, and obligations under this Interconnection Agreement; or execute a new Interconnection Agreement.

13. **Insurance**

13.1 The Customer agrees to provide and maintain general liability insurance for personal and property damage, or sufficient guarantee and proof of self-insurance, in the amount of not less than $2 million during the entire period of this Interconnection Agreement, to the extent permitted by law. Initial proof of insurance shall be in the form of a copy of the policy or certificate of insurance attached to this Interconnection Agreement evidencing the Homeowner's or other insurance policy in effect at the time of interconnection. For government entities, the policy coverage shall not exceed the entity's maximum liability established by law. Proof of self-insurance consistent with law shall satisfy this requirement.

14. **Renewable Energy Certificates**

14.1 The Customer shall retain any Renewable Energy Certificates associated with the electricity produced by their Customer-owned renewable generation equipment; any additional meters necessary for measuring the total renewable electricity generated for the purposes of receiving Renewable Energy Certificates shall be installed at the Customer's expense, unless otherwise determined during negotiations for the sale of the Customer's Renewable Energy Certificates to FPL.

15. **Billing, Payment, and Financial Security**

15.1 FPL shall bill the Customer for the design, engineering, construction, and procurement costs of FPL's Interconnection Facilities and Distribution Upgrades contemplated by this Interconnection Agreement on a monthly basis, or as otherwise agreed by the Parties. The Customer shall pay each bill within thirty (30) calendar days of receipt, or as otherwise agreed to by the Parties.

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15.2. Within three months of completing the construction and installation of FPL's Interconnection Facilities and Distribution Upgrades, described in Attachment 2, required to implement this Interconnection Agreement, FPL shall provide the Customer with a final accounting report of any difference between i.) the Customer's cost responsibility for the actual cost of such Interconnection Facilities and Distribution Upgrades, and ii.) the Customer's previous aggregate payments to FPL for such Interconnection Facilities and Distribution Upgrades. If the Customer's cost responsibility exceeds its previous aggregate payments, FPL shall invoice the Customer for the amount due, without interest, and the Customer shall make payment to FPL within thirty (30) calendar days. If the Customer's previous aggregate payments exceed its cost responsibility under this Interconnection Agreement, FPL shall refund to the Customer an amount equal to the difference, without interest, within thirty (30) calendar days of the final accounting report.

15.3. At least twenty (20) calendar days prior to the commencement of the design, procurement, installation, or construction of a discrete portion of FPL's Interconnection Facilities and Distribution Upgrades, the Customer shall provide FPL, at the Customer's option, a guarantee, a surety bond, letter of credit or other form of security that is reasonably acceptable to FPL and is consistent with the Uniform Commercial Code of the jurisdiction where the Point of Interconnection is located. Such security for payment shall be in an amount sufficient to cover the costs for constructing, designing, procuring and installing the applicable portion of FPL's Interconnection Facilities and Distribution Upgrades and shall be reduced on a dollar-for-dollar basis for payments made to FPL under this Interconnection Agreement during its term.

15.4. In accordance with Section 9.2 above, the Customer shall be billed by FPL for operation, maintaining, repairing, and replacing FPL's Interconnection Facilities and Distribution Upgrades. The Customer shall be billed upon completion of such work by FPL; Customer shall make payment to FPL within twenty (20) calendar days of the receipt of FPL's bill.

16. **Lease Agreements**

16.1. The Customer shall provide FPL a copy of the lease agreement, as applicable, for any and all leased interconnection equipment.

16.2. The Customer shall not enter into any lease agreement that results in the retail purchase of electricity; or the retail sale of electricity from the Customer-owned renewable generation. Notwithstanding this restriction, in the event it is determined by the Florida Public Service Commission that the Customer has entered such an agreement, the Customer shall be in breach of this Interconnection Agreement and the lessor may become subject to the jurisdiction and regulations of the Florida Public Service Commission as a public utility.

17. **Dispute Resolution**

17.1. Disputes between the Parties shall be handled in accordance with subsection 11 of Florida Public Service Commission Rule 25-6.065 F.A.C. - Interconnection and Net Metering of Customer-Owned Renewable Generation.

18. **Effective Date**

18.1. The Customer must execute this Interconnection Agreement and return it to FPL at least thirty (30) calendar days prior to beginning parallel operations and the Customer must begin parallel operation within one year after FPL executes the Interconnection Agreement.

19. **Termination**

19.1. Upon termination of this Interconnection Agreement, FPL shall open and padlock the manual disconnect switch, if applicable, and remove the Net Metering and associated FPL equipment. At the Customer's expense, the Customer agrees to permanently disconnect the Customer-owned renewable generation and associated equipment from FPL's electric service grid. The Customer shall notify FPL in writing within ten (10) calendar days that the disconnect procedure has been completed.

(Continued on Sheet No. 9.072)

(Continued from Sheet No. 9.071)

20. **Amendments to Florida Public Service Commission Rules**

20.1 FPL and Customer recognize that the Florida Public Service Commission rules may be amended from time to time. In the event that Florida Public Service Commission rules are modified, FPL and Customer agree to supersede and replace this Interconnection Agreement with a new Interconnection Agreement which complies with the amended Florida Public Service Commission rules.

21. **Notices**

21.1 This Interconnection Agreement, any written notice, demand, or request required or authorized in connection with this Interconnection Agreement shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

22. **Entire Agreement**

22.1 This Interconnection Agreement supersedes all previous agreements or representations, either written or oral, heretofore in effect between FPL and the Customer, made in respect to matters herein contained, and when duly executed, this Interconnection Agreement constitutes the entire agreement between Parties hereto.

23. **Governmental Entities**

23.1 For those customers, which are government entities, provisions within this agreement will apply to the extent the agency is not legally barred from executing such provisions by State or Federal law.

CUSTOMER:

_____

_____

_____

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FPL:

Florida Power and Light

Senior Manager Wholesale Services

4200 West Flagler Street

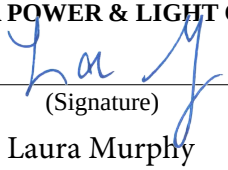
Miami, FL 33134

(Continued on Sheet No. 9.072.1)

(Continued from Sheet No. 9.072)

IN WITNESS WHEREOF, the Parties hereto have caused this Interconnection Agreement to be duly executed the day and year first above written.

FLORIDA POWER & LIGHT COMPANY



(Signature)

Laura Murphy

(Print or Type Name)

Title: Sr Manager, Wholesale Services

CUSTOMER

(Signature)

(Print or Type Name)

Title: _____

Witness: _____

(Print or Type Name)

Title: _____

The completed agreement may be submitted to FPL by:

E-mail - scan and e-mail to Netmetering@fpl.com

Mail - send to: Senior Manager, Wholesale Services
FPL – Mail code TSP/LFO
4200 West Flagler St.
Miami, FL 33134

Phone – (305) 442-5199

FAX - 305-552-2275

ATTACHMENT 1 – INTERCONNECTION AGREEMENT FOR CUSTOMER-OWNED RENEWABLE GENERATION TIER 3

ONE-LINE DIAGRAM DEPICTING THE CUSTOMER-OWNED RENEWABLE GENERATION AND METERING EQUIPMENT

See associated One-Line Diagram

ATTACHMENT 2 - INTERCONNECTION AGREEMENT FOR CUSTOMER-OWNED RENEWABLE GENERATION TIER 3

FPL'S BEST ESTIMATE OF CUSTOMER'S RESPONSIBILITIES FOR INTERCONNECTION FACILITIES AND DISTRIBUTION UPGRADES TO BE PAID TO FPL

None Required

ATTACHMENT 3 - INTERCONNECTION AGREEMENT FOR CUSTOMER-OWNED RENEWABLE GENERATION TIER 3

FAST TRACK SCREENS

1. **Applicability**
The Fast Track Screens process is available to a Customer proposing to interconnect its Customer-owned renewable generation Tier 3 system with FPL's system and if the Customer's proposed Customer-owned renewable generation system meets the codes, standards, and certifications requirements of the Interconnection Agreement.

2. **Initial Review**
Within ten (10) business days after FPL receives a completed application FPL shall perform an initial review using the screens set forth below; shall notify the Customer of the results; and shall include with such notification copies of the analysis and data underlying FPL's determinations under the screens.

2.1 **Screens**

2.1.1 For interconnection of a proposed Customer-owned renewable generation system to a radial distribution circuit, the aggregated generation, including the proposed Customer- owned renewable generation, on the circuit shall not exceed 15 % of the line section annual peak load as most recently measured at the substation. A line section is that portion of FPL's electric system connected to a Customer bounded by automatic sectionalizing devices or the end of the distribution line.

2.1.2 For interconnection of a proposed Customer-owned renewable generation system to the load side of spot network protectors, the Customer-owned renewable generation system must utilize an equipment package in compliance with the terms of the Interconnection Agreement.

2.1.3 The proposed Customer-owned renewable generation system, in aggregation with other generation on the distribution circuit, shall not contribute more than 10 % to the distribution circuit's maximum fault current at the point on the high voltage (primary) level nearest the proposed Point of Interconnection/Change of Ownership.

2.1.4 The proposed Customer-owned renewable generation system, in aggregate with other generation on the distribution circuit, shall not cause any distribution protective devices and equipment (including, but not limited to, substation breakers, fuse cutouts, and line reclosers), or Customer equipment on the system to exceed 87.5% of the short circuit interrupting capability; nor shall the interconnection be proposed for a circuit that already exceeds 87.5% of the short circuit interrupting capability.

2.1.5 Using the table below, determine the type of interconnection to a primary distribution line. This screen includes a review of the type of electrical service provided to the Customer, including line configuration and the transformer connection to limit the potential for creating over-voltages on FPL's electric power system due to a loss of ground during the operating time of any anti-islanding function.

Primary Distribution Line Type	Type of Interconnection to Primary Distribution Line	Result/Criteria
Three-phase, three wire	3-phase or single phase, phase-to-phase	Pass screen
Three-phase, four wire	Effectively-grounded 3 phase or Single-phase, line-to-neutral	Pass screen

(Continued from Sheet No. 9.075)

2.1.1 If the proposed Customer-owned renewable generation system is to be interconnected on single-phase shared secondary, the aggregate generation capacity on the shared secondary, including the proposed Customer-owned renewable generation system, shall not exceed 90% of the Customer's utility distribution service rating.

2.1.2 If the proposed Customer-owned renewable generation system is single-phase and is to be interconnected on a center tap neutral of a 240 volt service, its addition shall not create an imbalance between the two sides of the 240 volt service of more than 20 % of the nameplate rating of the service transformer.

2.1.3 The proposed Customer-owned renewable generation system, in aggregate with other generation interconnected to the transmission side of a substation transformer feeding the circuit where the Customer-owned renewable generation system proposes to interconnect shall not exceed 10 MW in an area where there are known, or posted, transient stability limitations to generating units located in the general electrical vicinity (e.g., three or four transmission busses from the Point of Interconnection/Change of Ownership).

2.1.4 No construction of facilities by FPL on its own system shall be required to accommodate the Customer-owned renewable generation system.

2.2 If the proposed interconnection passes the Fast Track Screens, the interconnection request shall be approved and FPL will provide the Customer an executable Interconnection Agreement within ten (10) business days after such determination.

4.11 FIM-11: Solar PV

Currently, the only source of energy for Deerfield Beach facilities is through the utility services provided by the local electric utility provider Florida Power and Light. The power provided by Florida Power and Light is primarily generated using non-renewable resources such as natural gas, nuclear power, and oil. Solar power in the form of photovoltaic cells provide a method for on-site energy generation that allows for diversification of energy sourcing at the facility and a reduction of that facility's overall carbon footprint.

Four facilities were selected as prime candidates for on-site solar power generation. The facilities chosen were Fire Station 102, the Aquatic Center, the Central City Campus bldg. A (CCC A), and the Center for active Aging (CAA).

Each facility considering a new installation was visited to gain an understanding of where the solar structures would be placed, how the current conditions would affect the placement, and asses the conditions of the existing electrical equipment.

The CCC A building already has a 62-module solar array on the roof that has not been operational for years. Regarding the CAA, it is currently in the design phase with plans to be constructed and operational in the next couple of years. The structural and roof design drawings and proposed location were used to determine the most productive solar array design for this facility.

PROJECT SCOPE

The following section describes all solar scope of work proposed for implementation.

- Fire Station 102 – Rooftop Solar
- Aquatic Center – Rooftop Solar
- CCCA – Rooftop Solar Repair
- CAA – Rooftop Solar for New Construction

Fire Station 102 – The rooftop solar energy production FIM begins by conducting a detailed structural analysis of the roof and structural members of the facility in order to verify it can withstand the different loads and forces that will be present when photovoltaic modules are placed on the roof. A specialized racking system will be placed in an optimal layout that allows for maximum solar energy production, access to equipment for operation and maintenance purposes, and sound structural installation to withstand the weather elements present in this region. The photovoltaic modules will be placed on this racking system and connected to inverters and transformers which convert the direct current generated by the modules into alternating current that is the standard form of electricity supplied to this facility in the required amounts of amperage and voltage This system is designed to have 117 kW capacity meant to supplement, but not exceed, the electrical needs for this facility.

The Aquatic Center– The rooftop solar energy production FIM begins by conducting a detailed structural analysis of the roof and structural members of the facility in order to verify it can withstand the different loads and forces that will be present when photovoltaic modules are placed on the roof. A specialized racking system will be placed in an optimal layout that allows for maximum solar energy production, access to equipment for operation and maintenance purposes, and sound structural installation to withstand the weather elements present in this region. The photovoltaic modules will be placed on this racking system and connected to inverters and transformers which convert the direct current generated by the modules into alternating current that is the standard form of electricity supplied to this facility in the required amounts of amperage and voltage This system is designed to have a 17.2 kW capacity meant to supplement, but not exceed, the electrical needs for this facility.

CCC A – This rooftop energy production FIM begins by assessing the conditions of the existing solar array system. Initial analysis determined a problem with the fuses inside the inverters. Expert solar technicians will change the fuses and conduct a changeout of any equipment that is malfunctioning that is still under warranty to get the system to function properly once more.

CAA – The rooftop solar energy production FIM begins by studying the structural drawing of the of the roof and structural members of the facility in order to verify it can withstand the different loads and forces that will be present when photovoltaic modules are placed on the roof. A specialized racking system will be placed in an optimal layout that allows for maximum solar energy production, access to equipment for operation and maintenance purposes, and sound structural installation to withstand the weather elements present in this region. The photovoltaic modules will be placed on this racking system and connected to inverters and transformers which convert the direct current generated by the modules into alternating current that is the standard form of electricity supplied to this facility in the required amounts of amperage and voltage This system is designed to have a 92 kW capacity meant to supplement, but not exceed, the electrical needs for this facility as determined by standard energy consumption benchmarks for this type of facility. NOTE: this solar design is based off the most recent available drawings and design layout and capacity may have to be adjusted to conform with final building design.

Sullivan Park - Additionally, the city directed Siemens to provide a solar solution for Sullivan Park. Siemens will install three stand-alone solar picnic tables at Sullivan Park. The picnic table has an umbrella structure with solar modules that provide power to a battery bank contained in the picnic table. This battery bank is connected to power outlets on the picnic table that will allow park goers to plug in compatible equipment which will be powered 100% by solar PV power. Cutsheets of this picnic table can be found in the appendix.

Siemens will work with the city to help develop project messaging to inform the Deerfield Beach Community about the City's investment into this solar energy production. Although not specifically defined in this scope of work, project messaging includes signage or banners designed with the City's collaboration.

SAVINGS

The energy and cost savings were developed using a modeling program "HelioScope". 'HelioScope" is an easy-to-use, cloud based solar modeling platform that produces models that consistently demonstrate agreement with "PVsyst" modeling results within 1 percent. The software includes a detailed and comprehensive library of solar panels and inverters, which allows for the modeling of any number of system configurations. This HelioScope model

incorporates TMY3 weather data provided by the National Renewable Energy Laboratory for the location nearest the site, in this case, Ft Lauderdale Hollywood International Airport. HelioScope data files that are obtained from the inverter and panel manufacturer, respectively, are used to model equipment/system performance and its subsequent generation. The outputs from this model are provided in the Appendix.

A spreadsheet model was used to take the energy savings from HelioScope and translate those savings into cost savings by using the blended electricity rates for these facilities. Utility rate escalation and performance degradation factors were used to model the savings that were calculated for one year of production into year-to-year savings over the useful life of the equipment. Full calculations are provided in Section F, Appendices of this audit.
The unit values for the first-year savings for the facilities are as follows:

- Fire Station 102: 156,571 kWh 228 kW
- Aquatic Center: 22,984 kWh
- CCC A: 19,166 kWh 27 kW
- CAA: 132,314 kWh 205 kW

MEASUREMENT AND VERIFICATION

The Measurement and Verification (M&V) of PV Solar Array FIMs will be International Performance Measurement and Verification Protocol (IPMVP) Option B: Retrofit Isolation: All Parameter Measurement. For the purposes of meeting Guaranteed Performance Ratio, the System Performance Ratio shall be calculated from onsite, measured data available via a data acquisition website and then be compared to an Annual Performance Ratio Guarantee Level.

SOLAR PV

CCC A

Siemens will dispatch technicians to the site to troubleshoot, repair, and commission the PV array and inverters #1, #2, and #3.

Scope of work

- Arrive on site with proper materials and equipment to perform work described
- Prepare the roof to safely tie off personnel while troubleshooting array to find ground fault in inverter #1
- Install new fuses to inverters #1 and #2 once PV array is inspected and initial ground fault is identified
- Contact the manufacturer and assist City in submitting warranty claims for replacement of inverter parts where applicable
- Recommission system and ensure it is functioning per manufacturer specifications

Exclusions

Work is based only on scope of work listed above, any other issues of problems will be identified and the responsible party notified.

Siemens will make necessary repairs as required. If additional repairs/troubleshooting or Siemens determines in its sole discretion that replacement of the equipment is is required, Siemens will advise the City of recommended repairs, provide a proposal, and execute scope of work once proposal is approved.

Any improvements to structural members to support the solar array required at this facility will be done by the City.

Internet connection for DAS system will be provided by the City.

AQUATIC CENTER

Scope of work

- Design photovoltaic system in accordance with manufacturer's specifications
- Provide string sizing, structural engineering, electrical engineering, and roof layout required for permitting
- Prepare existing roof surface to receive solar system and coordinate all warranty requirements with roofing manufacturer
- Secure and pay for all necessary local permits and approvals
- Secure and pay for all required Florida Solar Energy Center system approvals
- Secure and pay for all required Utility Net Metering and Interconnection agreements
- Provided and install roofing manufacturer's flashing system at all required penetrations to ensure warranty continuation
- Furnish and install all wiring needed for installation. Exposed wiring will be housed in wire management system and outdoor UV rated
- Furnish and install all DC/AC disconnects as requested by engineering to be installed per wiring schematic
- Furnish and install all required switchgear / boards as required for the power distribution system
- Provide all wiring to owner provided data lines for full SMA data monitoring system. Data lines are to be provided by owner at final location of inverters

Panel Claw HD-5 Hybrid Ballast / attached photovoltaic racking system or equivalent: Furnish and install Panel Claw HD-5 racking system ballasted and mechanically attached to the existing roof structure. Attachment of racking system to be engineered in accordance with local wind speed calculations in accordance with ASCE – 10 guidelines, and local building code.

Hanwha Q-Cell Q.Peak Duo L-G5.2 390W Photovoltaic Modules or Equivalent: Furnish and install forty-four (44) Hanwha Q-Cell Q.Peak Duo L-G5.2 390W solar modules. A total of 44 panels equivalent to 17,160Wdc to be installed.

SMA Sunny Tripower 15000TL-US Inverter or Equivalent: Furnish and install one (1) SMA Sunny Tripower 15000TL-US Inverter per final designs

Exclusions

Work is based only on scope of work listed above, any other issues of problems will be identified and the responsible party notified.

Any improvements to structural members to support the solar array required at this facility will be done by the City.

Internet connection for DAS system will be provided by the City.

FIRE STATION 102

Scope of work

- Design photovoltaic system in accordance with manufacturer's specifications
- Provide string sizing, structural engineering, electrical engineering, and roof layout required for permitting
- Prepare existing roof surface to receive solar system and coordinate all warranty requirements with roofing manufacturer
- Secure and pay for all necessary local permits and approvals
- Secure and pay for all required Florida Solar Energy Center system approvals
- Secure and pay for all required Utility Net Metering and Interconnection agreements
- Provided and install roofing manufacturer's flashing system at all required penetrations to ensure warranty continuation
- Furnish and install all wiring needed for installation. Exposed wiring will be housed in wire management system and outdoor UV rated
- Furnish and install all DC/AC disconnects as requested by engineering to be installed per wiring schematic
- Furnish and install all required switchgear / boards as required for the power distribution system
- Provide all wiring to owner provided data lines for full SMA data monitoring system. Data lines are to be provided by owner at final location of inverters

Metal Roof Area Racking System – S5 Solar Foot&Iron Ridge Racking System of Equivalent: Furnish and Install S5 Clamping System and Iron ridge racking system mechanically attached to the existing roof structure. Attachment of racking system to be engineered in accordance with local wind speed calculations in accordance with ASCE- 10 guidelines, and local building code.

Hanwha Q-Cells Q.Peak Duo L-G5.2 390W Photovoltaic Modules or Equivalent: Furnish and install (300) Hanwha Q-Peak Duo 390W solar modules. A total of 300 panels equivalent to 117,000Wdc to be installed.

SMA America Core1 Inverter or Equivalent: Furnish and install two (2) SMA America Core1 Inverter per final designs

Exclusions

Work is based only on scope of work listed above, any other issues of problems will be identified and the responsible party notified.

Any improvements to structural members to support the solar array required at this facility will be done by the City

Internet connection for DAS system will be provided by the City.

SULLIVAN PARK

Provide and Install three (3) Solar Power Dok SD1 2017 solar picnic tables at locations selected by the City.

City of Deerfield Beach

Face Sheet
File Number: I.D. 2020-484

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

Agenda Date: 8/4/2020 **Status:** DEPARTMENTAL BUSINESS

In Control: City Commission

Title
Resolution 2020/ - A Resolution of the City Commission of the City of Deerfield, Florida, approving the design for an Arboretum Wall Mural; providing for an effective date. *(Tabled from July 7, 2020)*

Recommended Action
Motion to Table Indefinitely

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

Current Activity
The Deerfield Beach Friends of the Arboretum is proposing to have a mural painted on the wall that borders the south side of the Arboretum, facing Hillsboro Blvd, just east of Mattress Barn (see attached map) at Constitution Park.

The Friends of the Arboretum are working with local artist, Gabriela Gamperl, the same artist who assisted with the mural created inside of the Teen Center, for the design and production of the piece (see attached design). All supplies will be purchased by the Friends of the Arboretum. Accordingly, there will be no costs to the City for the project.

The mural is to be a "paint by numbers" concept, with children volunteers painting the mural. The City will provide support for the project by organizing and monitoring the children that will participate in the painting of the mural.

Once the mural is complete, thorny plants will be installed in front of the mural, no more than 18" tall at their tallest, in order to deter any vandalism from occurring to the mural.

Recommendation
The department recommends tabling this item while staff continues to work with the Friends of the Arboretum and the artist on a re-design.

RESOLUTION NO. 2020/

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING THE DESIGN FOR AN ARBORETUM WALL MURAL; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Deerfield Beach Friends of the Arboretum (the "Friends") is proposed to have a mural painted on the wall that borders the south side of the Arboretum, facing Hillsboro Boulevard at Constitution Park; and

WHEREAS, the Friends are working with local artist Gabriela Gamperi for the design of the mural, attached as Exhibit "A"; and

WHEREAS, the mural will be a "paint by numbers" concept, with children painting the mural; and

WHEREAS, the supplies will be purchased by the Friends, and the City is proposed to provide support by organizing the children participating in the painting of the mural.

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The City Commission hereby approves of the design for the Arboretum Wall Mural, attached as Exhibit "A."

Section 3. The appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

CITY OF DEERFIELD BEACH

_____

BILL GANZ, MAYOR

ATTEST:

_____

SAMANTHA GILLYARD, CMC, CITY CLERK



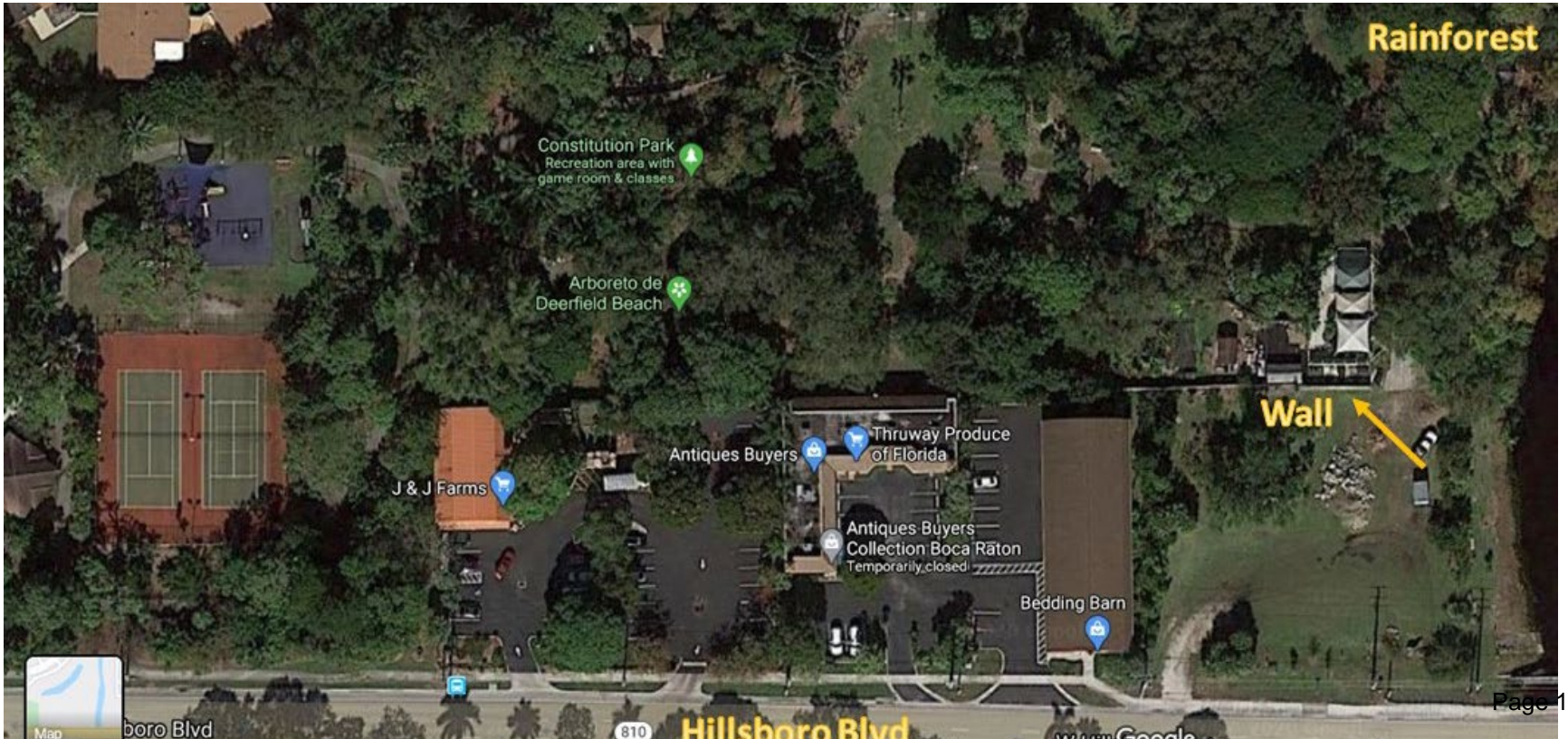
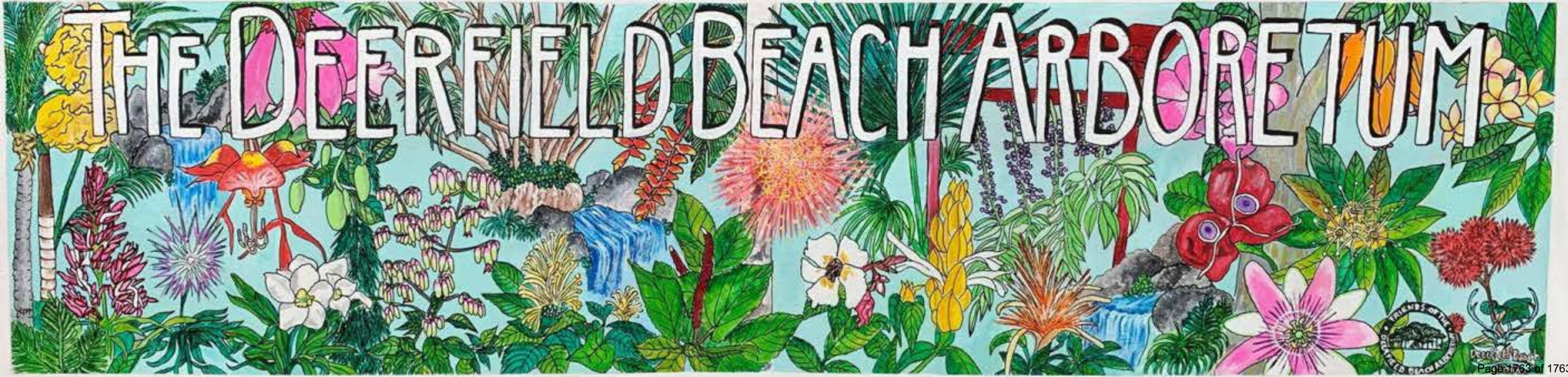

Rainforest
Constitution Park
Recreation area with game room & classes
Arboreto de Deerfield Beach
Wall
Thruway Produce of Florida
Antiques Buyers
J & J Farms
Antiques Buyers Collection Boca Raton
Temporarily closed
Bedding Barn
Hillsboro Blvd
810

EXHIBIT A


THE DEERFIELD BEACH ARBORETUM