

Summary of required Fire Flow

1. Site Data

Structure	<u>Bldg Area</u>	<u>Fire Flow Area</u>
Building 1	380,160. SF	

Type of Construction - II(222) - from NFPA 220; Fire Resistive, Non-combustible

2. Determine Required Fire Flow per Florida Fire Prevention Code (NFPA 1 as amended)
(Unsprinkled Building)

Required Fire Flow (RFF) = **6,000** gpm@ 20 PSI per NFPA 1 Ch 18 table 18.4.5.1.2

3. Determine Required Fire Flow per Florida Fire Prevention Code (NFPA 1 as amended)
(For NFPA compliant Automatic Sprinkled Building)

Sprinkled Bldg Required Fire Flow reduce RFF by 75% = **1500** gpm @ 20 PSI
Minimum Required Flow for Sprinkled Bldg = **1000** gpm @ 20 PSI USE **1500** gpm

4. Determine Available Flow from Flow Test

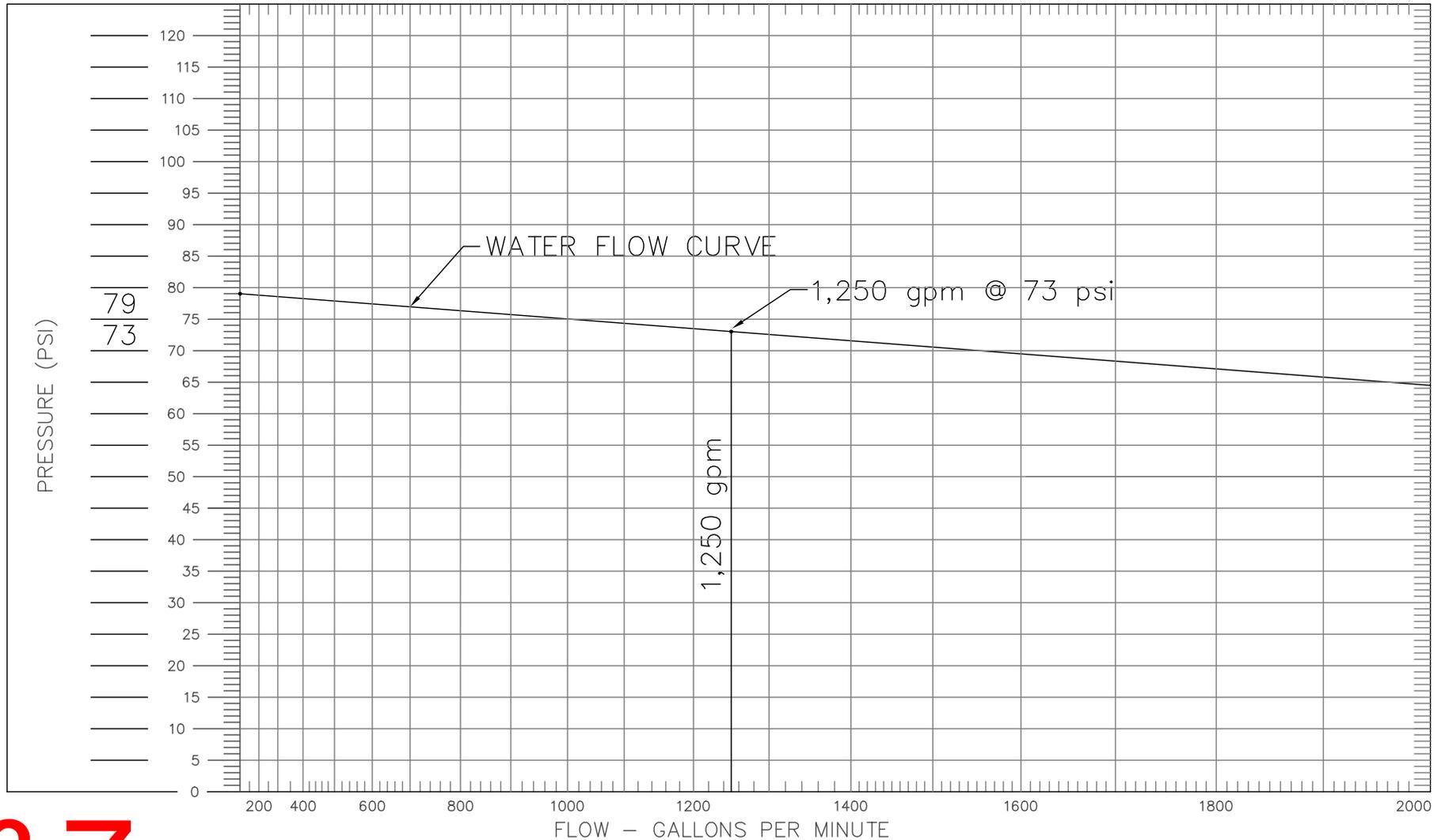
Static = 79 psi
Residual = 73 psi
Flow = 1250 gpm

$$1250 (79 - 20 / 79 - 73)^{0.54} = 4,295.052 \text{ gpm @ 20 PSI}$$

Total Flow at 20 psi using test data Residual Pressure
FH **4,295** gpm

WATER FLOW TEST SUMMARY SHEET

Hyd. No.	Outlet I.D. inches	Pitot Press. psi	Flow gpm	Residual psi	Date: 12/01/21 Time: 24 HOURS Job #: 21EB-0365
1	2.5"	—	1,250	73	Job Name: HIDDEN HARBOUR, LLC.
2	—	—	—	—	Address: 2315 N.E. 15 STREET
3	—	—	—	—	Test Done By: PHILLIPS FIRE SPRINKLERS, INC.
Total Flow			1,250	73	Static Press: 79 psi Flow @ 20 psi >2,000 gpm



PZ21-13000006



City of Pompano Beach
Department of Development Services
Building Inspections Division

Electronic Signature Affidavit

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

The undersigned hereby certifies that he will act only for himself or that he is legally qualified to act on behalf of the business organization sought to be certified in all matters connected with its engineering / architect / contracting / land surveying business as stated in Florida Statute 481.221 and 472.025.

Authorization. The Undersigned architect, engineer, or contractor ("Undersigned") understands that (s)he is authorizing Pompano Beach through its Building Inspections Division to accept documents electronically using the seal and signature appearing below. Upon receiving any documents authorized by the seal and signature below, Pompano Beach will assume that the documents were sent by the Undersigned. It is the Undersigned's obligation to maintain its information in a secure environment to ensure that all documents electronically submitted are in fact submitted by the Undersigned.

Suspension/Termination. If the Undersigned believes the security of the digital signature has been compromised or simply wishes to terminate the use of the electronic signature, (s)he must file a written notice of suspension/termination with the Digital Records Custodian, Building Inspections Division, 100 West Atlantic Blvd. Pompano Beach, Florida 33060. Within 15 days after the receipt of the notice of suspension/termination, Pompano Beach will suspend and/or terminate this authorization for the electronic submission of documents based upon the Undersigned's written notice. If the Undersigned believes the digital signature has been compromised, Pompano Beach Building Inspections Division will take the necessary steps to help the Undersigned determine which documents were submitted improperly and may attempt to stop work authorized by a security compromise. Pompano Beach does not have an obligation to stop any work completed in the Undersigned's name pursuant to a security compromise or to take any action against the person/entity that improperly used the Undersigned's electronic seal and signature. The Undersigned, not Pompano Beach, will ultimately be responsible for protecting its interests if a security compromise occurs. If Pompano Beach takes any action to force a third party who has improperly used the Undersigned's electronic signature and seal to stop work associated with the improper use of the seal/signature, then the Undersigned agrees to indemnify Pompano Beach for all expenses, costs, and fees associated with that action including court costs and attorney's fees.

With good cause and without notice, Pompano Beach, at its discretion may temporarily suspend or terminate the Undersigned's authorization to electronically submit documents.

Liability Resulting from Use. The Undersigned understands and agrees that Pompano Beach, it's officers, agents, and employees will not be liable for any damages, harm, or injury that result from the use of the electronic seal or signature regardless of how the harm, damage, or injury occurred. If any dispute arises from the use of an electronic seal or signature, that matter may be resolved by a court of law. Nothing within this provision is intended to waive or enlarge the provisions of F.S. 768.28.



City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pompano Beach has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license.

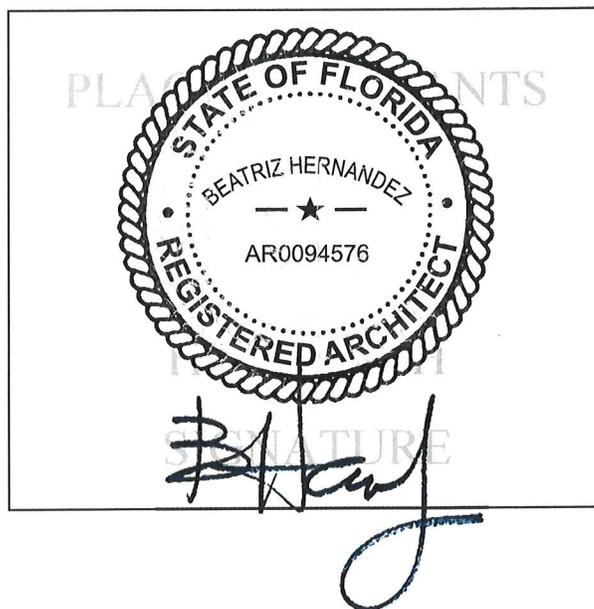
By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Beatriz Hernandez
APPLICANT NAME (Please print)

MSA Architects, Inc.
NAME OF COMPANY

Beatriz M. Hernandez

Digitally signed by Beatriz M. Hernandez
Date: 2021.05.07 15:28:30 -04'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION
NUMBER VISABLE (PE / AA ect.)

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4D 64 1E 0D B8 A5

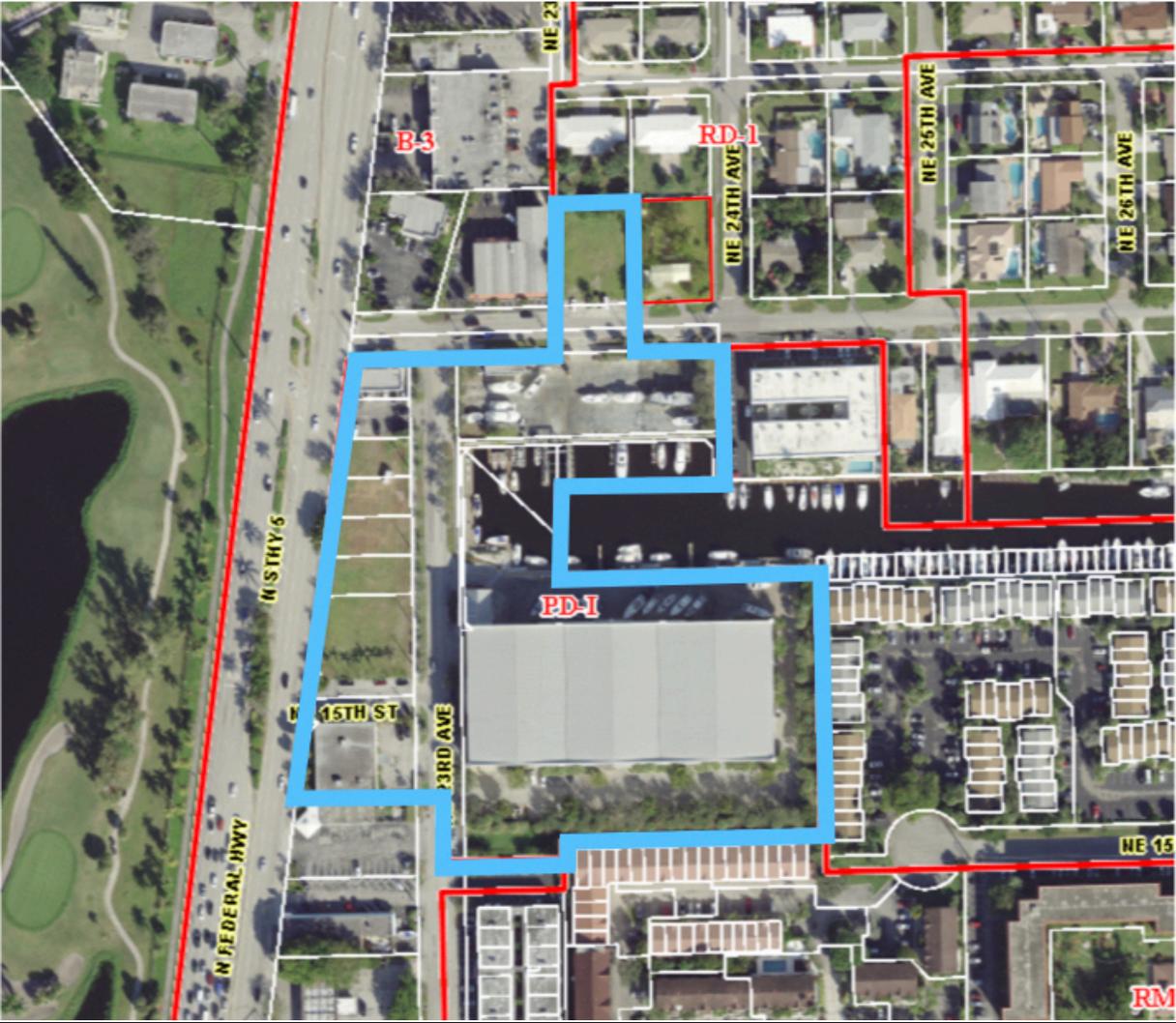
ELECTRONIC SIGNATURE SERIAL NUMBER

PZ21-13000006

POMPANO BEACH APPLICATION NUMBER



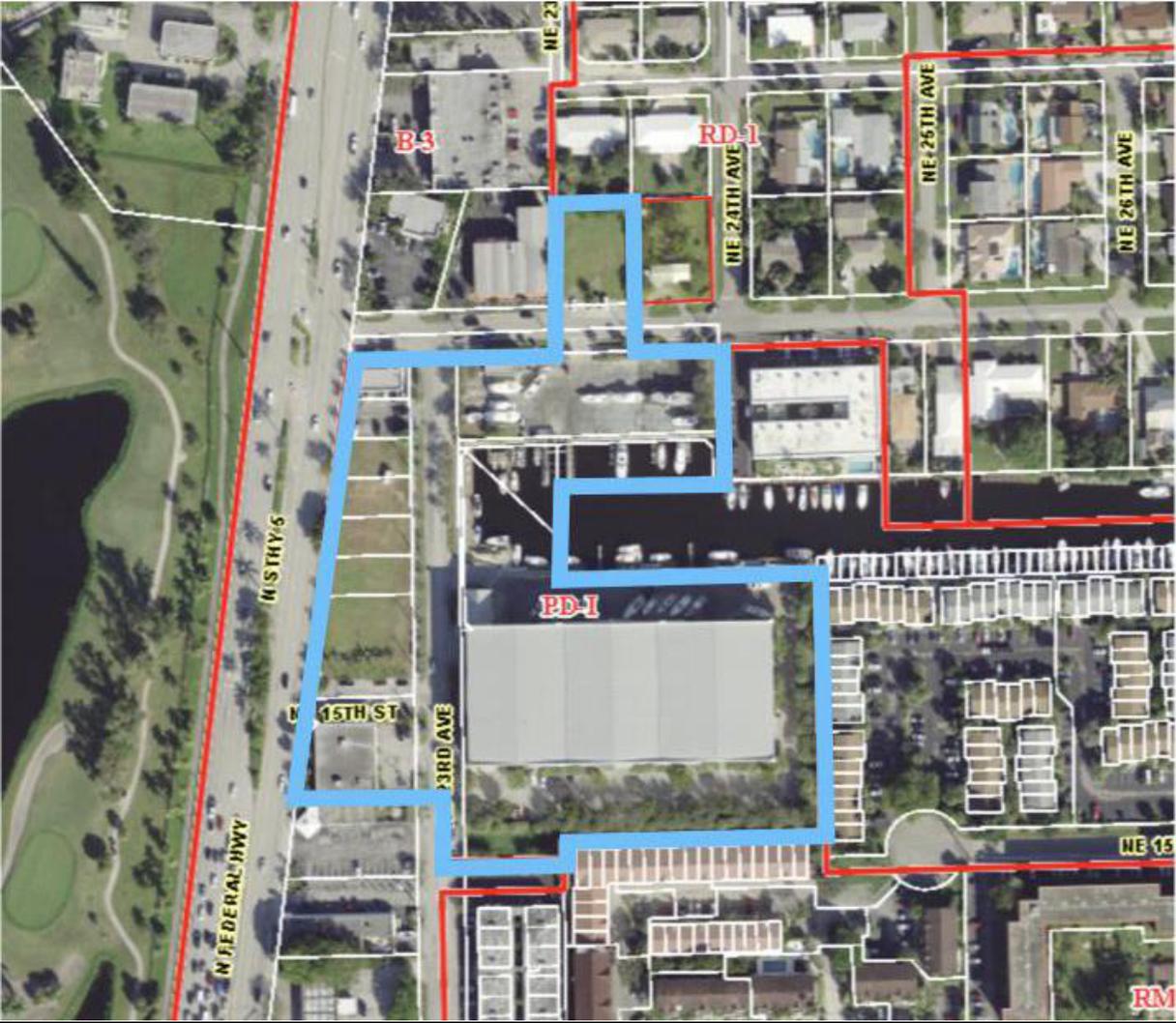
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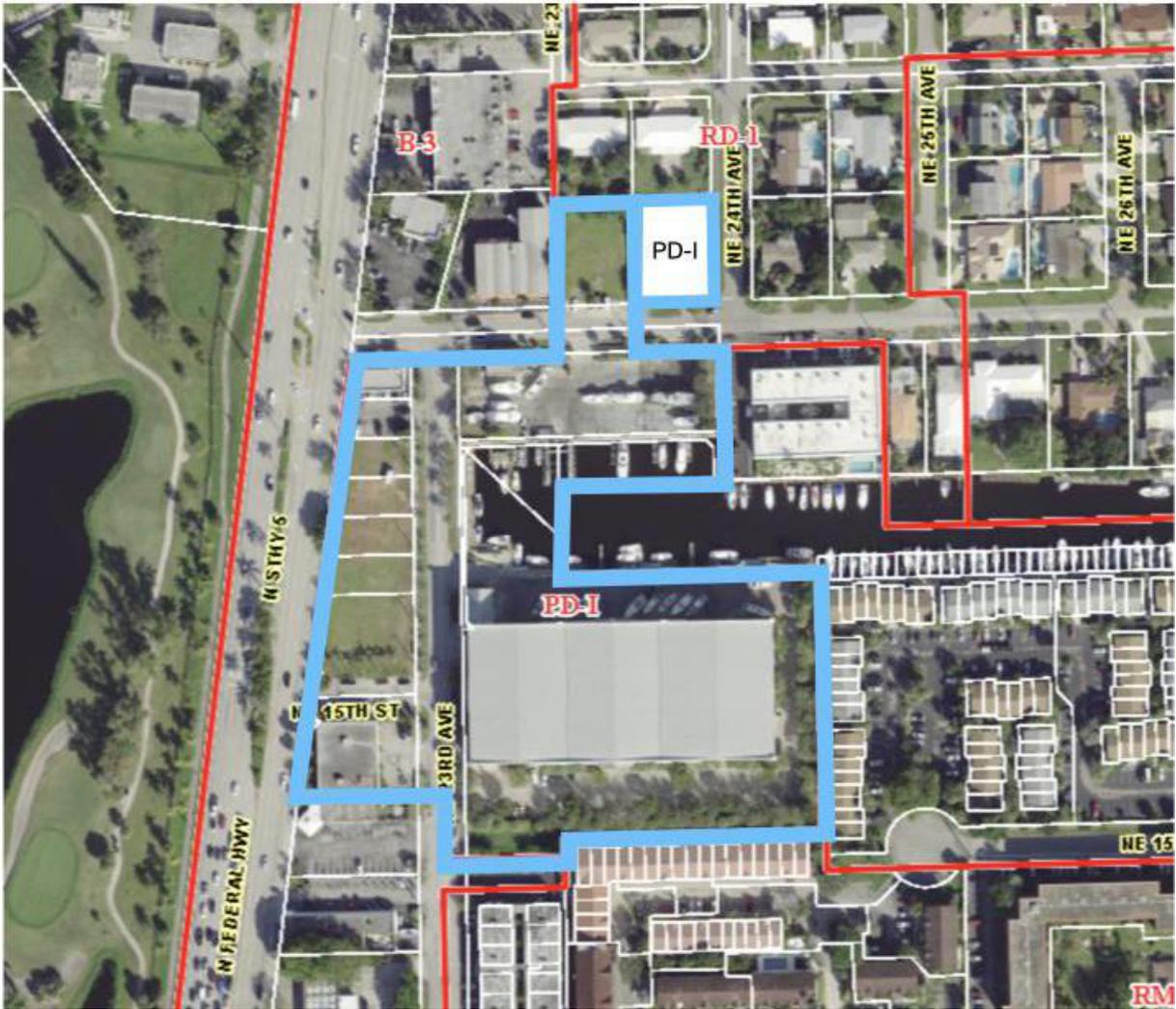
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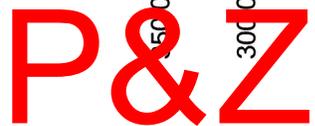
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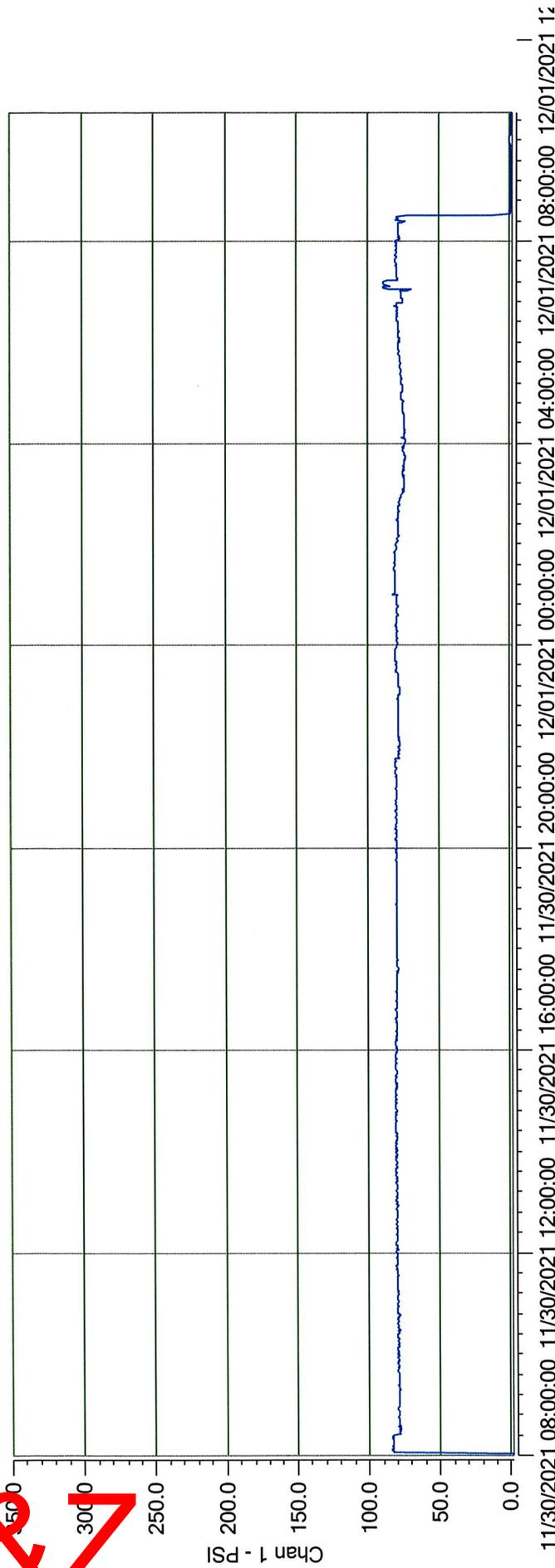
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1/26/2022



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1/26/2022



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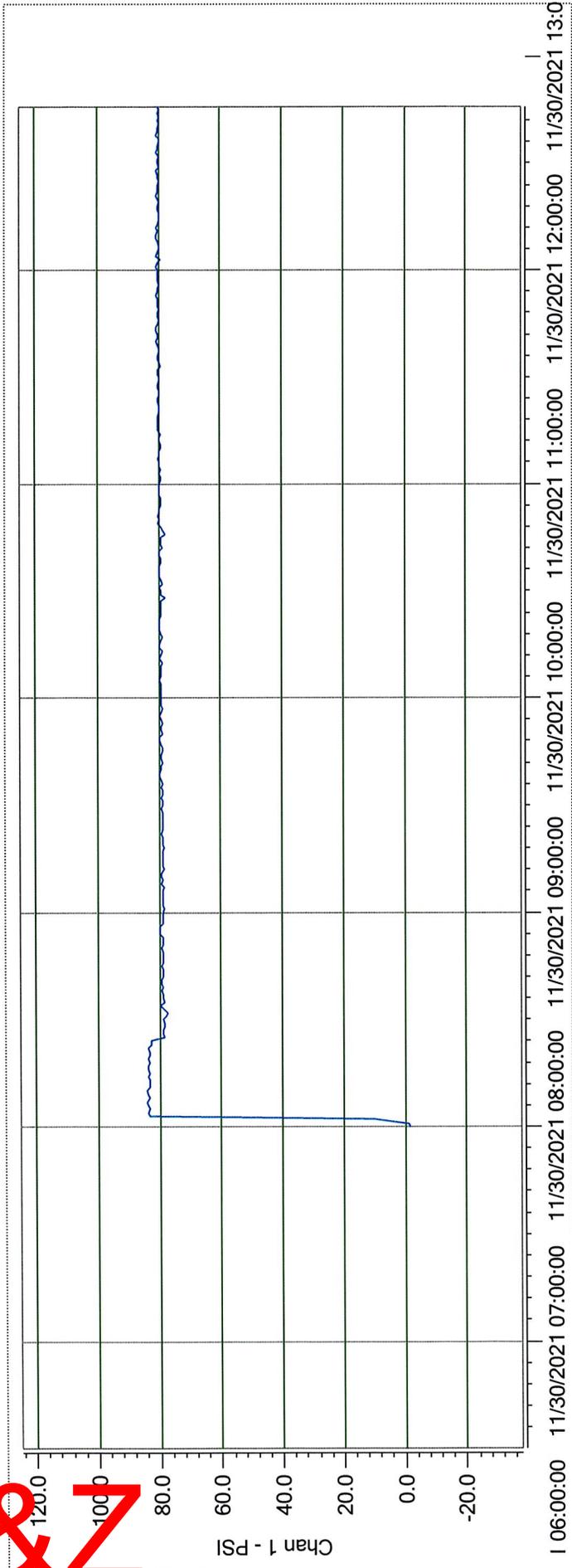
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1/26/2022



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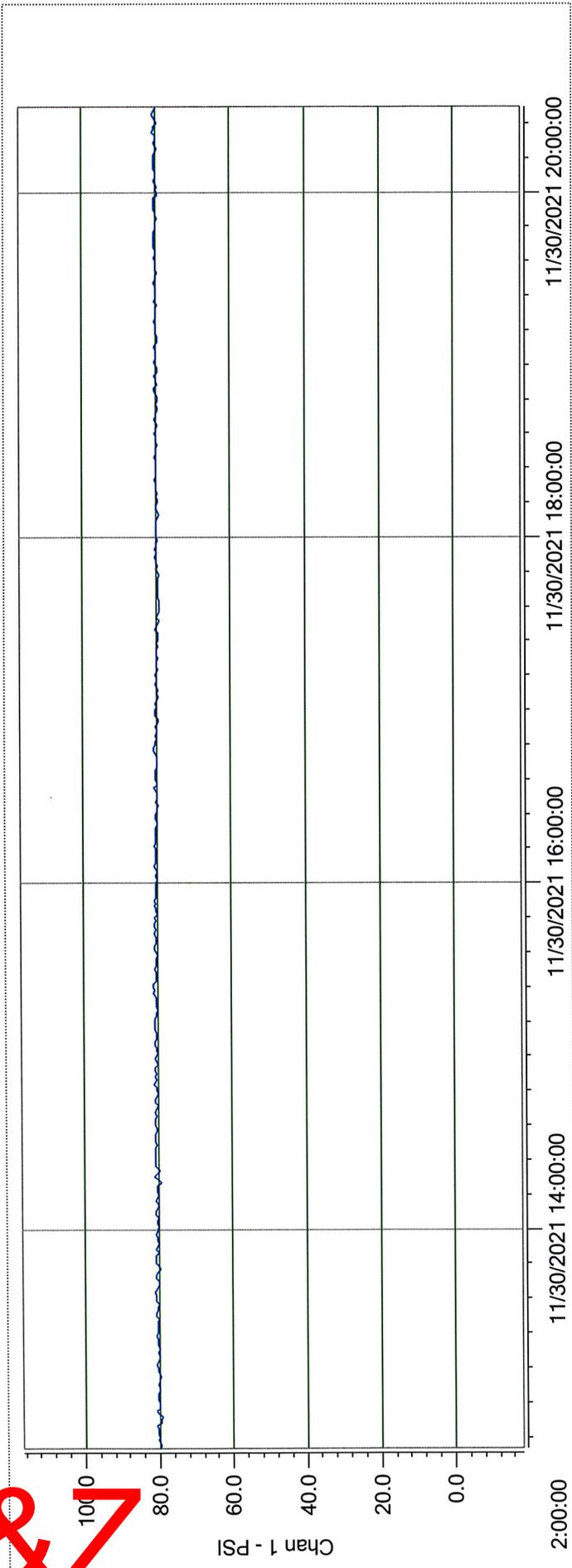
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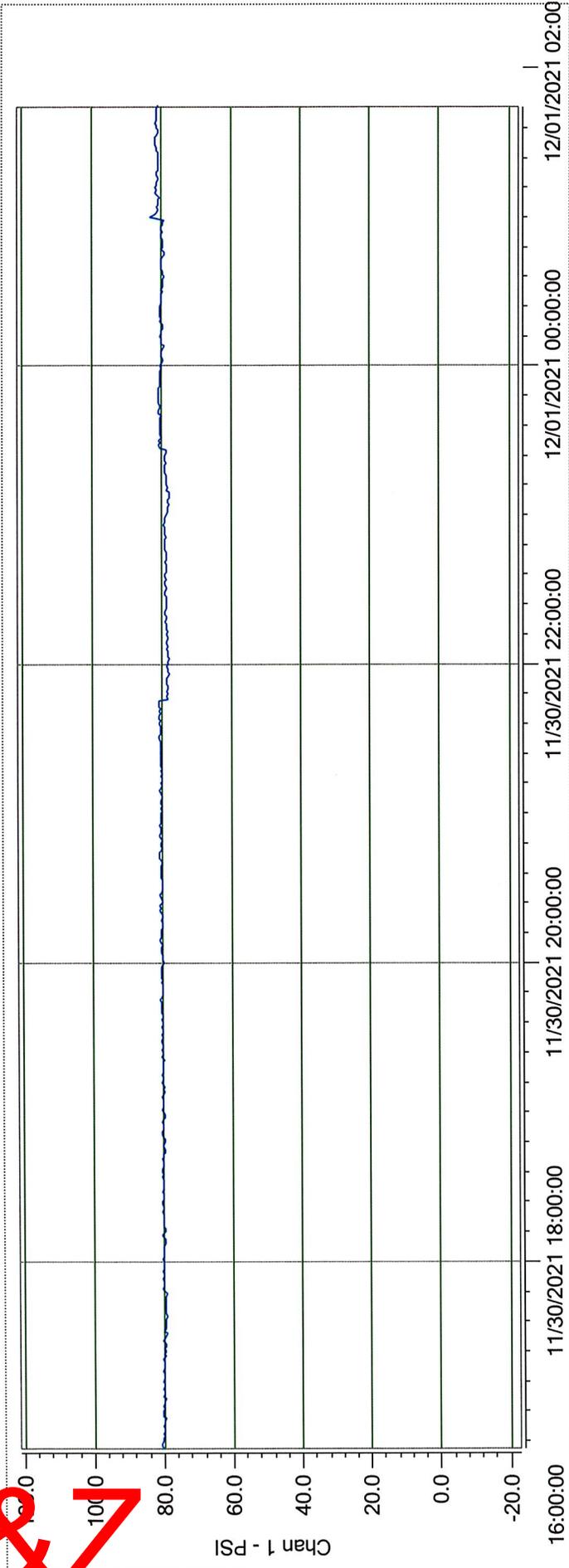
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1/26/2022



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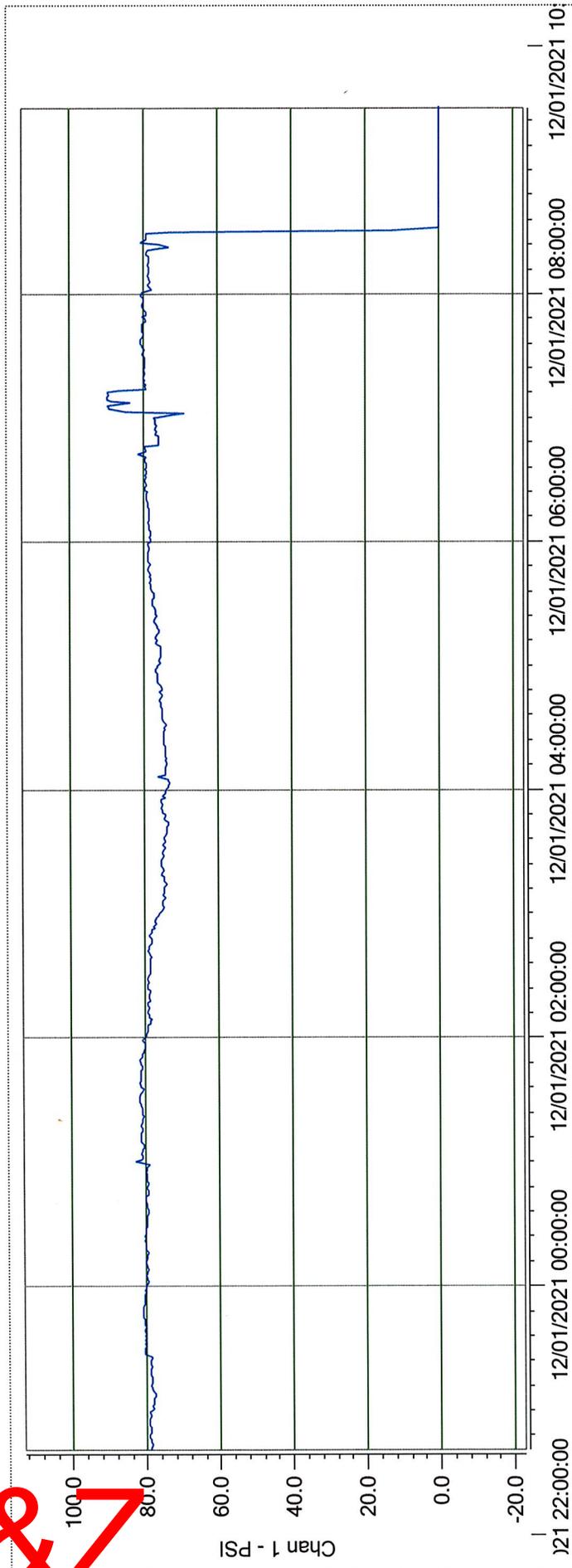
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1/26/2022



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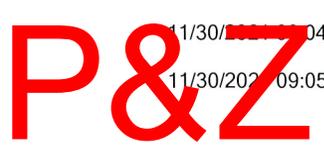
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Data Table - Dania Beach

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Data Table - Dania Beach

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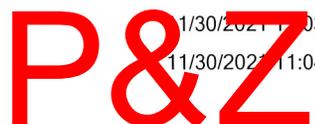
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PZ21-13000006
1/26/2022

Data Table - Dania Beach

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Data Table - Dania Beach

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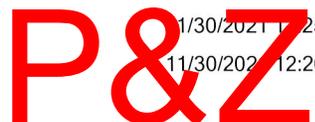
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Data Table - Dania Beach

File:

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11/30/2021 12:21:00	80.6	
11/30/2021 12:22:00	80.4	
11/30/2021 12:23:00	80.4	
11/30/2021 12:24:00	80.1	
11/30/2021 12:25:00	79.9	
11/30/2021 12:26:00	80.3	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 12:27:00	80.4	
11/30/2021 12:28:00	80.6	
11/30/2021 12:29:00	80.0	
11/30/2021 12:30:00	80.2	
11/30/2021 12:31:00	80.4	
11/30/2021 12:32:00	80.0	
11/30/2021 12:33:00	80.7	
11/30/2021 12:34:00	80.5	
11/30/2021 12:35:00	80.4	
11/30/2021 12:36:00	79.9	
11/30/2021 12:37:00	80.0	
11/30/2021 12:38:00	80.6	
11/30/2021 12:39:00	80.5	
11/30/2021 12:40:00	80.1	
11/30/2021 12:41:00	79.9	
11/30/2021 12:42:00	80.4	
11/30/2021 12:43:00	79.7	
11/30/2021 12:44:00	80.2	
11/30/2021 12:45:00	79.7	
11/30/2021 12:46:00	80.1	
11/30/2021 12:47:00	80.4	
11/30/2021 12:48:00	80.1	
11/30/2021 12:49:00	80.4	
11/30/2021 12:50:00	80.3	
11/30/2021 12:51:00	80.6	
11/30/2021 12:52:00	80.7	
11/30/2021 12:53:00	79.7	
11/30/2021 12:54:00	79.6	
11/30/2021 12:55:00	79.4	
11/30/2021 12:56:00	80.3	
11/30/2021 12:57:00	80.9	
11/30/2021 12:58:00	80.0	
11/30/2021 12:59:00	80.0	
11/30/2021 13:00:00	79.9	
11/30/2021 13:01:00	80.5	
11/30/2021 13:02:00	80.5	
11/30/2021 13:03:00	80.3	
11/30/2021 13:04:00	80.0	
11/30/2021 13:05:00	80.1	
11/30/2021 13:06:00	80.5	
11/30/2021 13:07:00	80.2	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 13:08:00	80.2	
11/30/2021 13:09:00	79.8	
11/30/2021 13:10:00	80.1	
11/30/2021 13:11:00	80.3	
11/30/2021 13:12:00	80.6	
11/30/2021 13:13:00	80.9	
11/30/2021 13:14:00	80.4	
11/30/2021 13:15:00	80.2	
11/30/2021 13:16:00	80.2	
11/30/2021 13:17:00	80.4	
11/30/2021 13:18:00	80.0	
11/30/2021 13:19:00	80.1	
11/30/2021 13:20:00	80.3	
11/30/2021 13:21:00	80.6	
11/30/2021 13:22:00	80.6	
11/30/2021 13:23:00	81.0	
11/30/2021 13:24:00	80.3	
11/30/2021 13:25:00	80.4	
11/30/2021 13:26:00	80.3	
11/30/2021 13:27:00	80.5	
11/30/2021 13:28:00	80.3	
11/30/2021 13:29:00	80.0	
11/30/2021 13:30:00	80.8	
11/30/2021 13:31:00	80.8	
11/30/2021 13:32:00	80.6	
11/30/2021 13:33:00	80.6	
11/30/2021 13:34:00	80.0	
11/30/2021 13:35:00	80.7	
11/30/2021 13:36:00	80.8	
11/30/2021 13:37:00	80.7	
11/30/2021 13:38:00	81.2	
11/30/2021 13:39:00	80.8	
11/30/2021 13:40:00	80.4	
11/30/2021 13:41:00	80.2	
11/30/2021 13:42:00	80.2	
11/30/2021 13:43:00	80.9	
11/30/2021 13:44:00	80.8	
11/30/2021 13:45:00	80.3	
11/30/2021 13:46:00	79.7	
11/30/2021 13:47:00	80.1	
11/30/2021 13:48:00	80.8	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 13:49:00	80.9	
11/30/2021 13:50:00	80.8	
11/30/2021 13:51:00	80.8	
11/30/2021 13:52:00	80.1	
11/30/2021 13:53:00	80.8	
11/30/2021 13:54:00	80.5	
11/30/2021 13:55:00	80.0	
11/30/2021 13:56:00	80.4	
11/30/2021 13:57:00	80.6	
11/30/2021 13:58:00	80.8	
11/30/2021 13:59:00	80.5	
11/30/2021 14:00:00	80.4	
11/30/2021 14:01:00	79.9	
11/30/2021 14:02:00	80.5	
11/30/2021 14:03:00	80.6	
11/30/2021 14:04:00	80.0	
11/30/2021 14:05:00	80.8	
11/30/2021 14:06:00	80.9	
11/30/2021 14:07:00	80.5	
11/30/2021 14:08:00	80.1	
11/30/2021 14:09:00	80.6	
11/30/2021 14:10:00	80.8	
11/30/2021 14:11:00	80.6	
11/30/2021 14:12:00	80.2	
11/30/2021 14:13:00	80.5	
11/30/2021 14:14:00	80.3	
11/30/2021 14:15:00	80.4	
11/30/2021 14:16:00	79.4	
11/30/2021 14:17:00	80.2	
11/30/2021 14:18:00	81.3	
11/30/2021 14:19:00	80.3	
11/30/2021 14:20:00	79.8	
11/30/2021 14:21:00	80.2	
11/30/2021 14:22:00	81.0	
11/30/2021 14:23:00	80.8	
11/30/2021 14:24:00	80.7	
11/30/2021 14:25:00	80.9	
11/30/2021 14:26:00	80.7	
11/30/2021 14:27:00	80.8	
11/30/2021 14:28:00	80.7	
11/30/2021 14:29:00	80.6	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 14:30:00	80.8	
11/30/2021 14:31:00	80.7	
11/30/2021 14:32:00	80.7	
11/30/2021 14:33:00	80.7	
11/30/2021 14:34:00	80.6	
11/30/2021 14:35:00	80.3	
11/30/2021 14:36:00	80.7	
11/30/2021 14:37:00	80.9	
11/30/2021 14:38:00	80.8	
11/30/2021 14:39:00	80.6	
11/30/2021 14:40:00	81.0	
11/30/2021 14:41:00	81.0	
11/30/2021 14:42:00	80.6	
11/30/2021 14:43:00	80.1	
11/30/2021 14:44:00	80.8	
11/30/2021 14:45:00	80.9	
11/30/2021 14:46:00	80.6	
11/30/2021 14:47:00	80.1	
11/30/2021 14:48:00	80.4	
11/30/2021 14:49:00	80.4	
11/30/2021 14:50:00	81.1	
11/30/2021 14:51:00	80.8	
11/30/2021 14:52:00	80.6	
11/30/2021 14:53:00	80.7	
11/30/2021 14:54:00	80.5	
11/30/2021 14:55:00	81.0	
11/30/2021 14:56:00	81.0	
11/30/2021 14:57:00	80.2	
11/30/2021 14:58:00	80.5	
11/30/2021 14:59:00	80.8	
11/30/2021 15:00:00	80.6	
11/30/2021 15:01:00	80.2	
11/30/2021 15:02:00	80.6	
11/30/2021 15:03:00	80.6	
11/30/2021 15:04:00	80.7	
11/30/2021 15:05:00	80.7	
11/30/2021 15:06:00	80.5	
11/30/2021 15:07:00	80.3	
11/30/2021 15:08:00	80.6	
11/30/2021 15:09:00	80.7	
11/30/2021 15:10:00	81.0	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 15:11:00	81.0	
11/30/2021 15:12:00	80.7	
11/30/2021 15:13:00	80.9	
11/30/2021 15:14:00	80.4	
11/30/2021 15:15:00	80.5	
11/30/2021 15:16:00	80.2	
11/30/2021 15:17:00	80.3	
11/30/2021 15:18:00	80.5	
11/30/2021 15:19:00	80.4	
11/30/2021 15:20:00	80.4	
11/30/2021 15:21:00	80.8	
11/30/2021 15:22:00	81.2	
11/30/2021 15:23:00	80.8	
11/30/2021 15:24:00	81.1	
11/30/2021 15:25:00	81.2	
11/30/2021 15:26:00	80.5	
11/30/2021 15:27:00	80.4	
11/30/2021 15:28:00	80.5	
11/30/2021 15:29:00	80.6	
11/30/2021 15:30:00	80.7	
11/30/2021 15:31:00	80.3	
11/30/2021 15:32:00	80.4	
11/30/2021 15:33:00	80.4	
11/30/2021 15:34:00	80.3	
11/30/2021 15:35:00	80.1	
11/30/2021 15:36:00	80.6	
11/30/2021 15:37:00	80.8	
11/30/2021 15:38:00	80.7	
11/30/2021 15:39:00	80.5	
11/30/2021 15:40:00	80.6	
11/30/2021 15:41:00	80.6	
11/30/2021 15:42:00	81.0	
11/30/2021 15:43:00	80.8	
11/30/2021 15:44:00	80.4	
11/30/2021 15:45:00	80.8	
11/30/2021 15:46:00	80.9	
11/30/2021 15:47:00	80.6	
11/30/2021 15:48:00	80.8	
11/30/2021 15:49:00	80.1	
11/30/2021 15:50:00	80.6	
11/30/2021 15:51:00	80.5	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 15:52:00	80.8	
11/30/2021 15:53:00	80.5	
11/30/2021 15:54:00	81.0	
11/30/2021 15:55:00	80.6	
11/30/2021 15:56:00	80.4	
11/30/2021 15:57:00	80.5	
11/30/2021 15:58:00	80.3	
11/30/2021 15:59:00	80.3	
11/30/2021 16:00:00	80.3	
11/30/2021 16:01:00	80.2	
11/30/2021 16:02:00	80.5	
11/30/2021 16:03:00	80.3	
11/30/2021 16:04:00	80.0	
11/30/2021 16:05:00	80.5	
11/30/2021 16:06:00	80.8	
11/30/2021 16:07:00	80.5	
11/30/2021 16:08:00	80.5	
11/30/2021 16:09:00	80.6	
11/30/2021 16:10:00	80.5	
11/30/2021 16:11:00	80.3	
11/30/2021 16:12:00	80.4	
11/30/2021 16:13:00	80.7	
11/30/2021 16:14:00	80.4	
11/30/2021 16:15:00	80.4	
11/30/2021 16:16:00	80.6	
11/30/2021 16:17:00	80.4	
11/30/2021 16:18:00	80.3	
11/30/2021 16:19:00	80.4	
11/30/2021 16:20:00	80.1	
11/30/2021 16:21:00	80.2	
11/30/2021 16:22:00	80.5	
11/30/2021 16:23:00	80.4	
11/30/2021 16:24:00	80.4	
11/30/2021 16:25:00	80.1	
11/30/2021 16:26:00	79.9	
11/30/2021 16:27:00	79.5	
11/30/2021 16:28:00	80.4	
11/30/2021 16:29:00	80.0	
11/30/2021 16:30:00	80.2	
11/30/2021 16:31:00	80.2	
11/30/2021 16:32:00	80.3	

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PZ21-13000006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 16:33:00	80.8	
11/30/2021 16:34:00	80.0	
11/30/2021 16:35:00	79.9	
11/30/2021 16:36:00	80.5	
11/30/2021 16:37:00	80.6	
11/30/2021 16:38:00	80.4	
11/30/2021 16:39:00	80.3	
11/30/2021 16:40:00	80.2	
11/30/2021 16:41:00	80.2	
11/30/2021 16:42:00	80.1	
11/30/2021 16:43:00	80.1	
11/30/2021 16:44:00	80.2	
11/30/2021 16:45:00	80.4	
11/30/2021 16:46:00	80.7	
11/30/2021 16:47:00	80.8	
11/30/2021 16:48:00	80.5	
11/30/2021 16:49:00	80.4	
11/30/2021 16:50:00	80.2	
11/30/2021 16:51:00	80.3	
11/30/2021 16:52:00	80.1	
11/30/2021 16:53:00	80.1	
11/30/2021 16:54:00	80.3	
11/30/2021 16:55:00	80.0	
11/30/2021 16:56:00	79.8	
11/30/2021 16:57:00	79.7	
11/30/2021 16:58:00	80.5	
11/30/2021 16:59:00	80.4	
11/30/2021 17:00:00	80.4	
11/30/2021 17:01:00	80.1	
11/30/2021 17:02:00	80.4	
11/30/2021 17:03:00	79.9	
11/30/2021 17:04:00	79.8	
11/30/2021 17:05:00	79.6	
11/30/2021 17:06:00	80.2	
11/30/2021 17:07:00	79.8	
11/30/2021 17:08:00	80.0	
11/30/2021 17:09:00	80.6	
11/30/2021 17:10:00	80.2	
11/30/2021 17:11:00	80.0	
11/30/2021 17:12:00	80.3	
11/30/2021 17:13:00	79.9	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 17:14:00	79.8	
11/30/2021 17:15:00	80.0	
11/30/2021 17:16:00	80.2	
11/30/2021 17:17:00	80.1	
11/30/2021 17:18:00	79.8	
11/30/2021 17:19:00	80.1	
11/30/2021 17:20:00	80.1	
11/30/2021 17:21:00	80.2	
11/30/2021 17:22:00	79.7	
11/30/2021 17:23:00	79.9	
11/30/2021 17:24:00	79.7	
11/30/2021 17:25:00	79.8	
11/30/2021 17:26:00	79.7	
11/30/2021 17:27:00	79.7	
11/30/2021 17:28:00	80.4	
11/30/2021 17:29:00	79.9	
11/30/2021 17:30:00	79.7	
11/30/2021 17:31:00	79.3	
11/30/2021 17:32:00	79.9	
11/30/2021 17:33:00	79.6	
11/30/2021 17:34:00	79.3	
11/30/2021 17:35:00	79.4	
11/30/2021 17:36:00	79.3	
11/30/2021 17:37:00	79.4	
11/30/2021 17:38:00	79.3	
11/30/2021 17:39:00	79.6	
11/30/2021 17:40:00	79.7	
11/30/2021 17:41:00	79.7	
11/30/2021 17:42:00	79.5	
11/30/2021 17:43:00	79.5	
11/30/2021 17:44:00	79.5	
11/30/2021 17:45:00	79.6	
11/30/2021 17:46:00	79.6	
11/30/2021 17:47:00	79.2	
11/30/2021 17:48:00	79.6	
11/30/2021 17:49:00	80.2	
11/30/2021 17:50:00	79.8	
11/30/2021 17:51:00	80.2	
11/30/2021 17:52:00	80.1	
11/30/2021 17:53:00	80.4	
11/30/2021 17:54:00	79.9	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 17:55:00	80.0	
11/30/2021 17:56:00	80.3	
11/30/2021 17:57:00	80.1	
11/30/2021 17:58:00	80.1	
11/30/2021 17:59:00	79.8	
11/30/2021 18:00:00	80.0	
11/30/2021 18:01:00	80.2	
11/30/2021 18:02:00	80.0	
11/30/2021 18:03:00	79.9	
11/30/2021 18:04:00	80.0	
11/30/2021 18:05:00	80.1	
11/30/2021 18:06:00	80.0	
11/30/2021 18:07:00	79.6	
11/30/2021 18:08:00	79.4	
11/30/2021 18:09:00	79.6	
11/30/2021 18:10:00	80.2	
11/30/2021 18:11:00	80.2	
11/30/2021 18:12:00	79.6	
11/30/2021 18:13:00	79.5	
11/30/2021 18:14:00	79.9	
11/30/2021 18:15:00	79.8	
11/30/2021 18:16:00	80.0	
11/30/2021 18:17:00	80.0	
11/30/2021 18:18:00	80.2	
11/30/2021 18:19:00	80.0	
11/30/2021 18:20:00	80.4	
11/30/2021 18:21:00	79.9	
11/30/2021 18:22:00	80.0	
11/30/2021 18:23:00	80.2	
11/30/2021 18:24:00	80.2	
11/30/2021 18:25:00	80.0	
11/30/2021 18:26:00	80.1	
11/30/2021 18:27:00	80.1	
11/30/2021 18:28:00	80.4	
11/30/2021 18:29:00	80.1	
11/30/2021 18:30:00	80.0	
11/30/2021 18:31:00	80.1	
11/30/2021 18:32:00	79.8	
11/30/2021 18:33:00	79.9	
11/30/2021 18:34:00	80.2	
11/30/2021 18:35:00	80.1	

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Data Table - Dania Beach

File:

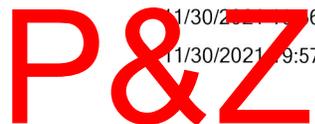
Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 18:36:00	80.4	
11/30/2021 18:37:00	80.2	
11/30/2021 18:38:00	80.0	
11/30/2021 18:39:00	79.8	
11/30/2021 18:40:00	79.9	
11/30/2021 18:41:00	80.4	
11/30/2021 18:42:00	80.0	
11/30/2021 18:43:00	80.1	
11/30/2021 18:44:00	79.7	
11/30/2021 18:45:00	79.7	
11/30/2021 18:46:00	80.2	
11/30/2021 18:47:00	79.8	
11/30/2021 18:48:00	79.7	
11/30/2021 18:49:00	79.7	
11/30/2021 18:50:00	80.1	
11/30/2021 18:51:00	80.4	
11/30/2021 18:52:00	80.5	
11/30/2021 18:53:00	79.8	
11/30/2021 18:54:00	79.9	
11/30/2021 18:55:00	80.0	
11/30/2021 18:56:00	80.3	
11/30/2021 18:57:00	79.8	
11/30/2021 18:58:00	79.7	
11/30/2021 18:59:00	79.6	
11/30/2021 19:00:00	80.0	
11/30/2021 19:01:00	80.3	
11/30/2021 19:02:00	79.9	
11/30/2021 19:03:00	80.2	
11/30/2021 19:04:00	79.9	
11/30/2021 19:05:00	80.1	
11/30/2021 19:06:00	80.4	
11/30/2021 19:07:00	80.0	
11/30/2021 19:08:00	79.6	
11/30/2021 19:09:00	79.8	
11/30/2021 19:10:00	79.7	
11/30/2021 19:11:00	80.1	
11/30/2021 19:12:00	80.2	
11/30/2021 19:13:00	80.0	
11/30/2021 19:14:00	80.1	
11/30/2021 19:15:00	80.4	
11/30/2021 19:16:00	79.9	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 19:17:00	80.0	
11/30/2021 19:18:00	79.9	
11/30/2021 19:19:00	80.1	
11/30/2021 19:20:00	80.1	
11/30/2021 19:21:00	79.7	
11/30/2021 19:22:00	80.3	
11/30/2021 19:23:00	79.9	
11/30/2021 19:24:00	80.0	
11/30/2021 19:25:00	80.2	
11/30/2021 19:26:00	79.9	
11/30/2021 19:27:00	80.1	
11/30/2021 19:28:00	80.4	
11/30/2021 19:29:00	80.4	
11/30/2021 19:30:00	80.1	
11/30/2021 19:31:00	80.2	
11/30/2021 19:32:00	79.8	
11/30/2021 19:33:00	80.1	
11/30/2021 19:34:00	80.2	
11/30/2021 19:35:00	80.1	
11/30/2021 19:36:00	80.0	
11/30/2021 19:37:00	80.3	
11/30/2021 19:38:00	80.0	
11/30/2021 19:39:00	80.0	
11/30/2021 19:40:00	80.2	
11/30/2021 19:41:00	80.3	
11/30/2021 19:42:00	80.3	
11/30/2021 19:43:00	80.4	
11/30/2021 19:44:00	80.6	
11/30/2021 19:45:00	80.6	
11/30/2021 19:46:00	80.3	
11/30/2021 19:47:00	80.0	
11/30/2021 19:48:00	80.1	
11/30/2021 19:49:00	80.0	
11/30/2021 19:50:00	79.9	
11/30/2021 19:51:00	79.8	
11/30/2021 19:52:00	80.2	
11/30/2021 19:53:00	79.9	
11/30/2021 19:54:00	80.5	
11/30/2021 19:55:00	80.4	
11/30/2021 19:56:00	80.4	
11/30/2021 19:57:00	80.6	



Data Table - Dania Beach

File:

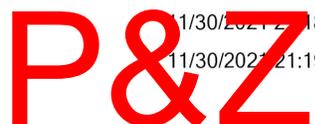
Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 19:58:00	80.3	
11/30/2021 19:59:00	79.8	
11/30/2021 20:00:00	79.7	
11/30/2021 20:01:00	79.9	
11/30/2021 20:02:00	79.8	
11/30/2021 20:03:00	79.9	
11/30/2021 20:04:00	80.3	
11/30/2021 20:05:00	80.2	
11/30/2021 20:06:00	80.2	
11/30/2021 20:07:00	80.0	
11/30/2021 20:08:00	80.3	
11/30/2021 20:09:00	80.6	
11/30/2021 20:10:00	80.5	
11/30/2021 20:11:00	80.3	
11/30/2021 20:12:00	80.4	
11/30/2021 20:13:00	80.3	
11/30/2021 20:14:00	79.9	
11/30/2021 20:15:00	79.8	
11/30/2021 20:16:00	79.9	
11/30/2021 20:17:00	80.5	
11/30/2021 20:18:00	80.0	
11/30/2021 20:19:00	79.9	
11/30/2021 20:20:00	80.2	
11/30/2021 20:21:00	80.8	
11/30/2021 20:22:00	80.5	
11/30/2021 20:23:00	80.6	
11/30/2021 20:24:00	79.8	
11/30/2021 20:25:00	80.1	
11/30/2021 20:26:00	80.5	
11/30/2021 20:27:00	80.7	
11/30/2021 20:28:00	80.4	
11/30/2021 20:29:00	79.9	
11/30/2021 20:30:00	80.1	
11/30/2021 20:31:00	80.1	
11/30/2021 20:32:00	80.1	
11/30/2021 20:33:00	80.2	
11/30/2021 20:34:00	80.2	
11/30/2021 20:35:00	80.5	
11/30/2021 20:36:00	80.6	
11/30/2021 20:37:00	80.2	
11/30/2021 20:38:00	80.4	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 20:39:00	80.4	
11/30/2021 20:40:00	80.0	
11/30/2021 20:41:00	80.4	
11/30/2021 20:42:00	80.7	
11/30/2021 20:43:00	80.7	
11/30/2021 20:44:00	80.9	
11/30/2021 20:45:00	80.4	
11/30/2021 20:46:00	80.1	
11/30/2021 20:47:00	80.3	
11/30/2021 20:48:00	80.3	
11/30/2021 20:49:00	80.1	
11/30/2021 20:50:00	80.4	
11/30/2021 20:51:00	80.8	
11/30/2021 20:52:00	80.5	
11/30/2021 20:53:00	80.4	
11/30/2021 20:54:00	80.3	
11/30/2021 20:55:00	80.7	
11/30/2021 20:56:00	80.3	
11/30/2021 20:57:00	80.3	
11/30/2021 20:58:00	80.4	
11/30/2021 20:59:00	80.4	
11/30/2021 21:00:00	80.3	
11/30/2021 21:01:00	80.1	
11/30/2021 21:02:00	80.3	
11/30/2021 21:03:00	79.8	
11/30/2021 21:04:00	80.3	
11/30/2021 21:05:00	80.3	
11/30/2021 21:06:00	79.9	
11/30/2021 21:07:00	80.2	
11/30/2021 21:08:00	80.4	
11/30/2021 21:09:00	80.7	
11/30/2021 21:10:00	80.5	
11/30/2021 21:11:00	80.2	
11/30/2021 21:12:00	80.4	
11/30/2021 21:13:00	80.1	
11/30/2021 21:14:00	80.2	
11/30/2021 21:15:00	80.2	
11/30/2021 21:16:00	80.0	
11/30/2021 21:17:00	80.3	
11/30/2021 21:18:00	80.1	
11/30/2021 21:19:00	80.2	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 21:20:00	80.2	
11/30/2021 21:21:00	80.2	
11/30/2021 21:22:00	80.2	
11/30/2021 21:23:00	80.5	
11/30/2021 21:24:00	80.4	
11/30/2021 21:25:00	80.3	
11/30/2021 21:26:00	80.2	
11/30/2021 21:27:00	80.5	
11/30/2021 21:28:00	80.6	
11/30/2021 21:29:00	80.6	
11/30/2021 21:30:00	80.6	
11/30/2021 21:31:00	80.8	
11/30/2021 21:32:00	80.2	
11/30/2021 21:33:00	80.3	
11/30/2021 21:34:00	80.4	
11/30/2021 21:35:00	80.6	
11/30/2021 21:36:00	80.6	
11/30/2021 21:37:00	80.5	
11/30/2021 21:38:00	80.9	
11/30/2021 21:39:00	80.8	
11/30/2021 21:40:00	80.5	
11/30/2021 21:41:00	80.8	
11/30/2021 21:42:00	80.4	
11/30/2021 21:43:00	80.7	
11/30/2021 21:44:00	80.8	
11/30/2021 21:45:00	80.9	
11/30/2021 21:46:00	78.3	
11/30/2021 21:47:00	78.5	
11/30/2021 21:48:00	78.4	
11/30/2021 21:49:00	78.6	
11/30/2021 21:50:00	78.4	
11/30/2021 21:51:00	78.2	
11/30/2021 21:52:00	78.5	
11/30/2021 21:53:00	78.7	
11/30/2021 21:54:00	78.7	
11/30/2021 21:55:00	78.1	
11/30/2021 21:56:00	78.0	
11/30/2021 21:57:00	78.4	
11/30/2021 21:58:00	78.4	
11/30/2021 21:59:00	78.5	
11/30/2021 22:00:00	78.3	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 22:01:00	78.2	
11/30/2021 22:02:00	77.8	
11/30/2021 22:03:00	78.1	
11/30/2021 22:04:00	78.0	
11/30/2021 22:05:00	78.1	
11/30/2021 22:06:00	78.6	
11/30/2021 22:07:00	78.3	
11/30/2021 22:08:00	78.8	
11/30/2021 22:09:00	78.5	
11/30/2021 22:10:00	78.1	
11/30/2021 22:11:00	78.4	
11/30/2021 22:12:00	78.6	
11/30/2021 22:13:00	78.4	
11/30/2021 22:14:00	78.7	
11/30/2021 22:15:00	78.9	
11/30/2021 22:16:00	78.7	
11/30/2021 22:17:00	78.9	
11/30/2021 22:18:00	78.9	
11/30/2021 22:19:00	78.9	
11/30/2021 22:20:00	78.9	
11/30/2021 22:21:00	79.1	
11/30/2021 22:22:00	78.5	
11/30/2021 22:23:00	78.5	
11/30/2021 22:24:00	78.5	
11/30/2021 22:25:00	78.7	
11/30/2021 22:26:00	78.8	
11/30/2021 22:27:00	78.6	
11/30/2021 22:28:00	79.2	
11/30/2021 22:29:00	79.0	
11/30/2021 22:30:00	78.8	
11/30/2021 22:31:00	78.8	
11/30/2021 22:32:00	79.1	
11/30/2021 22:33:00	79.1	
11/30/2021 22:34:00	78.9	
11/30/2021 22:35:00	78.9	
11/30/2021 22:36:00	78.9	
11/30/2021 22:37:00	78.7	
11/30/2021 22:38:00	78.7	
11/30/2021 22:39:00	78.7	
11/30/2021 22:40:00	78.7	
11/30/2021 22:41:00	79.0	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 22:42:00	78.8	
11/30/2021 22:43:00	78.6	
11/30/2021 22:44:00	78.5	
11/30/2021 22:45:00	78.7	
11/30/2021 22:46:00	79.1	
11/30/2021 22:47:00	79.1	
11/30/2021 22:48:00	79.3	
11/30/2021 22:49:00	79.0	
11/30/2021 22:50:00	79.1	
11/30/2021 22:51:00	78.9	
11/30/2021 22:52:00	79.1	
11/30/2021 22:53:00	79.1	
11/30/2021 22:54:00	79.2	
11/30/2021 22:55:00	79.1	
11/30/2021 22:56:00	79.5	
11/30/2021 22:57:00	78.9	
11/30/2021 22:58:00	79.0	
11/30/2021 22:59:00	79.2	
11/30/2021 23:00:00	78.6	
11/30/2021 23:01:00	78.1	
11/30/2021 23:02:00	78.3	
11/30/2021 23:03:00	78.2	
11/30/2021 23:04:00	78.0	
11/30/2021 23:05:00	78.2	
11/30/2021 23:06:00	78.2	
11/30/2021 23:07:00	77.6	
11/30/2021 23:08:00	77.8	
11/30/2021 23:09:00	78.0	
11/30/2021 23:10:00	78.5	
11/30/2021 23:11:00	78.4	
11/30/2021 23:12:00	78.8	
11/30/2021 23:13:00	78.6	
11/30/2021 23:14:00	78.7	
11/30/2021 23:15:00	78.5	
11/30/2021 23:16:00	78.5	
11/30/2021 23:17:00	79.0	
11/30/2021 23:18:00	79.1	
11/30/2021 23:19:00	79.1	
11/30/2021 23:20:00	78.9	
11/30/2021 23:21:00	78.6	
11/30/2021 23:22:00	79.1	

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PZ21-13000006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
11/30/2021 23:23:00	79.0	
11/30/2021 23:24:00	79.0	
11/30/2021 23:25:00	78.5	
11/30/2021 23:26:00	78.7	
11/30/2021 23:27:00	80.4	
11/30/2021 23:28:00	80.7	
11/30/2021 23:29:00	80.4	
11/30/2021 23:30:00	80.6	
11/30/2021 23:31:00	80.1	
11/30/2021 23:32:00	80.4	
11/30/2021 23:33:00	80.3	
11/30/2021 23:34:00	80.4	
11/30/2021 23:35:00	80.3	
11/30/2021 23:36:00	80.5	
11/30/2021 23:37:00	80.3	
11/30/2021 23:38:00	80.4	
11/30/2021 23:39:00	80.4	
11/30/2021 23:40:00	80.0	
11/30/2021 23:41:00	80.6	
11/30/2021 23:42:00	80.7	
11/30/2021 23:43:00	80.6	
11/30/2021 23:44:00	80.6	
11/30/2021 23:45:00	80.8	
11/30/2021 23:46:00	80.8	
11/30/2021 23:47:00	80.8	
11/30/2021 23:48:00	80.8	
11/30/2021 23:49:00	81.0	
11/30/2021 23:50:00	80.9	
11/30/2021 23:51:00	80.7	
11/30/2021 23:52:00	80.6	
11/30/2021 23:53:00	80.5	
11/30/2021 23:54:00	80.5	
11/30/2021 23:55:00	80.5	
11/30/2021 23:56:00	80.4	
11/30/2021 23:57:00	80.3	
11/30/2021 23:58:00	80.4	
11/30/2021 23:59:00	80.1	
12/01/2021 00:00:00	80.3	
12/01/2021 00:01:00	79.8	
12/01/2021 00:02:00	79.4	
12/01/2021 00:03:00	79.7	

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PZ21-13000006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 00:04:00	79.9	
12/01/2021 00:05:00	80.0	
12/01/2021 00:06:00	79.8	
12/01/2021 00:07:00	79.7	
12/01/2021 00:08:00	79.1	
12/01/2021 00:09:00	79.9	
12/01/2021 00:10:00	79.8	
12/01/2021 00:11:00	80.1	
12/01/2021 00:12:00	80.3	
12/01/2021 00:13:00	79.8	
12/01/2021 00:14:00	79.9	
12/01/2021 00:15:00	79.6	
12/01/2021 00:16:00	79.4	
12/01/2021 00:17:00	79.7	
12/01/2021 00:18:00	80.2	
12/01/2021 00:19:00	80.2	
12/01/2021 00:20:00	80.3	
12/01/2021 00:21:00	80.3	
12/01/2021 00:22:00	80.5	
12/01/2021 00:23:00	80.3	
12/01/2021 00:24:00	80.5	
12/01/2021 00:25:00	79.9	
12/01/2021 00:26:00	80.0	
12/01/2021 00:27:00	80.1	
12/01/2021 00:28:00	80.1	
12/01/2021 00:29:00	79.9	
12/01/2021 00:30:00	79.5	
12/01/2021 00:31:00	79.8	
12/01/2021 00:32:00	79.5	
12/01/2021 00:33:00	79.7	
12/01/2021 00:34:00	79.7	
12/01/2021 00:35:00	79.4	
12/01/2021 00:36:00	79.3	
12/01/2021 00:37:00	79.4	
12/01/2021 00:38:00	79.6	
12/01/2021 00:39:00	79.8	
12/01/2021 00:40:00	79.9	
12/01/2021 00:41:00	80.0	
12/01/2021 00:42:00	80.1	
12/01/2021 00:43:00	80.1	
12/01/2021 00:44:00	79.5	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 00:45:00	79.3	
12/01/2021 00:46:00	79.3	
12/01/2021 00:47:00	79.9	
12/01/2021 00:48:00	79.7	
12/01/2021 00:49:00	79.5	
12/01/2021 00:50:00	79.5	
12/01/2021 00:51:00	79.7	
12/01/2021 00:52:00	79.9	
12/01/2021 00:53:00	79.9	
12/01/2021 00:54:00	79.6	
12/01/2021 00:55:00	79.9	
12/01/2021 00:56:00	79.9	
12/01/2021 00:57:00	79.7	
12/01/2021 00:58:00	79.4	
12/01/2021 00:59:00	78.9	
12/01/2021 01:00:00	83.1	
12/01/2021 01:01:00	81.5	
12/01/2021 01:02:00	81.1	
12/01/2021 01:03:00	80.8	
12/01/2021 01:04:00	81.2	
12/01/2021 01:05:00	80.9	
12/01/2021 01:06:00	80.8	
12/01/2021 01:07:00	80.7	
12/01/2021 01:08:00	80.6	
12/01/2021 01:09:00	81.1	
12/01/2021 01:10:00	81.5	
12/01/2021 01:11:00	81.3	
12/01/2021 01:12:00	81.5	
12/01/2021 01:13:00	81.4	
12/01/2021 01:14:00	81.2	
12/01/2021 01:15:00	81.0	
12/01/2021 01:16:00	81.0	
12/01/2021 01:17:00	81.2	
12/01/2021 01:18:00	81.4	
12/01/2021 01:19:00	80.8	
12/01/2021 01:20:00	80.9	
12/01/2021 01:21:00	80.8	
12/01/2021 01:22:00	80.6	
12/01/2021 01:23:00	81.0	
12/01/2021 01:24:00	81.0	
12/01/2021 01:25:00	81.0	

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PZ21-1300006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 01:26:00	81.0	
12/01/2021 01:27:00	81.2	
12/01/2021 01:28:00	81.3	
12/01/2021 01:29:00	81.8	
12/01/2021 01:30:00	81.8	
12/01/2021 01:31:00	81.7	
12/01/2021 01:32:00	81.6	
12/01/2021 01:33:00	81.3	
12/01/2021 01:34:00	81.0	
12/01/2021 01:35:00	80.7	
12/01/2021 01:36:00	81.2	
12/01/2021 01:37:00	81.4	
12/01/2021 01:38:00	81.6	
12/01/2021 01:39:00	81.5	
12/01/2021 01:40:00	81.5	
12/01/2021 01:41:00	81.3	
12/01/2021 01:42:00	81.2	
12/01/2021 01:43:00	81.3	
12/01/2021 01:44:00	81.4	
12/01/2021 01:45:00	80.9	
12/01/2021 01:46:00	81.1	
12/01/2021 01:47:00	81.2	
12/01/2021 01:48:00	81.5	
12/01/2021 01:49:00	81.6	
12/01/2021 01:50:00	81.2	
12/01/2021 01:51:00	81.1	
12/01/2021 01:52:00	81.1	
12/01/2021 01:53:00	80.4	
12/01/2021 01:54:00	80.4	
12/01/2021 01:55:00	80.3	
12/01/2021 01:56:00	80.2	
12/01/2021 01:57:00	80.3	
12/01/2021 01:58:00	80.7	
12/01/2021 01:59:00	80.8	
12/01/2021 02:00:00	80.1	
12/01/2021 02:01:00	79.7	
12/01/2021 02:02:00	79.8	
12/01/2021 02:03:00	79.4	
12/01/2021 02:04:00	79.4	
12/01/2021 02:05:00	79.2	
12/01/2021 02:06:00	79.5	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 02:07:00	78.7	
12/01/2021 02:08:00	78.7	
12/01/2021 02:09:00	78.2	
12/01/2021 02:10:00	78.9	
12/01/2021 02:11:00	79.1	
12/01/2021 02:12:00	79.2	
12/01/2021 02:13:00	79.2	
12/01/2021 02:14:00	79.0	
12/01/2021 02:15:00	79.0	
12/01/2021 02:16:00	79.2	
12/01/2021 02:17:00	79.2	
12/01/2021 02:18:00	78.5	
12/01/2021 02:19:00	78.9	
12/01/2021 02:20:00	79.0	
12/01/2021 02:21:00	78.8	
12/01/2021 02:22:00	78.5	
12/01/2021 02:23:00	78.7	
12/01/2021 02:24:00	79.3	
12/01/2021 02:25:00	79.2	
12/01/2021 02:26:00	79.3	
12/01/2021 02:27:00	79.0	
12/01/2021 02:28:00	79.5	
12/01/2021 02:29:00	79.4	
12/01/2021 02:30:00	78.9	
12/01/2021 02:31:00	78.5	
12/01/2021 02:32:00	78.7	
12/01/2021 02:33:00	78.5	
12/01/2021 02:34:00	78.6	
12/01/2021 02:35:00	78.5	
12/01/2021 02:36:00	78.4	
12/01/2021 02:37:00	78.7	
12/01/2021 02:38:00	78.4	
12/01/2021 02:39:00	78.1	
12/01/2021 02:40:00	78.6	
12/01/2021 02:41:00	78.9	
12/01/2021 02:42:00	79.1	
12/01/2021 02:43:00	78.9	
12/01/2021 02:44:00	79.0	
12/01/2021 02:45:00	78.6	
12/01/2021 02:46:00	78.0	
12/01/2021 02:47:00	78.1	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 02:48:00	78.2	
12/01/2021 02:49:00	78.8	
12/01/2021 02:50:00	78.5	
12/01/2021 02:51:00	78.1	
12/01/2021 02:52:00	78.2	
12/01/2021 02:53:00	77.5	
12/01/2021 02:54:00	77.6	
12/01/2021 02:55:00	77.0	
12/01/2021 02:56:00	77.1	
12/01/2021 02:57:00	77.2	
12/01/2021 02:58:00	76.7	
12/01/2021 02:59:00	76.6	
12/01/2021 03:00:00	76.0	
12/01/2021 03:01:00	75.5	
12/01/2021 03:02:00	75.1	
12/01/2021 03:03:00	74.9	
12/01/2021 03:04:00	75.4	
12/01/2021 03:05:00	75.3	
12/01/2021 03:06:00	75.1	
12/01/2021 03:07:00	74.8	
12/01/2021 03:08:00	74.5	
12/01/2021 03:09:00	75.2	
12/01/2021 03:10:00	74.8	
12/01/2021 03:11:00	74.8	
12/01/2021 03:12:00	74.9	
12/01/2021 03:13:00	74.7	
12/01/2021 03:14:00	74.2	
12/01/2021 03:15:00	74.3	
12/01/2021 03:16:00	74.6	
12/01/2021 03:17:00	74.7	
12/01/2021 03:18:00	75.0	
12/01/2021 03:19:00	75.6	
12/01/2021 03:20:00	75.1	
12/01/2021 03:21:00	74.7	
12/01/2021 03:22:00	75.2	
12/01/2021 03:23:00	75.7	
12/01/2021 03:24:00	75.6	
12/01/2021 03:25:00	75.6	
12/01/2021 03:26:00	75.7	
12/01/2021 03:27:00	75.1	
12/01/2021 03:28:00	75.0	

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PZ21-1300006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 03:29:00	75.2	
12/01/2021 03:30:00	75.1	
12/01/2021 03:31:00	74.7	
12/01/2021 03:32:00	74.3	
12/01/2021 03:33:00	75.2	
12/01/2021 03:34:00	75.0	
12/01/2021 03:35:00	74.3	
12/01/2021 03:36:00	74.6	
12/01/2021 03:37:00	74.7	
12/01/2021 03:38:00	74.6	
12/01/2021 03:39:00	74.2	
12/01/2021 03:40:00	73.9	
12/01/2021 03:41:00	74.2	
12/01/2021 03:42:00	73.9	
12/01/2021 03:43:00	73.4	
12/01/2021 03:44:00	73.6	
12/01/2021 03:45:00	74.5	
12/01/2021 03:46:00	74.7	
12/01/2021 03:47:00	74.5	
12/01/2021 03:48:00	74.5	
12/01/2021 03:49:00	75.1	
12/01/2021 03:50:00	75.2	
12/01/2021 03:51:00	75.6	
12/01/2021 03:52:00	75.4	
12/01/2021 03:53:00	75.2	
12/01/2021 03:54:00	75.8	
12/01/2021 03:55:00	75.6	
12/01/2021 03:56:00	74.6	
12/01/2021 03:57:00	75.2	
12/01/2021 03:58:00	74.4	
12/01/2021 03:59:00	74.4	
12/01/2021 04:00:00	74.3	
12/01/2021 04:01:00	73.8	
12/01/2021 04:02:00	73.7	
12/01/2021 04:03:00	73.2	
12/01/2021 04:04:00	73.7	
12/01/2021 04:05:00	73.7	
12/01/2021 04:06:00	76.6	
12/01/2021 04:07:00	74.5	
12/01/2021 04:08:00	74.4	
12/01/2021 04:09:00	74.4	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 04:10:00	74.5	
12/01/2021 04:11:00	74.3	
12/01/2021 04:12:00	74.0	
12/01/2021 04:13:00	74.2	
12/01/2021 04:14:00	74.5	
12/01/2021 04:15:00	74.0	
12/01/2021 04:16:00	74.3	
12/01/2021 04:17:00	74.3	
12/01/2021 04:18:00	74.3	
12/01/2021 04:19:00	74.4	
12/01/2021 04:20:00	74.4	
12/01/2021 04:21:00	74.6	
12/01/2021 04:22:00	74.7	
12/01/2021 04:23:00	74.9	
12/01/2021 04:24:00	74.8	
12/01/2021 04:25:00	75.0	
12/01/2021 04:26:00	74.8	
12/01/2021 04:27:00	74.9	
12/01/2021 04:28:00	74.8	
12/01/2021 04:29:00	74.6	
12/01/2021 04:30:00	74.7	
12/01/2021 04:31:00	74.2	
12/01/2021 04:32:00	74.4	
12/01/2021 04:33:00	74.6	
12/01/2021 04:34:00	75.2	
12/01/2021 04:35:00	75.2	
12/01/2021 04:36:00	75.1	
12/01/2021 04:37:00	75.4	
12/01/2021 04:38:00	75.3	
12/01/2021 04:39:00	75.3	
12/01/2021 04:40:00	75.7	
12/01/2021 04:41:00	75.5	
12/01/2021 04:42:00	75.7	
12/01/2021 04:43:00	75.9	
12/01/2021 04:44:00	75.5	
12/01/2021 04:45:00	75.3	
12/01/2021 04:46:00	75.4	
12/01/2021 04:47:00	75.9	
12/01/2021 04:48:00	75.4	
12/01/2021 04:49:00	75.1	
12/01/2021 04:50:00	75.7	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 04:51:00	76.1	
12/01/2021 04:52:00	76.4	
12/01/2021 04:53:00	76.5	
12/01/2021 04:54:00	76.4	
12/01/2021 04:55:00	76.3	
12/01/2021 04:56:00	76.3	
12/01/2021 04:57:00	76.7	
12/01/2021 04:58:00	77.0	
12/01/2021 04:59:00	76.5	
12/01/2021 05:00:00	76.4	
12/01/2021 05:01:00	75.5	
12/01/2021 05:02:00	76.2	
12/01/2021 05:03:00	76.1	
12/01/2021 05:04:00	75.7	
12/01/2021 05:05:00	75.6	
12/01/2021 05:06:00	75.6	
12/01/2021 05:07:00	75.6	
12/01/2021 05:08:00	75.5	
12/01/2021 05:09:00	75.6	
12/01/2021 05:10:00	76.5	
12/01/2021 05:11:00	76.7	
12/01/2021 05:12:00	76.6	
12/01/2021 05:13:00	76.9	
12/01/2021 05:14:00	76.8	
12/01/2021 05:15:00	76.6	
12/01/2021 05:16:00	76.2	
12/01/2021 05:17:00	76.2	
12/01/2021 05:18:00	76.4	
12/01/2021 05:19:00	76.5	
12/01/2021 05:20:00	76.7	
12/01/2021 05:21:00	77.2	
12/01/2021 05:22:00	77.3	
12/01/2021 05:23:00	76.9	
12/01/2021 05:24:00	76.4	
12/01/2021 05:25:00	76.7	
12/01/2021 05:26:00	77.0	
12/01/2021 05:27:00	76.9	
12/01/2021 05:28:00	77.2	
12/01/2021 05:29:00	77.6	
12/01/2021 05:30:00	77.7	
12/01/2021 05:31:00	77.7	

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PZ21-13000006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 05:32:00	77.8	
12/01/2021 05:33:00	77.3	
12/01/2021 05:34:00	77.2	
12/01/2021 05:35:00	77.2	
12/01/2021 05:36:00	77.5	
12/01/2021 05:37:00	78.1	
12/01/2021 05:38:00	78.2	
12/01/2021 05:39:00	78.0	
12/01/2021 05:40:00	78.3	
12/01/2021 05:41:00	78.3	
12/01/2021 05:42:00	78.2	
12/01/2021 05:43:00	78.3	
12/01/2021 05:44:00	78.1	
12/01/2021 05:45:00	78.6	
12/01/2021 05:46:00	79.1	
12/01/2021 05:47:00	78.9	
12/01/2021 05:48:00	78.4	
12/01/2021 05:49:00	78.2	
12/01/2021 05:50:00	78.8	
12/01/2021 05:51:00	78.9	
12/01/2021 05:52:00	78.8	
12/01/2021 05:53:00	78.9	
12/01/2021 05:54:00	79.1	
12/01/2021 05:55:00	79.1	
12/01/2021 05:56:00	78.5	
12/01/2021 05:57:00	78.7	
12/01/2021 05:58:00	79.0	
12/01/2021 05:59:00	78.9	
12/01/2021 06:00:00	78.3	
12/01/2021 06:01:00	78.3	
12/01/2021 06:02:00	78.5	
12/01/2021 06:03:00	78.0	
12/01/2021 06:04:00	78.0	
12/01/2021 06:05:00	78.3	
12/01/2021 06:06:00	78.5	
12/01/2021 06:07:00	78.7	
12/01/2021 06:08:00	78.6	
12/01/2021 06:09:00	78.8	
12/01/2021 06:10:00	78.6	
12/01/2021 06:11:00	78.7	
12/01/2021 06:12:00	78.6	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 06:13:00	78.3	
12/01/2021 06:14:00	78.5	
12/01/2021 06:15:00	78.6	
12/01/2021 06:16:00	78.4	
12/01/2021 06:17:00	78.8	
12/01/2021 06:18:00	78.9	
12/01/2021 06:19:00	78.9	
12/01/2021 06:20:00	79.2	
12/01/2021 06:21:00	79.4	
12/01/2021 06:22:00	79.3	
12/01/2021 06:23:00	79.3	
12/01/2021 06:24:00	79.1	
12/01/2021 06:25:00	79.6	
12/01/2021 06:26:00	79.5	
12/01/2021 06:27:00	79.5	
12/01/2021 06:28:00	79.5	
12/01/2021 06:29:00	79.9	
12/01/2021 06:30:00	79.9	
12/01/2021 06:31:00	79.3	
12/01/2021 06:32:00	79.7	
12/01/2021 06:33:00	79.5	
12/01/2021 06:34:00	79.3	
12/01/2021 06:35:00	79.5	
12/01/2021 06:36:00	79.5	
12/01/2021 06:37:00	79.4	
12/01/2021 06:38:00	79.4	
12/01/2021 06:39:00	79.7	
12/01/2021 06:40:00	79.8	
12/01/2021 06:41:00	79.3	
12/01/2021 06:42:00	81.6	
12/01/2021 06:43:00	80.2	
12/01/2021 06:44:00	79.5	
12/01/2021 06:45:00	79.8	
12/01/2021 06:46:00	79.5	
12/01/2021 06:47:00	76.0	
12/01/2021 06:48:00	76.1	
12/01/2021 06:49:00	76.0	
12/01/2021 06:50:00	76.2	
12/01/2021 06:51:00	75.9	
12/01/2021 06:52:00	77.0	
12/01/2021 06:53:00	76.4	

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Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 06:54:00	76.8	
12/01/2021 06:55:00	76.8	
12/01/2021 06:56:00	76.5	
12/01/2021 06:57:00	77.0	
12/01/2021 06:58:00	77.0	
12/01/2021 06:59:00	76.9	
12/01/2021 07:00:00	77.4	
12/01/2021 07:01:00	72.2	
12/01/2021 07:02:00	69.0	
12/01/2021 07:03:00	85.0	
12/01/2021 07:04:00	89.4	
12/01/2021 07:05:00	89.4	
12/01/2021 07:06:00	89.9	
12/01/2021 07:07:00	83.8	
12/01/2021 07:08:00	88.9	
12/01/2021 07:09:00	89.8	
12/01/2021 07:10:00	89.8	
12/01/2021 07:11:00	89.6	
12/01/2021 07:12:00	89.8	
12/01/2021 07:13:00	86.7	
12/01/2021 07:14:00	79.3	
12/01/2021 07:15:00	79.7	
12/01/2021 07:16:00	79.3	
12/01/2021 07:17:00	80.0	
12/01/2021 07:18:00	79.7	
12/01/2021 07:19:00	79.9	
12/01/2021 07:20:00	79.9	
12/01/2021 07:21:00	79.9	
12/01/2021 07:22:00	79.7	
12/01/2021 07:23:00	80.2	
12/01/2021 07:24:00	79.7	
12/01/2021 07:25:00	79.7	
12/01/2021 07:26:00	79.8	
12/01/2021 07:27:00	79.6	
12/01/2021 07:28:00	79.7	
12/01/2021 07:29:00	79.9	
12/01/2021 07:30:00	80.3	
12/01/2021 07:31:00	80.5	
12/01/2021 07:32:00	80.2	
12/01/2021 07:33:00	79.8	
12/01/2021 07:34:00	80.4	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 07:35:00	80.6	
12/01/2021 07:36:00	80.8	
12/01/2021 07:37:00	81.0	
12/01/2021 07:38:00	81.0	
12/01/2021 07:39:00	80.5	
12/01/2021 07:40:00	80.2	
12/01/2021 07:41:00	80.2	
12/01/2021 07:42:00	80.4	
12/01/2021 07:43:00	80.7	
12/01/2021 07:44:00	80.5	
12/01/2021 07:45:00	80.4	
12/01/2021 07:46:00	80.0	
12/01/2021 07:47:00	79.5	
12/01/2021 07:48:00	79.7	
12/01/2021 07:49:00	80.6	
12/01/2021 07:50:00	79.5	
12/01/2021 07:51:00	79.5	
12/01/2021 07:52:00	79.6	
12/01/2021 07:53:00	80.1	
12/01/2021 07:54:00	80.6	
12/01/2021 07:55:00	80.4	
12/01/2021 07:56:00	80.3	
12/01/2021 07:57:00	80.2	
12/01/2021 07:58:00	80.3	
12/01/2021 07:59:00	81.2	
12/01/2021 08:00:00	80.5	
12/01/2021 08:01:00	80.5	
12/01/2021 08:02:00	77.8	
12/01/2021 08:03:00	77.9	
12/01/2021 08:04:00	78.7	
12/01/2021 08:05:00	78.4	
12/01/2021 08:06:00	78.1	
12/01/2021 08:07:00	78.6	
12/01/2021 08:08:00	78.5	
12/01/2021 08:09:00	78.8	
12/01/2021 08:10:00	78.5	
12/01/2021 08:11:00	78.5	
12/01/2021 08:12:00	78.4	
12/01/2021 08:13:00	78.6	
12/01/2021 08:14:00	79.0	
12/01/2021 08:15:00	78.6	

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PZ21-13000006

1/26/2022

Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 08:16:00	78.5	
12/01/2021 08:17:00	78.5	
12/01/2021 08:18:00	78.5	
12/01/2021 08:19:00	79.2	
12/01/2021 08:20:00	79.1	
12/01/2021 08:21:00	78.9	
12/01/2021 08:22:00	76.5	
12/01/2021 08:23:00	73.3	
12/01/2021 08:24:00	76.2	
12/01/2021 08:25:00	80.9	
12/01/2021 08:26:00	79.2	
12/01/2021 08:27:00	79.2	
12/01/2021 08:28:00	79.5	
12/01/2021 08:29:00	79.5	
12/01/2021 08:30:00	72.9	
12/01/2021 08:31:00	13.0	
12/01/2021 08:32:00	0.0	
12/01/2021 08:33:00	0.0	
12/01/2021 08:34:00	0.0	
12/01/2021 08:35:00	0.0	
12/01/2021 08:36:00	0.0	
12/01/2021 08:37:00	0.0	
12/01/2021 08:38:00	0.0	
12/01/2021 08:39:00	0.0	
12/01/2021 08:40:00	0.0	
12/01/2021 08:41:00	0.0	
12/01/2021 08:42:00	0.0	
12/01/2021 08:43:00	0.0	
12/01/2021 08:44:00	0.0	
12/01/2021 08:45:00	0.0	
12/01/2021 08:46:00	0.0	
12/01/2021 08:47:00	0.0	
12/01/2021 08:48:00	0.0	
12/01/2021 08:49:00	0.0	
12/01/2021 08:50:00	0.0	
12/01/2021 08:51:00	0.0	
12/01/2021 08:52:00	-0.1	
12/01/2021 08:53:00	-0.1	
12/01/2021 08:54:00	-0.1	
12/01/2021 08:55:00	-0.1	
12/01/2021 08:56:00	-0.1	



Data Table - Dania Beach

File:

Time MM/dd/yyyy hh:mm:ss	Chan 1 - PSI	Alm 1
12/01/2021 08:57:00	-0.1	
12/01/2021 08:58:00	-0.1	
12/01/2021 08:59:00	-0.1	
12/01/2021 09:00:00	-0.1	
12/01/2021 09:01:00	-0.1	
12/01/2021 09:02:00	-0.1	
12/01/2021 09:03:00	-0.1	
12/01/2021 09:04:00	-0.1	
12/01/2021 09:05:00	-0.1	
12/01/2021 09:06:00	-0.1	
12/01/2021 09:07:00	-0.1	
12/01/2021 09:08:00	-0.1	
12/01/2021 09:09:00	-0.1	
12/01/2021 09:10:00	-0.1	
12/01/2021 09:11:00	-0.1	
12/01/2021 09:12:00	-0.1	
12/01/2021 09:13:00	-0.1	
12/01/2021 09:14:00	-0.1	
12/01/2021 09:15:00	-0.1	
12/01/2021 09:16:00	-0.1	
12/01/2021 09:17:00	-0.1	
12/01/2021 09:18:00	-0.1	
12/01/2021 09:19:00	-0.1	
12/01/2021 09:20:00	-0.1	
12/01/2021 09:21:00	-0.1	
12/01/2021 09:22:00	-0.1	
12/01/2021 09:23:00	-0.1	
12/01/2021 09:24:00	-0.1	
12/01/2021 09:25:00	-0.1	
12/01/2021 09:26:00	-0.1	
12/01/2021 09:27:00	-0.1	
12/01/2021 09:28:00	-0.1	
12/01/2021 09:29:00	-0.1	
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AS PER FBC 2020
 OPEN AIR GARAGE ARE NOT REQUIRED TO HAVE A SPRINKLER SYSTEM.

SEE CODE SECTIONS BELOW;

[F] 406.5.8 STANDPIPE SYSTEM.
 AN OPEN PARKING GARAGE SHALL BE EQUIPPED WITH A STANDPIPE SYSTEM AS REQUIRED BY SECTION 905.3.

[F]905.3REQUIRED INSTALLATIONS.
 STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY SECTIONS 905.3.1 THROUGH 905.3.8. STANDPIPE SYSTEMS ARE ALLOWED TO BE COMBINED WITH AUTOMATIC SPRINKLER SYSTEMS. EXCEPTION: STANDPIPE SYSTEMS ARE NOT REQUIRED IN GROUP R-3 OCCUPANCIES.

[F]905.3.1HEIGHT.
 CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, OR WHERE THE FLOOR LEVEL OF THE LOWEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) BELOW THE HIGHEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

- EXCEPTIONS:
1. CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
 2. CLASS I MANUAL STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES WHERE THE HIGHEST FLOOR IS LOCATED NOT MORE THAN 150 FEET (45 720 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
 3. CLASS I MANUAL DRY STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES THAT ARE SUBJECT TO FREEZING TEMPERATURES, PROVIDED THAT THE HOSE CONNECTIONS ARE LOCATED AS REQUIRED FOR CLASS II STANDPIPES IN ACCORDANCE WITH SECTION 905.5.
 4. CLASS I STANDPIPES ARE ALLOWED IN BASEMENTS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
 5. IN DETERMINING THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, IT SHALL NOT BE REQUIRED TO CONSIDER EITHER OF THE FOLLOWING:
 - 5.1.RECESSED LOADING DOCKS FOR FOUR VEHICLES OR LESS.
 - 5.2.CONDITIONS WHERE TOPOGRAPHY MAKES ACCESS FROM THE FIRE DEPARTMENT VEHICLE TO THE BUILDING IMPRACTICAL OR IMPOSSIBLE.

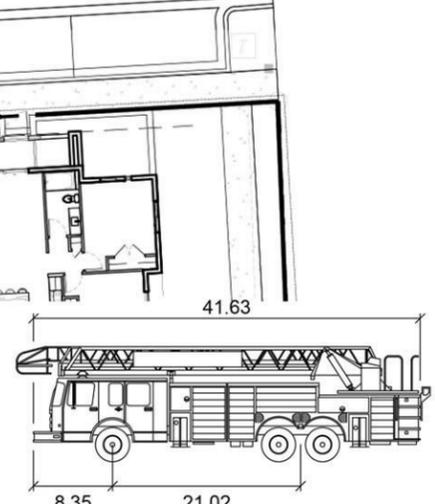
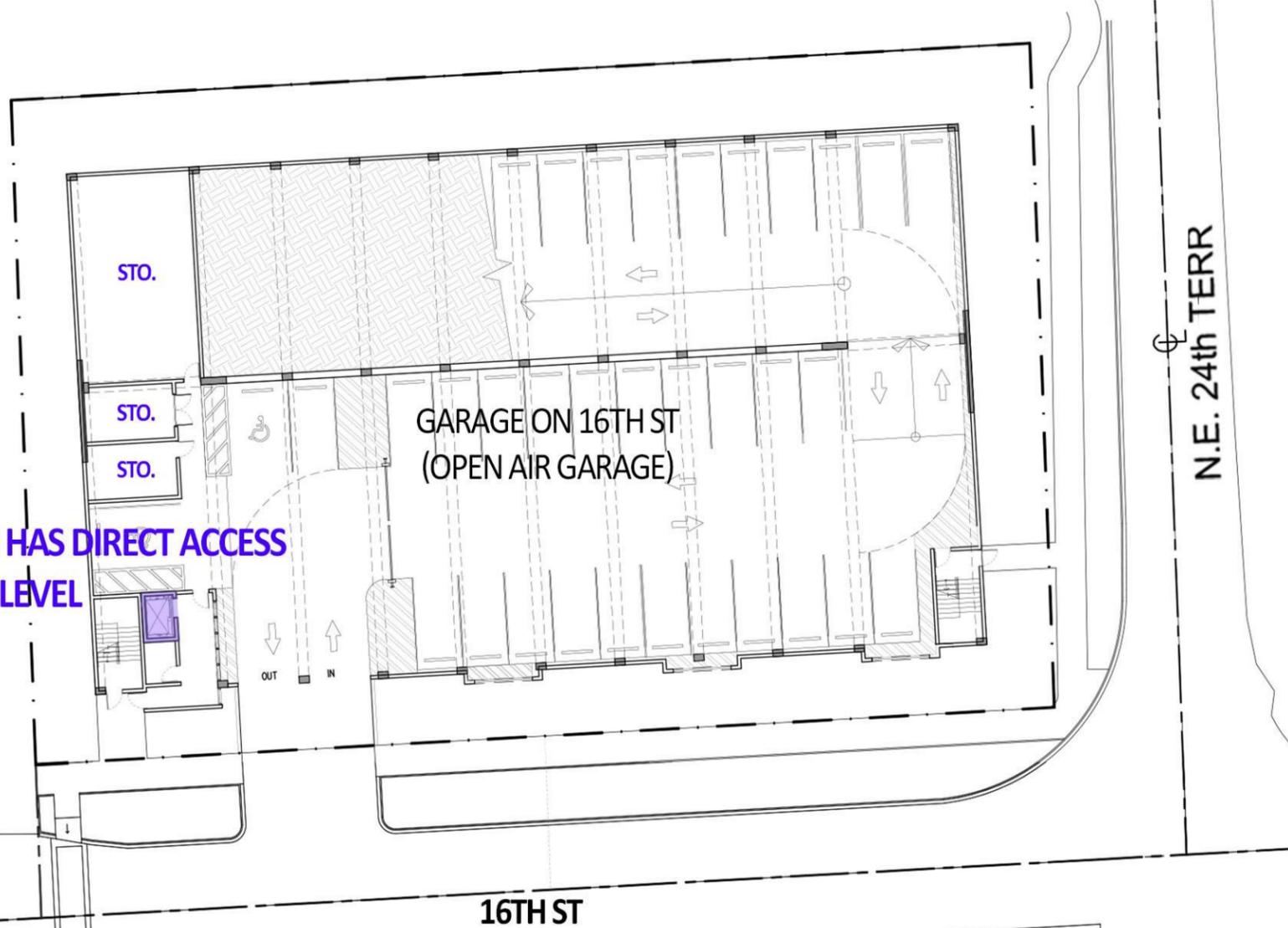
NFPA 88A STANDARD FOR PARKING STRUCTURES 2019 EDITION,
 OPEN-AIR GARAGES ARE NOT REQUIRED TO HAVE A SPRINKLER SYSTEM BUT DO REQUIRE A STANDPIPE SYSTEM.

SEE CODE SECTIONS BELOW;

6.4 FIRE SPRINKLER SYSTEMS.
6.4.4
 AUTOMATIC SPRINKLER SYSTEMS SHALL NOT BE REQUIRED IN OPEN PARKING STRUCTURES.

6.5 STANDPIPES
6.5.1
 PARKING STRUCTURES EXCEEDING A HEIGHT OF 15 M (50 FT) OR HAVING PARKING BELOW GRADE SHALL BE PROVIDED WITH A CLASS I STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 14.
6.5.2
 CLASS I STANDPIPE SYSTEMS OF THE **MANUAL DRY TYPE SHALL BE PERMITTED IN OPEN PARKING STRUCTURES.**

ELEVATOR HAS DIRECT ACCESS TO EVERY LEVEL



Pompano Fire Truck 2

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 35.6

FIRE NARRATIVE FOR 16TH ST GARAGE
 NORTH
 DRG RESUBMITTAL 12/02/2021

P&Z
 PZ21-13000006
 1/26/2022

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

HARBORSIDE AT
 HIDDEN HARBOUR
 FOR:
 AMP IV-HIDDEN HARBOUR, LLC
 LOCATED AT:
 POMPAÑO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
 ARO094576

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 SUITE 1513
 MIAMI, FLORIDA 33156
 (305) 273-9911

MSA ARCHITECTS
 ARCHITECTURE & PLANNING
 COPYRIGHT © 2021 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

DRAWN	-/-/-
DATE	-/-/-
SCALE	AS SHOWN
JOB NO.	1828
SHEET TITLE:	FIRE NARRATIVE
SHEET NUMBER:	FN-2



Fire Prevention Fire Hydrant Flow Test



City of Pompano Beach • Bureau of Fire Prevention
100 West Atlantic Boulevard, Room 220 Pompano Beach, FL 33060
Phone: (954) 786-4695

City of Pompano Beach Fire Prevention will **WITNESS** all fire hydrant flow test that are required for fire flow purposes.

- City of Pompano Beach Code of Ordinances Title IX Chapter 95 Section 95.14(G). Fire hydrant flow tests.
 - The Fire Department shall witness all hydrant flow tests as required for fire protection systems.
 - All fire flow tests shall be in accordance with NFPA 291 and Broward County Amendments F-112.
 - Broward County Amendments F-112(e) - The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
 - Morning of fire Hydrant static/residue connection contractor to provide documents of test equipment certification.

Information:

Date:	11/17/2021
Company Requesting Flow Test:	PHILLIPS FIRE SPRINKLERS
Contact Name:	TONY GONZALEZ
Contact Phone Number:	954-217-0600
Email Address:	TONY@PHILLIPSFIRE.COM
Associated Application Number:	
Associated Project Name:	Hidden Harbour Marina

Proposed Date/Time for Fire Hydrant Flow Test: (8am – 9am)

- Request Hydrant Flow Test minimum 72 hours in advance.
- Connection of Fire Hydrant for 24 hour static/residual must be between 0730hrs and 0830hrs.

Requested Date:	11/30	Time:	8:00 AM
Alternate Date:	12/1	Time:	8:00 AM

Fire Hydrant Flow Test Location: 2315 NE 15th Street (See Map)

Hydrant Location - Static/Residual:	Static: 79 PSI Residual: 72 PSI
Hydrant Location - Flow:	1,250 GPM

Fire Hydrant Flow Test Witness Fee: \$150.00

There is a \$150.00 fee for performing each flow test. All tests will be completed within 5 business days. Please include map/sketch showing streets/cross streets & locations of flow and residual fire hydrants. Return flow test application to the Bureau of Fire Prevention with form of payment for \$150.00.

Make check and money orders payable to "CITY OF POMPANO BEACH"
If mailing in application with payment send to the addressed listed below.

Pompano Beach Fire Prevention
100 W. Atlantic Blvd. – Room 220
Pompano Beach, FL 33060

NOTE TO TREASURY: Post to 001-0000-367.30-00

Flow Test Equipment Certification:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Date:
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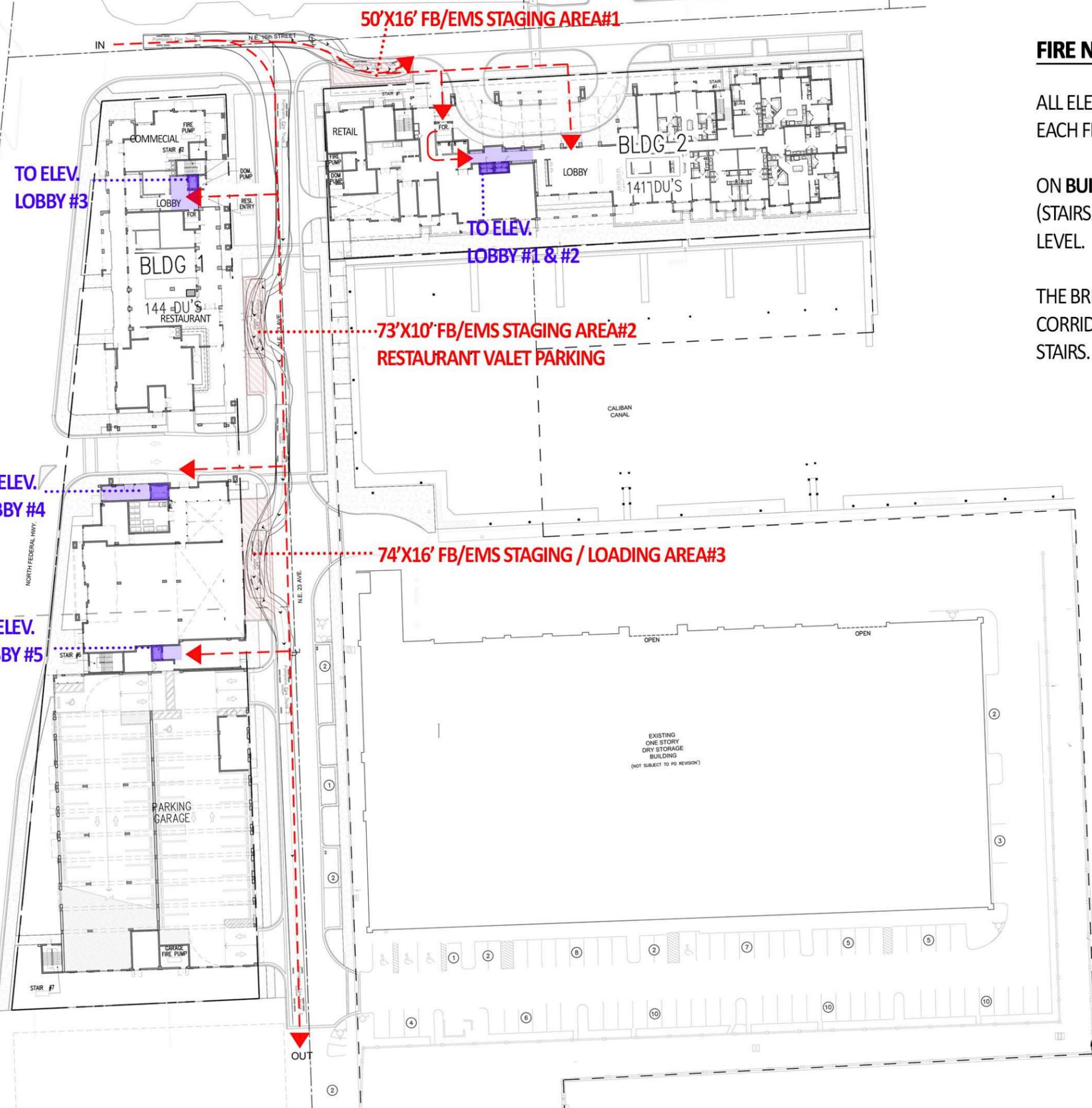
Fire Hydrant Id	Flow Pitot PSI	Flow GPM	Static Pressure 24 hr. Low PSI	Static Pressure Before Flow	Residual	Tip Size
Total Hydrant Flow:						

- Fire Flow Data to be completed and entered on site.
- Fire flow data provided to Fire Prevention at a later date, must be signed/sealed by the Engineer of Record.

Person Conducting Flow Test:

Fire Inspector Witnessing Flow Test:

Paid 11/17/21

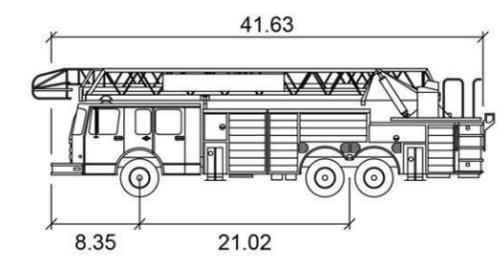


FIRE NARRATIVE

ALL ELEVATORS AND STAIRS HAVE DIRECT ACCESS TO EACH FLOOR FOR BOTH BUILDINGS.

ON BUILDING I (FEDERAL HWY BLDG), ALL STAIRS (STAIRS #3 AND #6) ARE INTERCONNECTED AT EACH LEVEL.

THE BREAK ON LEVEL 2 HAS BEEN REMOVED AND THE CORRIDOR IS CONNECTING THE ELEVATORS AND STAIRS. (SEE SHEETS A-2.1 AND LS-2.1)



Pompano Fire Truck 2

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 35.6



FIRE STAGING AND ACCESS NARRATIVE

DRC RESUBMITTAL 12/02/2021

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911

ARCHITECTURE & PLANNING

FOR: HARBORSIDE AT HIDDEN HARBOUR, LLC
 LOCATED AT: POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
 AR0094576

BY

DRAWN _____
DATE _____
SCALE AS SHOWN
JOB NO. 1828
SHEET TITLE: FIRE NARRATIVE
SHEET NUMBER: FN-1



Rezoning Review

Rezoning	
<input type="checkbox"/> Site Specific	<input checked="" type="checkbox"/> Planned Development

DEADLINE: Initial paper submission and fee must be received by 4:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Rezoning	Pre-Application Conference (Required)	DRC Review	P&Z Review	City Commission Review (2 Readings)	Ordinance from the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

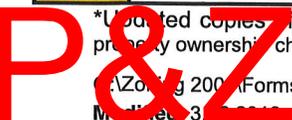
PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	
<input checked="" type="checkbox"/>	One (1) completed application with original signatures.(pg. 3)*
<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
<input checked="" type="checkbox"/>	Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

	Site Specific	Planned Development
ePLAN	<input type="checkbox"/> Current survey (with flood information)	<input checked="" type="checkbox"/> Current survey (with flood information)
	<input type="checkbox"/> Legal Description (Digital copy in WORD)	<input checked="" type="checkbox"/> Legal Description (Digital copy in WORD)
	<input type="checkbox"/> Location map indicating land use and zoning districts of all abutting properties	<input checked="" type="checkbox"/> Location map indicating land use and zoning districts of all abutting properties
	<input type="checkbox"/> Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in WORD)*	<input checked="" type="checkbox"/> Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in WORD)*
		<input checked="" type="checkbox"/> Narrative shall include a point-by-point response of how the project complies with the general purposes of planned developments listed in 155.3601.A. (Digital copy in WORD)*
<input type="checkbox"/> Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 1)	<input checked="" type="checkbox"/> Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 5-6)	

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the city file.





Rezoning Review

Rezoning	
<input type="checkbox"/> Site Specific	<input checked="" type="checkbox"/> Planned Development

155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

(Below is a summary of Section 155.2404. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- I. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

PROCEDURE

1. Pre-Application Conference with Planner.
(954-786-7921)
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following a quasi-judicial public hearing.

155.2405. PLANNED DEVELOPMENT

(Below is a summary of Section 155.2405. For the complete language, please refer to the Zoning Code)

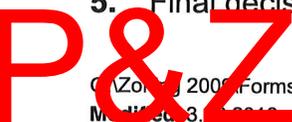
REVIEW STANDARDS

Applications to rezone to a PD District shall be reviewed based on the following standards:

1. Standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.
2. Section 155.2404.C - Site-Specific Zoning Map Amendment Review Standards

PROCEDURE

1. Pre-Application Conference with Planner.
(954-545-7778)
2. Review by the Development Review Committee
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing
5. Final decision by the City Commission, following two quasi-judicial public hearings.





100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4634 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" type="checkbox"/> Planned Development	
Street Address: 1590 N Federal Highway (add'l attached)		Folio Number: 484330160080	Current Zoning: PDI / RD-1
Subdivision: See Legal (multiple)	Block:	See attached for add'l folio numbers	Proposed Zoning: PDI
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: 2020-21 Rezoning, Site Plan	
Date of Pre-Application Conference:			

Site Data			
Project Name: Hidden Harbour (Mixed-Use Component Only)			
Acres: 2.86	Number of units (Residential): 300	Total square feet of the building (Non-Residential):	Minimum 10,000 sq. ft. (Mixed Use Component)

Owner's Representative or Agent		Landowner (Owner of Record)	
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes PLLC		Business Name (if applicable): HTG AMP Harbourside, LLC	
Print Name and Title: Graham Penn		Print Name and Title: Matthew Rieger, Manager of HTG Harbourside Manager, LLC, which is the Managing Member of HTG AMP Harbourside, LLC	
Signature: 		Signature: 	
Date: 9/28/21		Date: September 28, 2021	
Street Address: 200 S Biscayne Blvd., Suite 300		Street Address: 3325 Aviation Avenue, 6th Floor	
Mailing Address City/ State/ Zip: Miami, FL 33131		Mailing Address City/ State/ Zip: Coconut Grove, FL 33133	
Phone Number: 305-374-5300		Phone Number: (305) 860-8188	
Email: gpenn@brzoninglaw.com		Email: mattr@htgf.com	
Email of ePlan agent (if different):			

P&Z



PD Application Forms -- Sturner - signed.pdf

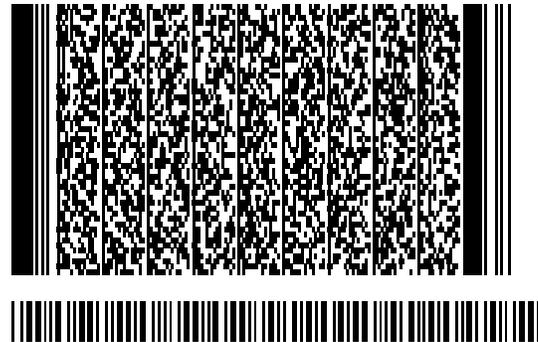
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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)
September 28, 2021 07:50:41 -8:00 [21E7DA4935E8] [162.244.152.118]
dramos@brzoninglaw.com



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P&Z

PZ21-13000006





City of Pompano Beach
 Department of Development Services
 Planning & Zoning Division

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4634 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific	<input checked="" type="checkbox"/> Planned Development		
Street Address: 1590 N Federal Highway (add'l attached)		Folio Number: 484330160080	Current Zoning: PDI
Subdivision: See Legal (multiple)	Block:	See attached for add'l folio numbers	Proposed Zoning: PDI
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: 2020-21 Rezoning, Site Plan	
Date of Pre-Application Conference:			

Site Data			
Project Name: Hidden Harbour (Mixed-Use Component Only)			
Acres: 2.86	Number of units (Residential): 300	Total square feet of the building (Non-Residential):	Minimum 10,000 sq. ft. (Mixed Use Component)

		Landowner (Owner of Record)	
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes PLLC		Business Name (if applicable): AMP IV-Hidden Harbour, LLC	
Print Name and Title: Graham Penn		Print Name and Title: Andrew Stumer, Authorized Person	
Signature: 		Signature: DocuSigned by: A1321A6E058243B...	
Date: 09/28/2021		Date: 09/28/2021	
Street Address: 200 S Biscayne Blvd., Suite 300		Street Address: 3000 W. SR 84	
Mailing Address City/ State/ Zip: Miami, FL 33131		Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33312	
Phone Number: 305-374-5300		Phone Number:	
Email: gpenn@brzoninglaw.com		Email: asturner@aquamarinepartners.com	
Email of ePlan agent (if different):			

2021/09/28 07:47:54 -8:00

P&Z





100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Rezoning Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

Owner's Name: HTG AMP Harbourside, LLC
(Print or Type)

Address: 3225 Aviation Avenue, 6th Floor
Coconut Grove Florida 33133
(Zip Code)

Phone: 305 860 8188

Email address: mattr@htgf.com

Matthew Rieger, Manager of HTG Harbourside Manager, LLC, which is the Managing Member of HTG AMP Harbourside, LLC

SWORN AND SUBSCRIBED before me this 28th day of September, 2021.

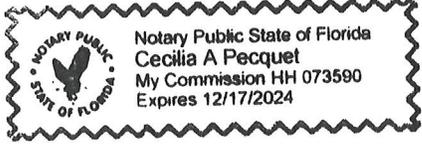
Cecilia A. Pecquet (handwritten signature)

NOTARY PUBLIC, STATE OF FLORIDA

Cecilia A. Pecquet (handwritten signature)

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

- Personally know to me, or
Produced identification:
(Type of Identification Produced)





City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Rezoning Application

OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

Owner's Name: AMP IV-Hidden Harbour, LLC
(Print or Type)

Address: 3000 W. SR 84
Fort Lauderdale, FL 33312
(Zip Code)

Phone: _____

Email address: asturner@aquamarinepartners.com
DocuSigned by:
Andy Sturner
A1321746E058243B...
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 28th day of September, 2021.

NOTARY PUBLIC, STATE OF FLORIDA

Diana Ramos

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

- Personally know to me, or
- Produced identification: _____
(Type of Identification Produced)



2021/09/28 07:47:54 -8:00

P&Z





100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4634 Fax: 954.786.4666

PD PLANS CHECKLIST

*****THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.*****

PD PLAN DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

General Information:	
<input checked="" type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input checked="" type="checkbox"/>	A statement of planning objectives for the district.
<input checked="" type="checkbox"/>	Legal description of property.
<input checked="" type="checkbox"/>	Property lines clearly shown
<input checked="" type="checkbox"/>	Computation - Gross acreage
<input checked="" type="checkbox"/>	Computation – Net acreage

Master Plan showing the general location of the following:	
<input checked="" type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input checked="" type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input checked="" type="checkbox"/>	All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
<input checked="" type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input checked="" type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input checked="" type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input checked="" type="checkbox"/>	All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management
<input checked="" type="checkbox"/>	Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox
<input checked="" type="checkbox"/>	The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces

Dimensional Information (may be shown on Master Plan or in a separate document):	
<input checked="" type="checkbox"/>	Land area
<input checked="" type="checkbox"/>	Types and mix of land uses
<input checked="" type="checkbox"/>	Maximum number of residential units (by use type)
<input checked="" type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input checked="" type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table





100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4634 Fax: 954.786.4666

Rezoning Application

<input checked="" type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input checked="" type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input checked="" type="checkbox"/>	Minimum lot area
<input checked="" type="checkbox"/>	Minimum lot width
<input checked="" type="checkbox"/>	Maximum impervious surface area
<input checked="" type="checkbox"/>	Maximum building height
<input checked="" type="checkbox"/>	Maximum individual building size
<input checked="" type="checkbox"/>	Minimum and maximum setbacks
<input checked="" type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:	
<input checked="" type="checkbox"/>	Modifications of Development Standards
<input checked="" type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input checked="" type="checkbox"/>	Provisions related to environmental protection and monitoring
<input checked="" type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Conversion Schedule
<input checked="" type="checkbox"/>	Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations

DEVELOPMENT STANDARDS PLANS shall include the following (if standards are different than standard Code requirements):	
<input checked="" type="checkbox"/>	Master Parking Plan*
<input type="checkbox"/>	Alternative Landscaping Plan*
<input type="checkbox"/>	Alternative Screening Plan*
<input type="checkbox"/>	Master Fencing Plan*
<input type="checkbox"/>	Master Lighting Plan*
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points*

*Mark checklist n/a if not applicable.

Submissions to the City Commission may require additional sets of drawings and documents.

All Impacted Folio Numbers and Addresses – Hidden Harbour PD-I Mixed-Use Component:

484330160080 -- 1590 N. Federal Highway

484330160090 -- 1580 N. Federal Highway

484330160100 -- 1550 N. Federal Highway

484330160110 -- 1540 N. Federal Highway

484330160120 -- 1530 N. Federal Highway

484330160130 -- 1500 N. Federal Highway

484330160140

484330160141

484330160160 -- 1490 N. Federal Highway

484330160161

484330160040 -- 2300 NE 16 Street

484330050040 – 2351 NE 16 Street

484330050050 -- NE 16 Street (No Assigned Number)

LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(Parcel 1B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the South 1/2 of the vacated N.E. 15th Street, lying North of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 2000-14 recorded November 18, 1999 in Official Records Book 30028, Page 2011, of said Public Records.

(Parcel 1D)

Lots 1, 2, 6, 7 and 8, in Block 1; and all of Tract "A" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the North 1/2 of the vacated N.E. 15th Street, lying South of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(Parcel 1F)

Lots 3 and 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(Parcel 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the public records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.





City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pompano Beach has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license.

By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Hugh Johnson

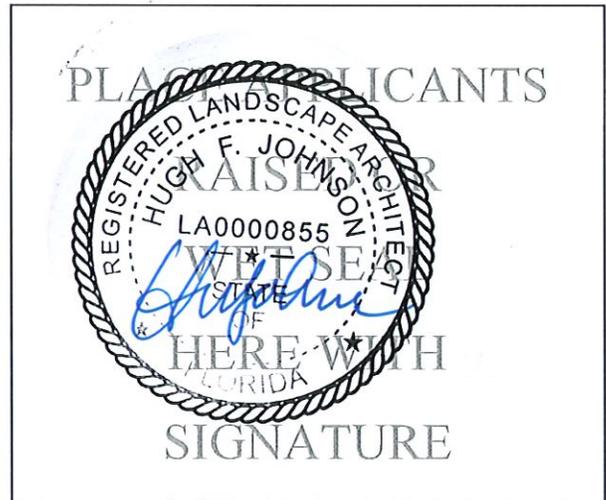
AAL

APPLICANT NAME (Please print)

NAME OF COMPANY



Digitally signed by
Hugh Johnson
Date:
2021.05.11
13:56:08
-04'00'



**ELECTRONIC SIGNATURE WITH CERTIFICATION
NUMBER VISABLE (PE / AA ect.)**

C8 4E 25 70 5B 4E 87 F8 2D 04

PZ21-13000006

ELECTRONIC SIGNATURE SERIAL NUMBER

POMPANO BEACH APPLICATION NUMBER

P&Z

LAND DESCRIPTION – HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(PARCEL 1-comprised of the following parcels designated as Parcels 1A-1F)

(PARCEL 1 A)

All of Parcel "A" of JERICOHO BOATS ENTERPRISES, according to the Plat thereof, recorded in Plat book 146, Page 3 of the Public Records of Broward County, Florida.

(PARCEL 1 B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the South 1/2 of the vacated N.E. 15th Street, lying north of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 C)

All of Block 3, LESS the south 265.00 feet thereof, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the south 1/2 of the vacated N.E. 15th Street, lying north of Block 3, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 D)

Lots 1, 2, 6, 7 and 8, in Block 1 and all of Tracts "A", "B", "C" and "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the north 1/2 of the vacated N.E. 15th Street, lying south of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the north 1/2 of the vacated N.E. 15th Street, lying south of Tract "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 E)

That portion of the SEA BARGE YACHT BASIN as shown on the Plat of SEA BARGE YACHT CENTER, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, described as follows:

That property lying west of the east line of the West Three Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East and bounded on the south by the northerly boundary of Tract "D" of said SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the easterly boundary of Tract "C" of said SEA BARGE YACHT CENTER and bounded on the north by the southerly boundary of Tract "B" of said SEA BARGE

YACHT CENTER. Together with that portion of said Sea Barge Yacht Basin described as follows: That portion of Lots 30 and 31 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, Page 12 of the Public Records of Broward County, Florida, as bounded on the north by the southerly boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 30, bounded on the east by a line 10.00 feet west of and parallel to the east line of said Tract "B" of said SEA BARGE YACHT CENTER.

(PARCEL 1 F)

Lots 3 & 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(PARCEL 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida.

(PARCEL 3)

A portion of the Caliban Yacht Basin, CALIBAN, according to the plat thereof as recorded in Plat Book 27, Page 12, of the Public Records of Broward County, Florida lying North of and adjacent to Parcel "A", JERICHO BOATS ENTERPRISES, according to the plat thereof as recorded in Plat Book 146, Page 3, of the Public Records of Broward County, Florida and being more fully described as follows:

BEGINNING at the Northeast corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence South 88°14'47" West on the North line of said Parcel "A" and also on the South line of Caliban Yacht Basin, a distance of 327.60 feet to the Northwest corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence North 00°57'15" West, on the Northerly extension of the west line of said Parcel "A", JERICHO BOATS ENTERPRISES, a distance of 15.00 feet; thence North 88°14'47" East on a line 15.00 feet North of and parallel with the North line of said Parcel "A", JERICHO BOATS ENTERPRISES, a distance of 327.60 feet; thence South 00°57'23" East, a distance of 15.00 feet to the POINT OF BEGINNING.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 313,525 square feet (7.1975 acres) more or less.

LAND DESCRIPTION – HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(PARCEL 1-comprised of the following parcels designated as Parcels 1A-1F)

(PARCEL 1 A)

All of Parcel "A" of JERICOHO BOATS ENTERPRISES, according to the Plat thereof, recorded in Plat book 146, Page 3 of the Public Records of Broward County, Florida.

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All of Block 3, LESS the south 265.00 feet thereof, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the south 1/2 of the vacated N.E. 15th Street, lying north of Block 3, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

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PZ21-13000006

1/26/2022

YACHT CENTER. Together with that portion of said Sea Barge Yacht Basin described as follows: That portion of Lots 30 and 31 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, Page 12 of the Public Records of Broward County, Florida, as bounded on the north by the southerly boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 30, bounded on the east by a line 10.00 feet west of and parallel to the east line of said Tract "B" of said SEA BARGE YACHT CENTER.

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(PARCEL 2)

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LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(Parcel 1B)

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LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:

(Parcel 1B)

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PZ21-13000006

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City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003.

By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

David Eric Breaux, Jr.

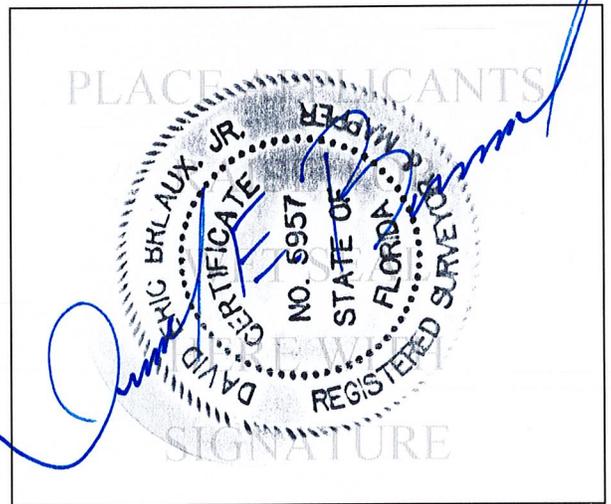
Avirom & Associates, Inc.

APPLICANT NAME (Please print)

NAME OF COMPANY

DAVID
ERIC
BREAU
X, Jr,
P.L.S.

Digitally signed by
DAVID ERIC
BREAU, Jr, P.L.S.
DN: cn=DAVID
ERIC BREAU, Jr,
P.L.S., o=Avirom &
Associates, Inc, ou,
email=eric@avirom
survey.com, c=US
Date: 2019.02.05
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ELECTRONIC SIGNATURE WITH CERTIFICATION
NUMBER VISIBLE (PE / AA ect.)

47 2D DC 19 5A EC A8 17 1F F5

ELECTRONIC SIGNATURE SERIAL NUMBER

19-1200007

POMPANO BEACH APPLICATION NUMBER





Staff Report

File #: LN-193

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 26, 2022

HIDDEN HARBOUR MIXED-USE PD

Request: Rezoning
P&Z# 21-13000006
Owner: AMP IV-Hidden Harbour, LLC.
Project Location: 1490 N Federal Highway
Folio Number: Multiple Folios
Land Use Designation: MUR-H (Mixed Use Residential-High)
Zoning District: Two-Family Residence (RD-1) & PD-I (Planned Development - Infill)
Commission District: 1 (Andrea McGee)
Agent: Graham Penn (305-374-5300)
Project Planner: James Hickey, Consultant, with Scott Reale (954-786-4667 / scott.reale@copbfl.com)

Summary:

The applicant is requesting an amendment to the approved PD-I plan by requesting to rezone one property located at 2351 NE 16 Street from RD-1 (Two Family Residence) zoning to PD-I (Planned Development Infill). This rezoning would expand the existing Hidden Harbour PD-I zoning district.

The majority of the Property was rezoned in early 2020 to PD-I. The approved planned development consists of three major components: (1) a marina/boat yard/boat storage use east of NE 23 Avenue; (2) mixed use development along Federal Highway and NE 16 Street and (3) a valet parking lot and private green space north of NE 16 Street.

The Hidden Harbour PD is 7.19 net acres and is located generally on NE 16 Street, east of Federal Highway. The Mixed-Use Component of the PD is 2.78 acres

Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. City staff and its planning consultant reviewed the DRC submittal for this rezoning. A DRC meeting was scheduled on November 3, 2021, and comments were provided to the applicant. A DRC meeting was held to discuss comments, which were incorporated into this application.
2. The property is platted on three plats: Sea Barge Yacht Center (Plat Book 38 Page 27), recorded in 1959 Jericho Boats Enterprises (Plat Book 146, Page 3), recorded in 1990 and Caliban (Plat Book 27, Page 12) recorded in

P&Z
City of Pompano Beach
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1978.

- 3. The site is 7.19 net acres and the mixed-use component of the PD is 2.78 acres.
- 4. The Zoning and uses of adjacent properties are:

Property	Adjacent Property	Zoning District	Existing Use
NE 16 Street	North	RD-1	Single Family Residential
	South	PD-I	Mixed-use
	East	RD-1	Single Family Residential
	West	PD-I	Mixed-use

- 5. The rezoning request is to add a 3-story garage with roof parking and expand the existing Hidden Harbour PD-I district. In addition, the applicant proposed to reduce the project to eight (8) stories not to exceed 300 units along Federal Highway.
- 6. The height of neighboring buildings are:

Direction	Building / Height
North neighbor	Residential (1 story)
South neighbor	PD-I (8 stories proposed)
East neighbor	Single Family (1 story)
West neighbor	Vacant Commercial (1-2 story)

- 7. The Land Use Designation for the proposed expansion area is LM- Low- Medium 5-10 Dwelling units/acre. The existing zoning district is RD-1. The current PD-I proposal request is to expand the existing PD-I to construct a 3-story parking garage with Roof top parking.
- 8. Site History: The majority of the Property was most recently rezoned in early 2020 to a PD-I zoning district through Ordinance 2020-26. The approval consisted of three major components (1) a marina/boat yard/ boat storage use east of NE 23 Avenue, (2) mixed use development along Federal Highway and NE 16 Street; and (3) a valet parking lot and private green space north of NE 16 Street.

Prior to the rezoning in 2020, the property was rezoned in 2009 through Ordinance 2009-29 which established a Planned Commercial /Industrial (PCD) overlay district. The ordinance approved a revised master plan for the development. The master plan included a marina component which was constructed along with planned retail uses along N Federal Highway. In 2019, Ordinance 2019-12 amended the land use to MUR-H (Mixed Use Residential High) which included a Declaration of Restrictive covenants which the proposed development meets. In 2013, the City created a Transformation Plan for its major corridors including Federal Highway. As part of this development, the City envisions mixed use developments along this corridor to revitalize the roadway and to promote future enhanced transit.

PLANNED DEVELOPMENT REVIEW STANDARDS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section 155.2402.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

§155.2404.C. Site-Specific Zoning Map Amendment Review Standards

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;

Staff Analysis: The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan.

01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

01.04.01 Support and promote the intermix of residential and commercial uses along major traffic corridors.

01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

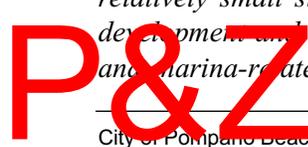
01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

01.06.01 Consider the impacts that land use amendments, rezonings or site plan approvals have on natural resources and historic properties.

11.04.05 To maintain and enhance the existing recreational facilities which provide physical or visual access to the water.

Staff Analysis: The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure. The proposed development includes a mix of commercial, residential and marina-related uses on a relatively small lot (7.19 acres), along and adjacent the N Federal Highway corridor



identified for mixed-use.

GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS

Before approving a PD zoning district classification, the City Commission shall find that the application for the PD zoning district classification and the associated PD Plan, comply with the following standards set forth in §155.3602:

A. PD Plan

The PD Plan includes a statement of planning objectives for the district along with a detail description for the district and the development area. Dimensional includes all of the necessary requirements the following:

1. A statement of planning objectives for the district;
Included within the application.
2. Detailed description of the following for the entire PD District and for each development area:
 - a. Dimensional Standards
Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed PD-I district. The District is proposed to have a density of 41.7 units per acre which is consistent with the recently adopted land use of MUR-High (Mixed Use Residential High) with a maximum number of 300 units.
 - b. Modifications of Development Standards;

Deviations/Modifications				
Type	Code Section	Description	Modification	Justification
Building Base Planting Standard	155.5203.e.3	Required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building	Except where conflict with pedestrian sidewalks exist	To accommodate Sidewalks abutting building
Access, circulation, parking & loading Driving Aisle	155.5102.1.1	Required Aisle Width Dimensions 23'	22 FT.	To accommodate proposed site design and more efficient traffic circulation in garage.



Vehicle stacking	155.5101.G.8.	Parking lot Entrance driveways	Min. 30 FT. stacking distance for 500 or more off-street spaces (as measured from ROW line)	To accommodate proposed site design for vehicular access	
Dwelling, Multi-Family Parking	155.5102.D.I	For Units on 2 nd floor or higher of a building with non-residential use located on ground level: 1 space per Dwelling Unit (du)	None	Due to Urban Mixed-Use, Settings parking demand shall be less	
		1-2 BD	1.5 Space	1 BD	1 Space
		All other MF 3 BD	2 Spaces	2-3 BD	2 Spaces
				Guest: 10% of Provided Parking	
Landscape between Vehicular Use Areas and Buildings	155.5203.D.5.A	Minimum landscaped area shall be eight feet for each story in the abutting building façade, up to 24 feet	Except where conflict with pedestrian sidewalks exist	To accommodate Sidewalks abutting building	
Required Buffer Types and Standards	155.5203.F3	Option 1: At Least 10. Wide A wall or semi-opaque fence at least 6 feet high 1 Tree per 30 linear feet + a continuous hedge at least 4 feet high on the exterior side of the wall or fence 1 shrub per 10 linear feet on the interior side of the wall or fence	Option 1: At Least 10. wide A wall or semi-opaque fence at least 6 feet high A continuous hedge at least 4 feet high on the interior side of the wall or fence	To accommodate proposed setbacks per Table IV Intensity and Dimensional Standards	
Parking deck or Standards	155.5605.c.1.d	The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.	15% Min.	No Building shall be high enough to see top of garage	

Parking deck or Garage Standard	155.5605.c.3	If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.	Two (2) Points of Access	More Efficient Traffic Circulation for Residents and Commercial use respectively
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Staff's Analysis: The applicant received approval for (8) deviations listed above.

- c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
The applicant provided provisions for the items listed above and received approval with the initial rezoning.
 - d. Provisions related to environmental protection and monitoring;
No environmental protection on the proposed project
 - e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;
The PD site is urban in character, with the waterway being a natural feature. The plan has been designed to encourage public pedestrian access to the waterway, both along NE 23 Avenue and along the northside of the waterway.
 - f. Development Phasing Plan;
The development will be developed in one phase.
 - g. Conversion Schedule; and
The proposed development would not require any conversions of uses. The existing structures will be demolished.
 - h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.
All uses will provide a mixed-use development consistent with the PD-I regulations
3. Identify the general location of the following:
- a. Individual development areas, identified by land use(s) and/or development density or intensity;
*The development future land use designation is Mixed-Use High (MUR-H) and Low-Medium 5-10 (LM)
The development is currently zoned PD-I and RD-1*
 - b. Open space (whether designated for active or passive recreation), including amount, and type of;
Landscaped areas and hardscape areas are located throughout the development site
 - c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;
All proposed bicycle and pedestrian improvements are provided in application.

- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
None of these exist on site
 - e. On-site potable water and wastewater facilities, and how they will connect to city systems;
All water and wastewater will connect to city systems.
 - f. On-site stormwater management facilities, and how they will connect to city systems; and
Per city requirements, all stormwater will have to be managed on-site.
 - g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.
The applicant will provide all of the necessary public facilities needed for the proposed development.
4. Graphics demonstrating the following:
- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.
The applicant provided revised renderings of the expanded PD-I impact to adjacent neighbors has not increased shadowing substantially.
 - b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.
The proposal contains view corridors of Caliban canal from North Federal Highway. The canal will also be visible from NE 23 Avenue.

B. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

The district is consistent with the comprehensive plan as identified earlier in this analysis.

C. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

The proposed development will exist in harmony with the surrounding sites while establishing its own identity and creating a sense of anchor for the area. The proposed development will balance a compatibility of landscape, form, height, massing, scale, material, building design and context with the surrounding areas to enrich the community.

The applicant did provide a site line exhibit showing the top of the new garage will not be visible from neighboring properties.

I. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

Project will be developed in one phase.

E. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

No conversion schedule required.

F. On-Site Public Facilities

1. Design and Construction

The PD Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

Proposed development must follow all city, county, state and federal requirements.

2. Dedication

The PD Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

Applicant will dedicate the necessary rights-of-way identified within the plat.

3. Modifications to Street Standards

In approving a PD Plan, the City Commission may approve modifications or reductions of city street design standards-including those for right-of-way widths, pavement widths, required materials, and turning radii-on finding that:

- a. The PD Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- b. Access for emergency service vehicles is not substantially impaired;
- c. Adequate off-street parking is provided for the uses proposed; and
- d. Adequate space for public utilities is provided within the street right-of-way.

No modifications requested.

G. Uses

The principal, accessory, and temporary uses allowable in each type of PD district are identified in [Appendix A](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-41432>: Consolidated Use Table. Allowed principal uses in a particular PD district shall be established in the PD Plan, subject to conversion in accordance with a schedule incorporated in the PD Plan in accordance with Section [155.3602.E](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34215>, Conversion Schedule. Allowed uses shall be consistent with city plans and the purpose of the particular type of PD district, and subject to applicable use-specific standards in (Principal Uses), [Part 3](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-45538> (Accessory Uses and Structures), and [Part 4](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-46229> (Temporary Uses and Structures) of [Article 4](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262>: Use Standards, and any additional limitations or requirements set forth in Sections [155.3603](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275> to [155.3607](#) <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309> for the particular type of PD district.

B. Use Standards

Principal uses allowed in a PD-I district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use table in Appendix A: Consolidated Use Table, and the use-specific standards in Article 4: Use Standards,

The applicant provided a list of permitted uses in which includes residential uses, commercial uses and valet that are consistent with a mixed-use development.

H. Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the comprehensive plan and other adopted special area and city plans, and with the purpose of the particular type of PD district.

C. Intensity and Dimensional Standards

District area, minimum (acres)	n/a
Density, maximum (du/ac) ¹	To be established in PD Plan-see Section 155.3602.A, PD Plan
Floor area ratio (FAR), maximum	
Lot area, minimum (sq ft)	
Lot width, minimum (sq ft)	

Impervious surfaces, maximum (% of district area)	
Individual building sizes, maximum (sq ft)	
Building height, maximum (ft)	
Setback height, maximum (ft)	
Setback from abutting RS zoning district or existing family dwelling use, minimum (ft)	
NOTES: 1. Residential development may not exceed the maximum gross density established by the land use classification.	

Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed PD-I district.

Intensity and Dimensional Standards		
i. Land area (acres)		
Gross Acres (to CL of ROW)	9.96 Acres	
Gross Acres (including basin)	6.90 Acres	
Estimated Net Acres (upland)	6.5 Acres	
ii. Type and mix of land uses*		
Multi-Family Residential	300 Units max.	
Commercial Development (including showrooms and related uses)	10,000 to 510,000 SF	
Marine Use (Including: Boat slips)	10,000 to 75,000 SF./ 15 slips	
iii. Maximum number of residential units		
	Min	Max
1 Bedroom (multi-family)	580 SF	800 SF
2 Bedroom (multi-family)	850 SF	1175 SF
3 Bedroom (multi-family)	1,180 SF	1,350 SF
iv. Maximum Commercial Use		
Maximum Commercial	510,000 SF	
Maximum Marina	75,000 SF 15 Slips	
Minority/Marina Use	Min. of 10% of total floor area	
*Min. 10,000 SF of Commercial Use to be vertically integrated into mixed use building		
v. Minimum Lot Area		
	10,000 SF	
vi. Minimum Lot Width		
	100 Ft. Frontage	
vii. Minimum Impervious area		
	20% (1.27 Acres)	
viii. Maximum Pervious area		
	80% (5.23 Acres)	
ix. Maximum Building height		
	100 ft to 150 ft. Not to exceed Airport Air Space Max. Height (See exhibit K)	
x. Maximum Individual building size		
Maximum height of building fronting Federal Highway (V)	8 stories Not to exceed Airport Air Space Max. Height Limits (See exhibit K)	

Fronting NE 16 St. (East of	3 Stories (35'-0") within first 50'-0" and no less than 10' of east property line/Adjacent to residential.	
	6 Stores no less than 50'-0" of East Property Line/ Adjacent to residential.	
	8 Stories no less than 75'-0" of East Property Line/ Adjacent to residential.	
Fronting NE 23 Ave (South	Existing 1 Story Dry Boat Storage Facility to remain	
ix. Setbacks	Min.	Max.
North- Along North Property		
Along NE 16 St.	7'-0"	63'-0"
To 3 Story Garage	10'-0"	20'-0"
East- Along East Property Li		
To existing Dr Boat Storage	59'-0"	61'-0"
Up to 3 Stories Residential	10'-0"	15'-0"
Up to 6 Stories Residential	50'-0"	None
Up to 8 Stories Residential	75'-0"	None
Along 24 Terr to 3 Story Ga	10'-0"	20'-0"
West - Along West Property		
Along Federal Highway	5'-0"	30'-0"
To 3 Story Garage	10'-0"	20'-0"
South Along South Property		
To existing Dry Boat St	91'-0"	95'-0"
To 8 Story Garage	20'-0"	20'-0"
Residential building to Face	20'-0"	31'-0"
Face of bulkhead nose to Pro	20'-0"	57'-0"
To 3 Story Garage	5'-0"	20'-0"
East & West of NE 23 rd Ave	0'-0"	10'-0"
Note: All Building's porches, stoops and balconies can project up to 7'-0" into setback or up to ROW Line whichever		

I. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the purpose of the particular type of PD district.

Included within the PD-I application.

J. Development Standards

All development in a PD district shall comply with the development standards of [Article 5](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103) https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103: Development Standards, and any modifications of those standards established in the PD Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional



limitations or requirements set forth in Sections [155.3603](#) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34275) to [155.3607](#) [<https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-34309) for the particular type of PD district.

Development Standards

D. Development Standards	
<p>The development standards in Article 5 <http://library.amlegal.com/nxt/gateway.dll?f=jumplink\$jumplink_x=Advanced\$jumplink_vpc=first\$jumplink_xsl=querylink.xsl\$jumplink_sel=title;ent-type;home-title;item-bookmark\$jumplink_d=florida(pompanobeach_zoning)\$jumplink_q=%5bfield%destination-name:'Ch.%20155%2C%20Art.%205%5d\$jumplink_md=target-id=JD_Ch.155Art.5>: Development Standards, shall apply to all development in PD-I, but some development standards may be modified as per PD Plan if consistent with the general purposes of the PD-I district and the comprehensive plan, and in accordance with the means of modification noted below.</p>	
Development Standards	Means of Modifying
Access and circulation	Specify in PD Plan
Off-street parking & loading	Specify in Master Parking Plan
Landscaping ¹	Specify in Alternative Landscaping Plan
Tree preservation	
Screening	Specify in Alternative Screening Plan
Fences and walls	Specify in Master Fencing Plan
Exterior lighting	Specify in Master Lighting Plan
Multifamily residential design	Modifications prohibited
Commercial and mixed-use design	
Industrial design	
Residential compatibility	
Parking Deck or Garage Standards	
Sustainable design	Specify in PD Plan
Signage (Ch. 156 <http://library.amlegal.com/nxt/gateway.dll?f=jumplink\$jumplink_x=Advanced\$jumplink_vpc=jumplink_xsl=querylink.xsl\$jumplink_sel=title;path;ent-type;home-title;item-bookmark\$jumplink_d=\$jumplink_q=%5bfield%20-destination-name:'Ch.%20156%5d\$jumplink_md=target-id=JD_Ch.156>), Sign Code Specify in Master Sign Plan	
NOTES: 1. Internal uses shall not be required to provide perimeter buffers.	

P&Z *Access and circulation - The proposed development consists of 14 parcels on three separate roadways. Access from the site will be from three separate locations. There will be a private drive aisle from Federal Highway into*

the site which will allow access to the site and the two parking garage entrances on NE 23rd Avenue. The applicant obtained a deviation from the drive aisle width in the garage (22' versus 23' in the Code) as the site constraints of the site require the drive aisles to be less than Code.

Off-street parking and loading - Off-street parking and loading will be located in a 8-story parking garage centralized on the southern end of the site and a 3-story parking garage on the northern end of the site. The applicant has obtained a deviation from the code and provide parking standards as identified in the PD-I document for the calculation of parking requirements for multi-family dwellings, guest parking, restaurant, and marine showroom and retail uses. All other uses will have the utilize parking requirements set forth in 155.5102.D.I. The other deviations requested include the elimination of the minimum of 60% shade for the rooftop of the garage.

Landscaping/Tree Preservation - Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Screening, fences, and walls - No specific regulations were proposed so the applicant will follow requirements of Article 5, Development Standards of the City's Code.

Lighting - Applicant will follow requirements of Article 5, Development Standards of the City's Code

Parking deck or Garage standards

A rendering was provided for the new 3 story garage with roof top parking

Design and compatibility - Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Sustainable design - Applicant will follow requirements of Article 5, Development Standards of the City's Code.

Signage - Applicant will follow the requirements set forth in the City's Zoning Code.

P&Z REVIEW AND RECOMMENDATION

Given the information provided to the Board, as the finder of fact, staff recommends approval of the amendment of the PD-I rezoning request as the Board finds that rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Development- Infill district purpose. The proposed development has provided the needed Intensity and Developmental Standards that are consistent with other developments within the area.

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, with may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the amendment of the PD-I rezoning request as the Board finds that the rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, and the purpose of the Planned Development - Infill (PD-I) district.

Alternative Motion II

Table this application for additional information as requested by the Board

Alternative Motion III

Recommend denial as the Board finds the request is not consistent with the goals, objectives, and policies of the

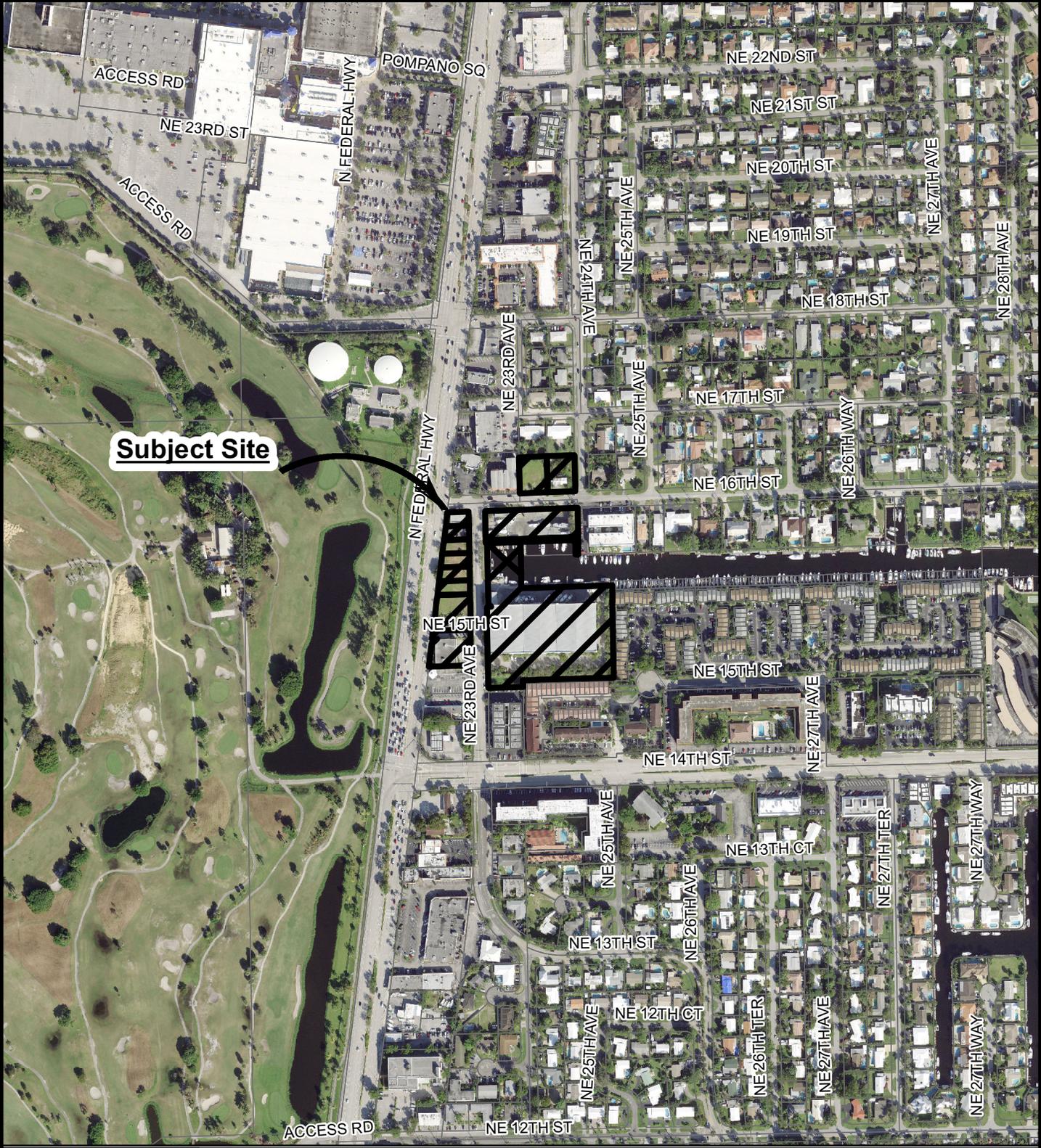


Comprehensive Plan.

STAFF RECOMMENDS ALTERNATIVE MOTION I

Staff finds that there is sufficient information to support this rezoning request. The applicant has worked with City staff to provide the necessary information to show that the rezoning meets the intent of the Future Land Use goals, objectives, and policies, the requirements of the Planned Development and the PD-I district purposes within the City's Zoning Code.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

P & Z
1" = 500 ft

1/11/2022

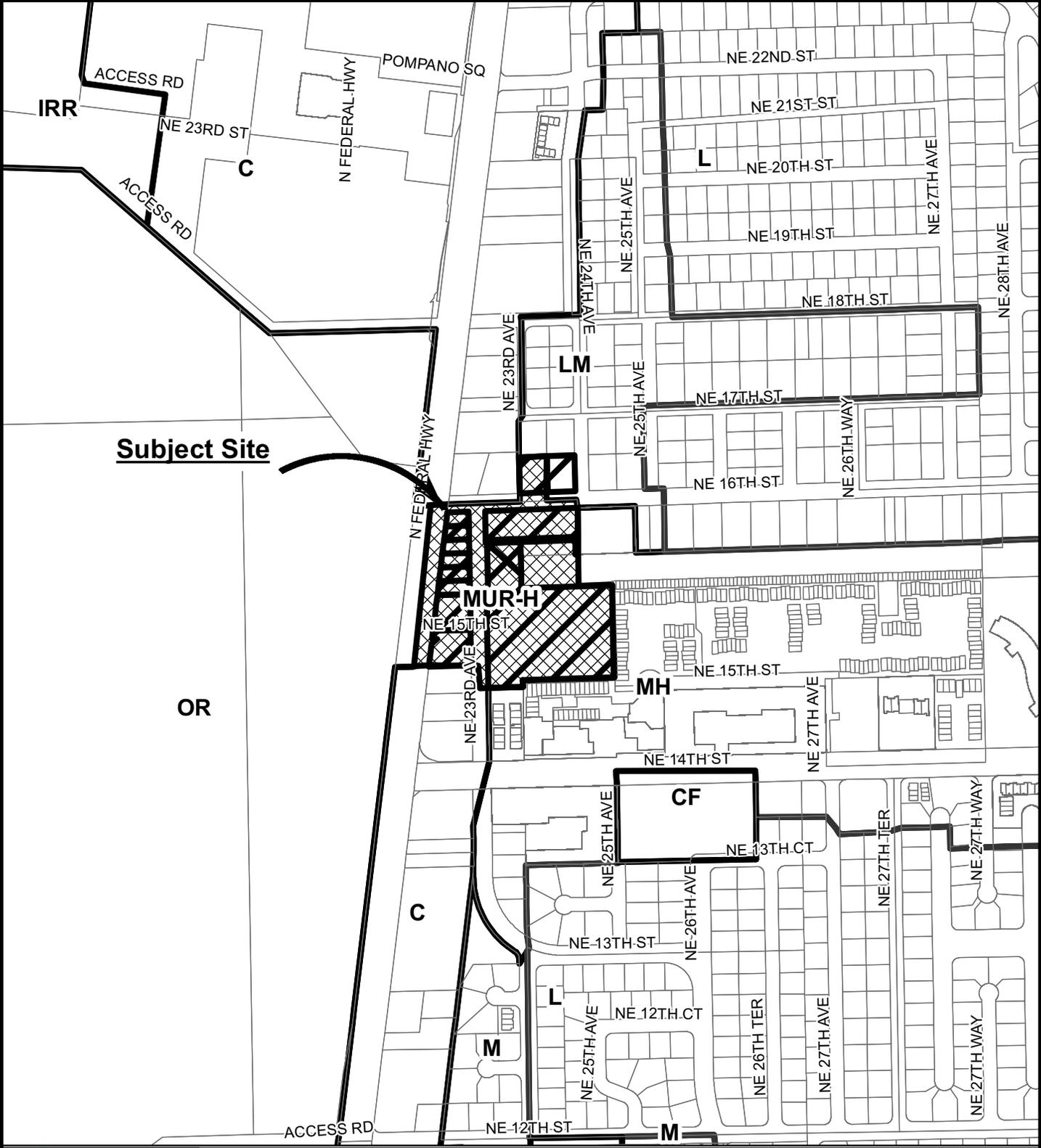
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-1300006
1/26/2022

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

OR

MUR-H

MH

CF

C

M

L

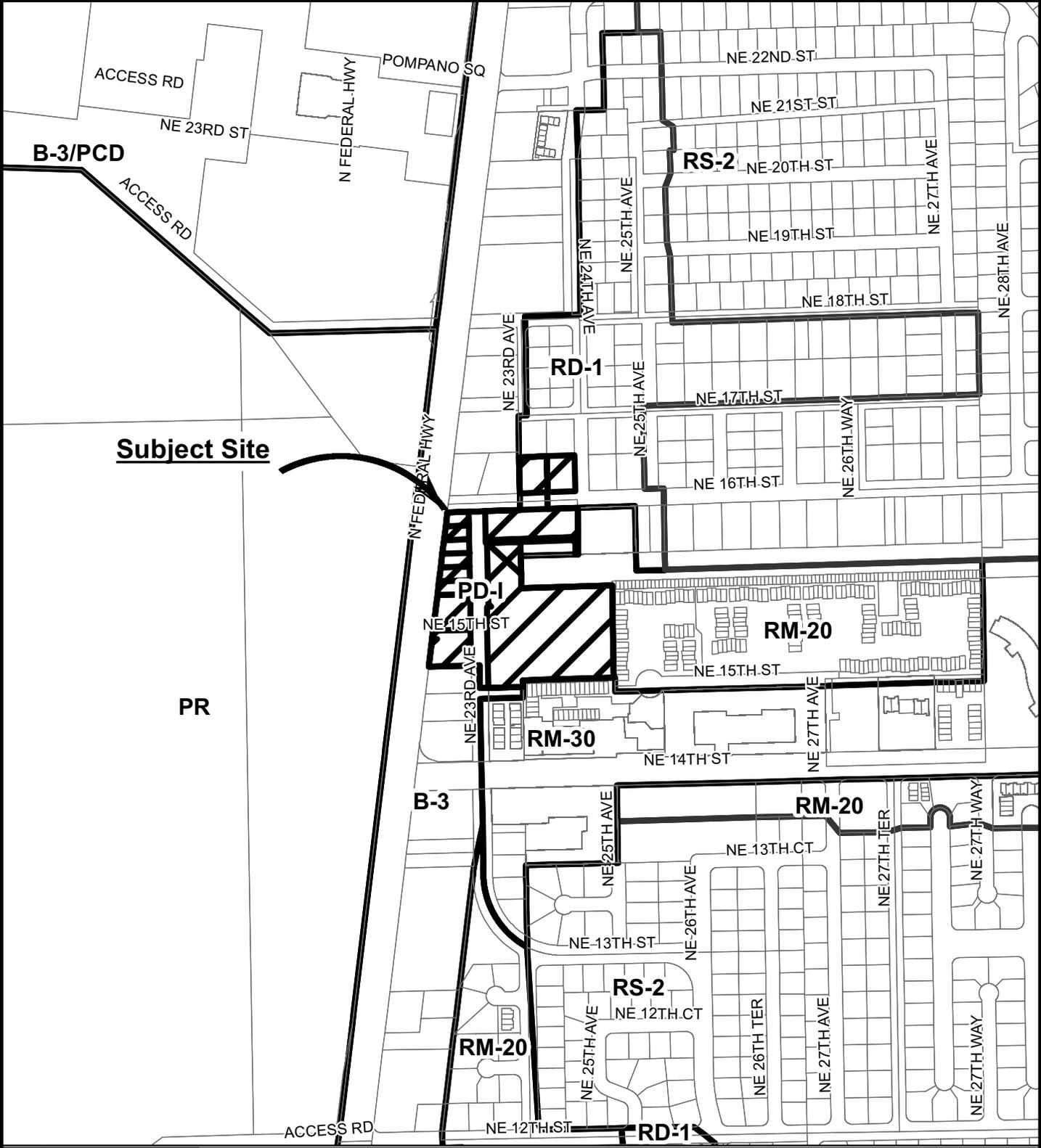
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

PR

PD-1

RD-1

RS-2

RM-20

RM-30

B-3

RM-20

RS-2

RM-20

RD-1

P & Z
1" = 500 ft
1/1/2022 KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-13000006
1/26/2022



City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

The undersigned hereby certifies that he will act only for himself or that he is legally qualified to act on behalf of the business organization sought to be certified in all matters connected with its engineering / architect / contracting / land surveying business as stated in Florida Statute 481.221 and 472.025.

Authorization. The Undersigned architect, engineer, or contractor ("Undersigned") understands that (s)he is authorizing Pompano Beach through its Building Inspections Division to accept documents electronically using the seal and signature appearing below. Upon receiving any documents authorized by the seal and signature below, Pompano Beach will assume that the documents were sent by the Undersigned. It is the Undersigned's obligation to maintain its information in a secure environment to ensure that all documents electronically submitted are in fact submitted by the Undersigned.

Suspension/Termination. If the Undersigned believes the security of the digital signature has been compromised or simply wishes to terminate the use of the electronic signature, (s)he must file a written notice of suspension/termination with the Digital Records Custodian, Building Inspections Division, 100 West Atlantic Blvd. Pompano Beach, Florida 33060. Within 15 days after the receipt of the notice of suspension/termination, Pompano Beach will suspend and/or terminate this authorization for the electronic submission of documents based upon the Undersigned's written notice. If the Undersigned believes the digital signature has been compromised, Pompano Beach Building Inspections Division will take the necessary steps to help the Undersigned determine which documents were submitted improperly and may attempt to stop work authorized by a security compromise. Pompano Beach does not have an obligation to stop any work completed in the Undersigned's name pursuant to a security compromise or to take any action against the person/entity that improperly used the Undersigned's electronic seal and signature. The Undersigned, not Pompano Beach, will ultimately be responsible for protecting its interests if a security compromise occurs. If Pompano Beach takes any action to force a third party who has improperly used the Undersigned's electronic signature and seal to stop work associated with the improper use of the seal/signature, then the Undersigned agrees to indemnify Pompano Beach for all expenses, costs, and fees associated with that action including court costs and attorney's fees.

With good cause and without notice, Pompano Beach, at its discretion may temporarily suspend or terminate the Undersigned's authorization to electronically submit documents.

Liability Resulting from Use. The Undersigned understands and agrees that Pompano Beach, it's officers, agents, and employees will not be liable for any damages, harm, or injury that result from the use of the electronic seal or signature regardless of how the harm, damage, or injury occurred. If any dispute arises from the use of an electronic seal or signature, that matter may be resolved by a court of law. Nothing within this provision is intended to waive or enlarge the provisions of F.S. 768.28.





City of Pompano Beach
Department of Development Services
Building Inspections Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4670 Fax: 954.786.4677

Electronic Signature Affidavit

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pompano Beach has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license.

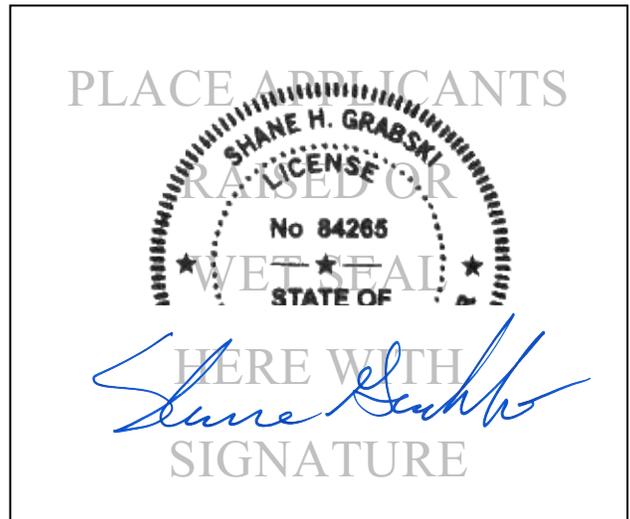
By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

APPLICANT NAME (Please print)

NAME OF COMPANY

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Grabs
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Shane H Grabski
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ELECTRONIC SIGNATURE WITH CERTIFICATION
NUMBER VISABLE (PE / AA ect.)

ELECTRONIC SIGNATURE SERIAL NUMBER

POMPANO BEACH APPLICATION NUMBER

