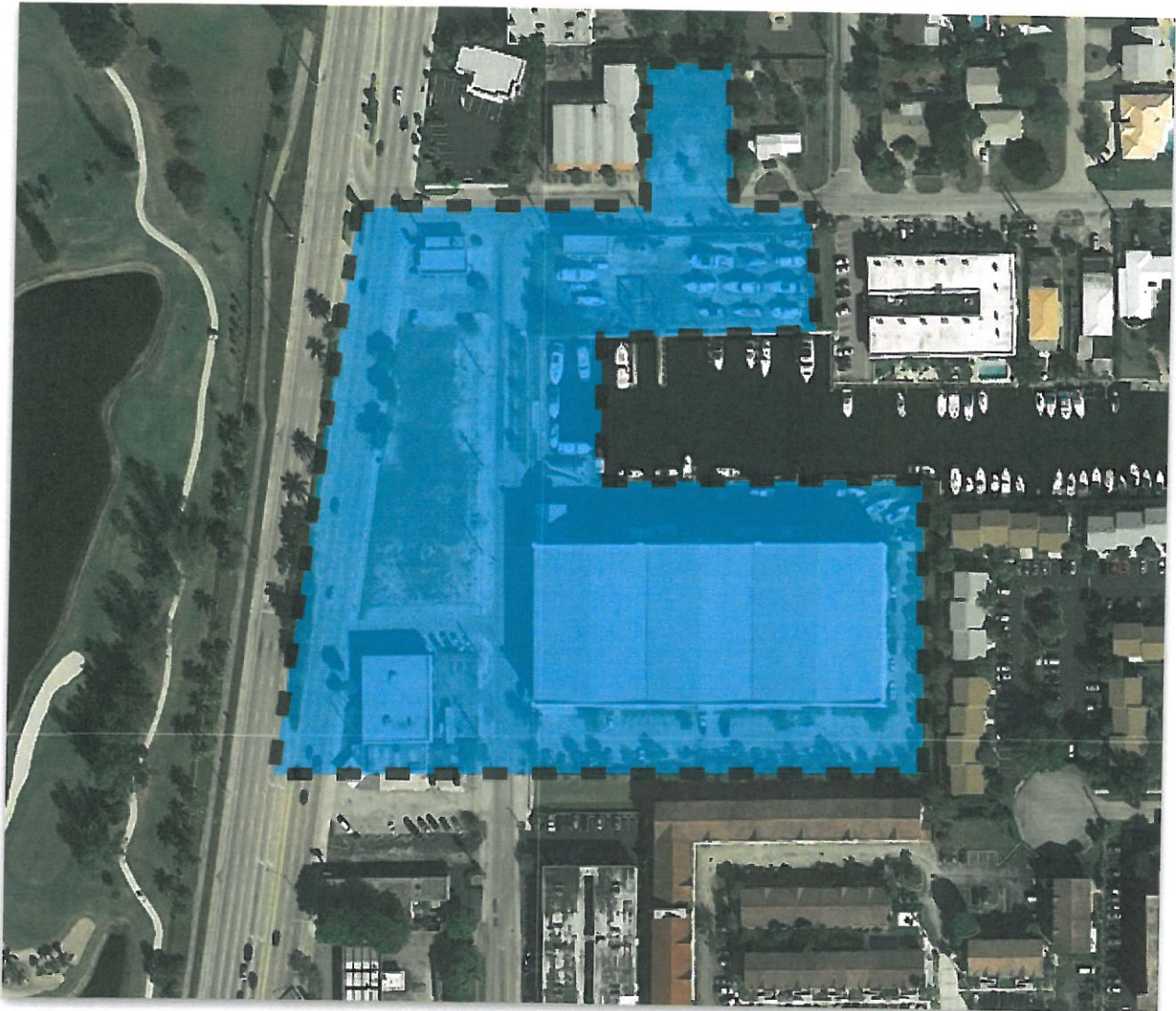


APPLICATION FOR AMENDMENT TO THE CITY OF POMPANO BEACH'S LAND USE PLAN

**AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway**



**APPLICATION FOR AMENDMENT TO
THE CITY OF POMPANO BEACH'S
LAND USE PLAN**

AMENDED JUNE 2018

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

APPLICANT/OWNER

AMP IV Hidden Harbour, LLC
2890 NE 187 Street
Aventura, FL 33180
Phone: 305 440 1639
SKinderman@aquamarinepartners.com

AGENT

Graham Penn, Esq.
Bercow Radell Fernandez & Larkin
200 S. Biscayne Blvd., Suite 850
Miami FL 33131
Phone: 305 374 5300
gpenn@brzoninglaw.com

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

Provided to County

- B. Date local governing body held transmittal public hearing.

January 2017

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The Amendment Site is not within an Area of Critical Concern or land proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. Whether the amendment is one of the following:

*Development of Regional Impact

*Small scale development activity (Per Florida Statutes)

*Emergency (please describe on separate page)

*Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

This Amendment is a Small Scale Amendment eligible for immediate adoption under the Florida Statutes.

2. LOCAL GOVERNMENT INFORMATION.

A. Local land use plan amendment or case numbers.

Pompano Beach Application Number 15-91000001.

B. Proposed month of adoption of local land use plan amendment.

June 2018.

C. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

*David Recor
Director
Development Services
City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060
Phone: 954 786 4634
Fax: 954 786 4666
david.recor@copbfl.com*

D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

Provided to County.

E. Description of public notification procedures followed for the amendment by the local government.

Provided to County.

3. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

AMP IV Hidden Harbour, LLC
2890 NE 187 Street
Aventura, FL 33180
Phone: 305 440 1639
SKinderman@aquamarinepartners.com

- B. Name, title, address, telephone, facsimile number and e-mail of the agent. Yep

Graham Penn, Esq.
Bercow Radell Fernandez & Larkin
200 S. Biscayne Blvd., Suite 850
Miami FL 33131
Phone: 305 374 5300
gpenn@brzoninglaw.com

- C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Same as Applicant.

- D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

Forthcoming.

- E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The Hidden Harbour assemblage that forms the Amendment Site offers a unique opportunity to link together new residential development with historically important water-serving uses along one of the City's most important corridors. The instant application represents one of the first opportunities for the City to implement the vision approved through the "Transformation Plan" portion of the City's Transportation Corridor Study completed over the last several years.

4. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

LEGAL DESCRIPTION:

NET LAND

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

(PARCEL 1 A)

All of Parcel "A" of JERICHO 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. LESS a portion of Lot 1, more particularly described as follows: BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West. for a distance of 26.15 feet; thence run North 06°49'35" East along the west line of said Lot 1 for a distance 17.28 feet to the Point of Beginning. 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 Plot thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the South $\frac{1}{2}$ of the vacated N.E. 15 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.

LESS that portion 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, in Section 30, Township 48 South, Range 43 East, being more particularly described as follows: COMMENCING at the Southeast (SE) corner of said Lot 8; thence run South 88°29'09" West along the South line of said Lot 8, for a distance of 117.71 feet to the POINT OF BEGINNING; thence continue to run South 88°29'09" West a distance of 13.00 feet to the Southwest (SW) corner of said Lot 8; thence run North 06°49'35" East along the west line of said Lot 8, a distance of 13.00 feet; thence run South 42°20'38" East, a distance of 17.00 feet to the POINT OF BEGINNING. PLUS the north $\frac{1}{2}$ 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 Flat Book 38, Page 27 of the Public Records of Broward County. Florida. PLUS the North $\frac{1}{2}$ of the vacated N.E. 15 Street, lying South of Tract "D" 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 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 southern boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plot 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 1F)

Lot 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" 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.

(PARCEL 4)

A portion of Lot 1, Block 2, 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, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21. West, for a distance of 26.15

feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning.

NET ACREAGE: 6.9 Acres

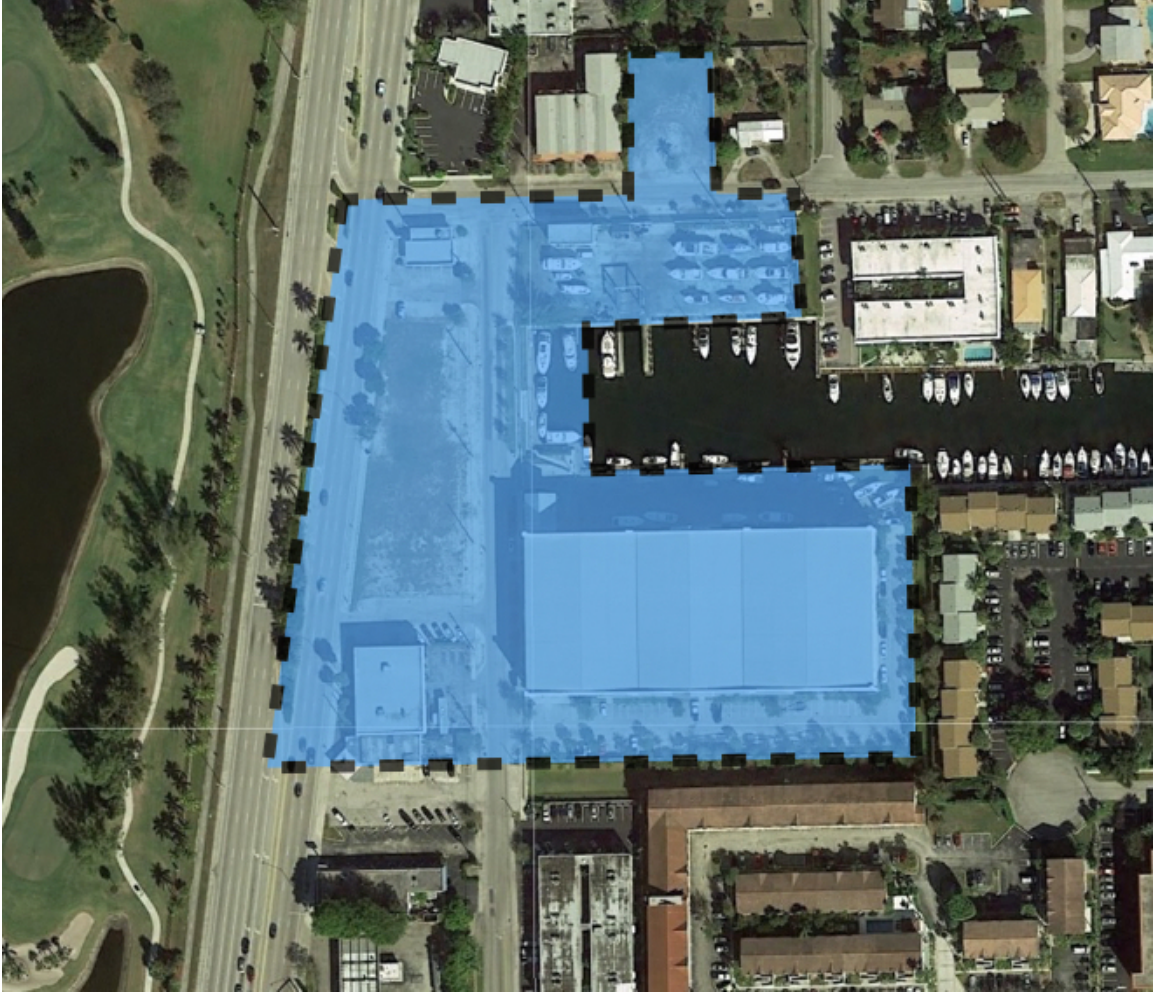
GROSS ACREAGE: 8.9 Acres

B. Sealed survey, including legal description of the area.

Attached.

C. Map at a scale of 1" = 300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application).

Map at Approximately 1 inch per 300 Square Feet



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1500 – 1590 N. Federal Highway

5. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

BROWARD COUNTY LAND USE PLAN DESIGNATION

Amendment Site:

Current LUPA Designation: Commercial, Low-Medium (10) Density Residential, Medium-High Density Residential

Proposed LUPA Designation: Mixed-Use High (50)

Existing Use: Marina, Boat Repair, Commercial and Vacant.

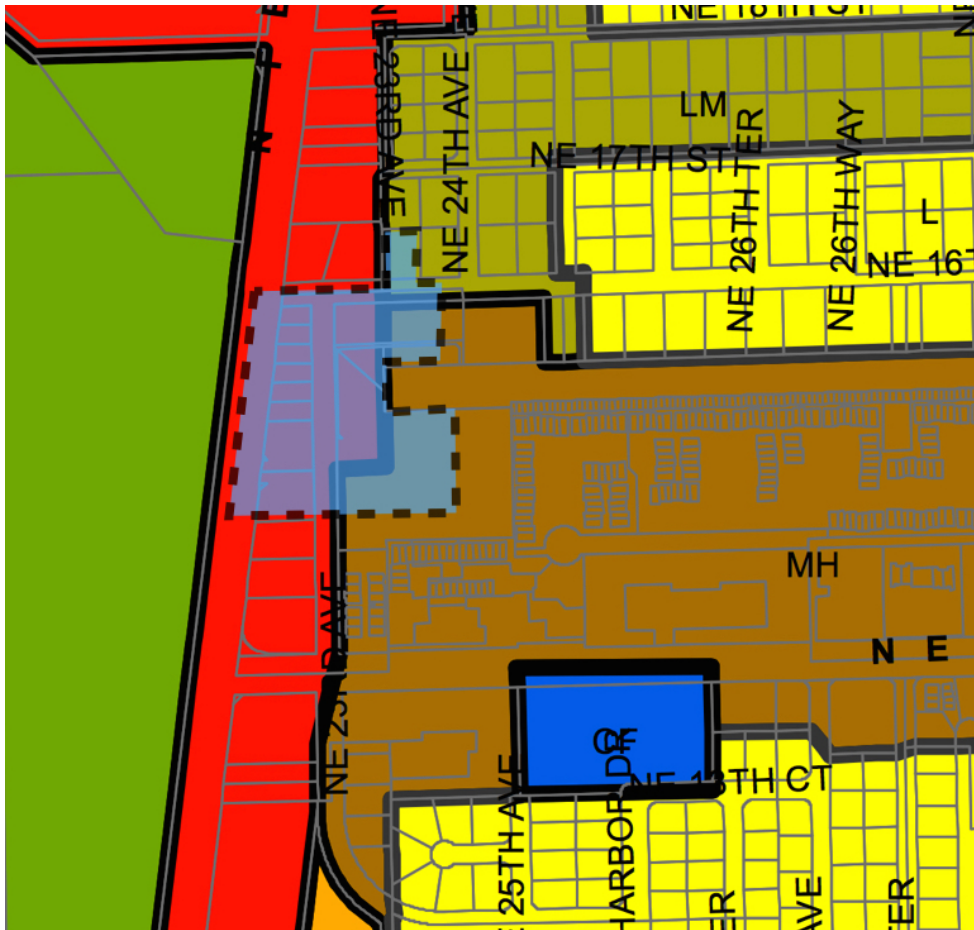


POMPANO BEACH LAND USE PLAN DESIGNATION

Amendment Site:

Current Designation: Commercial, Low-Medium Density Residential (10), Medium Density Residential (25)

Existing Use: Marina, Boat Repair, Commercial and Vacant.



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AIRPORT AIRSPACE PLAN



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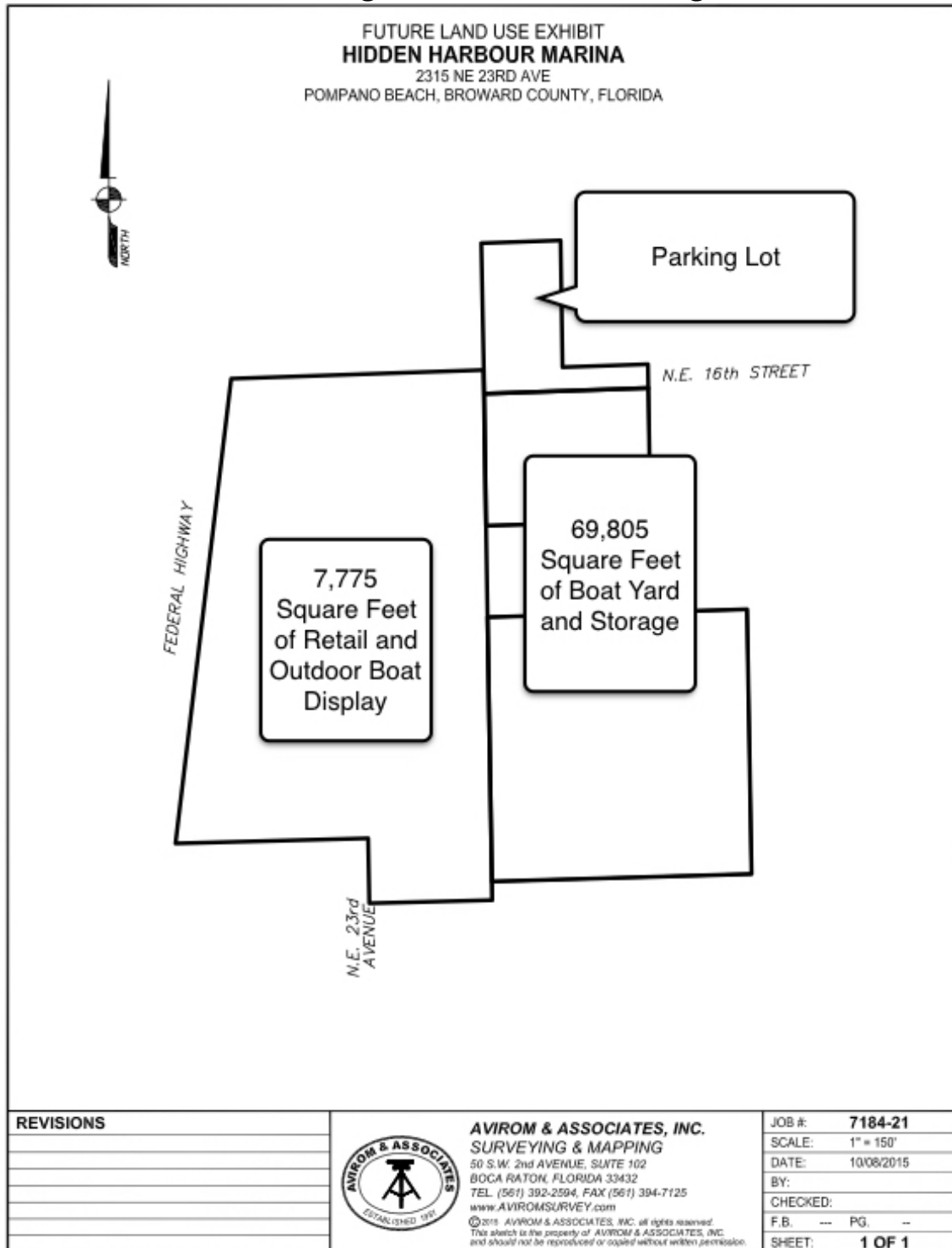
Description of Existing and Proposed Development

Maximum Development Under Current Designations and Zoning

The following will describe the permitted uses under the currently adopted master plan for the site (Ordinance 2009-029).

Property	Gross Acreage	Use Under Master Plan	Floor Area
Commercial Land	5.10	Retail Sales and Portions of Boat Yard and Storage Site	7,775 square feet
Marina/Boat Yard	3.30	Boat Yard and Storage	69,805 square feet
Parking Lot (16 Tract Street)	0.51	Parking Lot	0 square feet
Total	8.91		77,580

Existing Land Use and Zoning



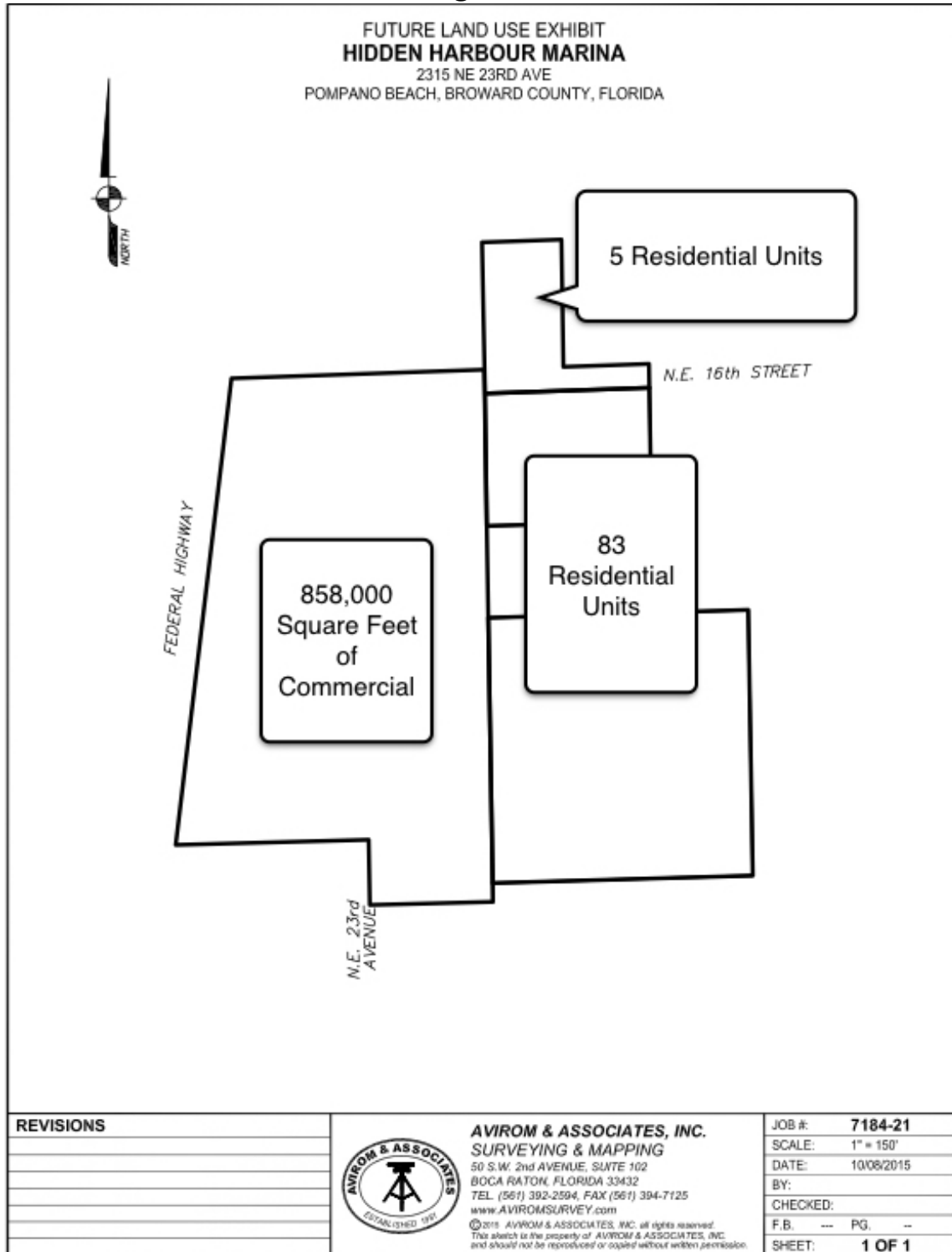
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Maximum Development Under Current Designation:

Assuming that zoning changes were approved, including the approval of a revised development plan, the following development would be possible on the Amendment Site under the current designations for the site.

Property	Gross Acreage	Current Designation	Density/Basis	Units
Commercial Land	5.10	Commercial	Based on Zoning	858,000 square feet
Boat Yard	0.80	Medium-High Density	25	20 units
Marina	2.50	Medium-High Density	25	63 units
Parking Lot (16 Street)	0.51	Low-Medium Density	10	5 units
Total	8.91		Total	858,000 square feet of commercial and 88 Units

Existing Land Use



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Proposed Designation: Mixed-Use High (50)

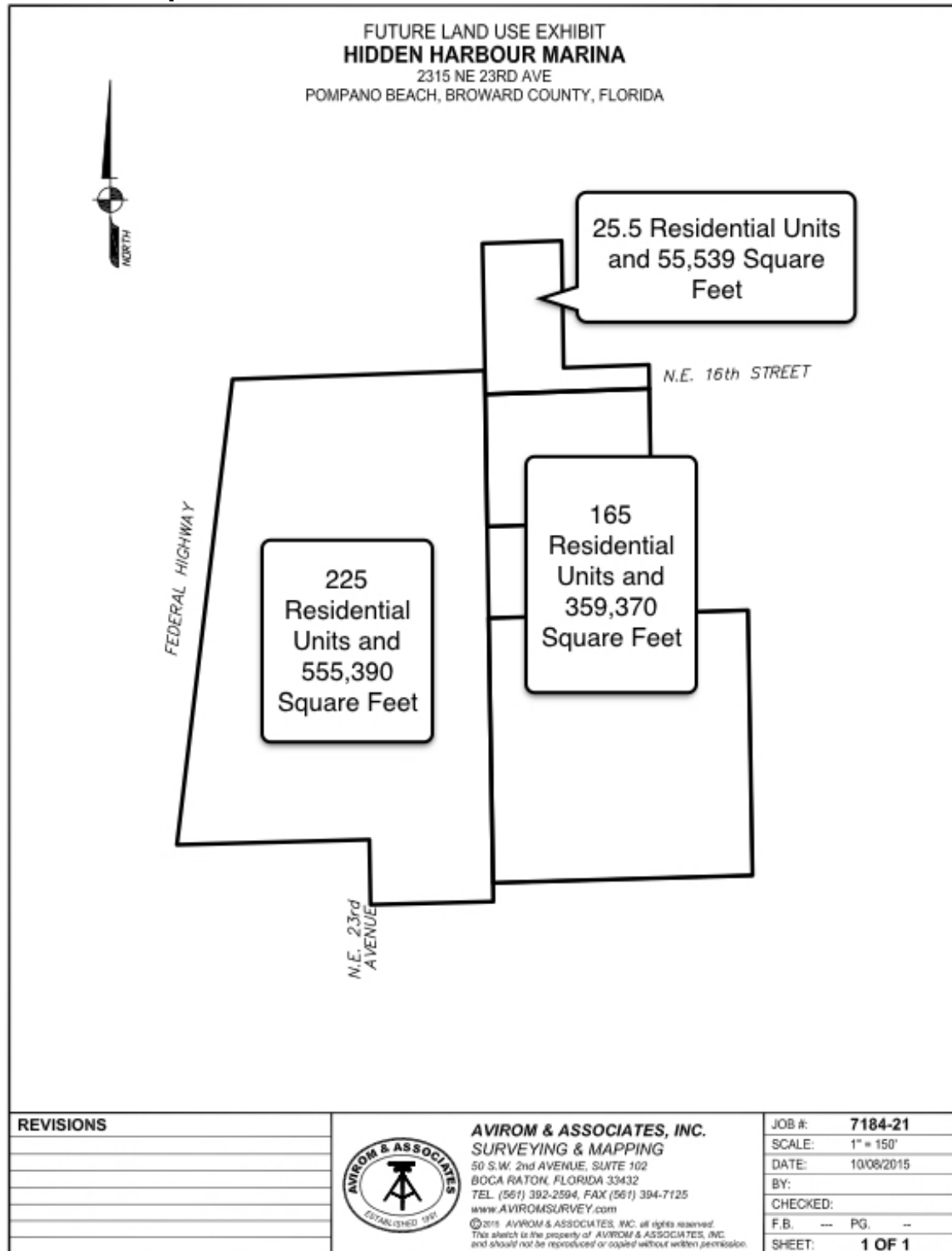
Maximum Development Under Proposed Designation, Without Additional Voluntary Limitations

The following depicts the total potential development assuming re-designation of the Amendment Site as proposed, without taking into account any voluntary restrictions.

Property	Gross Acreage	Future Designation	Density/Basis	Units
Commercial Land	5.10	Mixed-Use High	50	255 units
Marina/Boat Yard	3.30	Mixed-Use High	50	165 units
Parking Lot (16 Tract Street)	0.51	Mixed-Use High	50	25.5 units
Total	8.91		Total	445 units

Property	Gross Acreage	Future Designation	FAR permitted	Floor Area
Commercial Land	5.10	Mixed-Use High	2.5	555,390 square feet
Marina/Boat Yard	3.30	Mixed-Use High	2.5	359,370 square feet
Parking Lot (16 Tract Street)	0.51	Mixed-Use High	2.5	55,539 square feet
Total	8.91		Total	970,299 square feet of total commercial, residential, marina uses

Proposed Land Use Without Proffered Limitations



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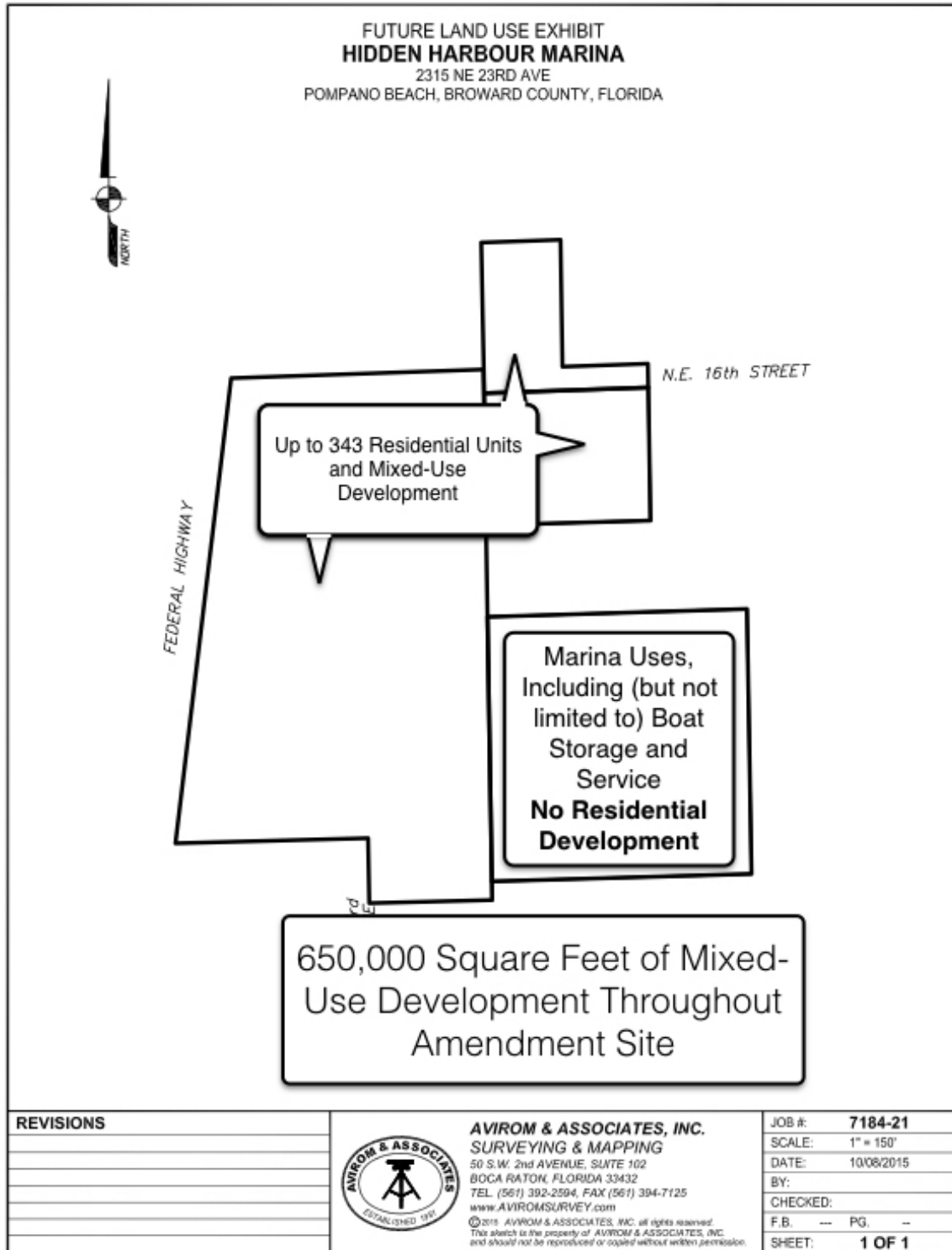
Maximum Development Under Proposed Designation, With Previously Proposed Voluntary Limitations

The following depicts the total potential development assuming re-designation of the Amendment Site as proposed, taking into account the proffered Declaration of Restrictions.

Property	Gross Acreage	Future Designation	Density/Basis Under Declaration of Restrictions	Units
Commercial Land	5.10	Mixed-Use High	50	255 units
Boat Yard	0.80	Mixed-Use High	25	20 units
Marina	2.50	Mixed-Use High	25	63 units (to be applied in other portions of development)
Parking Lot (16 Tract Street)	0.51	Mixed-Use High	10	5 units
Total	8.91		Total	343 units

Property	Gross Acreage	Future Designation	FAR Under Declaration of Restrictions	Floor Area
Amendment Site	8.91	Mixed-Use High	1.674	650,000 square feet of total commercial, residential, marina uses

Proposed Land Use With Previously Proffered Limitations



AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

Proposed Land Use With REVISED Proffered Limitations

The following depicts the total potential development assuming re-designation of the Amendment Site as proposed, taking into account the proffered Declaration of Restrictions.

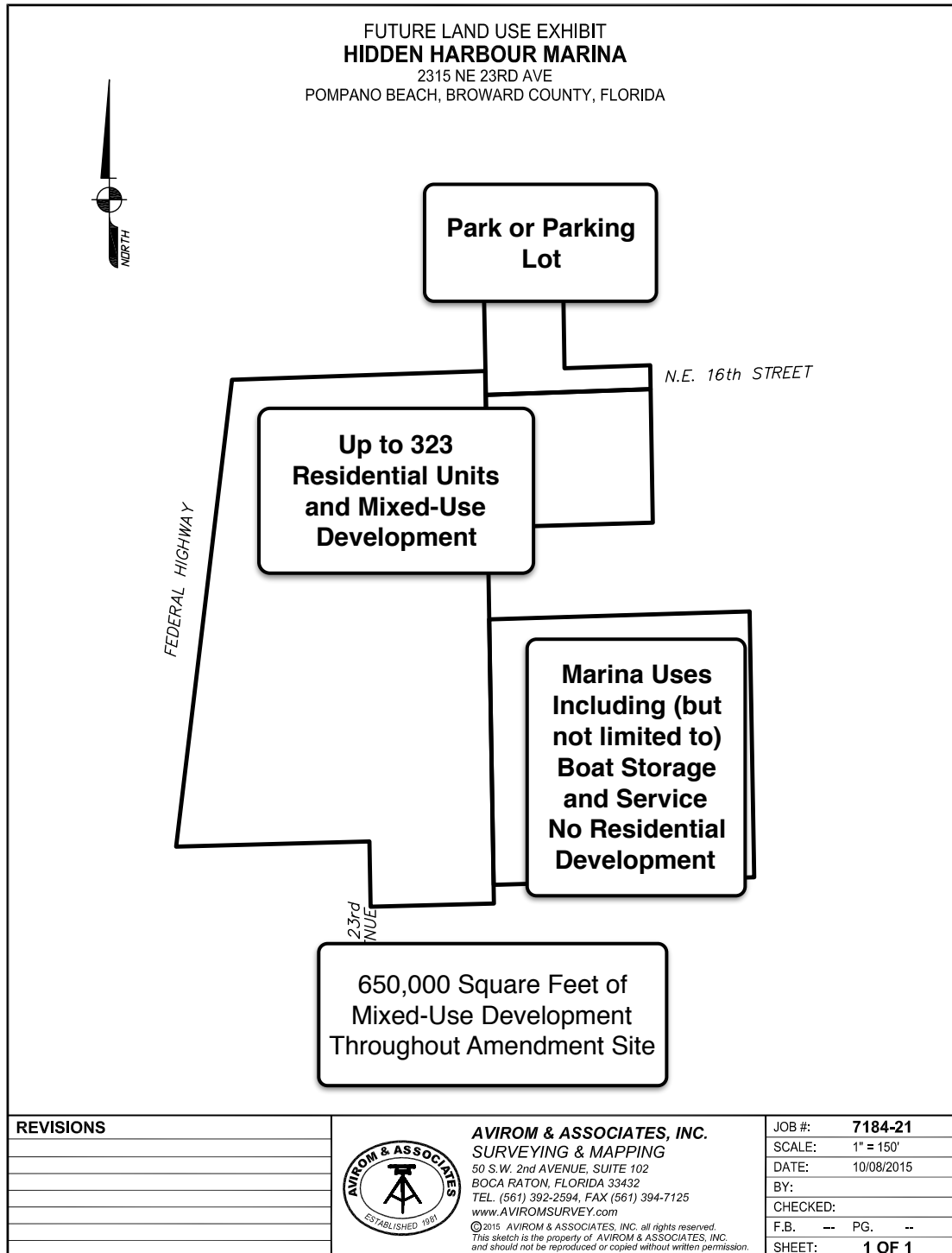
Multi-Family Residential: **323** units

Commercial Development (including, but not limited to, boat sales, offices, showrooms, and related uses): **510,000** square feet

Marina Use (including boat storage, boat repair, and slips): **75,000 square feet and 15 wet slips**

The development may not, in aggregate, generate more than **1,377 PM peak hour external vehicle trips**

Proposed Land Use With REVISED Proffered Limitations



Originally Proposed Additional Voluntary Limitations

Height of Development will be controlled within areas within 50 feet of existing residential development as outlined in the attached Declaration of Restrictions and explained below. Outside of these areas, height of any development will be subject to the relevant airport height controls.

Minimum Commercial Development. Assuming complete build out of the project as a largely residential development, the minimum commercial development will be 65,000 square feet.

Vertical Mixed-Use. In the event the Amendment Site is redeveloped as a mixed-use development, at least 10,000 square feet of commercial uses will be vertically integrated with multi-family residential uses.

Marina Retention. Marina uses will be retained on the south side of the waterway as depicted on the figure above. These uses may include the existing dry storage building or a redevelopment of the site for other significant marine service or storage uses. No residential development will occur on the depicted portion of the Amendment Site.

Larger Development Project: The Amendment Site is the “Hidden Harbour” Planned Development. There are no immediate plans for the development of the Amendment Site. Additional zoning actions will be needed to accommodate residential development on the site.

Additional Proposed Voluntary Limitations

Hurricane Evacuation Plan. The Owner will create a hurricane evacuation plan for the residential use of the Property at the time of site plan approval for a mixed-use development.

Airpark Issues. The Owner will submit the required Airspace Study Checklist to the Federal Aviation Administration (“FAA”) prior to construction activity. The Owner will also provide written notification of the proximity of the Airpark in any leases or deeds for residential units to ensure that eventual residents are aware of potential noise impacts.

B. Current land use designations for the adjacent properties.

Adjacent Land:

Current LUPA Designation:

North: Low-Medium Density Residential
South: Commercial
East: Medium-High Density Residential
West: Recreation Open Space

Existing Use:

North: Retail/Residential
South: Retail
East: Residential
West: Golf Course

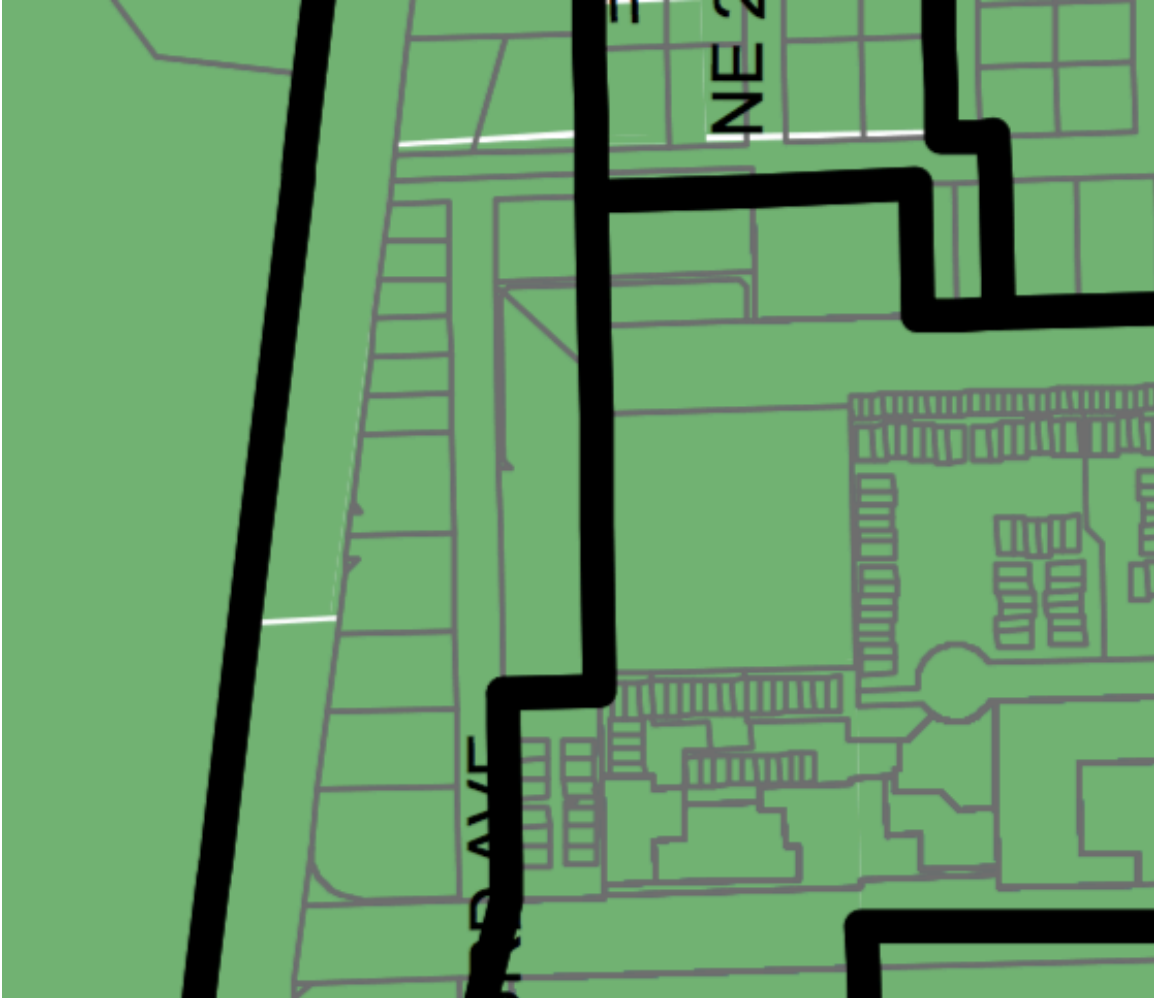
Eligibility for Flex Provisions:

North: Yes
South: Yes
East: No
West: No

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent area.

Although the immediate area surrounding the Amendment Site is partially within the receiving zone in the City's "Flex" Map, no flex density or intensity has been assigned to nearby sites.

UPDATED POMPANO BEACH UNIFIED FLEX ZONE MAP



AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The Amendment Site is not serviced by septic tanks.

2. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

See attached.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

See attached.

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

See attached.

5. Correspondence from sanitary sewer provider verifying the

information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached.

B. Potable Water Analysis.

1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

See attached.

2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

See attached.

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

See attached.

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

See attached.

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan-provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

See attached.

6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See attached.

August 26, 2015

Mr. A. Randy Brown, Utilities Director
CITY OF POMPANO BEACH – UTILITIES DEPARTMENT
1205 NE 5th Avenue
Pompano Beach, FL 33060
954.545.7043

Re: Land Use Plan Amendment
Request: Water, Wastewater, & reuse water capacity availability
Location: 1500 N Federal Highway
Pompano Beach, FL 33062

Mr. Brown,

A Land Use Plan amendment is to be requested for the property at 1500 N Federal Highway. The site is generally located south of NE 16th Street, east side of N Federal Highway, west side of NE 23rd Avenue, and north of NE 15th Street. The site currently provides 1,505sf of commercial space. The site is part of a current approved PCD plan and is approved for 1,505 sf retail, 4,800sf open watercraft display area, and 37 parking spaces. The potential commercial development permitted by the PCD is 38,158sf. The applicant is proposing a Land Use change from Commercial to Mixed use-High Density Residential, 50 units per acre. We respectfully request your review and response to confirm available capacity to support the proposed future development noted below. The total estimated net new proposed potable water demand 118,345 GPD for the project site.

Potable Water Demand Estimate

Proposed Use	Units	Potable Water Design Factor	Average Daily Flow (GPD)
Multi-Family	445	250gpd/ unit	111,250
Commercial	75,140sf	Commercial 0.20/sf	15,028
<i>Total</i>			<i>126,278</i>
Existing Use	Units	Potable Water Design Factor	Average Daily Flow (GPD)
Existing	1,505	Retail/office 0.20/sf	301
Existing potential vested	38,158sf	Commercial 0.20/sf	7,632
<i>Total</i>			<i>7,933</i>
<i>Net new demand</i>		126,278(proposed) – 7,933(existing)	<i>118,345</i>

Wastewater Demand Estimate

Proposed Use	Units	Wastewater Design Factor	Average Daily Flow (GPD)
Multi-Family	445	250gpd/ unit	111,250
Commercial	75,140sf	Commercial 0.20/sf	15,028
<i>Total</i>			<i>126,278</i>
Existing Use	Units	Wastewater Design Factor	Average Daily Flow (GPD)
Existing	1,505	Retail/office 0.20/sf	301
Existing potential vested	38,158sf	Commercial 0.20/sf	7,632
<i>Total</i>			<i>7,933</i>
<i>Net new demand</i>		126,278(proposed) – 7,933(existing)	<i>118,345</i>

Reuse Water Irrigation Demand Estimate

The site is currently served by reuse water service for irrigation. The estimated reuse water irrigation demand is 640 GPD. The reuse irrigation demand is estimated as follows: .02GPM x 6000sf (20% landscape site area) x 20 (cycle run time) x 2 (days per week) x 4 (weeks per month) / 30 days per month = 640 GPD.

Proposed Use	Units	Reuse water Design Factor	Average Daily Flow (GPD)
20% landscape estimate area	6000sf	.02GPM x 205" pervious x20x2x4/30	640
<i>Total</i>			<i>640</i>

Please find the current approved PCD Site Plan and Survey attached for your reference. Please contact me if you have any questions or comments. Thank you in advance for your prompt reply.

Sincerely,



Damon T. Ricks
Project Coordinator
Flynn Engineering Services, P.A.

C. Drainage Analysis.

1. Provide the adopted level of service standard for the service area in which the amendment is located.

See attached.

2. Identify the drainage district and drainage systems serving the amendment area.

See attached.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

See attached.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

No Surface Water Management Plan has been submitted or approved (or is necessary).

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The area meets the adopted level of service.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

See attached.



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

June 4, 2015

Mr. A. Randolph Brown, Utilities Director
CITY OF POMPANO BEACH – UTILITIES DEPARTMENT
1205 NE 5th Avenue
Pompano Beach, FL 33060
954.545.7043

Re: Land Use Plan Amendment
Request: Storm water capacity
Location: 1500 N Federal Highway
Pompano Beach, FL 33062

Mr. Brown,

A Land Use Plan amendment is to be requested for the property at 1500 N Federal Highway. The site is generally located south of NE 16th Street, east side of N Federal Highway, west side of NE 23rd Avenue, and north of NE 15th Street. The site currently provides 1,505sf of commercial space. The site is part of a current approved PCD plan and is approved for 1,505 sf retail, 4,800sf open watercraft display area, and 37 parking spaces. The potential commercial development permitted by the current land use designation is 38,158sf. The applicant is proposing a Land Use change from Commercial to Mixed Use-High Density Residential, 50 units per acre. The total units permitted per the proposed density are 345 units.

Should the land use amendment be approved the project will be designed in accordance with all criteria required by the SFWMD, Broward County ELBPD, and the City of Pompano Beach standards. The proposed development will be designed and permitted with an on-site storm water system where runoff will not encroach onto public right of way or adjacent property.

Please find the approved PCD Site Plan and current Survey attached for your reference. We respectfully request acknowledgement that the proposed development as outlined above to include 345 residential units when designed in conformance with all applicable standards can be accommodated by the City of Pompano Beach. If you have any questions or comments please do not hesitate to contact me. Thank you in advance for your prompt reply.

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004
FAX: (954) 522-7630

24
www.flynnengineering.com

X:\2005 Jobs\05-0606.05 LUPA\LUPA_Stormwater.doc

Respectfully,



Damon T. Ricks
Project Coordinator
Flynn Engineering Services, P.A.

D. Solid Waste Analysis.

1. Provide the adopted level of service standard for municipality in which the amendment is located.

See attached.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

See attached.

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

See attached.

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See attached.



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

June 4, 2015

Mr. A. Randolph Brown, Utilities Director
CITY OF POMPANO BEACH – UTILITIES DEPARTMENT
1205 NE 5th Avenue
Pompano Beach, FL 33060
954.545.7043

Re: Land Use Plan Amendment
Request: Storm water capacity
Location: 1500 N Federal Highway
Pompano Beach, FL 33062

Mr. Brown,

A Land Use Plan amendment is to be requested for the property at 1500 N Federal Highway. The site is generally located south of NE 16th Street, east side of N Federal Highway, west side of NE 23rd Avenue, and north of NE 15th Street. The site currently provides 1,505sf of commercial space. The site is part of a current approved PCD plan and is approved for 1,505 sf retail, 4,800sf open watercraft display area, and 37 parking spaces. The potential commercial development permitted by the current land use designation is 38,158sf. The applicant is proposing a Land Use change from Commercial to Mixed Use-High Density Residential, 50 units per acre. The total units permitted per the proposed density are 345 units.

Should the land use amendment be approved the project will be designed in accordance with all criteria required by the SFWMD, Broward County ELBPD, and the City of Pompano Beach standards. The proposed development will be designed and permitted with an on-site storm water system where runoff will not encroach onto public right of way or adjacent property.

Please find the approved PCD Site Plan and current Survey attached for your reference. We respectfully request acknowledgement that the proposed development as outlined above to include 345 residential units when designed in conformance with all applicable standards can be accommodated by the City of Pompano Beach. If you have any questions or comments please do not hesitate to contact me. Thank you in advance for your prompt reply.

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PHONE: (954) 522-1004
FAX: (954) 522-7630

24
www.flynnengineering.com

X:\2005 Jobs\05-0606.05 LUPA\LUPA_Stormwater.doc

Respectfully,



Damon T. Ricks
Project Coordinator
Flynn Engineering Services, P.A.



Luigi Pace
GOVERNMENT AFFAIRS
Lpace@wm.com
WASTE MANAGEMENT
2700 WILES ROAD
POMPANO BEACH, FL 33073
954.984.2060
954.984.2071 FAX

June 23, 2015

Mr. Damon Ricks
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale By The Sea, FL 33308

RE: Pompano Project 1500 N Federal Hwy

Dear Mr. Ricks,

I have reviewed the information you sent me regarding the land use amendment for the proposed project in Pompano Beach located at 1500 N Federal Hwy. Per your letter you plan to construct 450 units in a multi-family project. I wanted to inform you that Waste Management's local disposal facilities have adequate volume space to accommodate the anticipated additional waste generated by the proposed project in your request. In addition, Waste Management's collections operations have sufficient equipment available to provide the required services to this project during all the developmental phases from construction to final occupation by residents and tenants.

Waste Management is the authorized municipal hauler for the City of Pompano Beach, please contact us as soon as you are ready to begin construction at these sites so that Waste Management can provide the containers that you will need during these projects.

If you should have any additional, questions please do not hesitate in giving me a call.

Thank you,

A handwritten signature in blue ink, appearing to be 'Luigi Pace', written over the printed name.

Luigi Pace
Government Affairs Manager

E. Recreation and Open Space Analysis.

1. Provide the adopted level of service standard for the service area in which the amendment is located.

The Broward County Land Use Plan specifies that municipalities must meet the minimum requirements of three (3) acres of open space for every one thousand (1,000) residents in order to have their local land use plans recertified by Broward County.

The City of Pompano Beach has adopted the following levels of service for recreational uses:

Neighborhood Parks	2 acres per 1,000 population
Community Parks	1 acre per 1,000 population
Urban Parks	2 acres per 1,000 population

2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.

The current population of the City is estimated at 104,410. The Amendment Site is located in Park Service Area 3.

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Based on the City 2015 estimated average of 2.20 persons per household, which is a generous assumption for a mixed-use high density development, the approval of the instant amendment could generate approximately 754 residents.

The Amendment Site is adjacent to existing marine uses and the uses on the site now serve the recreational boating market. Opportunities exist, therefore, to employ the Amendment Site's location to provide access to water-based recreational open space. Moreover, pursuant to the Recreation Element of the

City's Comprehensive Plan, the City's Urban Park system can accommodate the projected demand for the City's growth during the relevant planning period.

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.
5. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.

Will be provided at time of transmittal.

F. Traffic Circulation Analysis.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

See attached.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

See attached.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short (5 year) and long range planning horizons.

See attached.

4. Provide any transportation studies relating to this amendment, as desired.

See attached.

G. Mass Transit Analysis.

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the

amendment area within one-quarter of a mile.

See attached.

2. Quantify the change in mass transit demand resulting from this amendment.

See attached.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See attached.

4. Describe how the proposed amendment furthers or supports mass transit use.

See attached. The instant application proposes high density mixed-use redevelopment on Federal Highway, an arterial road that is also served with mass transit.

F. TRAFFIC CIRCULATION ANALYSIS

1) Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service for each roadway.

The roadway network that will be most impacted by the proposed amendment include one (1) east-west facility and one (1) north-south roadway. These two roadways include North Federal Highway (US 1) and NE 14th Street.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable level of service.

2) Identify the projected level of service for the roadways impacted by the proposed amendment for the short (2020) and long term (2035) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short term horizon year was assumed to be the year 2020 while the long term planning horizon was assumed to be the year 2035. The 2020 and 2035 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2013 and 2035.

3) Planning council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

A trip generation comparison analysis was undertaken between the total potential development potential and the proposed development. The trip generation comparison analysis was based on the following assumptions:

MAXIMUM LAND USE AND INTENSITY – Total Potential Development

- o 83 residential units*
- o 38,158 square feet of commercial use*

TABLE 1a Hidden Harbour Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Year 2013 Current AADT	Level of Service	
					Adopted	Current
Federal Highway	Atlantic Blvd	NE 10th Street	6	37,500	D	C
	NE 10th Street	Copans Road	6	44,000	D	C
NE 14th Street	Federal Highway	SR A1A	4	18,400	D	D

Source: Broward County Metropolitan Planning Organization

TABLE 1b Hidden Harbour Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Year 2013 Peak Volume	Level of Service	
					Adopted	Current
Federal Highway	Atlantic Blvd	NE 10th Street	6	3,563	D	C
	NE 10th Street	Copans Road	6	4,180	D	C
NE 14th Street	Federal Highway	SR A1A	4	1,748	D	D

Source: Broward County Metropolitan Planning Organization

TABLE 2a Hidden Harbour Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AADT	LOS	AADT	LOS
Federal Highway	Atlantic Blvd	NE 10th Street	6/6	39,486	C	47,432	C
	NE 10th Street	Copans Road	6/6	46,370	C	55,850	C
NE 14th Street	Federal Highway	SR A1A	4/4	18,776	D	20,278	D

Source: Broward County Metropolitan Planning Organization

↑
Year 2020/Year 2035

TABLE 2b Hidden Harbour Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				Peak Hour	LOS	Peak Hour	LOS
Federal Highway	Atlantic Blvd	NE 10th Street	6/6	3,752	C	4,506	C
	NE 10th Street	Copans Road	6/6	4,405	C	5,306	D
NE 14th Street	Federal Highway	SR A1A	4/4	1,784	D	1,926	D

Source: Broward County Metropolitan Planning Organization

↑
Year 2020/Year 2035

PROPOSED USES AND INTENSITIES

- 343 residential units
- 65,000 square feet of commercial use

Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that on a daily basis and during the critical PM peak hour, the proposed uses are projected to generate approximately 2,395 more daily trips and approximately 218 more external (taking into account passer-by traffic) PM peak hour trips when compared against the trips generated by the total potential retail development for this site. In addition to the new project anticipated to be generated by the proposed development at the site, the nearby transportation network has excess capacity to absorb the new daily and PM peak hour trips as a result of this application.

4) Provide any transportation studies relating to this amendment, as desired.

A transportation analysis is presented herein (refer to Tables 1a, 1b, 2a, 2b and 3).

TABLE 3a Trip Generation Summary (Total Potential Retail Development) Hidden Harbour								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail	38,158	3,631	87	54	33	314	151	163
MF Condo/Apts.	83	627	44	9	35	63	41	22
Subtotal		4,258	131	63	68	377	192	185
Internal (10%)		-426	-13	-6	-7	-38	-19	-19
Pass-by (Retail-25%)		-908	-22	-13	-8	-79	-38	-41
External Trips		2,924	96	44	53	260	135	125

Source: ITE Trip Generation Manual (9th Edition)

TABLE 3b Trip Generation Summary (Proposed Development) Hidden Harbour								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail	65,000	5,133	120	74	46	449	215	233
MF Condo/Apts.	343	2,202	172	34	138	206	134	72
Subtotal		7,335	292	109	183	655	349	306
Internal (10%)		-733	-29	-11	-18	-65	-35	-31
Pass-by (Retail-25%)		-1283	-30	-19	-11	-112	-54	-58
External Trips		5,319	233	79	154	478	260	217

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips		2,395	137	35	101	218	126	91
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G. MASS TRANSIT ANALYSIS

1) Identify the mass transit modes, existing and planned mass transit routes and schedule service (headway) serving the amendment area within one quarter of a mile.

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Pompano Beach. More specifically, the amendment area is served by two BCT routes including route 10 and route 11. These transit routes are accessible through bus stops located along Federal Highway and NE 14th Street.

BCT route 10 travels north and south along North Federal Highway. This route currently provides 20-minute headways during peak periods. BCT route 11 travels east and west along NE 14th Street and north-south along US 1 (north of NE 14th Street). This route currently provides 30-minute headways during peak periods.

2) Quantify the change in mass transit demand resulting from this amendment.

The amendment area is located along Federal Highway, a major transit route within Broward County. NE 14th Street is located within walking distance from the project site, a corridor with low to medium public transit ridership. The proposed land use change will support the use of transit and increase ridership throughout the Federal Highway and NE 14th Street corridors.

3) Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

A letter from the Broward County Mass Transit Division will be provided as soon as it is received.

5) Describe how the proposed amendment furthers or supports mass transit service.

The residential component of the project will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks. Therefore, future residents will have safe and adequate access to existing bus stops associated with BCT Routes 10 and 11.

H. Provision of Open Space.

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.).

The Amendment Site is adjacent to existing marine uses and the uses on the site now serve the recreational boating market. Opportunities exist, therefore, to employ the Amendment Site's location to provide access to water-based recreational open space. Moreover, pursuant to the Recreation Element of the City's Comprehensive Plan, the City's Urban Park system can accommodate the projected demand for the City's growth during the relevant planning period.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES.

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Amendment Site does not include any historic sites or districts on the National Register of Historic Places or locally designated historic sites.

B. Archaeological sites listed on the Florida Master Site File.

The Amendment Site contains no archaeological sites.

C. Wetlands.

The Amendment Site contains no wetlands.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

The Amendment Site is not within a local area of particular concern.

E. Priority Planning Area map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Amendment Site is not within a priority planning area under Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The Amendment Site is not habitat for endangered, threatened, or commercial exploited species, nor is it habitat for species of special concern.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The Amendment Site does not include any plants listed in the Regulated Plant Index for Protection.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The Amendment Site is not located within a wellfield protection zone.

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

The development of the Amendment Site will not require the significant alterations of topography or soil conditions.

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Amendment Site does not front the ocean, nor will development of the Amendment Site will impact access to public beaches.

8. AFFORDABLE HOUSING.

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

Policy 1.07.07 of the Broward County Land Use Plan requires local governments to establish methodologies to provide for affordable housing. The relevant language, along with the Application’s consistency with the requirements is below.

POLICY 1.07.07 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Broward County shall accept from the affected municipality those

professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

Pompano Beach has established policies wherein a development can either provide affordable housing units on site or, in the alternative, contribute a fee in lieu to the City's Local Affordable Housing Trust Fund pursuant to Section 154.80 of the City Code. Because the specific development plan for the Amendment Site has not been determined, the Applicant may provide units on site, pay into the Trust Fund, or a combination thereof.

9. LAND USE COMPATIBILITY.

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Narrative for Proposed Amendment/Land Use Compatibility

The Hidden Harbour assemblage that forms the Amendment Site offers a unique opportunity to link together new residential development with historically important water-serving uses along one of the City's most important corridors. The instant application represents one of the first opportunities for the City to implement the vision approved through the "Transformation Plan" portion of the City's Transportation Corridor Study completed over the last several years.

Relevant Development History. The property was most recently rezoned through Ordinance 2009-29, which re-applied a Planned Commercial/Industrial Overlay (PCD) overlay to the land. The 2009 Ordinance also re-approved a Master Plan for the development. The planned development consists of two major

components: (1) a marina/boat yard/boat storage use east of NE 23 Avenue; and (2) approved retail uses along Federal Highway.

The marine portions of the development east of NE 23 Avenue have been developed. However, it has become clear to the applicant that the retail elements along Federal Highway are not the best use for the site.

City's Corridor Study. Over the last several years, the City has been engaged in a detailed study of the City's major transportation corridors, including Federal Highway. One of the concerns recognized in the study was the abundance of older commercial centers along Federal Highway, many of which are suffering from lower occupancy and fail to provide a sufficient transition from the roadway to the residential uses to the east.

Among the transformation strategies listed in the Corridor Study is the encouragement of mixed-use development, especially in the area known as the "Hub," located around NE 15 Street. The Study recognizes that this area is a prime location for mixed-use development that takes advantage of existing marine uses. The instant application is directly supportive of the City's policy reflected in the Transformation Plan. The Applicant is excited to be one of the first property owners to help make the City's policies a reality.

Surrounding Area/Urban Form/Land Use Compatibility. The Amendment Site is also uniquely located where a mixed-use development at up to fifty (50) units per acre can be compatible with surrounding uses on the corridor. The currently undeveloped portions of the property are largely located against Federal Highway and are buffered from lower density residential uses by the existing marine uses and NE 23 Avenue. The portions of the Amendment Site that are closer to smaller multi-family and single family uses will be buffered from the residential uses through the zoning and site plan process. As noted above, the Applicant plans to seek zoning approvals through the City's

Planned Development zoning process, which requires the preparation and approval of a master plan.

Declaration of Restrictions and Design Guidelines. The Applicant had agreed to cap, through a declaration of restrictions, the residential development on the Amendment Site to no more than 343 units and to cap the maximum combined floor area of development to 650,000 square feet.

Property	Gross Acreage	Current/Future Designation	Density/Basis	Units
Commercial Land	5.10	Commercial/Mixed-Use High	50	255 units
Boat Yard	0.80	Medium-High Density/Mixed-Use High	25	20 units
Marina	2.50	Medium-High Density/Mixed-Use High	25	65 units (to be applied elsewhere in the development)
Parking Lot (16 Tract Street)	0.51	Low-Medium Density/Mixed-Use High	16 (limited to 10 per covenant)	5 units
Total	8.91		Total	343 units

That density and intensity represents, as you will note from the table, an increase only on the portions of the Amendment Site along Federal Highway. This will help ensure that the development of the Amendment Site will be compatible with the surrounding residential uses.

Beyond capping the potential density and floor area of mixed-use development on the Amendment Site, the original version of the Declaration of Restrictions would also impose four significant design limits on future development.

First, it would cap the height of residential development within fifty (50) feet of existing residential uses to a maximum of three (3) stories and thirty-five (35) feet.

Second, it would require that 10,000 square feet of commercial uses be vertically integrated into any mixed-use redevelopment plan for the Amendment Site.

Third, the Declaration would require that the existing marina site, approximately 2.5 acres on the south side of the waterway as depicted on the submitted figure, will remain in marina use, including, but not limited to the retention of the existing dry storage building or an alternative marina redevelopment to include boat storage and/or service uses. Residential uses would not be permitted on this portion of the land.

Fourth, it would require any future development plan for the Amendment Site to apply the relevant Design Guidelines for Mixed-Use development laid out in in Section 3.02(Q)(2) of the Pompano Beach Comprehensive Plan's Land Use Element. Details of the Design Guideline elements to be applied follow.

Additional Covenant Limits.

The Applicant has agreed to limit the use of the portion of the Amendment Site north of NE 16 Street to a public park or parking – with no other development.

The Applicant has further agreed to, subject to the City's approval, incorporate a water taxi stop within the proposed mixed-use development of the Site.

The Applicant will create a hurricane evacuation plan for the residential use of the Property at the time of site plan approval for a mixed-use development.

The Applicant will submit the required Airspace Study Checklist to the Federal Aviation Administration ("FAA") prior to construction activity. The Owner will also provide written notification of the proximity of the Airpark in any leases or deeds for residential units to ensure that eventual residents are aware of potential noise impacts.

Application of Design Guidelines.

Elements of the Design Guidelines include: (1) minimal setbacks for buildings; (2) parking strategies that lessen conflicts with pedestrians and bicycles; (3) a circulation system that strengthens pedestrian and bicycle connectivity throughout the Amendment Site; (4) integration of the public realm through the use of open space or public spaces; and (5) avoiding the “walling off” of neighborhoods.

Given the location and orientation of the Amendment Site, any future mixed-use development will offer superior pedestrian connectivity and will not be physically “walled off.”

The Applicant proposes to integrate the following elements of the Design Guidelines in any future mixed-use redevelopment of the Amendment Site:

1. Buildings will have minimal setbacks and directly address surrounding streets in order to delineate streetwalls.
2. All new buildings abutting Federal Highway will have their primary frontage on that right of way and will include elements to create an interesting experience for pedestrian activity, including transparent glazing, architectural features or both on the first floor of a building fronting toward the street, wider sidewalks, and street furniture.
3. Buildings shall be designed and oriented to encourage pedestrian activity along Federal Highway and NE 23 Avenue.
4. At least 10,000 square feet of commercial use will be vertically integrated with multi-family uses for the portion of the Amendment Site fronting on Federal Highway

5. Pedestrian access points shall be provided across NE 15 Street, NE 16 Street, and NE 23 Avenue in a manner to encourage access to and from the development. Subject to the appropriate governmental approvals, the Applicant will integrate traffic calming solutions on NE 23 Avenue.
6. One or more physical or visual connections between Federal Highway and the waterway will be provided.
7. Short term and long term bicycle parking will be provided.
8. Dumpsters and loading areas shall be located away from existing residential property to greatest extent possible.
9. Subject to the appropriate governmental approvals, transit amenities, such as an enhanced bus stop, shall be provided.
10. In order to improve pedestrian connectivity and access to the waterway, the Applicant may incorporate the permanent vacation of NE 23 Avenue between NE 15 Street and NE 16 Street as part of any mixed-use redevelopment plan.



Illustration of Potential Application of Design Guidelines

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

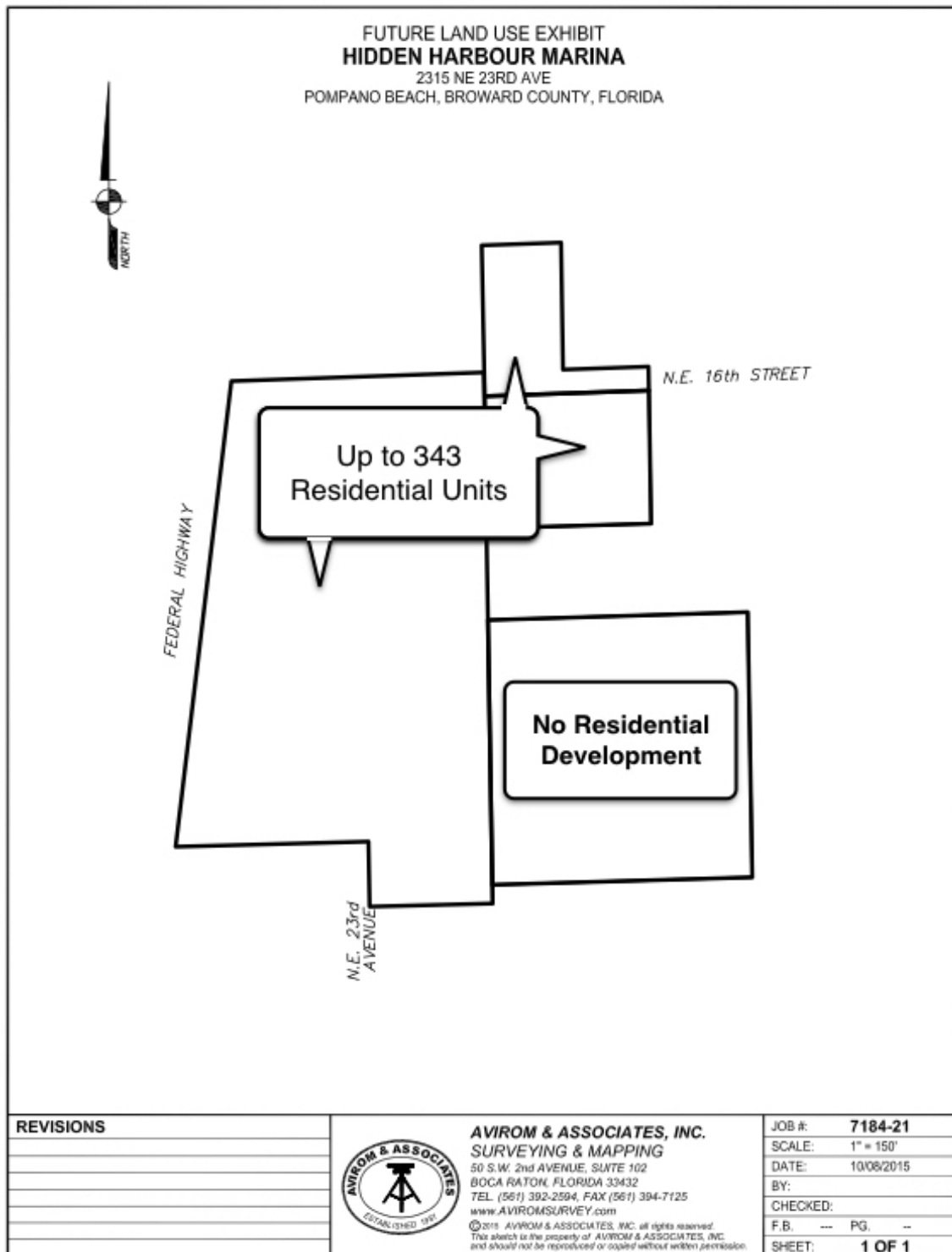


ILLUSTRATION OF PREVIOUS PROPOSED DENSITY ASSIGNMENT

AMP IV HIDDEN HARBOUR, LLC
 1500 – 1590 N. Federal Highway

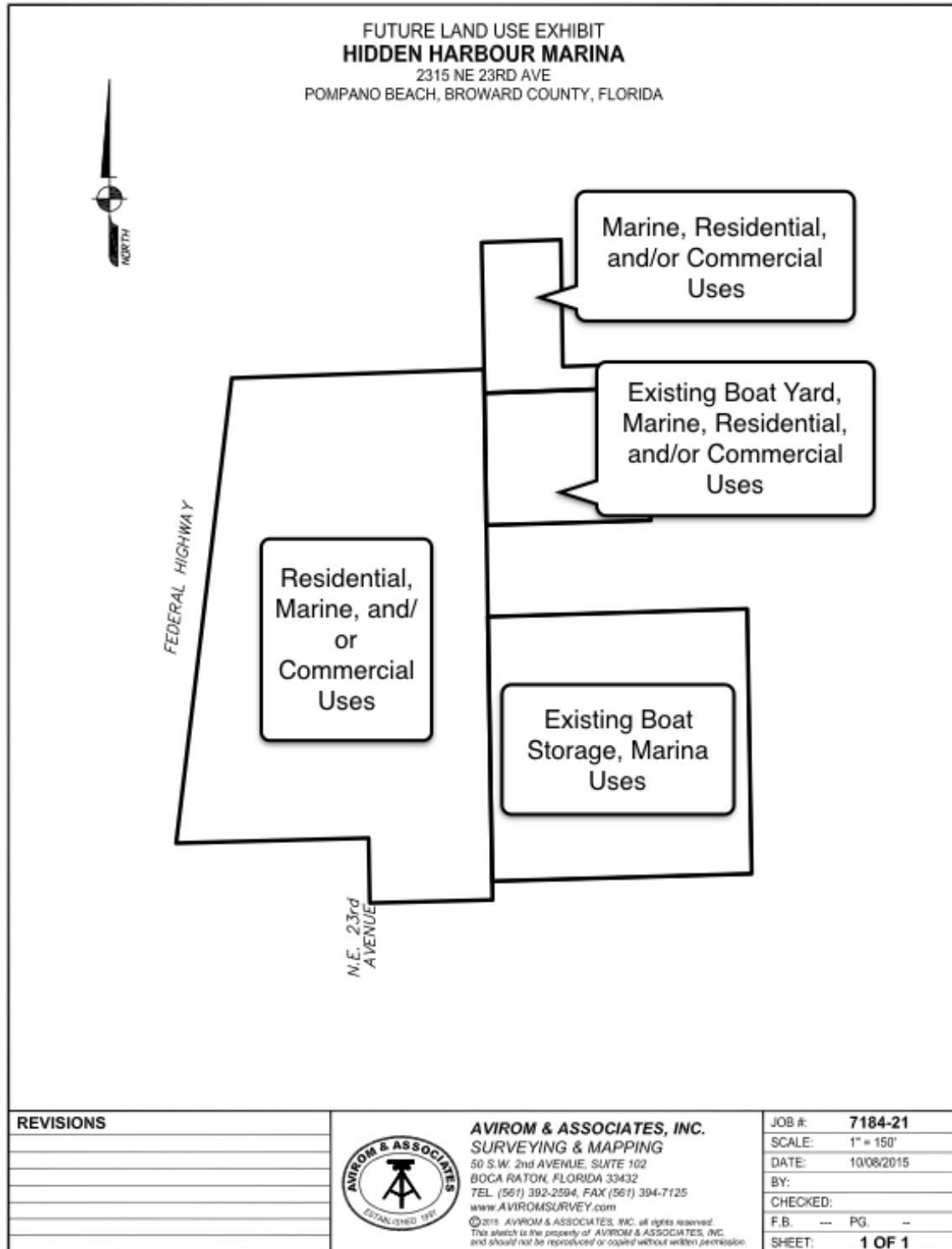


ILLUSTRATION OF PREVIOUS PROPOSED USE ASSIGNMENT

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

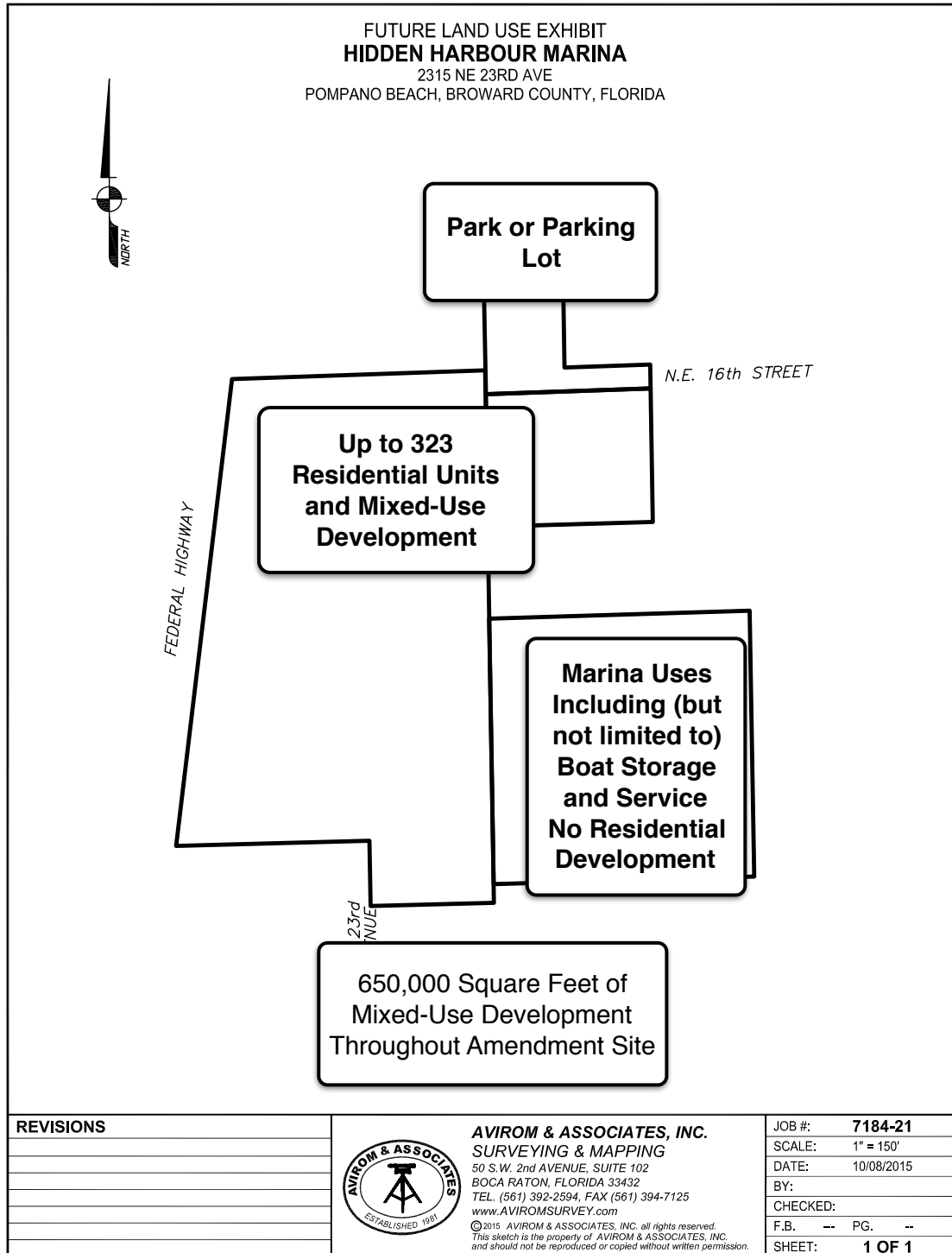


ILLUSTRATION OF AMENDED PROPOSED USE ASSIGNMENT

AMP IV HIDDEN HARBOUR, LLC
 1500 – 1590 N. Federal Highway



ILLUSTRATION OF PROPOSED HEIGHT LIMITS

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

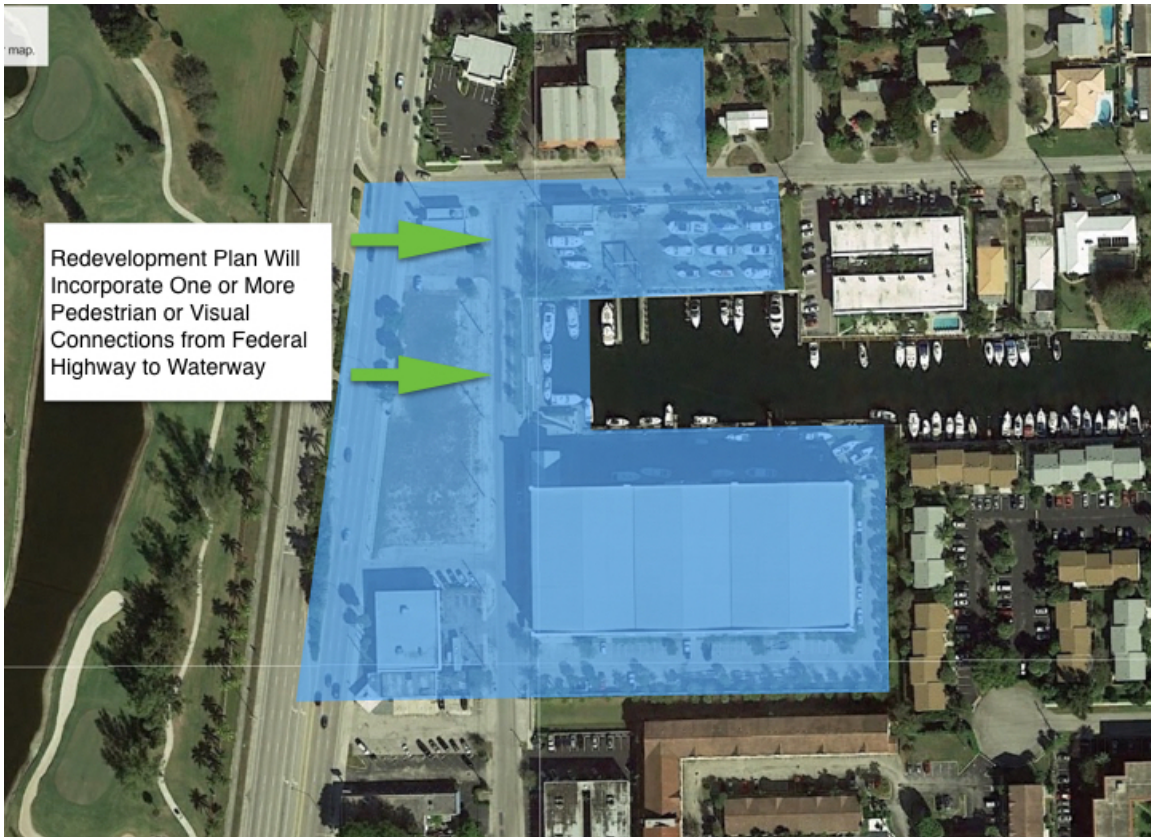


ILLUSTRATION OF POTENTIAL CONNECTIONS TO WATERWAY

Status of Code Compliance Issues

The Amendment Site is currently the subject of several code compliance cases related to the fact that the master plan approved through City Ordinance 2009-029 has yet to be completed. The Applicant has secured extensions of the deadline to complete the approved development while it processes the instant application and, following the City Commission approval, moves forward with a companion Broward County LUPA amendment. This will allow the Applicant to return to the City with a new master plan reflecting the mixed-use development encouraged by the City's new vision for the corridor.

10. HURRICANE EVACUATION ANALYSIS.

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

See attached.

11. REDEVELOPMENT ANALYSIS.

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Amendment Site is not located in an identified Redevelopment Area.

12. INTERGOVERNMENTAL COORDINATION.

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Amendment Site is not located in an area adjacent to other local governments.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE POMPANO BEACH AND BROWARD COUNTY LAND USE PLAN.

List of goals, objectives and policies of the Pompano Beach and Broward County Land Use Plan which the proposed amendment furthers.

Consistency of Application with Goals, Objectives, and Policies of the Broward County Comprehensive Plan

The application is consistent with multiple Goals, Objectives, and Policies of the 1989 Broward County Land Use Plan, as amended as of March 2015. Following is a list of the relevant portions of the Plan and a description of the Application's consistency with each section.

OBJECTIVE A.01.00 DESIRABLE AND EFFICIENT LAND

USE – “SMART GROWTH” PRINCIPLES

POLICY A.01.01 Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

The instant application proposes mixed-use redevelopment in an area well suited to additional higher density residential uses.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

POLICY 1.03.02 Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

The instant application proposes high density mixed-use redevelopment on Federal Highway, an arterial road that is also served with mass transit.

OBJECTIVE 1.07.00 LAND USE PLANS AND HOUSING AFFORDABILITY AND AVAILABILITY

Develop programs to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Broward County's present and future population.

The Applicant will be taking advantage of the existing program for encouraging affordable housing incorporated into the Pompano Beach regulations.

OBJECTIVE 10.01.00 INNOVATIVE LAND DEVELOPMENT TECHNIQUES AND REGULATIONS

POLICY 10.01.01 Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned.

The Amendment Site is within an area targeted by the City of Pompano Beach for mixed-use redevelopment.

OBJECTIVE 10.06.00 MIXED USE – RESIDENTIAL

Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories within the Broward County Land Use Plan.

POLICY 10.06.01 Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the Broward County Land Use Plan

The proposed redesignation of the Amendment Site to the City's Mixed-Use designations will be consistent with the County's objective to encourage mixed-use redevelopment. The Amendment Site is in an area identified by the City as being appropriate for such mixed-use development.

POLICY 10.06.03 Municipalities which propose a Mixed Use - Residential designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

The Amendment Site is located within an area with an established urban grid, which will allow for the safe interconnectivity of vehicular and pedestrian travel. The City's Corridor Study also encourages the enhancement of the public

realm at this location, which will be implemented during the rezoning/site plan review process.

GOAL 14.00.00

ELIMINATE AREAS OF BLIGHT AND INCOMPATIBLE LAND USES.

**OBJECTIVE 14.01.00 REDEVELOPMENT OF
BLIGHTED AND DETERIORATING AREAS**

Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorating areas.

POLICY 14.01.01 The Broward County Land Use Plan shall give priority to plan amendment proposals which are aimed at facilitating urban redevelopment and eliminating blighted and deteriorating areas.

POLICY 14.01.02 The Broward County Land Use Plan shall encourage planned commercial or mixed use centers within non-residential redevelopment areas.

The Amendment Site is within a portion of the Federal Highway corridor that the City of Pompano Beach has identified as deteriorating and in need of redevelopment, including mixed-use redevelopment. This area of the City will greatly benefit from the development of the Amendment Site with a context-sensitive mixed-use project.

Consistency of Application with Goals, Objectives, and Policies of the Future Land Use Element of the Pompano Beach Comprehensive Plan

The application is consistent with multiple Goals, Objectives, and Policies of the Future Land Use Element of the Pompano Beach Comprehensive Plan. Following is a list of the relevant portions of the Element and a description of the Application's consistency with each section.

Objective Inconsistent Land Uses

Policy 01.03.01 Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.

The instant application will bring the zoning of the Amendment Site into consistency with its Future Land Use designations.

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

Although the details will be dealt with during the site plan process, the Application is not seeking an increase in the existing permitted density of development along the eastern edge of the Amendment Site, which is adjacent to multi-family uses.

Objective Major Corridor Land Use

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

Policy 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.

The instant application proposes high density mixed-use redevelopment on Federal Highway, an arterial road that is also served with mass transit.

Objective Smart Growth Initiative

01.16.00 The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policy 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

The Amendment Site is within an existing developed portion of the Federal Highway corridor that the City of Pompano Beach has identified as deteriorating and in need of redevelopment. Additional density in this infill area will directly discourage urban sprawl. This area is also served with transit, which will assist in the reduction of greenhouse gas emissions.

Policy 01.16.02 The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

The Amendment Site is located within an area with an established urban grid and transit availability. By its nature of the Amendment Site, any development on this site will be mixed-use, compact development.

Objective Mixed Use Residential

1.21.00 Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

Policy 01.21.03 The Mixed Use Residential designation shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other nonmotorized movement while integrating the public realm, through open space, urban public plazas and/or recreational areas.

The Amendment Site is located within an area with an established urban grid, which will allow for the safe interconnectivity of vehicular and pedestrian travel. The City's Corridor Study also encourages the enhancement of the public realm at this location, which will be implemented during the rezoning/site plan review process.

Policy 01.21.04 Applications for the Mixed Use Residential designation shall reflect the design standards in the City's land development code, to ensure the mixed use development is compatible with adjacent land uses and adjacent Future Land Use designations.

It is anticipated that, following the approval of the instant application, the Applicant will seek rezoning and related site plan approval. The most appropriate zoning for the Amendment Site will be established during that process, but it is anticipated that the site will be rezoned to one of the City's Planned Development districts. Because the Planned Development districts do not have specific development criteria, it is impossible to list a future development plan's consistency with any particular requirement. However, the site plan will be designed to ensure a transit and

pedestrian-friendly development of the Amendment Site that takes advantage of the existing marine uses on the site and keeps impacts to the lower density residential development to the east of the property to a minimum, as provided in the submitted Declaration of Restrictions.

**Application of Broward County Land Use Plan Policy 1.07.07
– Affordable Housing Requirement.**

Policy 1.07.07 of the Broward County Land Use Plan requires local governments to establish methodologies to provide for affordable housing. The relevant language, along with the Application's consistency with the requirements is below.

POLICY 1.07.07 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Broward County shall accept from the affected municipality those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

Pompano Beach has established policies wherein a development can either provide affordable housing units on site or, in the alternative, contribute a fee in lieu to the City's Local Affordable Housing Trust Fund pursuant to Section 154.80 of the City Code. Because the specific development plan for the Amendment Site has not been determined, the Applicant may provide units on site, pay into the Trust Fund, or a combination thereof.

14. POPULATION PROJECTIONS.

- A. Population projections for the 20 year planning horizon (indicate year).

The City's Comprehensive Plan estimates that the City's population will increase to 120,161 by the end of the current twenty-year planning horizon of 2025 (Housing Element Table 25, pg. 29).

- B. Population projections resulting from proposed land use (if applicable).

Based on the current City average of 2.20 persons per unit, the development of the Amendment Site as proposed would create an additional population of approximately 754 people.

- D. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The City's Land Use Element has estimated the need for an additional 133 multifamily acres in the City, with an average density of 22 units per acre (Land Use Element Table 15, pg. 92). The 343 units in the proposed amendment would provide for the equivalent of 16 acres of the needed supply to accommodate anticipated growth.

15. ADDITIONAL SUPPORT DOCUMENTS.

- A. Other support documents or summary of support documents on which the proposed amendment is based.
- B. Any proposed voluntary mitigation or draft agreements.

See attached.

16. PLAN AMENDMENT COPIES.

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway

- A. 15 copies (minimum of 3 hard copies and the remainder may be digital copies) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

Will be provided at time of Planning Council application.

- B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO. For small scale land use plan amendments, 1 hard copy and 5 digital copies must be submitted.

No transmittal will be required.

PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

See attached.

2. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education

facilities serving the area.

See attached.

3. Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.

See attached.

4. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.

See attached. No additional improvements will be necessary to accommodate the proposed development.

5. Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.

No other school sites or alternatives will be required.

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: November 24, 2015	Units Permitted 89 Units Proposed 343	Existing Land Use: Commercial and
Name: Hidden Harbour	NET CHANGE (UNITS): 254	Proposed Land Use: Mixed Use High Density
SBBC Project Number: SBBC-1919-2015	Students Permitted Proposed NET CHANGE	Current Zoning: Planned Development
County Project Number: TBD	Elem 1 3 2	Proposed Zoning: Planned Development
Municipality Project Number: 15-91000001	Mid 0 1 1	Section: 30
Owner/Developer: AMP VI Hidden Harbour, LLC	High 1 2 1	Township: 48
Jurisdiction: Pompano Beach	Total 2 6 4	Range: 43

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Pompano Beach Elementary	615	615	526	-89	-4	85.5%
Pompano Beach Middle	1,227	1,227	985	-242	-11	80.3%
Ely, Blanche High	3,048	3,048	2,108	-940	-37	69.2%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				16/17	17/18	18/19	19/20	20/21
Pompano Beach Elementary	527	-88	85.7%	525	524	526	525	525
Pompano Beach Middle	985	-242	80.3%	977	1,027	931	907	884
Ely, Blanche High	2,114	-934	69.4%	2,132	2,115	2,135	2,176	2,212

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	20/21	21/22	22/23	23/24	24/25
Area B - Elementary	20,547	16,729	-3,818	19,169	19,530	19,892	20,253	20,615
Area B - Middle	9,033	7,210	-1,823	7,820	7,911	8,002	8,092	8,183
Area B - High	12,935	10,199	-2,736	8,821	8,854	8,887	8,920	8,953

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
Pompano Beach Elementary	Replacement of Building 3
Pompano Beach Middle	Replacement of Building 5
Ely, Blanche High	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area B	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 8.9-acre site is generally located east of Federal Highway between NE 15th and 16th Streets in the City of Pompano Beach. The current land use designations for the site are commercial and residential, which currently allows 89 high rise residential units. The applicant proposes to change the land use designation to mixed use high density to allow a total of 343 high rise residential units. The proposed amendment is anticipated to generate 4 additional students (2 elementary, 1 middle, and 1 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2015-16 school year are Pompano Beach Elementary, Pompano Beach Middle, and Blanch Ely High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of gross capacities in the 2015-16 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2015-16 – 2017-18), all schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2017-18 school year. It should be noted that the school capacity on Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2015-16 – 2019-20. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. No charter school is located within a two-mile radius of the subject site in the 2015-16 school year.

Capital Improvements scheduled in the long range section (2020-21 to 2024-25) of the currently Adopted DEFP Fiscal Years 2015-16 – 2019-20 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "B" and the elementary, middle, and high schools currently serving Planning Area "B" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "B" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-1919-2015

NOVEMBER 24, 2015

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

INDEX OF ADDITIONAL SUPPORT DOCUMENTS

CONTENTS	EXHIBIT
Survey	A
Draft Declaration of Restrictions	B
Existing Approved Master Plan for Amendment Site	C
Excerpts from City's Corridor Study	D

N.G.V.D. 1929 ELEVATIONS

MEAN LOW WATER = -2.09 FEET
The Mean Low Water is based on established data obtained from the Florida Department of Environmental Protection Web Site, www.floridaprotection.com and referenced to Point Identification Number 89.

ZONING INFORMATION:
NOT PROVIDED BY INSURER

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

FEDERAL HIGHWAY
(U.S. HIGHWAY 1 - STATE ROAD NO. 5)
120' DEDICATED PUBLIC RIGHT-OF-WAY
(P.B. 32, PG. 27, B.C.R.)

ACREAGE
OWNER: JAMES T. MAZZARO
(O.R.B. 36632, PG. 1542, B.C.R.)

OWNER: HELDA KISS
(O.R.B. 46845, PG. 1101, B.C.R.)
LOT 1 - CALIBAN
(P.B. 27/12, B.C.R.)

LOT 3
CALIBAN
(P.B. 27/12, B.C.R.)
OWNER: FLORA ZOMASKI

LOT 4
CALIBAN
(P.B. 27/12, B.C.R.)

LOT 32 - CALIBAN
(P.B. 27/12, B.C.R.)
OWNER: VILLA RIO CONDOMINIUM
(O.R.B. 5254, PG. 867, B.C.R.)

LOT 30
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This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell Fernandez & Larkin, PLLC
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to an assemblage of land in Pompano Beach, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion, and

WHEREAS, the Property is the Amendment Site of Pompano Beach Land Use Plan Map Amendment Application 15-91000001; and

WHEREAS, the Owner has sought to change the designation of the Amendment Site from "Commercial," "Low-Medium (10) Density Residential," and "Medium-High Density Residential" to "Mixed-Use High."

NOW THEREFORE, in order to assure the City of Pompano Beach (the "City") that the representations made by the Owner during the consideration of the Application will be abided by the Owner, its successors and assigns, freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

Development Limits. Any future master plan or zoning action for any mixed-use development of the Property will incorporate the following restrictions:

1. The residential development of the Property shall be limited to a maximum of 323 residential units. The residential intensity and uses shall further be defined as depicted on the attached Exhibit "B."
2. The maximum floor area Commercial development (including, but not limited to, boat sales, offices, showrooms, and related uses) shall be limited to 510,000 square feet.

(Space reserved for Clerk)

3. Marina use (including boat storage, boat repair, and slips) shall be limited to a maximum of 75,000 square feet and 15 wet slips
4. The maximum floor area of any mixed-use redevelopment on the Property will be 650,000 square feet and may not, in aggregate, generate more than 1,377 PM peak hour external vehicle trips.
5. Subject to the City approval as a contribution in lieu of park impact fees, the Owner shall set aside the portion of the Property north of NE 16 Street for public park purposes. The design of the park and terms of the dedication shall be determined through the rezoning process. In the event that the City does not accept the proffered dedication, the parcel shall be incorporated as parking for the proposed development.
6. Marina Uses will be retained on the south side of the waterway as depicted in the Exhibit "B". These uses shall include the existing dry storage building. Redevelopment of the parcel for other significant marine service or storage use may be approved by the City provided the proposed redevelopment complies with Comprehensive Plan Policies 10.03.02 and 10.03.03. No residential development will occur on the south parcel.
7. At least 10,000 square feet of commercial space will be vertically integrated with multi-family residential uses in any mixed-use development plan for the Property. The mixed-use development will meet the City's definition and thresholds for mixed-use development.
8. The design of any mixed-use redevelopment on the Property will incorporate one or more visual and/or pedestrian connections between Federal Highway and the waterway. Any such connection will be designed not to unduly interfere with existing water-based uses, such as boat storage and repair.
9. Any portion of a residential building on the Property that is located within fifty (50) feet of residential uses or zoning existing as of the date of this Declaration will be limited in height to three (3) stories or thirty-five (35) feet. Outside of these areas, height of any development will be subject to the relevant airport height controls.

(Space reserved for Clerk)

10. The design of any mixed-used development on the Property will incorporate the relevant Design Guidelines set forth in Section 3.02(Q)(2) of the Pompano Beach Comprehensive Plan's Land Use Element. The following elements shall be included in any mixed-use development:

- a. Buildings will have minimal setbacks and directly address surrounding streets in order to delineate streetwalls.
- b. All new buildings abutting Federal Highway will have their primary frontage on that right of way and will include elements to create an interesting experience for pedestrian activity, including transparent glazing, architectural features or both on the first floor of a building fronting toward the street, wider sidewalks, and street furniture.
- c. Buildings shall be designed and oriented to encourage pedestrian activity along Federal Highway and NE 23 Avenue.
- d. Pedestrian access points shall be provided across NE 15 Street, NE 16 Street, and NE 23 Avenue in a manner to encourage access to and from the development. Subject to the appropriate governmental approvals, the Applicant will integrate traffic calming solutions on NE 23 Avenue.
- e. Short term and long-term bicycle parking will be provided.
- f. Dumpsters and loading areas shall be located away from existing residential property to greatest extent possible.
- g. Subject to the appropriate governmental approvals, transit amenities, such as an enhanced bus stop and City water taxi stop, shall be provided.
- h. In order to improve pedestrian connectivity and access to the waterway and subject to the necessary City approvals, the Owner may incorporate the permanent vacation of NE 23 Avenue between NE 15 Street and NE 16 Street as part of any mixed-use redevelopment plan.

(Space reserved for Clerk)

Hurricane Evacuation Plan. The Owner will create a hurricane evacuation plan for the residential use of the Property at the time of site plan approval for a mixed-use development.

Airpark Issues. The Owner will submit the required Airspace Study Checklist to the Federal Aviation Administration (“FAA”) prior to construction activity. The Owner will also provide written notification of the proximity of the Airpark in any leases or deeds for residential units to ensure that eventual residents are aware of potential noise impacts.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Broward County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of the City and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the City.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to all of the Property, provided that the same is also approved by the City Commission. Any such modification or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter “Chapter 163”). Should this Declaration be so modified, amended, or released, the Director of the Development Services Department or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement of the covenants contained herein, shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in

(Space reserved for Clerk)

any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for City to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with and any violations issued accordingly.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that shall remain in full force and effect. However, if any material portion is invalidated, the City shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Broward County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Development Services Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

(Space reserved for Clerk)

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the City in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the City Commission retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

(Space reserved for Clerk)

ACKNOWLEDGEMENT BY LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 31st day of May 2018.

IN WITNESS WHEREOF AMP IV - Hidden Harbour, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

Catherine Averill

Signature

Catherine Averill

Print Name

[Signature]

Signature

MARIA FUNDORA-Macias

Print Name

AMP IV - Hidden Harbour, LLC

Address:

2890 NE 187 Street
Aventura, FL 33180

By [Signature]

Print Name: Andrew S. Sturner

Title: Authorized Person

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Andrew S. Sturner of AMP IV – Hidden Harbour, LLC, a Florida Limited Liability Company. He/she is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 31 day of

May

2018

, in the County and State aforesaid.



Carol Escalante

COMMISSION #FF246699
EXPIRES: October 17, 2019

WWW.AARONNOTARY.COM

[Signature]

Signature

Notary Public-State of Florida

Carol Escalante

Print Name

My Commission Expires:

EXHIBIT A

NET LAND

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

(PARCEL 1 A)

All of Parcel "A" of JERICHO 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 YACRT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broad County, Florida. LESS a portion of Lot 1, more particularly described as follows: BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West. for a distance of 26.15 feet; thence run North 06°49'35" East along the west line of said Lot 1 for a distance 17.28 feet to the Point of Beginning. 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 Plot thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the South ½ of the vacated N.E. 15 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.

LESS that portion 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, in Section 30, Township 48 South, Range 43 East, being more particularly described as follows: COMMENCING at the Southeast (SE) corner of said Lot 8; thence run South 88°29'09" West along the South line of said Lot 8, for a distance of 117.71 feet to the POINT OF BEGINNING; thence continue to run South 88°29'09" West a distance of 13.00 feet to the Southwest (SW) corner of said Lot 8; thence run North 06°49'35" East along the west line of said Lot 8, a distance of 13.00 feet; thence run South 42°20'38" East, a distance of 17.00 feet to the POINT OF BEGINNING. 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 Flat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the North ½ of the vacated N.E. 15 Street, lying South of Tract "D" 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 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 southern boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plot 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 YACRT CENTER.

(PARCEL 1F)

Lot 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" 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.

(PARCEL 4)

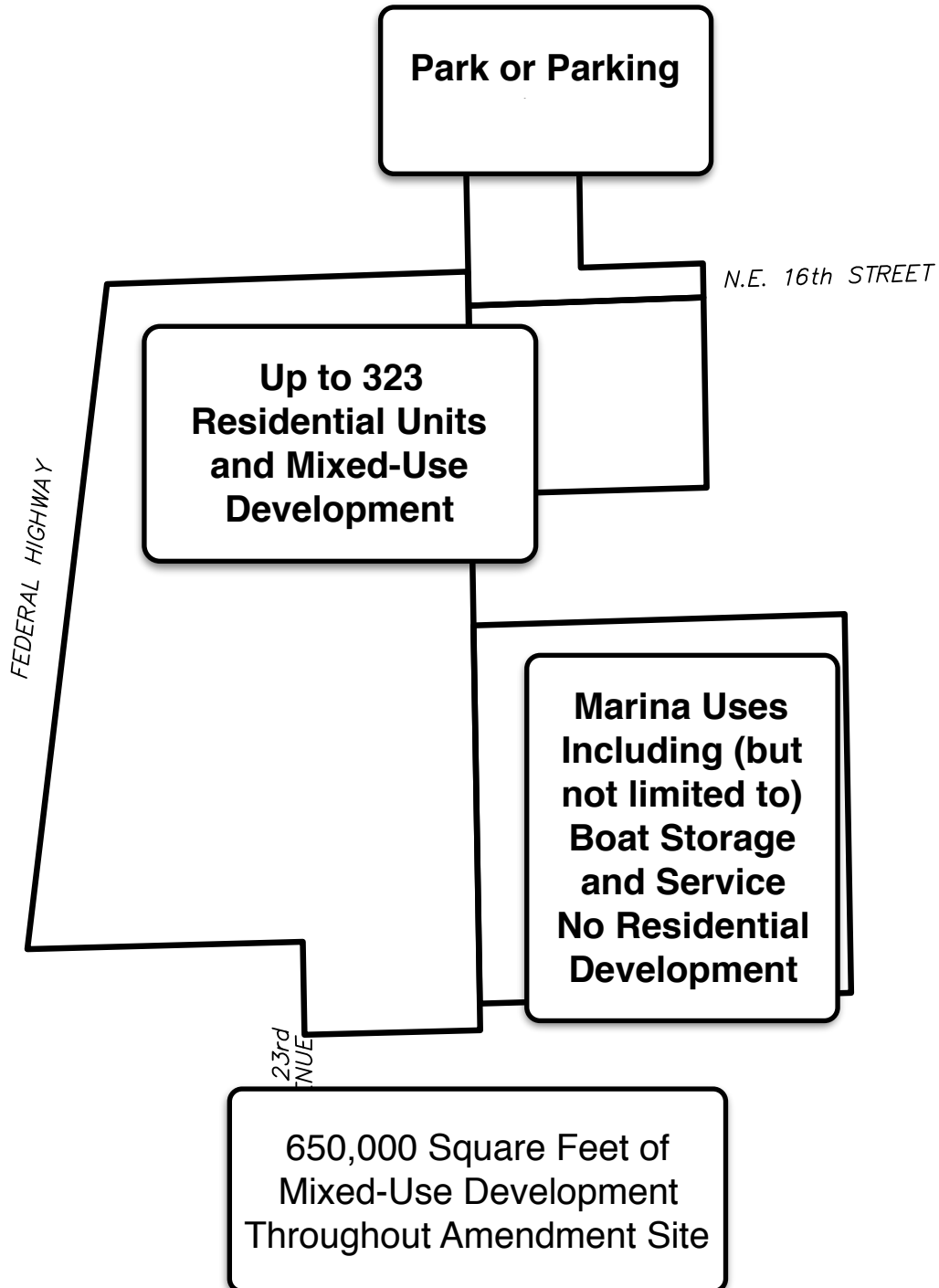
A portion of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21. West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 300,444 square feet (6.90 net acres) more or less.

FUTURE LAND USE EXHIBIT
HIDDEN HARBOUR MARINA
 2315 NE 23RD AVE
 POMPANO BEACH, BROWARD COUNTY, FLORIDA

Exhibit B



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

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JOB #:	7184-21
SCALE:	1" = 150'
DATE:	10/08/2015
BY:	
CHECKED:	
F.B. --- PG. ---	
SHEET:	1 OF 1

HIDDEN HARBOR MARINA

MASTER SITE PLAN

INDEX OF DRAWINGS

- L-0.0 COVER SHEET
 L-0.1 AERIAL PLAN/ZONING AND LAND USE MAPS
 L-0.2 ILLUSTRATIVE PLAN

SURVEY

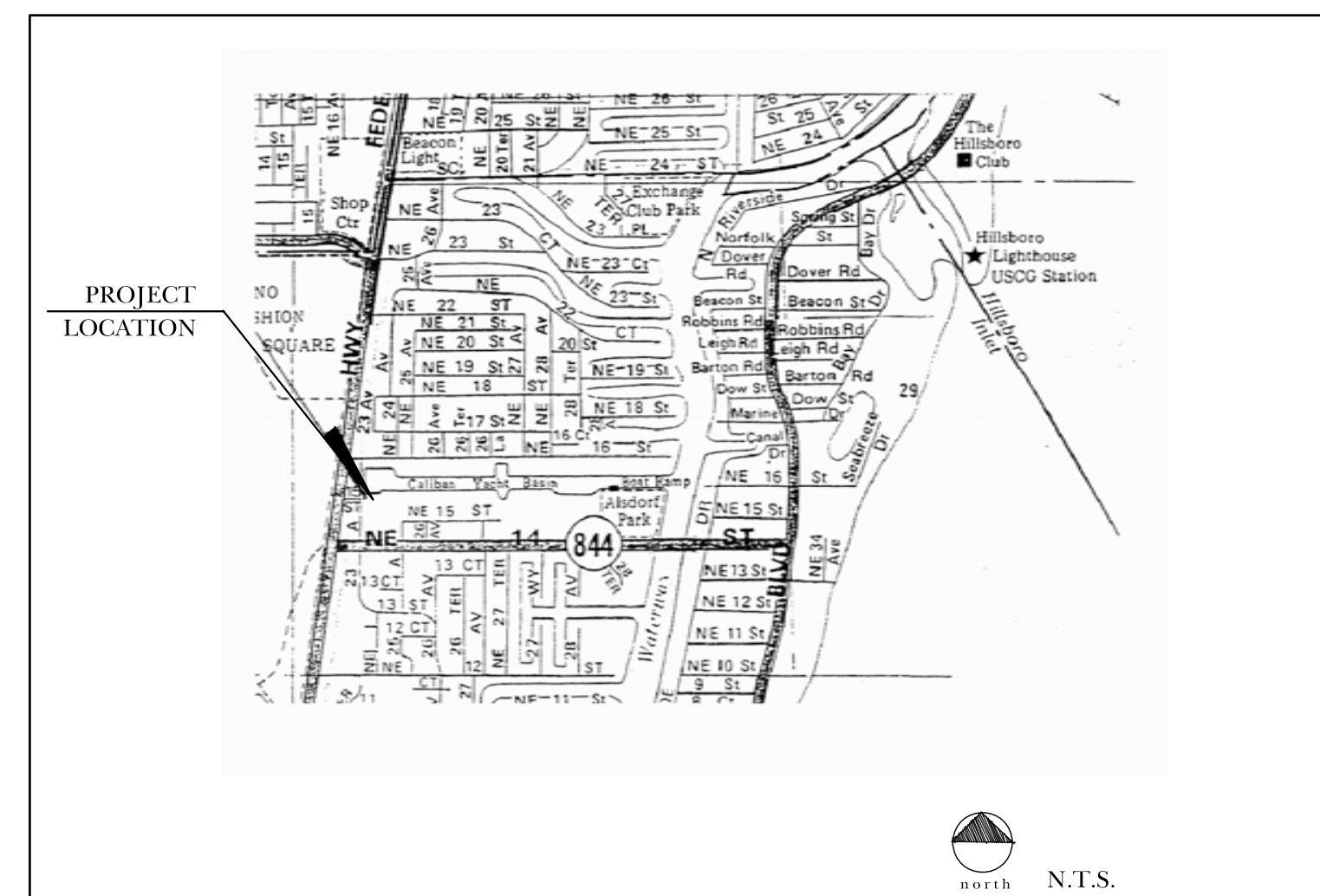
- L-1.0 SITE PLAN
 L-1.1 SITE PLAN BUILDING ONE
 L-1.2 SITE PLAN BUILDING TWO
 L-1.3 SITE PLAN BUILDING THREE
 L-1.4 SITE PLAN BUILDING FOUR
 L-1.5 DEMOLITION PLAN
 L-1.6 TREE DISPOSITION PLAN

- L-2.0 LANDSCAPE PLAN
 L-2.1 LANDSCAPE PLAN
 L-2.2 LANDSCAPE DETAILS
 L-2.3 LANDSCAPE DETAILS
 L-2.4 GENERAL NOTES

- L-3.0 LIGHTING PLAN
 L-3.1 LIGHTING PHOTOMETRICS

- I-4.1 IRRIGATION PLAN
 I-4.2 IRRIGATION PLAN
 I-4.3 IRRIGATION PLAN
 I-4.4 IRRIGATION PLAN
 I-4.5 IRRIGATION LEGEND
 I-4.6 IRRIGATION DETAIL
 I-4.7 IRRIGATION DETAIL
 I-4.8 IRRIGATION DETAIL
 I-4.9 IRRIGATION DETAIL

July 07, 2006

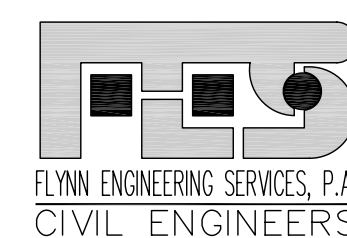


PROJECT LOCATION MAP
 Hidden Harbor Marina
 @ North Federal Highway, NE 23th Ave,
 NE 16th Street and the Calaban Canal
 Pompano Beach, Broward County, Florida

E D S A

fort lauderdale orlando los angeles beijing baltimore
 1512 E. Broward Blvd., Suite 110, Fort Lauderdale, FL 33301
 tel 954.524.3330 fax 954.524.0177 www.edsaplan.com
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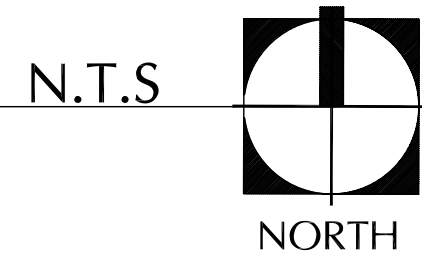
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AERIAL MAP



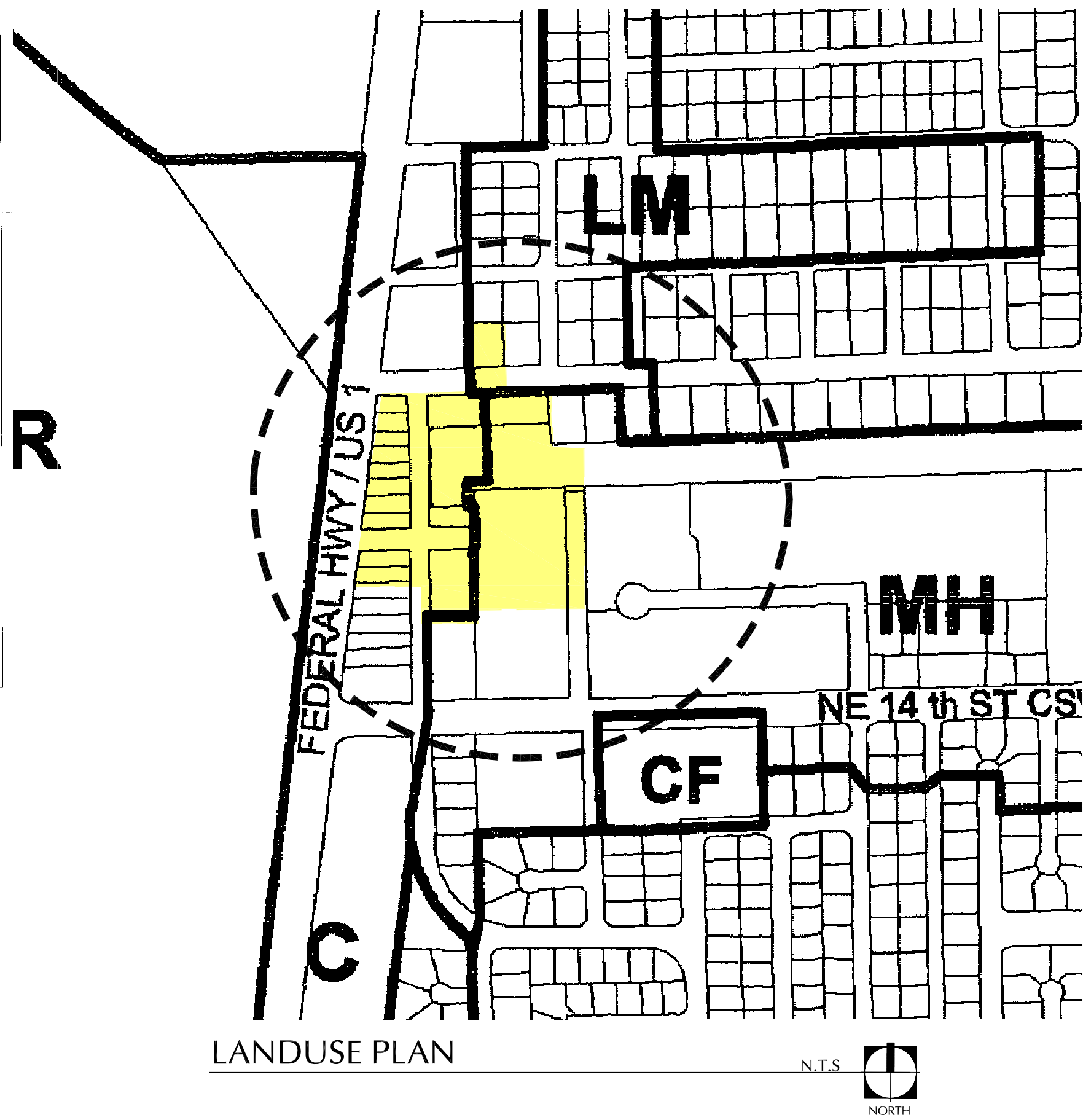
CITY OF POMPANO BEACH, FLORIDA

Future Land Use Plan

LEGEND		
SYMBOL	CLASSIFICATION	
E	ESTATE	(DU)AC 1 or less
L	Low	1 - 5
LM	Low-Medium	5 - 10
M	Medium	10 - 15
MH	Medium-High	16 - 25
H	High	25 - 45
C	COMMERCIAL	
CR	COMMERCIAL RECREATION	
I	INDUSTRIAL	
T	TRANSPORTATION	
U	UTILITIES	
CF	COMMUNITY FACILITIES	
OR	RECREATION & OPEN SPACE	
W	WATER	
RAC	REGIONAL ACTIVITY CENTER	
LAC	LOCAL ACTIVITY CENTER	
	CITY LIMIT	
(9,724)	NUMBER	Reflects the maximum total number of units permitted within the dashed line of Palm Aire and Cypress Bend, being 9,724 and 1,998.

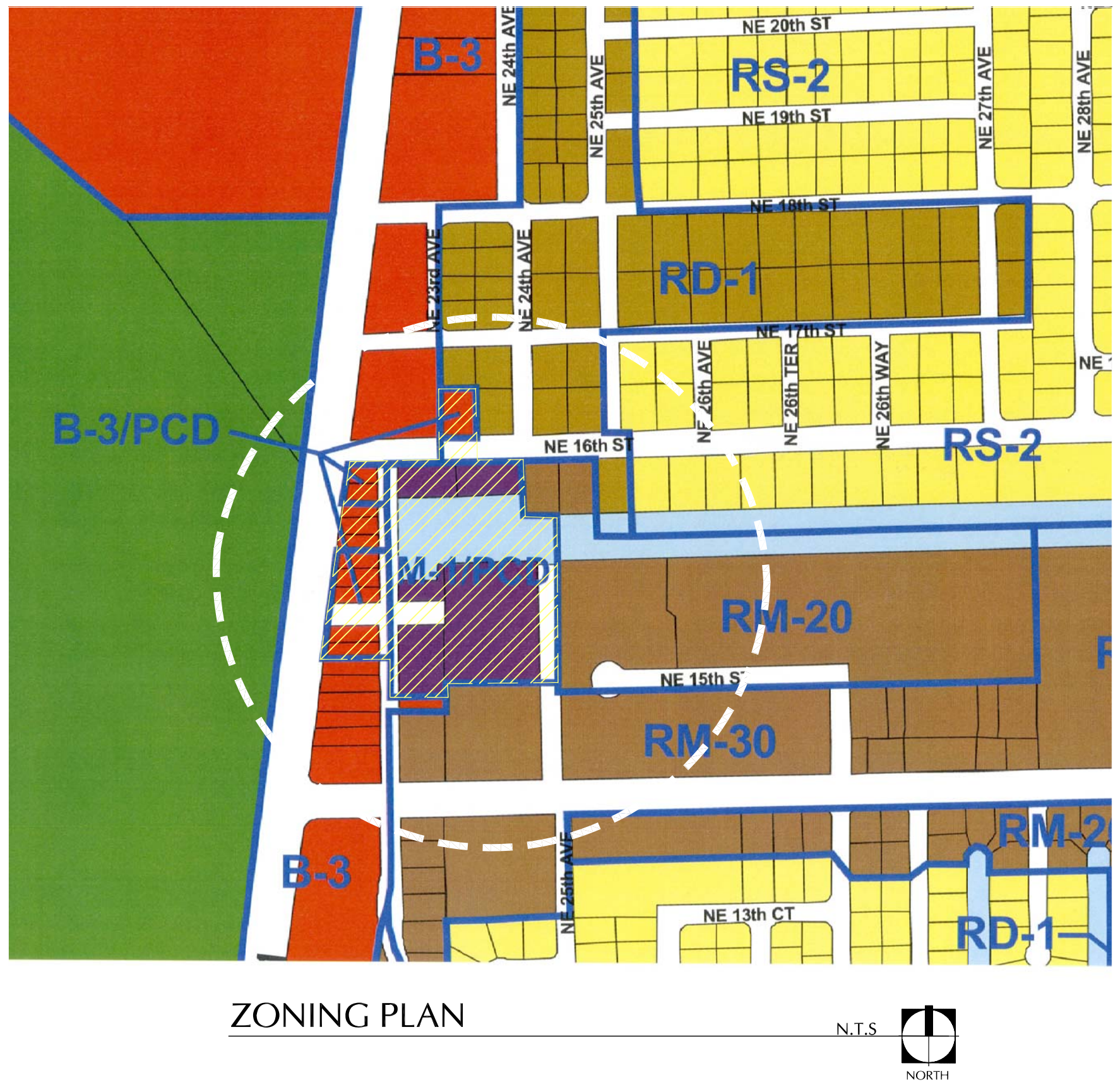
Note: ● indicates sites with designation "OR" of less than one acre.

Note: This Land Use Plan also includes by reference, R/W provisions in the Traffic Circulation Element which shall be consistent with the Broward County Trafficways Plan as amended from time to time.



ZONING LEGEND

LEGEND	
SYMBOL	CLASSIFICATION
RS-1	SINGLE-FAMILY RESIDENCE
RS-2	SINGLE-FAMILY RESIDENCE
RS-3	SINGLE-FAMILY RESIDENCE
RS-4	SINGLE-FAMILY RESIDENCE
RD-1	TWO-FAMILY RESIDENCE
RM-12	MULTIPLE-FAMILY RESIDENCE
RM-20	MULTIPLE-FAMILY RESIDENCE
RM-30	MULTIPLE-FAMILY RESIDENCE
RM-35	MULTIPLE-FAMILY RESIDENCE
RM-35HR	OVERLAY
RPUD	RESIDENTIAL PLANNED UNIT DEVELOPMENT
MH-12	MOBIL HOME PARK
B-1	LIMITED BUSINESS
B-2	NEIGHBORHOOD BUSINESS
B-3	GENERAL BUSINESS
B-4	HEAVY BUSINESS
MB-1	MARINA BUSINESS
MB-2	MARINA INDUSTRIAL
IG-1	GENERAL INDUSTRIAL
IG-2	SPECIAL INDUSTRIAL
IG-3	OFFICE INDUSTRIAL PARK
BP	BUSINESS PARKING
BP-1	PLANNED SHOPPING CENTER BUSINESS
PCI	PLANNED COMMERCIAL /INDUSTRIAL OVERLAY
PR	PARKS & RECREATION
CR	COMMERCIAL RECREATION
CF	COMMUNITY FACILITIES
T	TRANSPORTATION
PU	UTILITIES
W	WATER
	ATLANTIC BLVD OVERLAY DISTRICT
	CITY LIMITS



Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

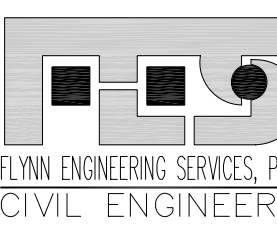
MASTER SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
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AERIAL/ZONING AND LAND USE

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Project No: 02209	Drawn By: EDSA
	Approved By: JRS

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Sheet Number:

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- 1 EXISTING WATERCRAFT SALES BUILDING
- 2 EXISTING RETAIL BUILDING
- 3 EXISTING WATERCRAFT SALES/REPAIR BUILDING
- 4 WATER CRAFT STORAGE BUILDING
- 5 BOAT DISPLAY
- 6 CALIBAN YACHT BASIN
- 7 PROPOSED PARKING
- 8 PARKING WITH SPECIAL PAVING

Prepared for:
HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsafl.com

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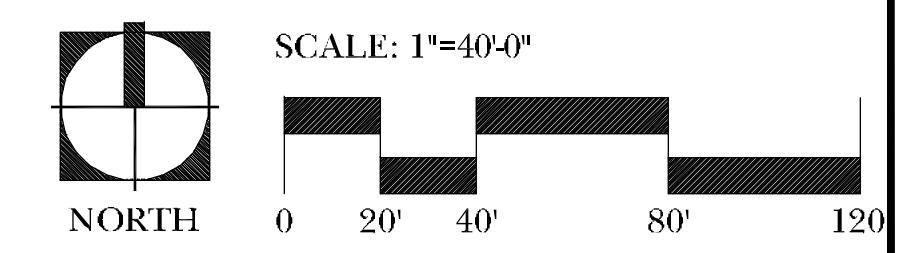
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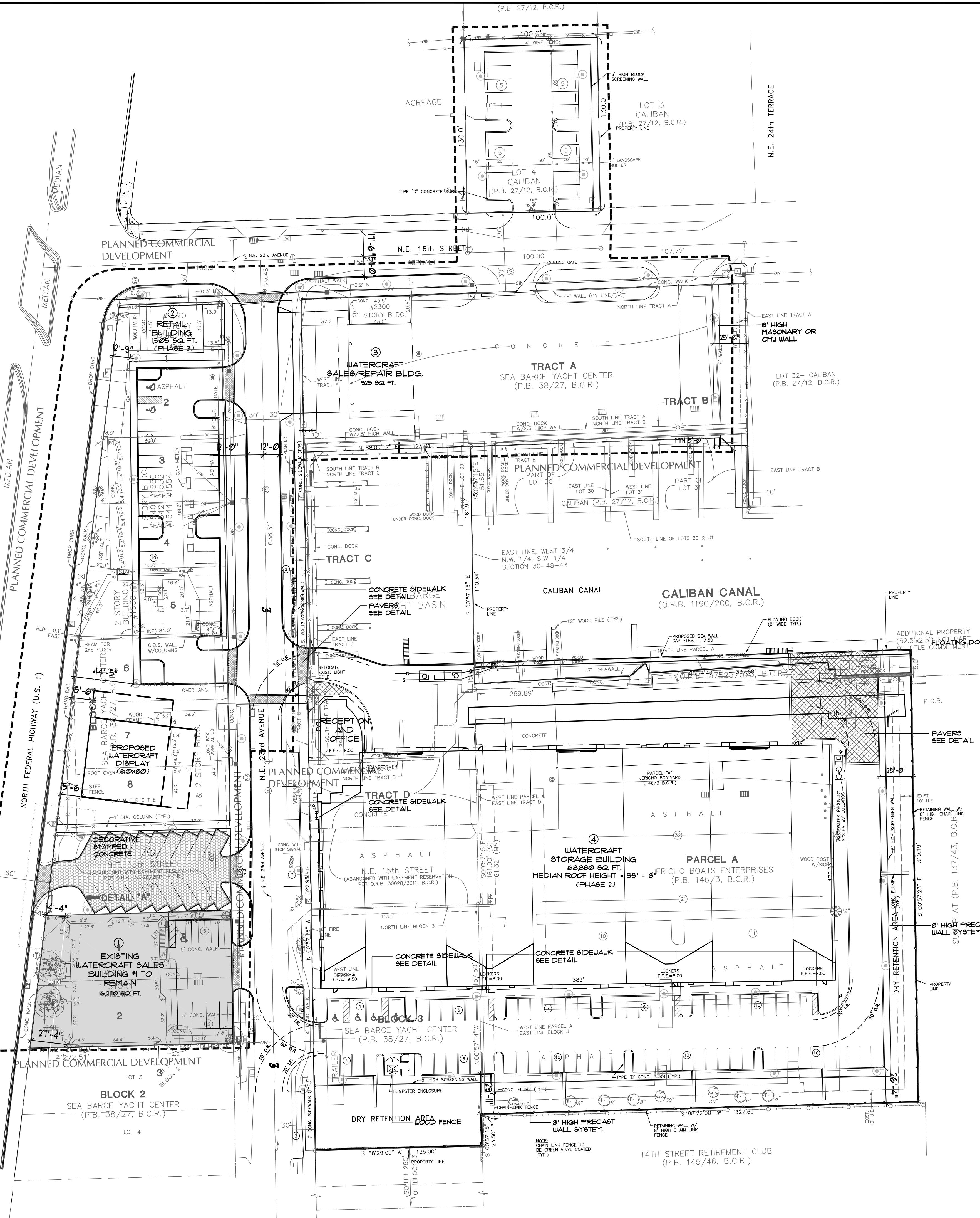
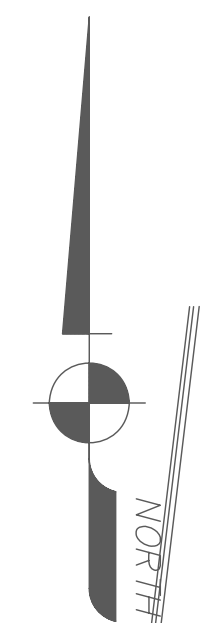
ILLUSTRATIVE PLAN

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Project No: 02209	Drawn By: EDSA
	Approved By: JRS
Edward D. Stone, Jr. and Associates, Inc.	

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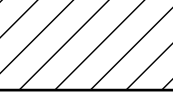


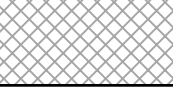


HIDDEN HARBOUR PARKING CALCULATIONS			
BUILDING DESCRIPTION	AREA		
1. Watercraft Sales Building #1 (Watercraft Display Building)	6,270 SF		
	6,000 SF		
2. Watercraft Sales Building #2	1,505 SF		
3. Watercraft Sales and Repair Building	925 SF		
4. Watercraft Storage Building (Previously permitted and under construction)	68,880 SF		
PARKING CALCULATION REQUIREMENTS		CODE DESCRIPTION	TOTAL PARKING REQUIRED
1. Watercraft Sales Building #1 (Watercraft Display Building)		2 Executives, 12 Employees	2 Spaces
			0 Spaces
2. Watercraft Sales Building #2		2 Executives, 12 Employees	8 Spaces
3. Watercraft Sales and Repair Building		12 Employees	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)		First 10,000 sf @ 1 Space/500 SF	20 Spaces
		Above 10,000 sf @ 1 Space/1,000 SF	59 Spaces
TOTAL PARKING REQUIRED			101 Spaces
PARKING PROVIDED PER BUILDING		STANDARD (9'X18' or 10'X20')	TOTAL PARKING PROVIDED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)		7 Spaces	8 Spaces
		0 Spaces	0 Spaces
2. Watercraft Sales Building #2		7 Spaces	8 Spaces
3. Watercraft Sales and Repair Building		5 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)		75 Spaces	79 Spaces
PARKING SUBTOTALS		94 Spaces	101 Spaces
TOTAL PARKING PROVIDED			164 Spaces

Notes:
* Standard space size requirements vary per lot zoning and Pompano City Code requirements. The 9'x18' spaces will be designed with a 2' bumper overhang.
** Parking for the Watercraft Sales and Repair Building is located to the north, across N.E. 16th Street.

VUA LEGEND

 VUA (Vehicular Use Area)

 Sidewalk

Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
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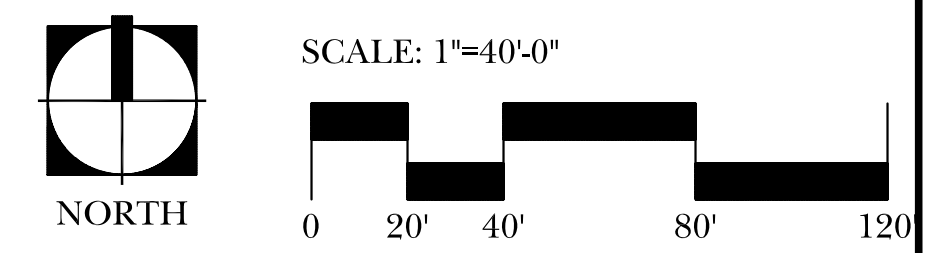
SITE PLAN BUILDING 1

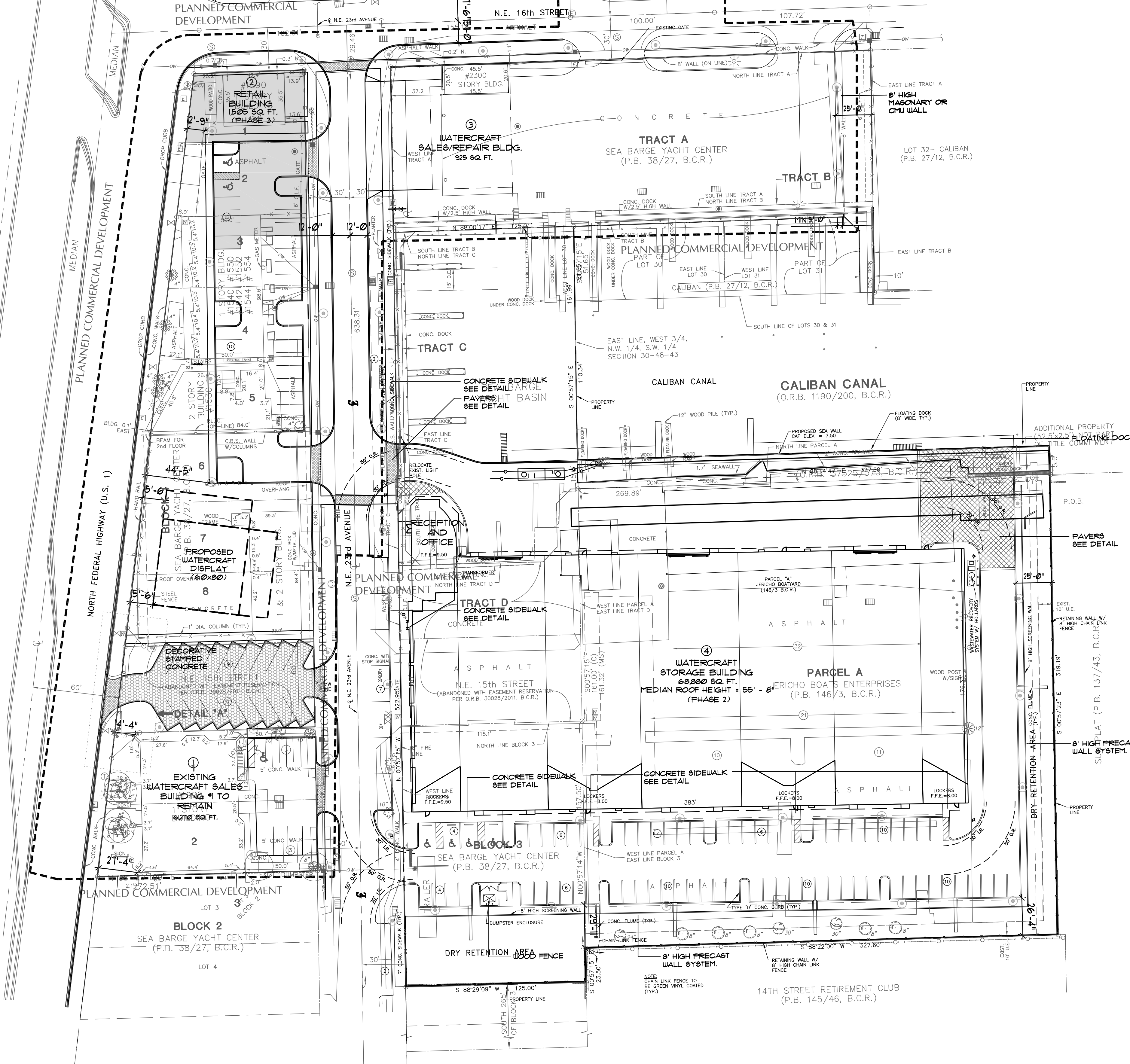
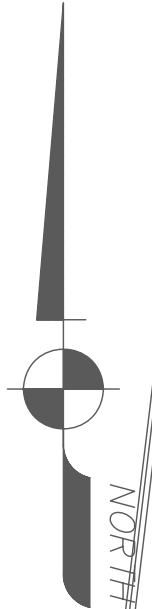
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HIDDEN HARBOUR PARKING CALCULATIONS			
BUILDING DESCRIPTION	AREA		
1. Watercraft Sales Building #1 (Watercraft Display Building)	6,270 SF		
2. Watercraft Sales Building #2 (Watercraft Sales and Repair Building)	1,505 SF		
3. Watercraft Storage Building (Previously permitted and under construction)	925 SF		
4. Watercraft Storage Building (Previously permitted and under construction)	88,880 SF		
PARKING CALCULATION REQUIREMENTS	CODE DESCRIPTION	PARKING REQUIRED	TOTAL PARKING REQUIRED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	2 Executives, 12 Employees	8 Spaces	8 Spaces
2. Watercraft Sales Building #2 (Watercraft Sales and Repair Building)	2 Executives, 12 Employees	8 Spaces	8 Spaces
3. Watercraft Storage Building (Previously permitted and under construction)	12 Employees	6 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	First 10,000 sf @ 1 Space/500 SF Above 10,000 sf @ 1 Space/1,000 SF	20 Spaces	20 Spaces
TOTAL PARKING REQUIRED		39 Spaces	39 Spaces
PARKING PROVIDED PER BUILDING	STANDARD (9'X18') or (10'X20')	HANDICAP (12'X20')	TOTAL PARKING PROVIDED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	7 Spaces	1 Spaces	8 Spaces
2. Watercraft Sales Building #2 (Watercraft Sales and Repair Building)	7 Spaces	1 Spaces	8 Spaces
3. Watercraft Storage Building (Previously permitted and under construction)	7 Spaces	1 Spaces	8 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	7 Spaces	1 Spaces	8 Spaces
PARKING SUBTOTALS	94 Spaces	7 Spaces	101 Spaces
TOTAL PARKING PROVIDED			164 Spaces

VUA LEGEND

VUA (Vehicular Use Area)

Sidewalk

Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA

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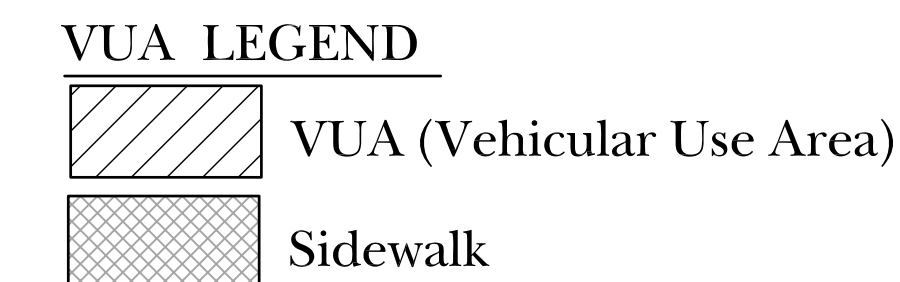
SITE PLAN BUILDING 2

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Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
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MARINA

MASTER
SITE PLAN

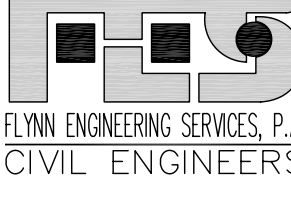
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orlando
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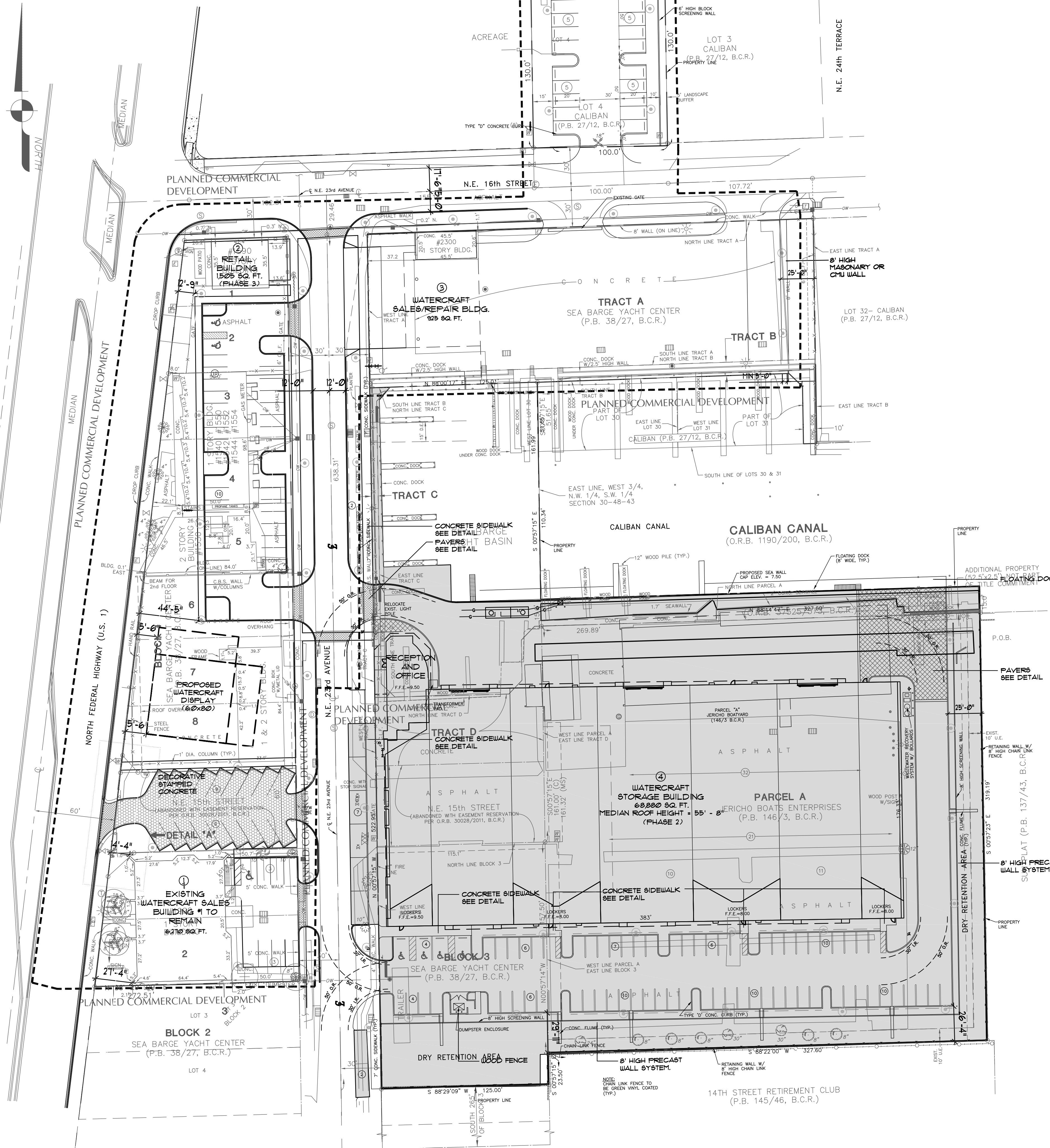
SITE PLAN
BUILDING 3

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Project No:	02209	Drawn By:	EDSA
		Approved By:	JRS

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HIDDEN HARBOUR PARKING CALCULATIONS			
BUILDING DESCRIPTION	AREA		
1. Watercraft Sales Building #1 (Watercraft Display Building)	6,270 SF		
2. Watercraft Sales Building #2	1,505 SF		
3. Watercraft Sales and Repair Building	925 SF		
4. Watercraft Storage Building (Previously permitted and under construction)	68,880 SF		
PARKING CALCULATION REQUIREMENTS	CODE DESCRIPTION	PARKING REQUIRED	TOTAL PARKING REQUIRED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	2 Executives, 12 Employees	8 Spaces	8 Spaces
2. Watercraft Sales Building #2	2 Executives, 12 Employees	8 Spaces	8 Spaces
3. Watercraft Sales and Repair Building	12 Employees	6 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	First 10,000 sf @ 1 Space/500 SF	20 Spaces	6 Spaces
	Above 10,000 sf @ 1 Space/1,000 SF	50 Spaces	70 Spaces
TOTAL PARKING REQUIRED			101 Spaces
PARKING PROVIDED PER BUILDING	STANDARD (9'X18' or (10'X20')	HANDICAP (12'X20')	TOTAL PARKING PROVIDED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	7 Spaces	1 Spaces	8 Spaces
2. Watercraft Sales Building #2	7 Spaces	1 Spaces	8 Spaces
3. Watercraft Sales and Repair Building	5 Spaces	1 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	75 Spaces	4 Spaces	79 Spaces
PARKING SUBTOTALS	94 Spaces	7 Spaces	101 Spaces
TOTAL PARKING PROVIDED			164 Spaces
Notes: * Standard space size requirements vary per lot zoning and Pompano City Code requirements. The 9'x18' spaces will be designed with a 2' bumper overhang. ** Parking for the Watercraft Sales and Repair Building is located to the north, across N.E. 16th Street.			

VUA LEGEND

- VUA (Vehicular Use Area)
- Sidewalk

Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
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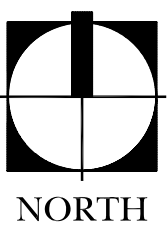
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SITE PLAN BUILDING 4

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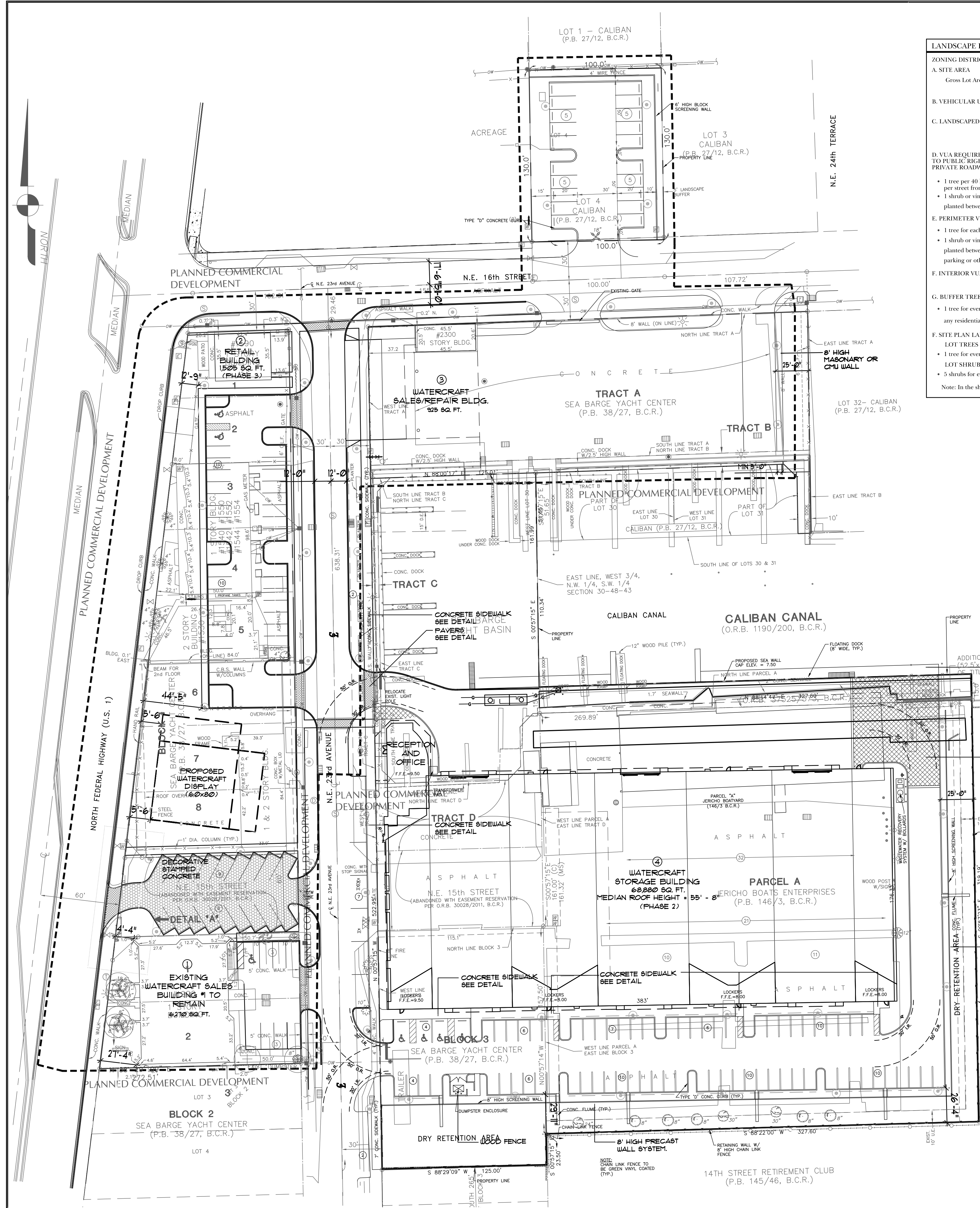
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SCALE: 1"=40'-0"





LANDSCAPE PLAN INFORMATION		
ZONING-DISTRICT: B-3 & M-1/PCD		
A. SITE AREA	Gross Lot Area	299,360 SF, 6.67 AC
B. VEHICULAR USE AREA(VUA)	98,058 SF, 2.25 AC	REQUIRED PROVIDED
C. LANDSCAPED PERVIOUS AREA	36,525.00 SF, 80.140 SF	(20% of Total Gross Area)
D. VUA REQUIRED LANDSCAPE ADJACENT TO PUBLIC RIGHT-OF-WAY, PRIVATE ROADWAYS AND ALLEYS	36 44	401.15 1052
E. PERIMETER VUA LANDSCAPED AREA	35.95 106	179.75 538
F. INTERIOR VUA LANDSCAPED AREA	15,399 SF, 16,248 SF	(15% of VUA) (16% of VUA)
G. BUFFER TREES	30.7 34	
F. SITE PLAN LANDSCAPE REQUIREMENTS		
LOT TREES	96 114	
LOT SHRUBS	483 4,115	
Note: In the shrubs calculations, the groundcovers/annuals have not been included.		

HIDDEN HARBOUR PARKING CALCULATIONS			
BUILDING DESCRIPTION	AREA	PARKING REQUIRED	TOTAL PARKING REQUIRED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	6,270 SF 6,000 SF	8 Spaces 0 Spaces	8 Spaces
2. Watercraft Sales Building #2	1,505 SF	8 Spaces	8 Spaces
3. Watercraft Sales and Repair Building	925 SF	6 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	68,880 SF	20 Spaces	20 Spaces
PARKING CALCULATION REQUIREMENTS	CODE DESCRIPTION	PARKING REQUIRED	TOTAL PARKING REQUIRED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	2 Executives, 12 Employees	8 Spaces	8 Spaces
2. Watercraft Sales Building #2	2 Executives, 12 Employees	8 Spaces	8 Spaces
3. Watercraft Sales and Repair Building	12 Employees	6 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	First 10,000 sf @ 1 Space/300 SF Above 10,000 sf @ 1 Space/1,000 SF	20 Spaces 59 Spaces	79 Spaces
TOTAL PARKING REQUIRED			101 Spaces
PARKING PROVIDED PER BUILDING	STANDARD (9'X18' or 10'X20')	HANDICAP (12'X30')	TOTAL PARKING PROVIDED/BUILDING
1. Watercraft Sales Building #1 (Watercraft Display Building)	7 Spaces	1 Spaces	8 Spaces
2. Watercraft Sales Building #2	7 Spaces	1 Spaces	8 Spaces
3. Watercraft Sales and Repair Building	5 Spaces	1 Spaces	6 Spaces
4. Watercraft Storage Building (Previously permitted and under construction)	75 Spaces	4 Spaces	79 Spaces
PARKING SUBTOTALS	94 Spaces	7 Spaces	101 Spaces
TOTAL PARKING PROVIDED			101 Spaces

Notes:
 * Standard space size requirements vary per lot zoning and Pompano City Code requirements. The 9'x18' spaces will be designed with a 2' bumper overhang
 ** Parking for the Watercraft Sales and Repair Building is located to the north, across N.E. 16th Street.

GENERAL NOTES:

- THE MASTER PLAN WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR A B-3 AND M-1/PCD CHAPTER 155.210 PLANNED COMMERCIAL OVERLAY DISTRICT, UNLESS OTHERWISE SPECIFIED, NOTED, OR AS OTHERWISE AMENDED, WRITTEN, AND/OR APPROVED BY THE CITY COMMISSION AT THE TIME OF THE PCD APPROVAL.
- ENHANCED LANDSCAPE BUFFERS WILL USE A PALETTE OF NATIVE AND EXOTIC PLANT MATERIALS TO COMPLEMENT BUILDING AND IMPROVEMENTS AND PROVIDE A VEGETATION BARRIER TO ADJACENT RESIDENTIAL PROPERTIES. IN ADDITION, PUBLIC SAFETY WILL BE A PRIORITY USING THE PRINCIPLES OF OPTIC TO CREATE HIGH VISIBILITY AREAS AND NATURAL ACCESS CONTROL.
- PAINTING ON THE REVERSE SHALL BE RESTRICTED TO BOTTOM PAINTING WITH PAINT BRUSH AND ROLLER ONLY, AND IN ACCORDANCE WITH EPA AND BROWARD COUNTY DEEP DISCOUNT AND MAINTENANCE SHALL BE LIMITED TO SPOT REPAIRS.
- NORMAL RETAIL HOURS FOR THE DRY STACK BOAT STORAGE FACILITY BUSINESS TO BE OPEN TO THE PUBLIC, EXCEPT STANDARDS TIME 8:00 A.M. TO 8:00 P.M. AND EASTERN DAYLIGHT SAVINGS TIME 8:00 A.M. TO 7:00 P.M.
- WASTE WATER RECOVERY UNIT WILL BE INSTALLED ON THE SOUTH SIDE OF THE CALIBAN CANAL TO COLLECT WASTE WATER FROM BOAT SPRAYING.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN BROWARD COUNTY, FLORIDA, AND MORE PARTICULARLY KNOWN AND DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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Prepared for:
HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:
*fort lauderdale
ortlando
santa monica*

EDSA
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsafl.com

planners landscape architects graphic designers

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS
1512 EAST BROWARD BLVD.,
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
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1	7/07/06	DRC REVISIONS	JRS
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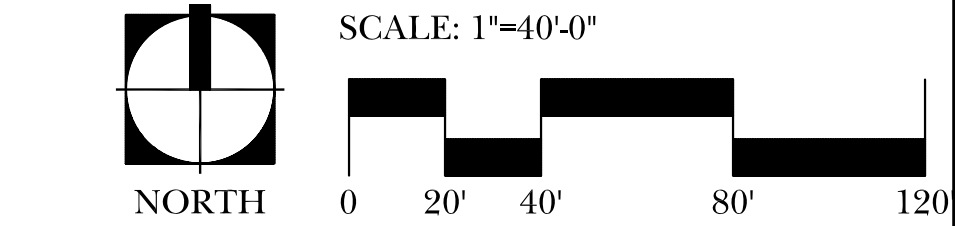
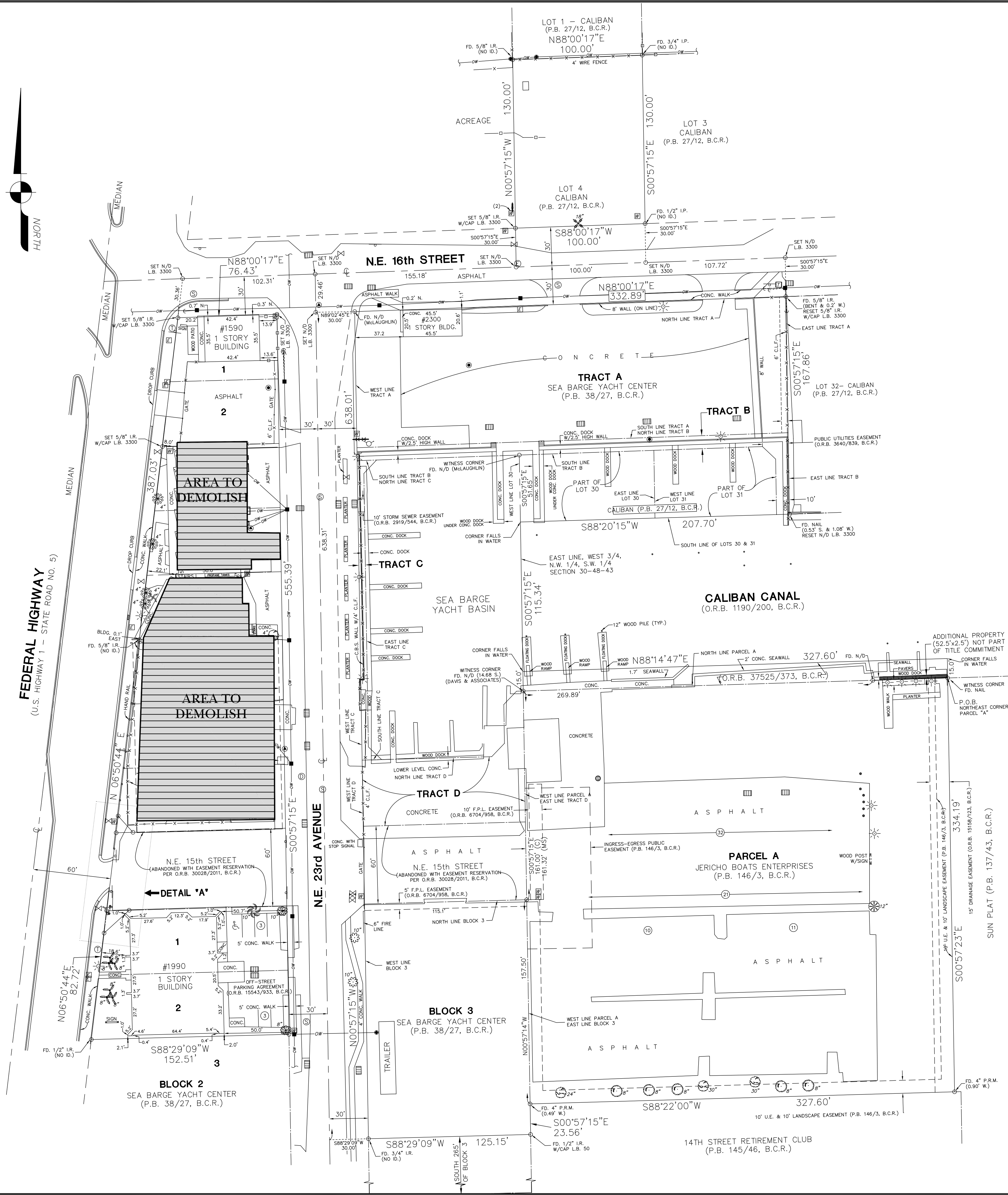
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DEMOLITION PLAN

Date:	07/07/06	Designed By:	EDSA
Project No:	02209	Drawn By:	EDSA
		Approved By:	JRS
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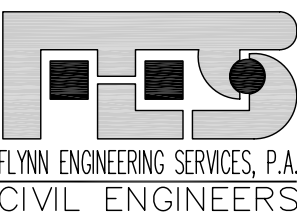
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1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
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Sheet Title:

TREE DISPOSITION
PLAN

Date:	07/07/06	Designed By:	EDSA
Project No:	02209	Drawn By:	EDSA
		Approved By:	JRS

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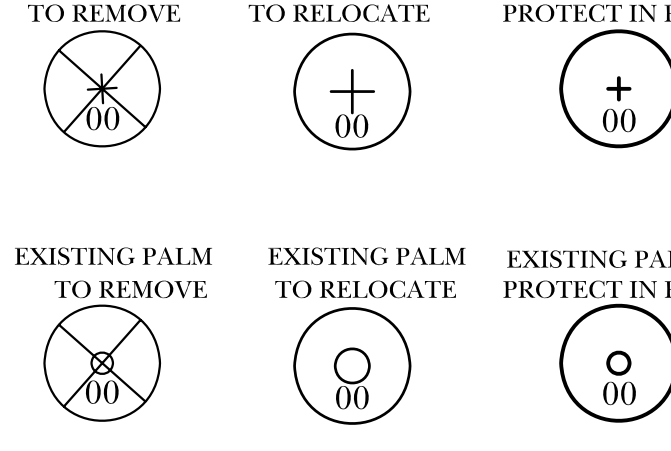
Hidden Harbor

Pompano, Florida

Tree Survey and Disposition

Tree #	Botanical Name	Common Name	Height	d.b.h.	Spread	Quality	% Live Canopy	Disposition
1	Bucida buceras	Black Olive		10"		Fair		Remove
2	Bucida buceras	Black Olive		9"		Fair		Remove
3	Bucida buceras	Black Olive		12"		Fair		Remove
4	Bucida buceras	Black Olive		6"		Bad		Remove
5	Bucida buceras	Black Olive		11"		Fair		Remove
6	Bucida buceras	Black Olive		8"		Bad		Remove
7	Ficus benjamina	Weeping Fig		48"		Fair		Remove
8	Bucida buceras	Black Olive		8"		Fair		Remove
9	Bucida buceras	Black Olive		8"		Fair		Remove
10	Bucida buceras	Black Olive		8"		Poor		Remove
11	Ficus benjamina	Weeping Fig		36"		Poor		Remove
12	Bucida buceras	Black Olive		7"		Poor		Remove
13	Ficus benjamina	Weeping Fig		16"		Poor		Remove
14	Bucida buceras	Black Olive		13"		Fair		Remove
15	Bucida buceras	Black Olive		14"		Fair		Remove
16	Bucida buceras	Black Olive		8"		Fair		Remove
17	Tabebuia caraiba	Yellow Tabebuia		12"		Fair		Remove
18	Tabebuia heterophylla	Pink Tabebuia		16"		Poor		Remove
19	Coco nucifera	Coconut Palm		10"		Fair		Remove
20	Ficus benjamina	Weeping Fig		22"		Poor		Remove
21	Ficus benjamina	Weeping Fig		60"		Poor		Remove
22	Tabebuia caraiba	Yellow Tabebuia		14"		Poor		Remove
23	Tabebuia caraiba	Yellow Tabebuia		12"		Poor		Remove
24	Ficus benjamina	Weeping Fig		8"		Poor		Remove
25	Bucida buceras	Black Olive		8"		Fair		Remove
26	Bucida buceras	Black Olive		12"		Fair		Remove
27	Bucida buceras	Black Olive		10"		Fair		Remove
34B	Bursera simaruba	Gumbo Limbo		2"	4'	Poor	40	Remove
39	Bursera simaruba	Gumbo Limbo		11.5"		Fair	75	Remove

LEGEND



TREE PROTECTION

PROTECT IN PLACE:

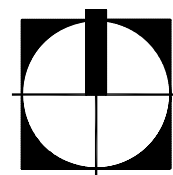
6 PALMS
2 TREES

RELOCATE:

1 PALMS
0 TREES

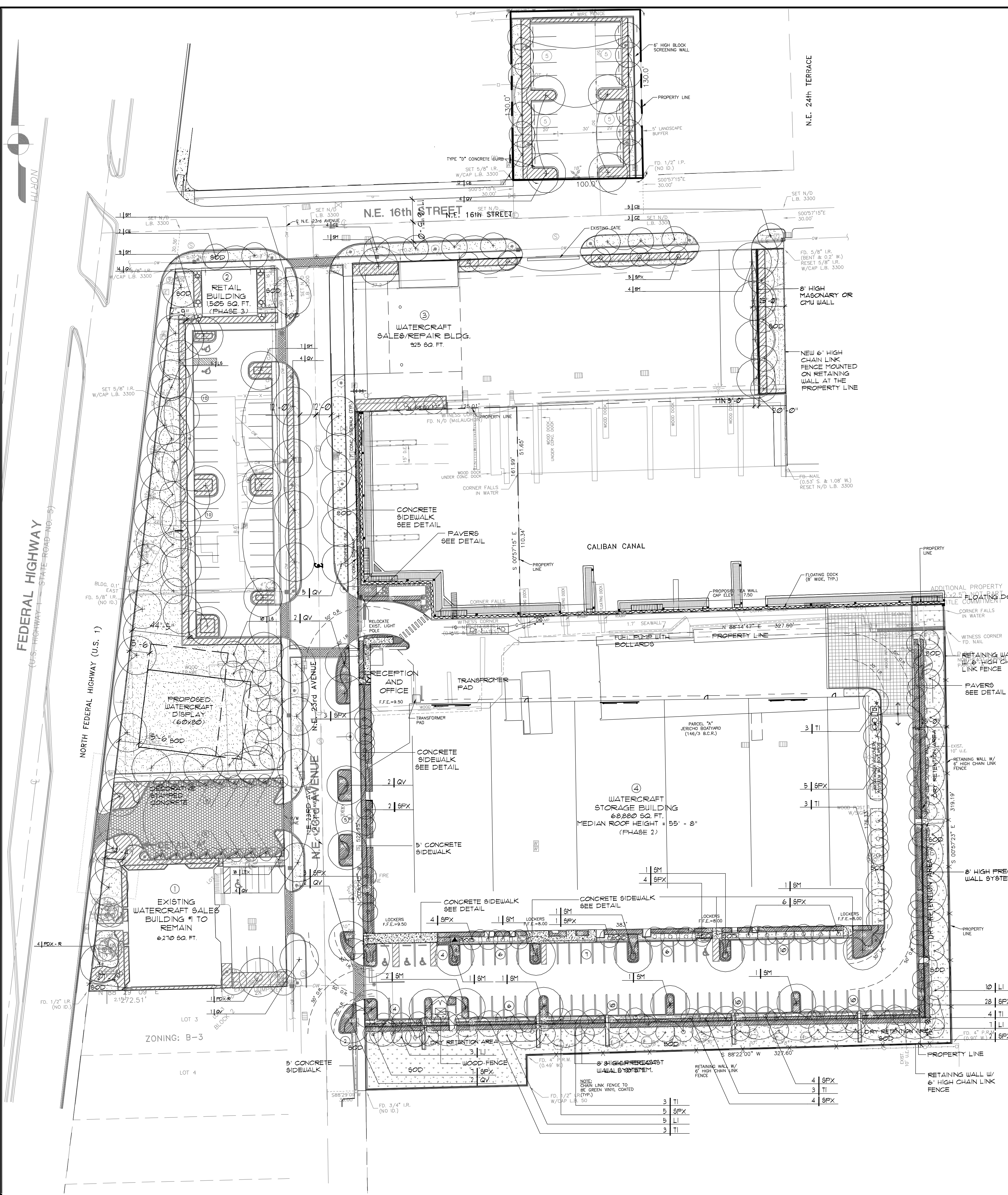
REMOVED:

2 PALMS
34 TREES



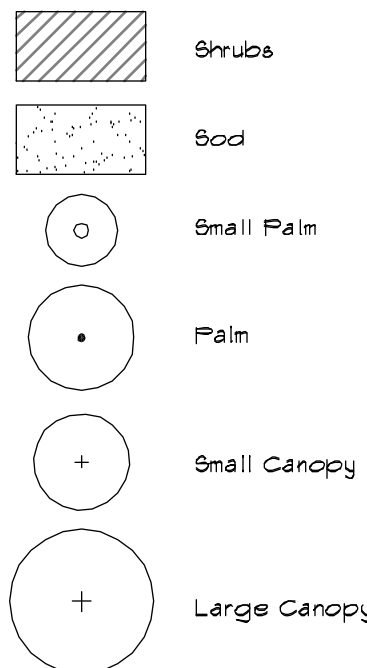
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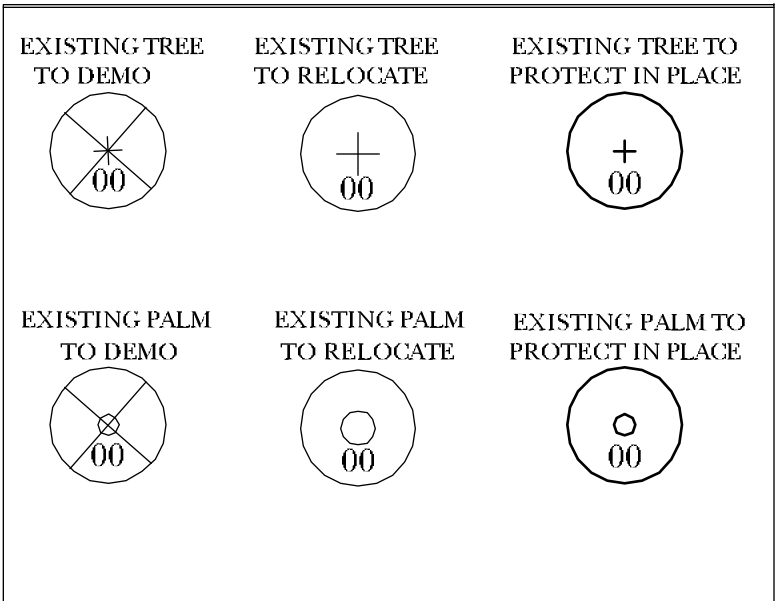


HIDDEN HARBOUR MARINA					
ED S A Project #102209					
Key	Botanical Name	Common Name	Size	Native	Quantity
TREE					
CE	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' X 6' / 2" calp./b&b/single trunk	yes	26
QV-1	Quercus virginiana	Live Oak	12' X 6' / 2" calp./b&b/single trunk	yes	33
LF	Lagerstroemia xlaurei	Muskogee Crape Myrtle	8' Ht. x 4' Sp/ Full/ 25 Gal	no	5
LS	Lagerstroemia speciosa	Queen Crape Myrtle	8' Ht. x 4' Sp/ Full/ 25 Gal	no	10
SM	Swietenia mahogany	Mahogany	12' X 6' / 2" calp./b&b/single trunk	yes	44
TI	Tamarindus indica	Wild Tamarind	12' Ht. x 6' Sp./ 2" cal/b&b	no	16
PALM					
PDX-R	Phoenix dactylifera 'Medjool'	Medjool Date Palm	10' CW/ Classic cut	no	5
SPX	Sabal palmetto	Sabal Palm	staggered heights/14-24' booted	yes	93
VMX	Veitchia montgomeryana	Montgomery Palm	10' GW, Full Head, b&b/single trunk	no	18
SHRUBS					
CHI	Chrysobalanus icaco	Red Tip Cocoplum	24" x 24" / 2" o.c./full to base/ triangle space	yes	2780
COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	24" Ht. x 18" Spr./ 3 Gal/ 24" O.C./Full	yes	562
CRA	Crinum americanum	Crinum Lily	3' Ht. x 3' Spd./ 3 hd. Min/ 7 Gal/ As Shown	yes	24
EUM	Euphorbia milii	Crown of Thorns	8"-12" O.A./ 1 Gal/ 12" O.C.	no	40
FIM	Ficus microcarpa 'Green Island'	Ficus Green Isle	30" ht x 30" spr/ 3 gal/ 24" O.C./Full	no	122
HIS	Hibiscus '???'	Hibiscus	24" O.A./ 3 Gal/ 30" O.C./ Full	no	259
MUR	Murraya paniculata	Orange Jasmine	24" x 24" / 2" o.c./full to base/ triangle space	no	247
GROUNDCOVER					
ANN	Annual flowers	Annual Flowers	12" O.A./ 6" Pots/ 15" O.C.	no	72
LIR	Liriope muscarii 'Evergreen Giant'	Evergreen Giant Liriope	12" O.A./ 1 Gal/ 12" O.C./Full	no	4847
VINES					
FP	Ficus pumila	Creeping Fig		no	5
SOD	Stenotaphrum secundatum	St. Augustine Floratam	full sod		

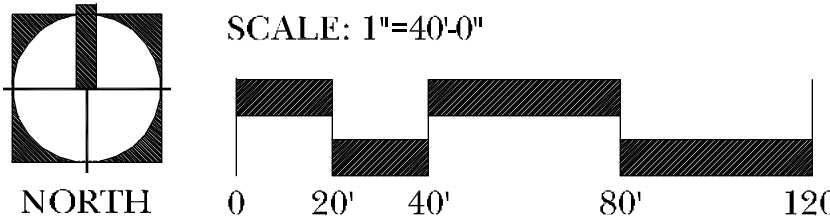
PLANT KEY



LEGEND



TREE PROTECTION	
PROTECT IN PLACE:	
6	PALMS
2	TREES
RELOCATE:	
1	PALMS
0	TREES
REMOVED:	
2	PALMS
34	TREES



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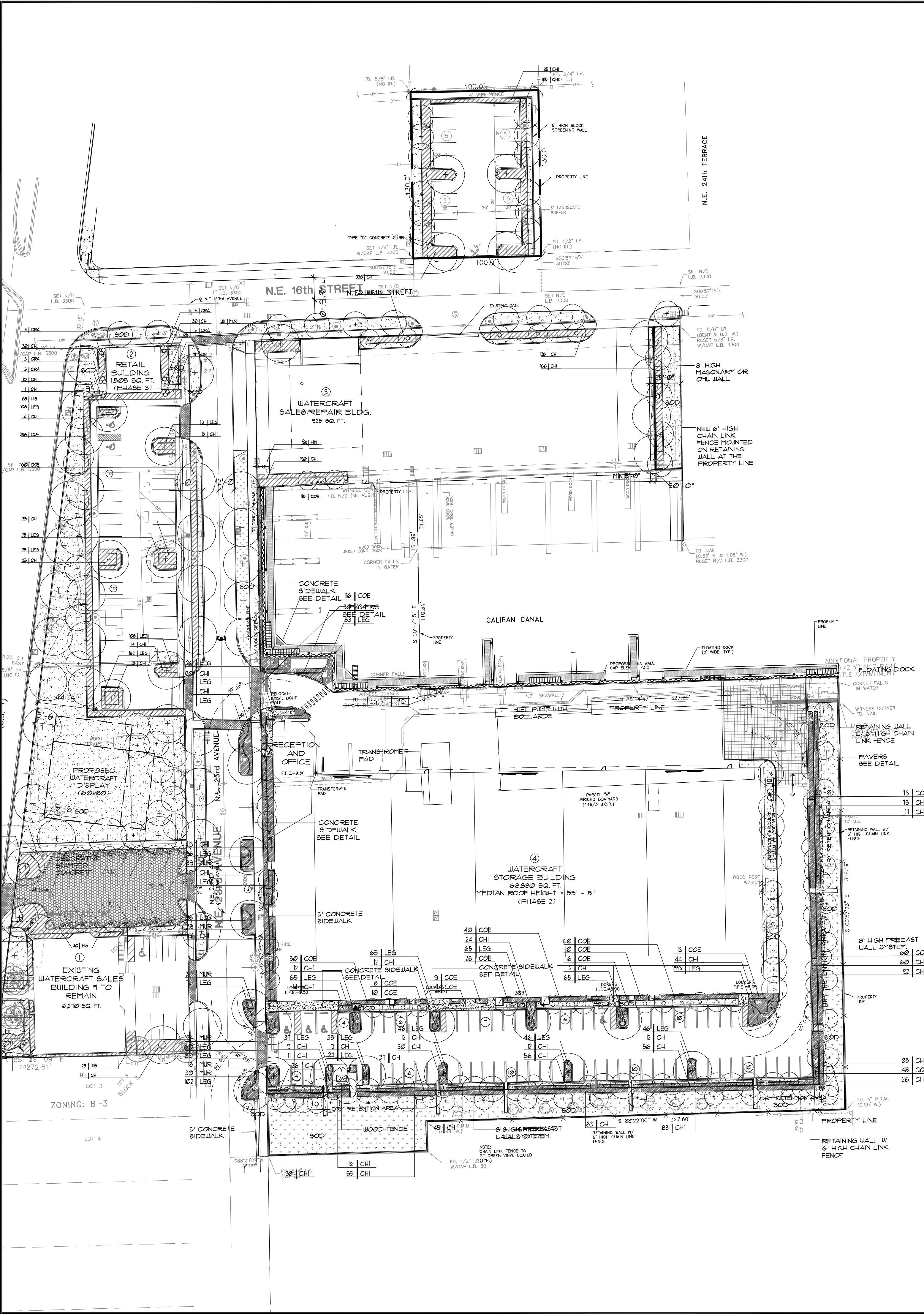
Sheet Title:

TREE PLANTING PLAN

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
Approved By: JRS	
Edward D. Stone, Jr. and Associates, Inc.	

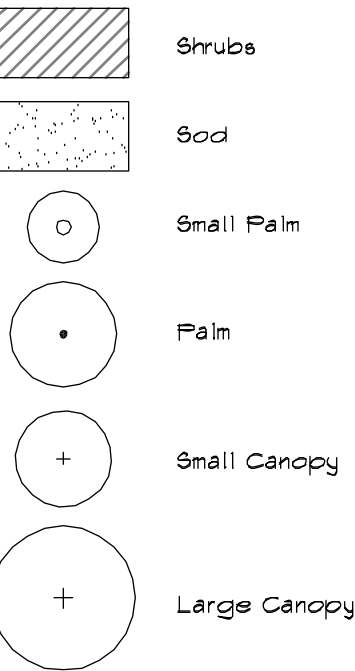
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HIDDEN HARBOUR MARINA					
E D S A Project #102209					
Key	Botanical Name	Common Name	Size	Native	Quantity
TREE					
CE	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' X 6' / 2" calp./b&b/single trunk	yes	26
QV-1	Quercus virginiana	Live Oak	12' X 6' / 2" calp./b&b/single trunk	yes	33
LF	Lagerstroemia xfaurei	Muskogee Crape Myrtle	8' Ht. x 4' Sp./ Full/ 25 Gal	no	5
LS	Lagerstroemia speciosa	Queen Crape Myrtle	8' Ht. x 4' Sp./ Full/ 25 Gal	no	10
SM	Swietenia mahogani	Mahogany	12' X 6' / 2" calp./b&b/single trunk	yes	44
TI	Tamarindus indica	Wild Tamarind	12' Ht. x 6' Sp./ 2" cal/b&b	no	16
PALM					
PDX-R	Phoenix dactylifera 'Medjool'	Medjool Date Palm	10' CW/ Classic cut	no	5
SPX	Sabal palmetto	Sabal Palm	staggered heights/14-24' booted	yes	93
VMX	Veitchia montgomeryana	Montgomery Palm	10' GW, Full Head, b&b/single trunk	no	18
SHRUBS					
CHI	Chrysobalanus icaco	Red Tip Cocoplum	24" x 24" / 2" o.c./full to base/ triangle space	yes	2780
COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	24" Ht. x 18" Spr./ 3 Gal/ 24" O.C./Full	yes	562
CRA	Crinum americanum	Crinum Lily	3' Ht. x 3' Sprd./ 3 hd. Min / 7 Gal/ As Ahow	yes	24
EUM	Euphorbia milii	Crown of Thorns	8"-12" O.A./ 1 Gal/ 12" O.C.	no	40
FIM	Ficus microcarpa 'Green Island'	Ficus Green Isle	30" ht x 30" spr/ 3 gal/ 24" O.C./Full	no	122
HIS	Hibiscus '???'	Hibiscus	24" O.A./ 3 Gal/ 30" O.C./ Full	no	259
MUR	Murraya paniculata	Orange Jasmine	24" x 24" / 2" o.c./full to base/ triangle space	no	247
GROUND COVER					
ANN	Annual flowers	Annual Flowers	12" O.A./ 6" Pots/ 15" O.C.	no	72
LIR	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12" O.A./ 1 Gal/ 12" O.C./Full	no	4847
VINES					
FP	Ficus pumila	Creeping Fig		no	5
SOD					
SOD	Stenotaphrum secundatum	St. Augustine Floratam	full sod		

PLANT KEY



TREE PROTECTION	
PROTECT IN PLACE:	
6	PALMS
2	TREES
RELOCATE:	
1	PALMS
0	TREES
REMOVED	
2	PALMS
34	TREES

Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

*fort lauderdale
orlando
santa monica*

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers

**FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS**

1512 EAST BROWARD BLVD., SUITE 100-A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
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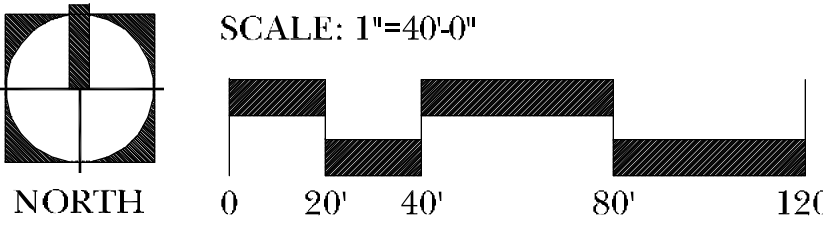
Sheet Title:

SHRUB PLANTING PLAN

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
	Approved By: JRS
Edward D. Stone, Jr. and Associates, Inc.	

Sheet Number:

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MARINA, LLC**

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fort lauderdale
orlando
santa monica

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Fort Lauderdale, FL 33301
www.edsaplan.com



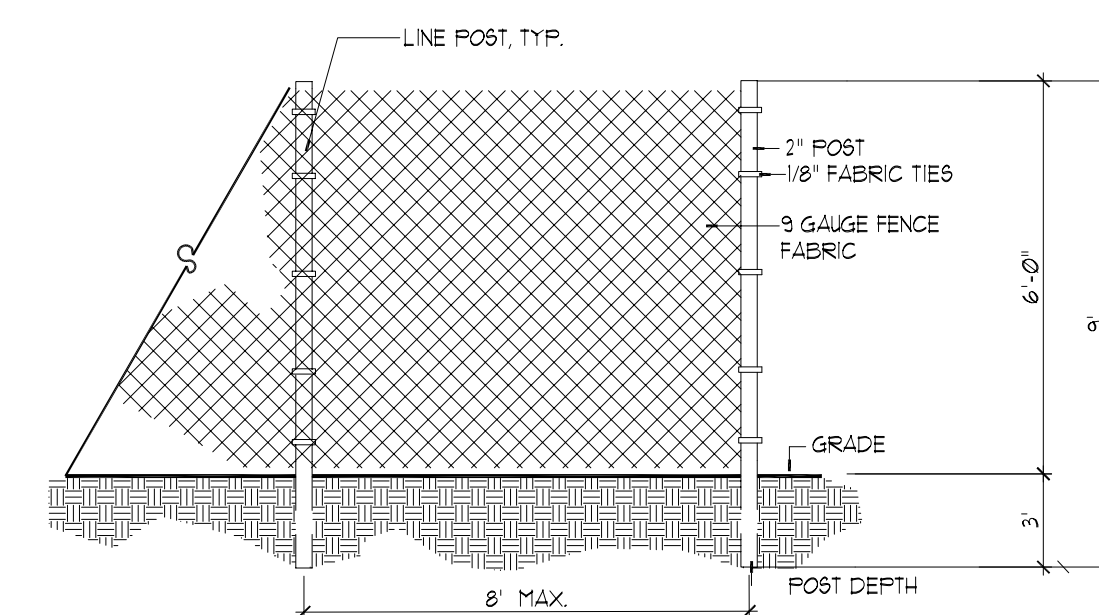
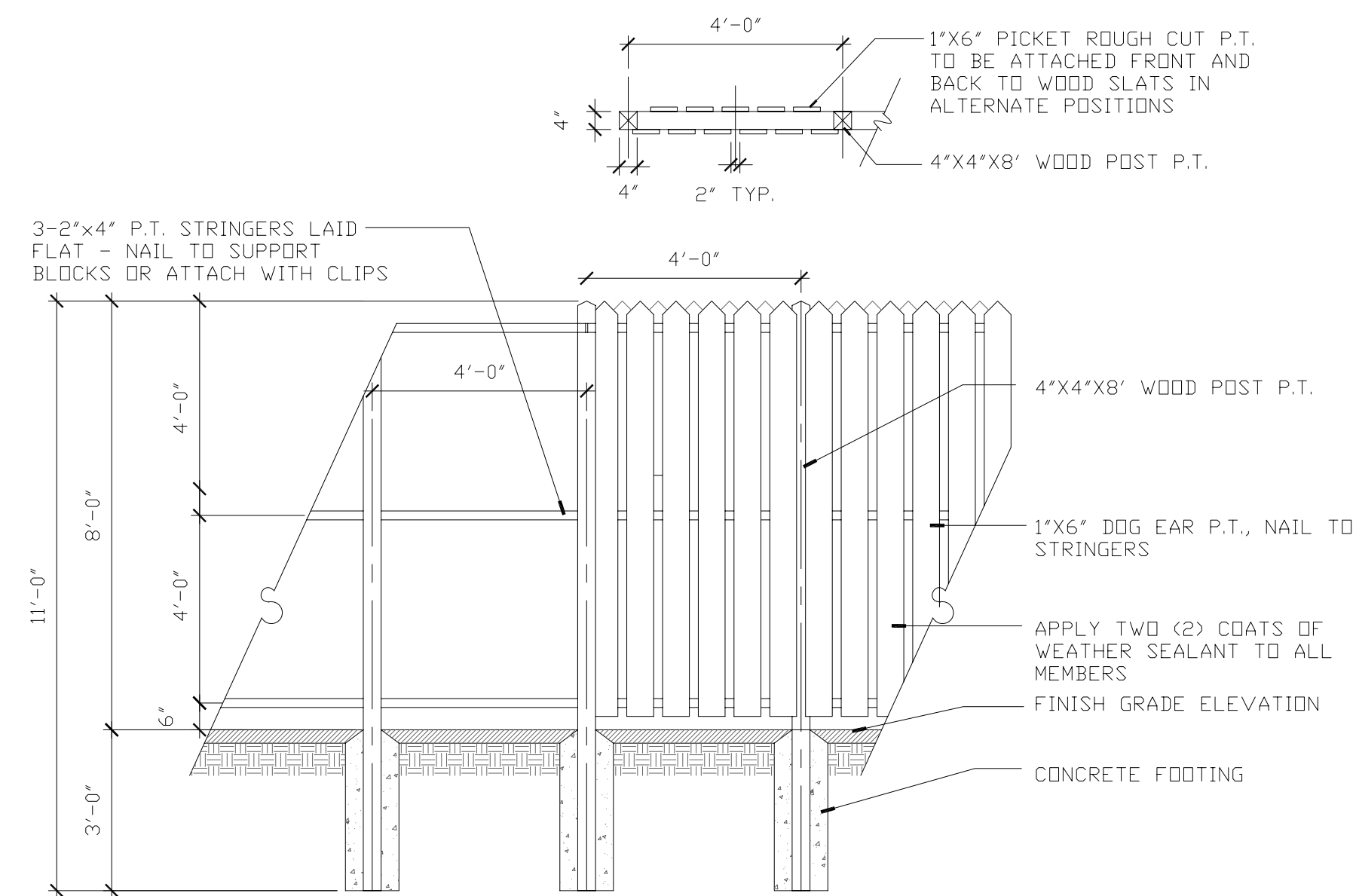
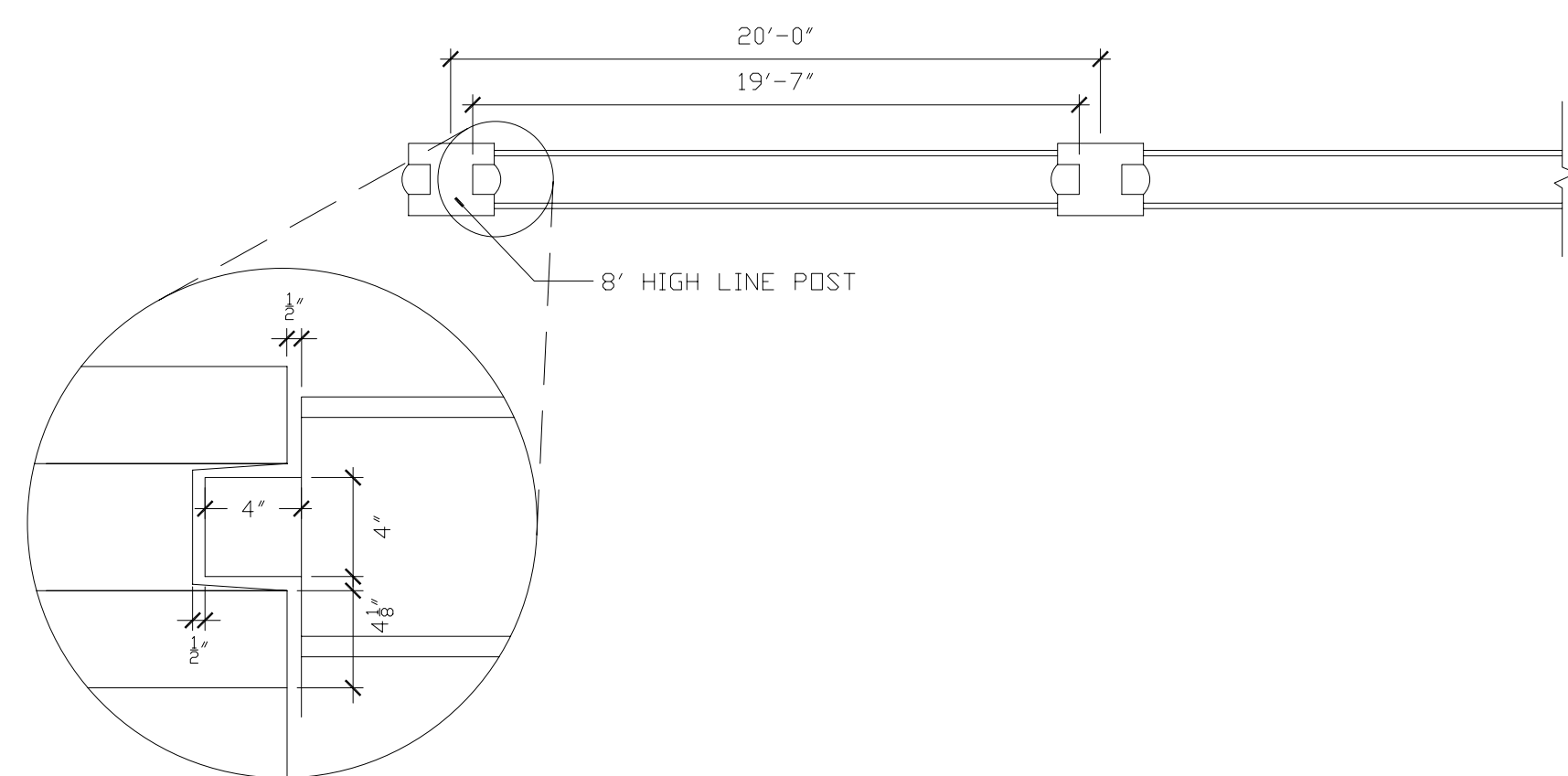
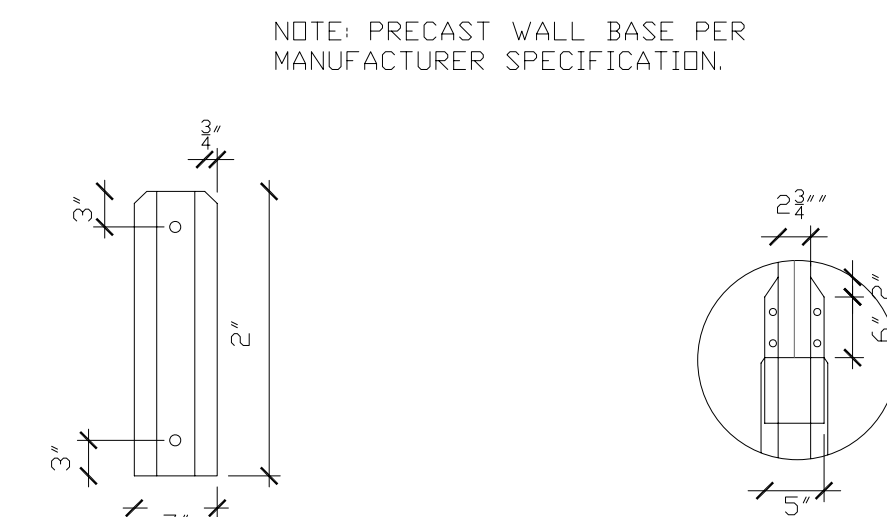
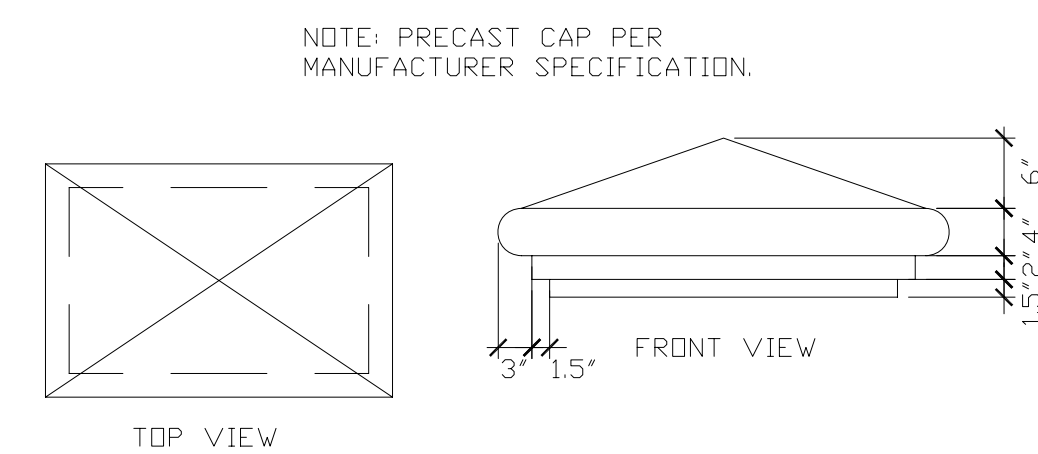
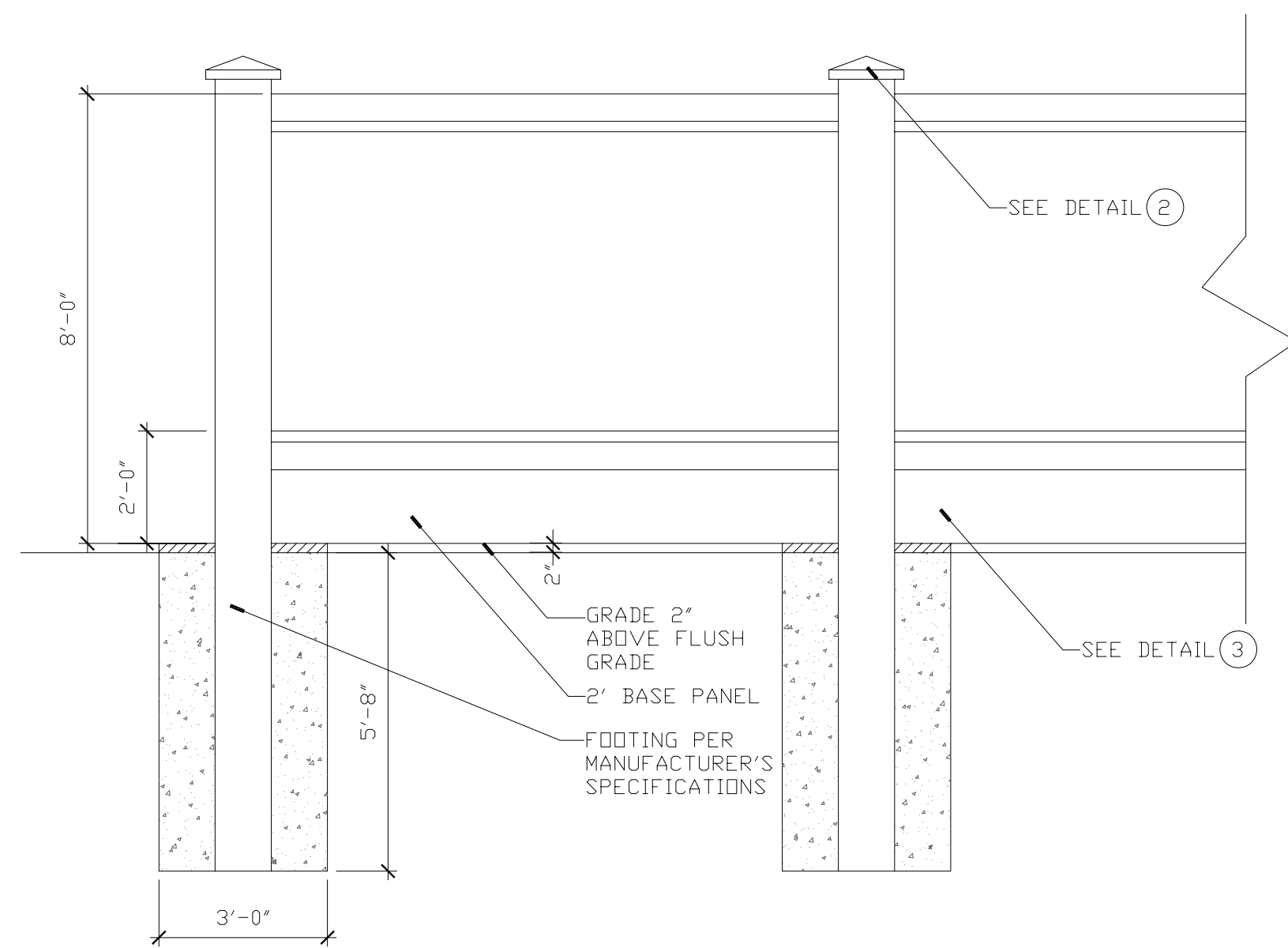
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FT. LAUDERDALE, FL 33301
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NOTE:

1. DRAWINGS ARE FOR GENERAL DESCRIPTION ONLY. FINAL DESIGN SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW BY OWNER REPRESENTATIVE.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/ CALCULATIONS ON ALL FOUNDATIONS AND WALLS TO SHOW COMPLIANCE WITH SOUTH FLORIDA BUILDING CODE AND REQUIREMENTS OF THE FORT PANO BEACH BUILDING DEPARTMENT SUFFICIENT TO OBTAIN A BUILDING PERMIT.
3. CONTRACTOR SHALL PROVIDE ALL DEWATERING WHERE REQUIRED TO SET COLUMNS AS PART OF THE SCOPE OF WORK.
4. CONTRACTOR SHALL CONSTRUCT WALL TO MEET THE FINISHED GRADES AS SHOWN ON THE

6. CONTRACTOR SHALL COORDINATE ALL FUTURE AND EXISTING FENCE CONNECTIONS TO THE PRECAST CONCRETE WALL WITH OWNER'S REPRESENTATIVES.
7. APPROVED MANUFACTURER-
- DURATEK WALL SYSTEMS
2311 ALT. 19 NORTH, SUITE 5
PALM HARBOR, FL 34683
CONTACT: GEORGE WATTONVILLE
TEL: 800-75-3641
FAX: 727-106-1302

Prepared for:

**HIDDEN HARBOUR
MARINA, LLC**

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

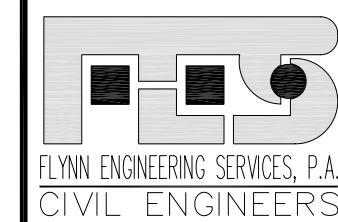
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Sheet Title:

LANDSCAPE DETAILS

Date: 07/07/06	Designed By: EDS
Project No: 02209	Drawn By: EDS
	Approved By: JRS
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Sheet Number:

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GENERAL NOTES

1.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS, TO COMPLY WITH SAFETY SETBACK CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
2.

REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
3.

THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4.

ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
5.

PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTORS EXPENSE, UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT.
6.

UTILITY OWNERS

FLORIDA POWER AND LIGHT

FLORIDA PUBLIC UTILITIES COMPANY

BELL SOUTH TELECOMMUNICATIONS, INC.

SUNSHINE ONE CALL

PHONE NUMBERS

561 265-2104

561 838-1152

561 837-6404

800 432-4710

7.

COMPLY WITH FLORIDA STATE STATUTE 553.81 "PROTECTION OF UNDERGROUND PIPELINES"
8.

THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
9.

THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. ALL PLANTINGS MAY BE ADJUSTED AT THE LANDSCAPE ARCHITECT'S DIRECTION TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN FIFTEEN FEET (15 FT) SHALL BE DONE UNDER THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10.

CAUTION SHOULD BE EXERCISED WHILE WORKING NEAR EXISTING GROUND PLANTED AND OVERHEAD SIGNS TO PREVENT UNNECESSARY DAMAGE. SIGNS AND STRUCTURES SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE IF ANY ARE DAMAGED BEYOND USE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
11.

ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR WITHOUT DELAY.

12.

MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (US DEPT. OF TRANSPORTATION, FHWA.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS, 1996.
13.

THE CONTRACTOR OF RECORD SHALL ENSURE THAT INSTALLATION IN MEDIANS AND RIGHTS OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, 1996.
14.

THE CONTRACTOR OF RECORD SHALL ENSURE THAT INSTALLATION IN MEDIANS AND RIGHTS OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. MAINTENANCE RATING PROGRAM, JULY 1997.
15.

ANY MAINTENANCE OF TRAFFIC ACTIVITY SHOULD BE COORDINATED WITH THE GENERAL CONTRACTOR AND ONGOING CONSTRUCTION ACTIVITIES.
16.

CONTRACTOR SHALL CLEAN ALL WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE LANDSCAPE ARCHITECT.
17.

ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE

- CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION AND/OR LAND DEVELOPMENT:
- A.

DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED OR TO REMAIN IN PLACE ON SITE UNLESS THE ACTIVITY IS BEING DONE TO TO PROTECT TREES.
- B.

DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED OR TO REMAIN ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY CAUSE ADVERSE IMPACTS.
- C.

CLEARING OF VEGETATION WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS ONLY AS TO MINIMIZE THE ADVERSE IMPACTS THAT MAY CAUSE DAMAGE TO TREE ROOTS WHILE OPERATING HEAVY EQUIPMENT.
- D.

MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE, TO ANY TREE TO BE RETAINED ON THE SITE.
- E.

NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

LANDSCAPE NOTES

1.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARD FOR NURSERY PLANTS", PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY GRADES AND STANDARDS FOR NURSERY PLANS. PLANT MATERIALS IN SOME INSTANCES EXCEED NO. 1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
2.

CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL THAT DOES NOT CONFORM TO SPECIFICATIONS.
3.

ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
4.

CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK.
5.

ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
6.

CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
7.

ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
8.

LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
9.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
10.

INSTALLATION - ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
11.

TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING) AS SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
12.

CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
13.

TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
14.

BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
15.

CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.
16.

CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
17.

LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.

18.

CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE PROJECT ENGINEER.
19.

ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, 1996.
20.

FERTILIZATION

PALMS

13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE

1/2 LB FERTILIZER PER 1/2 INCH CALIFER

SHRUBS AND GROUNDCOVERS

8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE

1/2 LB FERTILIZER PER 100 FT2

TREES

8-6-6 PLUS MINOR ELEMENTS - SLOW RELEASE

1/2 LB FERTILIZER PER 1/2 INCH CALIFER

TURF

16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE

1 LB FERTILIZER PER 1000 FT2

● THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.
21.

SOIL PREPARATION AND SOIL MIX

A. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

B. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING FROM REMOVED PLANT MATERIAL.

C. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.

D. CONTRACTOR TO APPLY "IRONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.

E. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:

1. ROYAL PALMS

60% CLEAN D.O.T. SAND

40% APPROVED TOPSOIL/SOLID WASTE COMPOST

2. ALL OTHER PALMS

90% CLEAN D.O.T. SAND

10% APPROVED TOPSOIL/SOLID WASTE COMPOST

3. SHRUBS, AND GROUND COVERS/ TOP SOIL MIXTURE

50% CLEAN D.O.T. SAND

50% APPROVED TOPSOIL/SOLID WASTE COMPOST

CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS OF THE SOIL MIXTURE FOR APPROVAL BY LANDSCAPE ARCHITECT.

F. COMPOST MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E10). FLORIDA FEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

G. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE CLEAN OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. THE TOP SOIL FOR ALL PLANTING AREAS SHALL BE AMENDED WITH HORICULTURALLY ACCEPTABLE ORGANIC MATERIAL.

H. THE MINIMUM TOPSOIL DEPTH SHALL BE SIX (6) INCHES FOR GROUNDCOVER AREAS, FOUR (4) INCHES FOR SEEDED GRASS AREA, AND TWO (2) INCHES FOR SODDED GRASS AREAS. SHRUBS AND TREES SHALL RECEIVE SIX (6) INCHES OF TOPSOIL AROUND AND BENEATH THE ROOT BALL.

I. SMOOTH TOPSOIL MIXTURE TO 6 INCHES BELOW GRADE IN AREAS TO BE SODDED.

J. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

K. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR TOPSOIL PH SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.

22.

GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH INSPECTOR ON SITE.

23.

CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE MALELUCA WOOD CHIPS.

24.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, AT THE END OF THE ESTABLISHMENT PERIOD BY THE OWNER AND LANDSCAPE ARCHITECT.

25.

ALL OWNERS OF LAND, OR THEIR AGENTS SHALL KEEP LANDSCAPING REASONABLY FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED TO ENABLE LANDSCAPING TO BE IN A HEALTH GROWING CONDITION.

26.

THE OWNER OF LAND, OF THEIR AGENTS SHALL MOW, TRIM OR PRUNE LANDSCAPING IN A MANNER AT FREQUENCY APPROPRIATE TO THE USE MADE OF THE MATERIAL AND SPECIES ON THE SITE SO AS NOT TO DETRACT FROM THE APPEARANCE OF THE GENERAL AREA.

27.

THE OWNER OF LAND, OF THEIR AGENTS SHALL MAINTAIN ALL LANDSCAPING TO MINIMIZE PROPERTY DAMAGE AND PUBLIC SAFETY HAZARDS, INCLUDING REMOVAL OF DEAD OR DYING PLANT MATERIAL, REMOVAL OF LOW HANGING BRANCHES NEXT TO SIDEWALKS AND WALKWAYS, REMOVAL OF ROOT SYSTEMS WHICH SHOW EVIDENCE OF DESTROYING PUBLIC OR PRIVATE PROPERTY, AND MAINTENANCE OF SIGHT DISTANCE STANDARDS.

28.

CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A 90 DAY ESTABLISHMENT PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION.

29.

CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.

30.

REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER TIME OF INSTALLATION SHALL BE THE RESPONSIBILITY OF THE OWNER.

31.

TREE PROTECTION. IN ADDITION TO THE FOLLOWING REQUIREMENTS ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE NATIONAL ARBORIST ASSOCIATION.

ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.

UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIFLINE WHERE POSSIBLE.

INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES, POST-HOLES AND TRENCHES CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY TO AVOID DAMAGE TO MAJOR ROOTS.

NO EXCAVATION OR OTHER SUBSURFACE DISTURBANCE MAY BE UNDERTAKEN, EXCLUDING THE MAINTENANCE OF AN EXISTING UTILITY'S FACILITY, WITHIN THE DRIFLINE OF ANY TREE WITH A CALIFER OF 18 INCHES OR MORE IN DIAMETER.

IRRIGATION NOTES

1.

AN AUTOMATIC PROPERLY FUNCTIONING UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSING CUTOFF DEVICE SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE FLORIDA ELECTRICAL CODE AND CITY BUILDING CODE REQUIREMENTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100% WITH 50% OVERLAP.

2.

THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE NATIVE PLANTING AREAS

3.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/COUNTY REQUIREMENTS.

4.

IRRIGATION COVERAGE SHALL BE 100% WITH 50% OVERLAP AND THE SYSTEM SHALL INCLUDE AN APPROVED RAIN/MOISTURE SENSOR.

5.

IRRIGATION TO BE ELECTRICALLY CONTROLLED AND FULLY AUTOMATIC FROM AN APPROVED WATER SOURCE.

6.

SLEEVES SHALL BE UTILIZED FOR ALL IRRIGATION UNDER HARDSCAPE AREAS FOR ALL IRRIGATION LINES.

7.

REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE, AND CONDUIT. ADDITIONALLY, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.

8.

CONCRETE THRUST BLOCKS TO BE UTILIZED WHERE MAIN LINE TURNS.

9.

PLACE ALL VALVE BOXES AND TOP OF POP UP SPRINKLER HEADS EVEN WITH AND VERTICAL TO THE FINISH GRADE. ADJACENT VALVE BOXES SHALL BE ALIGNED VERTICAL AND HORIZONTAL TO EACH OTHER FOR A NEAT AND UNIFORM APPEARANCE. BACKFLOW PREVENTION DEVICES SHALL BE PLACED IN HORIZONTAL AND VERTICAL POSITION. ALIGNMENT OF ALL EQUIPMENT IS SUBJECT TO OWNER REPRESENTATIVES APPROVAL BEFORE THEY ARE ACCEPTABLE.

10.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND ENSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.

11.

THE FOLLOWING GUIDELINES SHALL BE UTILIZED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES :

A.

ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THAT TREE.

B.

DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES.

C.

TRANSPLANTED TREES SHALL BE BRACED FOR AT LEAST ONE YEAR.

D.

TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS RE-ESTABLISHED.

12.

RELOCATED TREES/ PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300

13.

ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS AND/OR THE STANDARDS LISTED IN "ARBOCULTURE SECOND EDITION" BY RICHARD W. HARRIS, AS AMENDED.

14.

XERISCAPE PRINCIPLES AS OUTLINED IN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT XERISCAPE PLANT GUIDE 2 SHALL BE APPLIED THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.

Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
HARBOUR
MARINA

MASTER
SITE PLAN

Consultants:

fort lauderdale
orlando
santa monica

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers

1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

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GENERAL NOTES

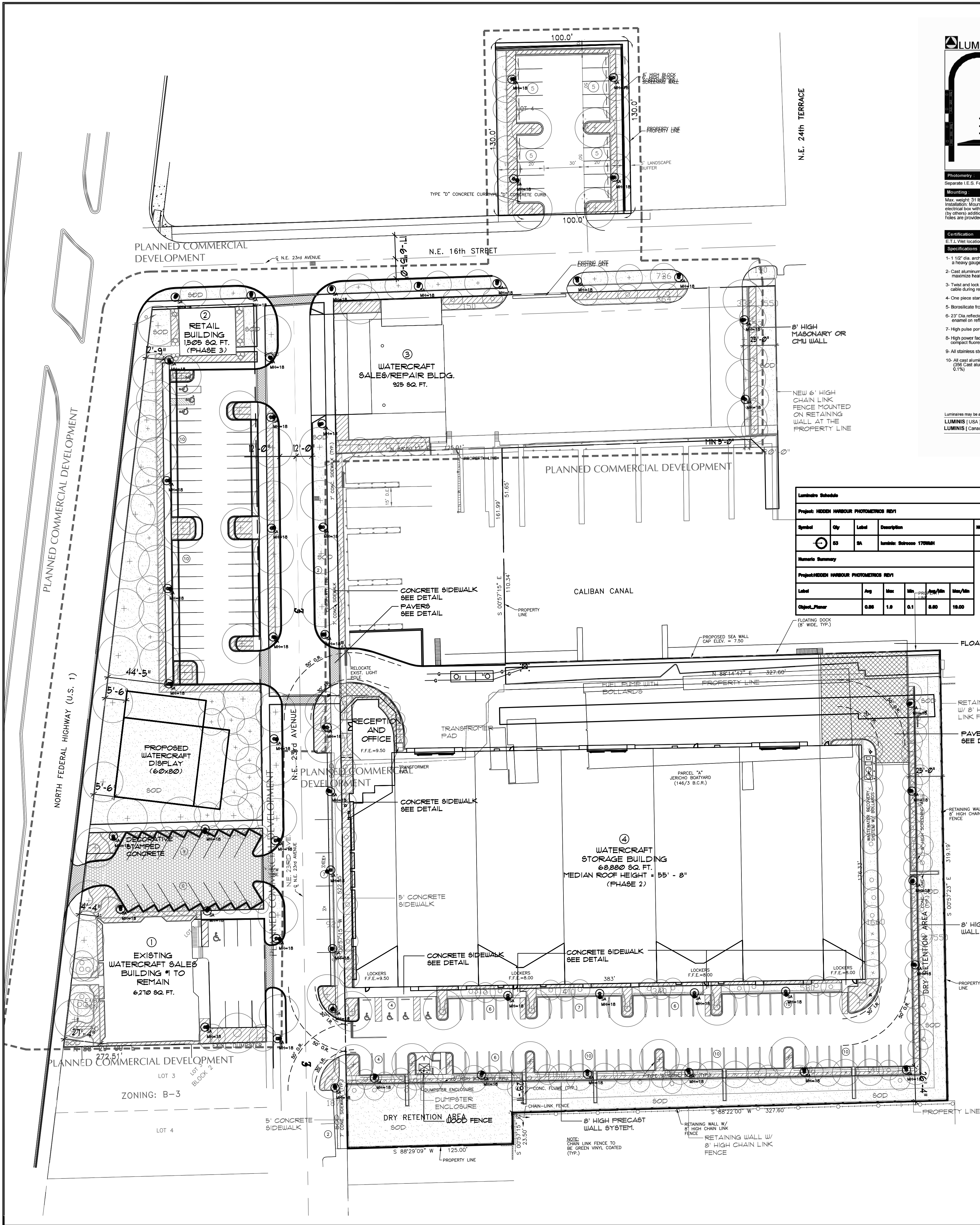
Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
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Sheet Number:

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LUMINIS

SR600W

Pendant mount

Mounting variations

Light source selection

MR (ED17)	HPS (ED17)	CF (Q24q)	Inc. (A21)
<input type="checkbox"/> M50	<input type="checkbox"/> H50	<input type="checkbox"/> F113	<input type="checkbox"/> A150
<input type="checkbox"/> M70	<input type="checkbox"/> H70	<input type="checkbox"/> F118	<input type="checkbox"/> F218
<input type="checkbox"/> M100	<input type="checkbox"/> H100	<input type="checkbox"/> F120	<input type="checkbox"/> F220
<input type="checkbox"/> M150	<input type="checkbox"/> H150	<input type="checkbox"/> F132	<input type="checkbox"/> F232
<input type="checkbox"/> M175	<input type="checkbox"/> H175	<input type="checkbox"/> F142	<input type="checkbox"/> F242

Certification

☐ 120 V - Standard factory provided

Specifications

- 1-1 1/2" dia. arch tube fixed with a cast aluminum wall cover and a heavy gauge galvanized pressure mounting plate.
- 2- Cast aluminum ballast housing designed to maximize heat dissipation.
- 3- Twist and lock cast aluminum clamps with retaining safety cables during relamping.
- 4- One piece standard cast aluminum star cage.
- 5- Borosilicate frosted prismatic heavy glass diffuser.
- 6- 23" Dia. reflector triple shade assembly. Standard white enamel on reflective surface.
- 7- High pulse duration socket where applicable.
- 8- High power factor ballast for H.I.D. or electronic ballast for compact fluorescent sources.
- 9- All stainless steel hardware.
- 10- All cast aluminum parts are copper free (95% Cast aluminum alloy with a copper content of less than 0.1%).

Catalog ordering information

SR600W - M150 - TGT	- 277	- FS
Base model	Light source (Refer to general listing)	Voltage (If other than 277V)

Luminaires may be altered for improvements or discontinued without prior notice

LUMINIS (USA) | 3555 NW 53rd, Court, Fort Lauderdale, FL 33309 Tel: 954.717.4155 Fax: 954.717.4157 Web: www.luminis.com

LUMINIS (Canada) | 87 C Brunswick D.D.O. Q.C. Canada H9B 2J5 January 2003

LUMINIS

POLES

4" & 5" Dia. aluminum poles

Poles selection

Section	PO
For 226 wall thickness, add -2 suffix to catalog number	
PAA4 - 4" O.D. Aluminum pole	
PAA410 - 10 FT	PAA416 - 16 FT
PAA412 - 12 FT	PAA418 - 18 FT
PAA414 - 14 FT	
PAA5 - 5" O.D. Aluminum pole	
PAA510 - 10 FT	PAA516 - 16 FT
PAA512 - 12 FT	PAA518 - 18 FT
PAA514 - 14 FT	

Mounting information

Mounting specifications

Base plate is provided with a 3/4" dia. opening for power entry. Galvanized anchor bolts. Set of 5/8-11 x 18" lg. anchor bolts for poles of 14 ft. and below. Set of 3/4-10 x 18" lg. anchor bolts for poles of 15 ft. and above.

Specifications

- 1- Punct cast aluminum copper free base cover, designed with retro-reflective strips to increase strength. 100% Cast aluminum alloy with a copper content of less than 0.1%.
- 2- Cast aluminum wiring access cover.
- 3- Set of 4 galvanized anchor bolts with 8 nuts and washers.
- 4- 4" or 5" O.D. x 1/2" thick aluminum pole.
- 5- One-piece 1/2" thick aluminum base plate with pole collar adaptor and 4 reinforcing gussets.
- 6- Finish: All aluminum castings are prepared to release all gases and lubricated with all other aluminum parts in a few steps preparation treatment allowing the best possible adherence and durability of finishing coat. First stage consists of an electrostatically applied and baked polyester powder coating.
- 7- All stainless steel hardware.

Catalog ordering information

PAA410	GRT	- PH-GZ
Base model	Color (Refer to general listing)	Options

Poles may be altered for improvements or discontinued without prior notice

LUMINIS (USA) | 3555 NW 53rd, Court, Fort Lauderdale, FL 33309 Tel: 954.717.4155 Fax: 954.717.4157 Web: www.luminis.com

LUMINIS (Canada) | 87 C Brunswick D.D.O. Q.C. Canada H9B 2J5 January 2003



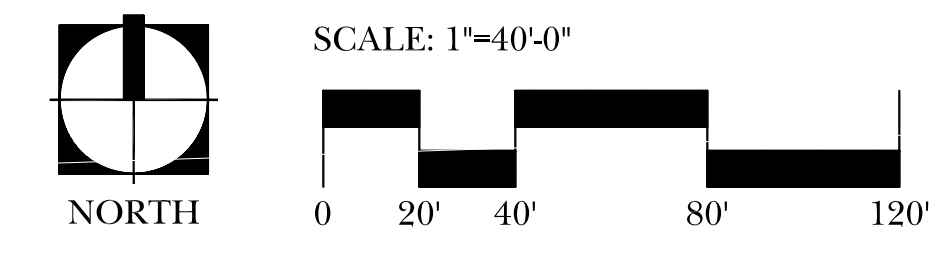
CONTACT MIKE SIMPSON
SESCO LIGHTING
131 SHOTGUN ROAD
FORT LAUDERDALE, FLORIDA 33326

PHONE 954-474-9888
www.sescolighting.com

MANUFACTURER: LUMINIS
LIGHT SR 600W-M175-SGT-277-APA
POLE 18" HEIGHT PAA5 FINISH SGT

1 SCIROCCO POLE LIGHT D-2209-LIGHT-POLE SCALE 1"=1'0" N.T.S.

LIGHTING LEGEND
● LUMINIS SCIROCCO POLE LIGHT



Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

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By:

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Sheet Title:

LIGHTING PLAN

Date:

07/07/06

Designed By:

EDSA

Project No:

02209

Drawn By:

EDSA

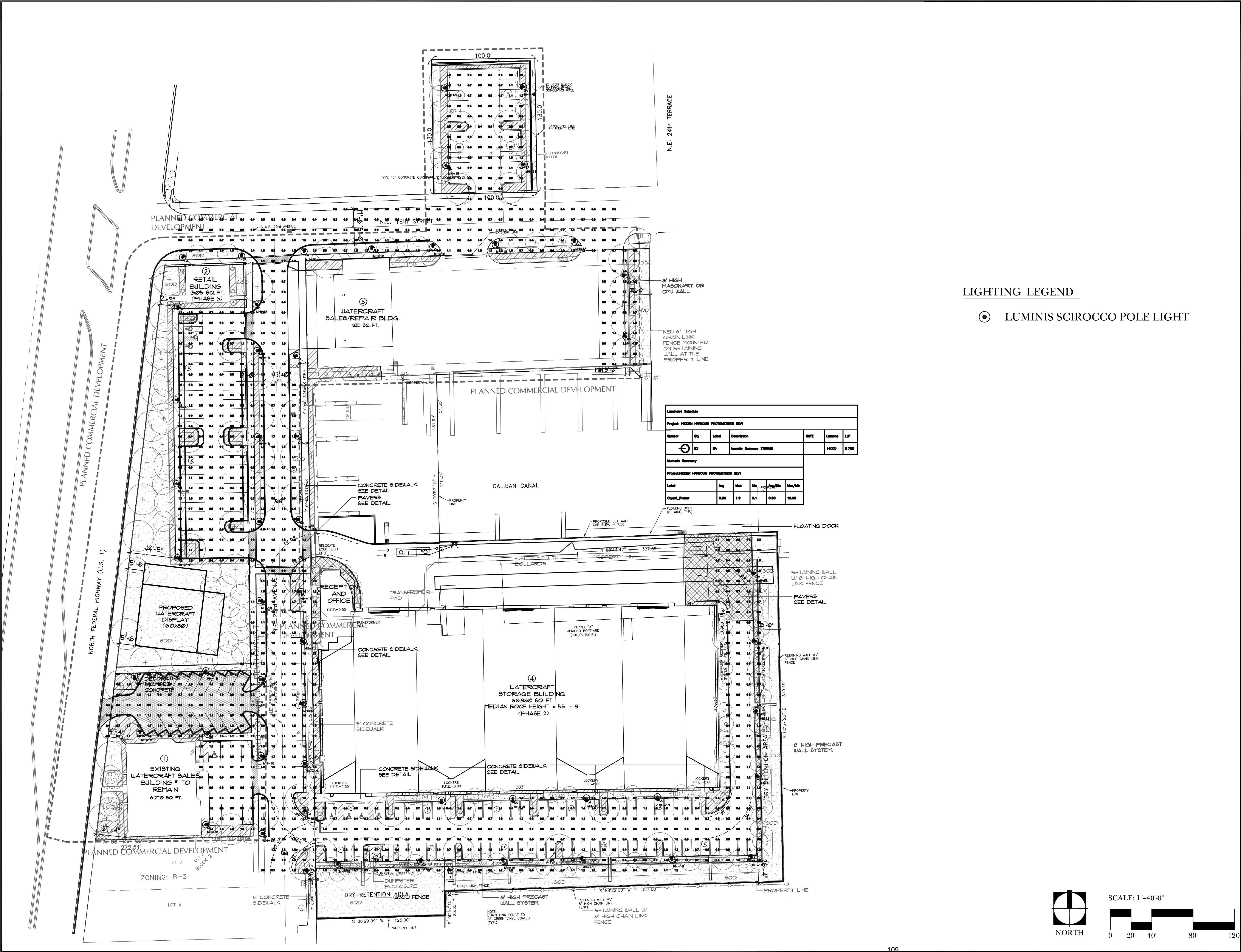
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LIGHTING LEGEND

☉ LUMINIS SCIROCCO POLE LIGHT

Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers

1512 EAST BROWARD BLVD., SUITE 110 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

FLYNN ENGINEERING SERVICES, P.A. CIVIL ENGINEERS

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LIGHTING PLAN PHOTO METRICS

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Project No: 02209	Drawn By: EDSA
	Approved By: JRS

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Sheet Number:

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SCALE: 1"=40'-0"



SECTION 02810

LANDSCAPE IRRIGATION
PART 1 – GENERAL
1.01 Summary

A. It is the intent of the specifications and drawings that the finished system is complete in every respect and shall be ready for operation satisfactory to the Owner.

B. The work shall include all materials, labor, services, transportation, and equipment necessary to perform the work as indicated on the drawings, in these specifications, and as necessary to complete the contract.

1.02 Construction Drawings

A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

B. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications. When an item is shown on the plans but not shown on the specifications or vice versa, it shall be deemed to be as shown on both. The Landscape Architect shall have final authority for clarification.

C. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect as soon as detected. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revision necessary.

1.03 Quality Assurance

A. Provide at least one English speaking person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who shall direct all work performed under this section.

B. Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturer of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. All materials supplied for this project shall be new and free from any defects. All defective materials shall be replaced immediately at no additional cost to Owner.

E. The Contractor shall secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, verify permits secured or arrangements made by others affecting the work of this section.

1.04 Submittals

A. Materials List:

1. After award of contract and before any irrigation system materials are ordered from suppliers or delivered to the job site, submit to the Owner a complete list of all irrigation system materials, or processes proposed to be furnished and installed as part of this contract.

2. The submittals shall include the following information:

a. A title sheet with the job name, the contractors name, contractor's address and telephone number, submittal date and submittal number.

b. An index sheet showing the item number (i.e. 1,2,3, etc.); an item description (i.e. sprinkler head); the manufacturer's name (i.e. Hunter Industries); the item model number (i.e. I-40-ADV/36V); and the page(s) in the submittal set that contain the catalog cuts.

c. The catalog cuts shall be one or two pages from the most recent manufacturer's catalog that indicate the product submitted. Do not submit parts lists, exploded diagrams, price lists or other extra information.

d. The catalog cuts shall clearly indicate the manufacturer's name and the item model number. The item model number, all specified options and specified sizes shall be circled on the catalog cuts.

e. Submittals for equipment indicated on the legend without manufacturer names, or "as approved", shall contain the manufacturer, Class or Schedule, ASTM numbers and/or other certifications as indicated in these specifications.

f. Submittal format requirements:

i. Submittals shall be provided as one complete package for the project. Multiple partial submittals will not be reviewed.

ii. Submittal package shall be stapled or bound in such a way as to allow for disassembly for review processing.

iii. Submittal package shall have all pages numbered in the lower right hand corner. Page numbers shall correspond with submittal index.

3. The Landscape Architect or City's authorized representative will allow no substitutions without prior written acceptance.

4. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

5. The Landscape Architect or City's authorized representative will not review the submittal package unless provided in the format described above.

B. Substitutions:

1. If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Landscape Architect or City's authorized representative for approval.

2. Provide a written statement indicating the reason for making the substitution.

3. Provide catalog cut sheets, technical data, and performance information for each substitute item.

4. Provide in writing the difference in installed price if the item is accepted.

1.05 Existing Conditions

A. The Contractor shall verify and be familiar with the locations, size and detail of points of connection provided as the source of water, electrical supply, and telephone line connection to the irrigation system.

B. Irrigation design is based on the available static water pressure shown on the drawings. Contractor shall verify static water on the project prior to the start of construction. Should a discrepancy exist, notify the Landscape Architect and City's authorized representative prior to beginning construction.

C. Prior to cutting into the soil, the Contractor shall locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and he shall take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the Contractor shall promptly notify the Landscape Architect and Owner who will arrange for relocations. The Contractor will proceed in the same manner if a rock layer or any other such conditions are encountered.

D. The Contractor shall protect all existing utilities and features to remain on and adjacent to the project site during construction. Contractor shall repair, at his own cost; all damage resulting from his operations or negligence.

E. The Irrigation Contractor shall coordinate with the General Contractor for installation of required sleeving as shown on the plans.

F. The Contractor shall verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area of work.

G. The Contractor shall protect all existing irrigation systems, in areas adjacent to and within the project area of work, from damage due to his operations.

H. Contractor shall notify City's Representative if any existing system is temporarily shut off, capped or modified. Provide 48-hour notice, prior to turning off or modifying any existing irrigation system.

I. The Contractor shall repair or replace all existing irrigation systems, in areas adjacent to and within the project area of work, damaged by the construction of this project. Adjacent irrigation systems shall be made completely operational and provide complete coverage of the existing landscaped areas. All repairs shall be complete to the satisfaction of the City's Representative.

1.06 Inspections

A. The Contractor shall permit the Landscape Architect and City's authorized representative to visit and inspect at all times any part of the work and shall provide safe access for such visits.

B. Where the specifications require work to be tested by the Contractor, it shall not be covered over until accepted by the Landscape Architect, City's authorized representative, and/or governing agencies. The Contractor shall be solely responsible for notifying the Landscape Architect, Owner, and governing agencies, a minimum of 48 hours in advance, where and when the work is ready for testing. Should any work be covered without testing or acceptance, it shall be, if so ordered, uncovered at the Contractor's expense.

C. Inspections will be required for the following at a minimum:

1. System layout

2. Pressure test of irrigation mainline (Four hours at 125 PSI or 120% of static water pressure, which ever is greater.) Mainline pressure loss during test shall not exceed 2 PSI.

3. Coverage test of irrigation system. Test shall be performed prior to any planting.

4. Final inspection prior to start of maintenance period

5. Final acceptance

D. Site observations and testing will not commence without the field record drawings as prepared by the Irrigation Contractor. Record drawings must complete and up to date for each site visit.

E. Work that fails testing and is not accepted will be retested. Hourly rates and expenses of the Landscape Architect, City's authorized representative, and governing agencies for reinspection or retesting will be paid by the Irrigation Contractor at no additional expense to Owner.

1.07 Storage and Handling

A. Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installation work and materials of all other trades. In the event of damage, immediately make all repairs and replacements necessary to the acceptance of the Landscape Architect and Owner and at no additional cost to the Owner.

B. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install. Transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load.

1.08 Cleanup and Disposal

A. Dispose of waste, trash, and debris in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris will not be permitted. The Contractor shall remove and dispose of rubbish and debris generated by his work and workmen at frequent intervals or when ordered to do so by the City's authorized representative.

B. At the time of completion the entire site will be cleared of tools, equipment, rubbish and debris which shall be disposed of off-site in a legal disposal area.

1.09 Turnover Items

A. Record Drawings:

1. Record accurately on one set of drawings all changes in the work constituting departures from the original contract drawings and the actual final installed locations of all required components as shown below.

2. The record drawings shall be prepared to the satisfaction of the owner. Prior to final inspection of work, submit record drawings to the Landscape Architect or City's authorized representative.

3. All record drawings shall be prepared using AutoCAD 2000 drafting software and the original irrigation drawings as a base. No manual drafted record drawings shall be acceptable. The Contractor may obtain digital base files from the Landscape Architect or City's authorized representative.

4. If the Contractor is unable to provide the AutoCAD drafting necessary for the record drawings the irrigation designer does provide record drawing drafting as a separate service.

5. Prior to final inspection of work, submit record drawings plotted onto vellum sheets for review by the Landscape Architect or City's authorized representative. After acceptance by the Landscape Architect, City Inspector or City's authorized representative re-plot the record drawings onto reproducible Mylar sheets. The Contractor shall also provide record drawing information on a digital AutoCAD Release 2000 drawing file. All digital files shall be provided on a compact disc (CD) clearly marked with the project name, file descriptions and date.

6. Record drawing information and dimensions shall be collected on a day-to-day basis during the installation of the pressure mainline to fully indicate all routing locations and pipe depths. Locations for all other irrigation equipment shall be collected prior to the final inspection of the work.

7. Two dimensions from two permanent points of reference such as buildings, sidewalks, curbs, streetlights, hydrants, etc. shall be shown for each piece of irrigation equipment shown below. Where multiple components are installed with no reasonable reference point between the components, dimensioning may be made to the irrigation equipment. All irrigation symbols shall be clearly shown matching the irrigation legend for the drawings. All lettering on the record drawings shall be minimum 1/8 inch in size.

8. Show locations, depths and the of the following items:

a. Point of connection (including water poc, backflow devices, master control valves, flow sensors, etc.)

b. Routing of sprinkler pressure main lines (dimensions shown at a maximum of 100 feet along routing)

c. Isolation valves

d. Automatic remote control valves (indicate station number and size)

e. Quick coupling valves

f. Routing of control wires where separate from irrigation mainline

g. Irrigation controllers (indicate controller number and station count)

h. Related equipment (as may be directed)

9. Provide one controller chart for each automatic controller. Chart shall show the area covered by the particular controller. The areas covered by the individual control valves shall be indicated using colored highlighter pens. A minimum of six individual colors shall be used for the controller chart unless less than six control valves are indicated. 10. Landscape Architect or City's authorized representative must approve record drawings before controller charts are prepared.

11. The chart is to be a reduced copy of the actual "record" drawing. In the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a readable size.

12. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils in thickness.

B. Operation and Maintenance Manuals:

1. Two individually bound copies of operation and maintenance manuals shall be delivered to the Landscape Architect or City's authorized representative at least 10 calendar days prior to final inspection. The manuals shall describe the material installed and the proper operation of the system.

2. Each complete, bound manual shall include the following information:

a. Index sheet stating Contractor's address and telephone number, duration of guarantee period, list of equipment including names and addresses of local manufacturer representatives.

b. Operating and maintenance instructions for all equipment.

c. Spare parts lists and related manufacturer information for all equipment.
C. Equipment:

1. Supply as a part of this contract the following items:

a. Two (2) wrenches for disassembly and adjustment of each type of sprinkler head used in the irrigation system.

b. Three 30-inch sprinkler keys for manual operation of control valves.

c. Two keys for each automatic controller.

d. Two quick coupler keys with a 1" bronze hose bib, bent nose type with hand wheel and two coupler lid keys.

e. One valve box cover key or wrench.

f. Six extra sprinkler heads of each size and type.

g. For specified butterfly valves if required: One (1) 5-foot long valve handle, to fit 2-inch square AWWA operating nut, for use with the specified butterfly valves.

2. The above equipment shall be turned over to City's authorized representative at the final inspection.

1.10 Completion

A. At the time of the pre-maintenance period inspection, the Landscape Architect, City's authorized representative, and governing agencies will inspect the work, and if not accepted, will prepare a list of items to be completed by the Contractor. Punch list to be checked off by contractor and submitted to Landscape Architect or City's Authorized representative prior to any follow-up meeting. This checked off list to indicate that all punch list items have been completed. At the time of the post-maintenance period or final inspection the work will be re-inspected and final acceptance will be in writing by the Landscape Architect, City's authorized representative, and governing agencies.

B. The City's authorized representative shall have final authority on all portions of the work.

C. After the system has been completed, the Contractor shall instruct City's authorized representative in the operation and maintenance of the irrigation system and shall furnish a complete set of operating and maintenance instructions.

D. Any settling of trenches which may occur during the one-year period following acceptance shall be repaired to the City's satisfaction by the Contractor without any additional expense to the owner. Repairs shall include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.

1.11 Guarantee

A. The entire sprinkler system, including all work done under this contract, shall be unconditionally guaranteed against all defects and fault of material and workmanship, including settling of backfilled areas below grade, for a period of one (1) year following the filing of the Notice of Completion.

B. Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to owner within ten (10) calendar days of receipt of written notice from Owner. When the nature of the repairs as determined by the Owner constitute an emergency (i.e. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the owner by the Contractor, all at no additional cost to the Owner.

C. Guarantee shall be submitted on Contractors own letterhead as follows:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defective material during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the owner. We shall make such repairs or replacements within 10 calendar days following written notification by the owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from owner, we authorize the owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT NAME:
PROJECT LOCATION:

CONTRACTOR NAME:
ADDRESS:

TELEPHONE:

SIGNED:

DATE:

Prepared for:

**HIDDEN HARBOUR
MARINA, LLC**

**HIDDEN
HARBOUR
MARINA**

**MASTER
SITE PLAN**

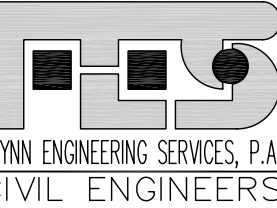
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*fort lauderdale
orlando
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Fort Lauderdale, FL. 33301
www.edsaplan.com

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SUITE 100 A
FT. LAUDERDALE, FL. 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sweeney & Associates, Inc.
Irrigation Design & Consulting

38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-8830 Fax. 951-461-8850
E-mail: email@sweeneyassoc.com

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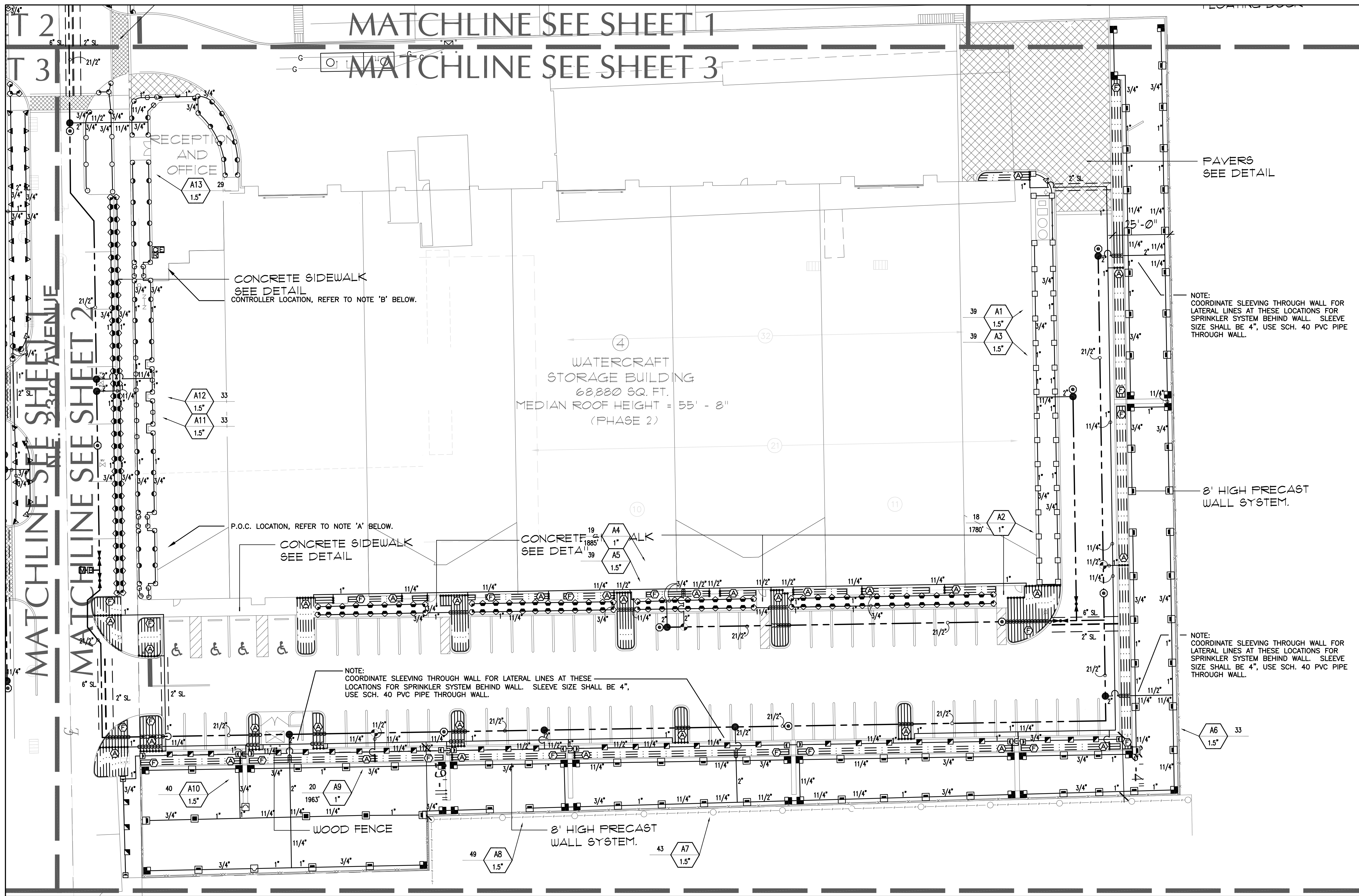
Sheet Title:

**IRRIGATION
DETAIL**

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
	Approved By: JRS
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Sheet Number:

LI-4.8



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

STATIC WATER PRESSURE 75 PSI
DESIGN WATER PRESSURE 71 PSI
MAXIMUM SYSTEM DEMAND 43 GPM
RESIDUAL WATER PRESSURE 4 PSI

NOTE B:
CONTROLLER "A" SHALL BE AN IRRITROL MC24-PLUS, 24 STATION CONTROLLER INSTALLED AS A WALL MOUNTED UNIT ON THE EXTERIOR WALL OF THE BUILDING AS SHOWN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

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

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



SCALE: 1"=20'-0"



Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
HARBOUR
MARINA

MASTER
SITE PLAN

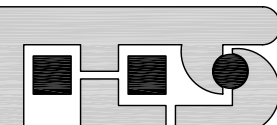
Consultants:

fort lauderdale
orlando
santa monica

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsafl.com

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CIVIL ENGINEERS

1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sweeney & Associates, Inc.
Irrigation Design & Consulting
38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-8830 Fax. 951-461-8850
E-mail: email@sweeneyassoc.com

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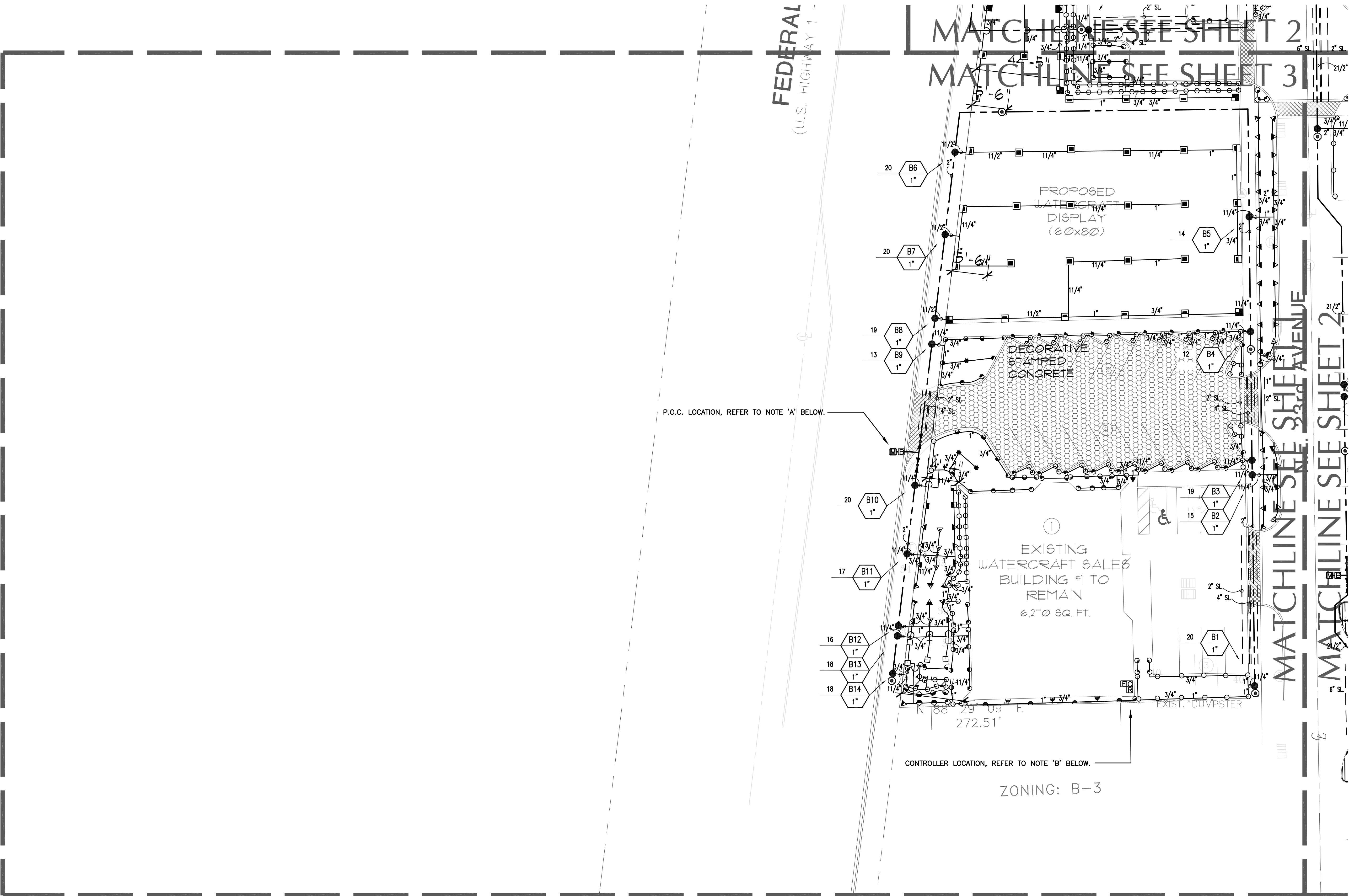
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IRRIGATION
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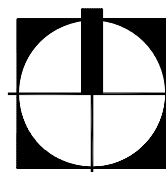
NOTE A:
POINT OF CONNECTION "2" SHALL BE A 1" DOMESTIC WATER METER WITH A 1" SERVICE LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN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

STATIC WATER PRESSURE 75 PSI
DESIGN WATER PRESSURE 72 PSI
MAXIMUM SYSTEM DEMAND 20 GPM
RESIDUAL WATER PRESSURE 3 PSI

NOTE B:
CONTROLLER "B" SHALL BE AN IRRITROL MC24-PLUS, 24 STATION CONTROLLER INSTALLED AS A WALL MOUNTED UNIT ON THE EXTERIOR WALL OF THE BUILDING AS SHOWN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

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

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



SCALE: 1"=20'-0"



Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

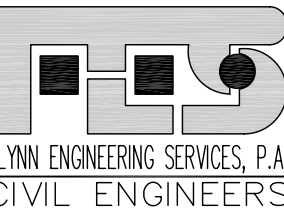
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EDSA

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SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sweeney & Associates, Inc.
Irrigation Design & Consulting

38730 Sky Canyon Drive, Suite C
Murrieta, CA 92583
Ph. 951-461-8830 Fax. 951-461-8850
E-mail: email@sweeneyassoc.com



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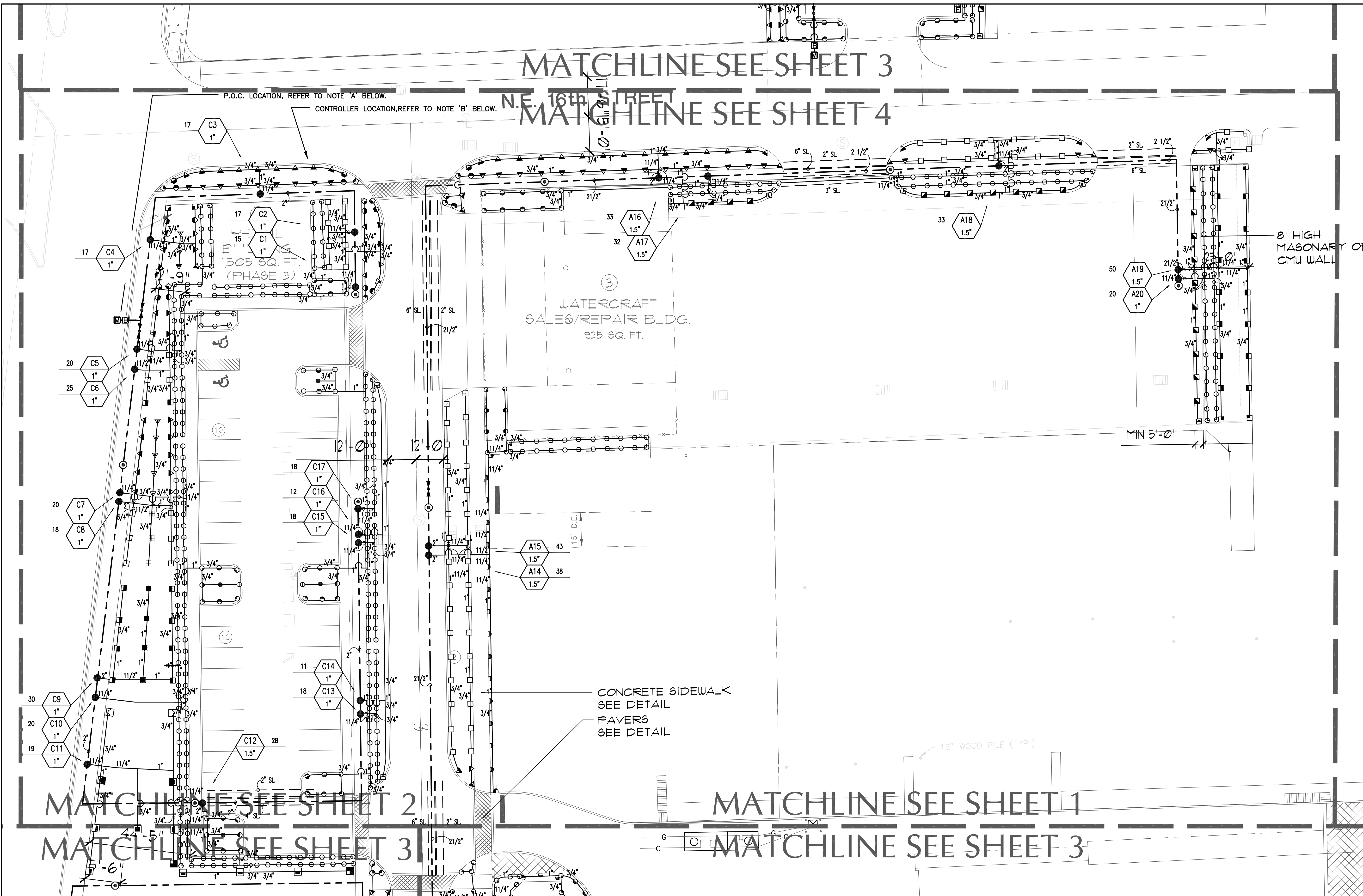
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Sheet Number:

LI-4.2



NOTE A:
POINT OF CONNECTION "3" SHALL BE A 1" DOMESTIC WATER METER WITH A 1" SERVICE LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE 75 PSI
DESIGN WATER PRESSURE 71 PSI
MAXIMUM SYSTEM DEMAND 21 GPM
RESIDUAL WATER PRESSURE 4 PSI

NOTE B:
CONTROLLER "C" SHALL BE AN IRRITROL MC24-PLUS, 24 STATION CONTROLLER INSTALLED AS A WALL MOUNTED UNIT ON THE EXTERIOR WALL OF THE BUILDING AS SHOWN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE:
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NOTE:
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Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
HARBOUR
MARINA

MASTER
SITE PLAN

Consultants:

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

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1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
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Irrigation Design & Consulting

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Murrieta, CA 92563
Ph. 951-461-8830 Fax. 951-461-8850
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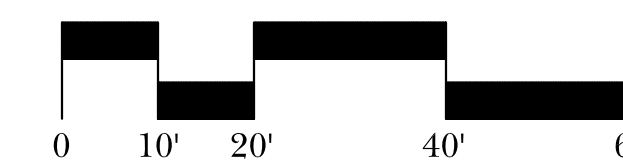
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SCALE: 1"=20'-0"



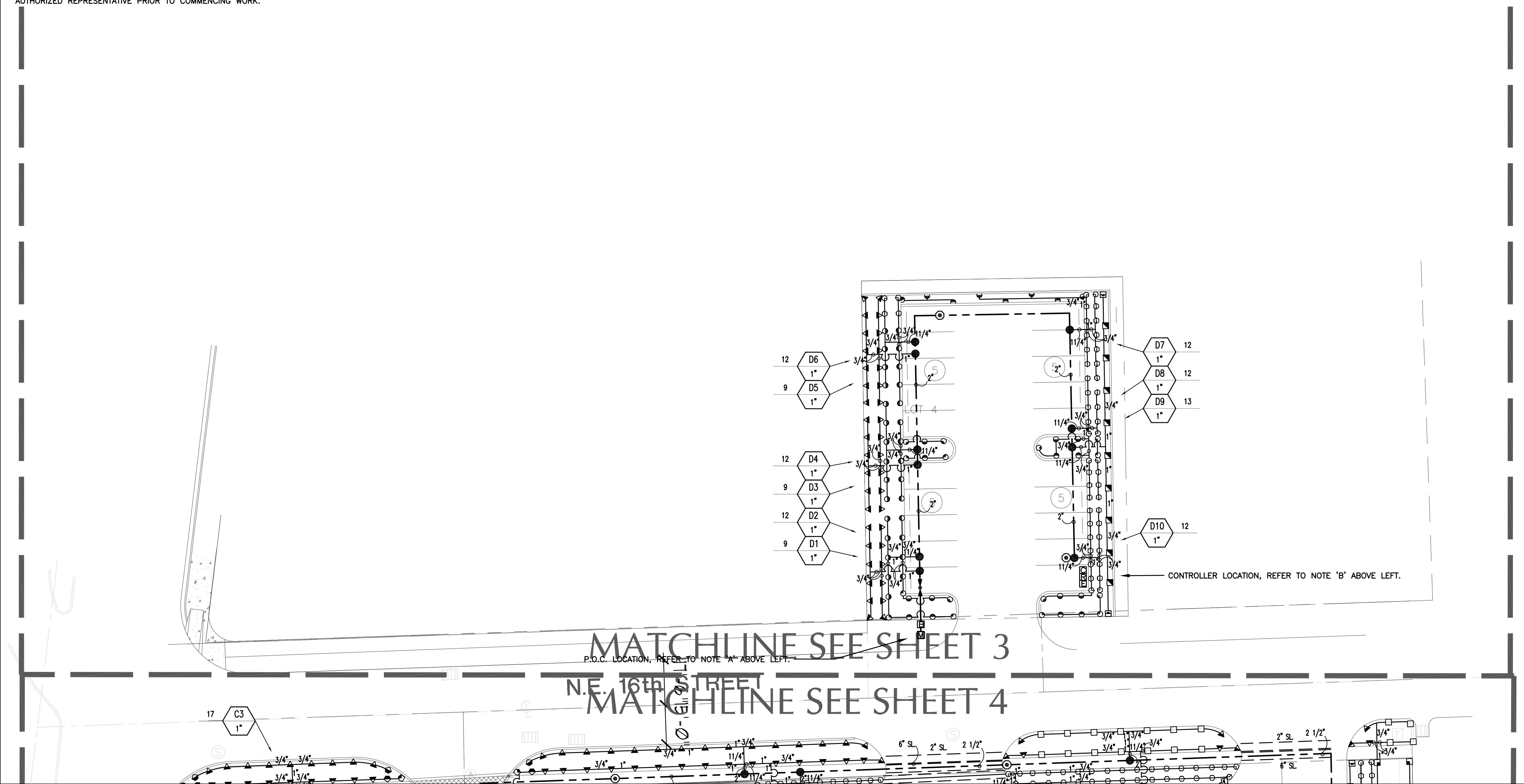
NOTE A:
POINT OF CONNECTION "4" SHALL BE A 1" DOMESTIC WATER METER WITH A 1" SERVICE LINE. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STATIC WATER PRESSURE 75 PSI
DESIGN WATER PRESSURE 58 PSI
MAXIMUM SYSTEM DEMAND 13 GPM
RESIDUAL WATER PRESSURE 17 PSI

NOTE B:
CONTROLLER "D" SHALL BE AN IRRITROL MC12-PLUS, 12 STATION CONTROLLER INSTALLED INSIDE A STAINLESS STEEL ENCLOSURE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE:
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NOTE:
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Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
HARBOUR
MARINA

MASTER
SITE PLAN

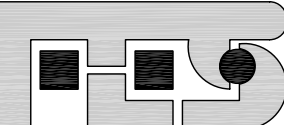
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santa monica

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edaplanning.com

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Irrigation Design & Consulting

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Ph. 951-461-8830 Fax. 951-461-8850
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IRRIGATION NOTES

- 1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- 11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- 13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

Controller : A		IRRIGATION CONTROLLER RUN TIMES					
PLANT TYPE / SPRINKLER TYPE	Eto	AKc	PR RATE	IE	RUN TIME (HOURS)	QUANTITY	RUN TIME (HOURS)
Days Per Week: 6	7						
Shrub and Ground Covers:							
Spray Heads	7.00	0.40	1.74	0.70	0.09	5	0.45
Drip	7.00	0.40	0.49	0.90	0.25	3	0.74
Turf Grass:							
Spray Heads	7.00	0.90	1.74	0.70	0.20	9	1.81
Stream Rotor Heads	7.00	0.90	0.50	0.80	0.61	3	1.84
CYCLES PER DAY:	1	TOTAL NUMBER OF STATIONS:				20	
		TOTAL RUN TIME IN HOURS:					4.84

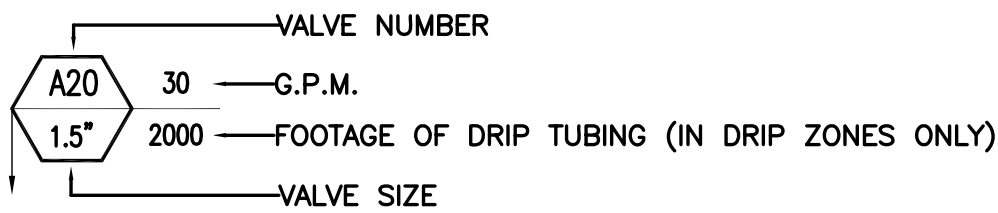
Controller : B		IRRIGATION CONTROLLER RUN TIMES					
PLANT TYPE / SPRINKLER TYPE	Eto	AKc	PR RATE	IE	RUN TIME (HOURS)	QUANTITY	RUN TIME (HOURS)
Days Per Week: 6	7						
Shrub and Ground Covers:							
Spray Heads	7.00	0.40	1.74	0.70	0.09	7	0.63
Turf Grass:							
Spray Heads	7.00	0.90	1.74	0.70	0.20	4	0.80
Stream Rotor Heads	7.00	0.90	0.50	0.80	0.61	3	1.84
CYCLES PER DAY:	1	TOTAL NUMBER OF STATIONS:				14	
		TOTAL RUN TIME IN HOURS:					3.27

Controller : C		IRRIGATION CONTROLLER RUN TIMES					
PLANT TYPE / SPRINKLER TYPE	Eto	AKc	PR RATE	IE	RUN TIME (HOURS)	QUANTITY	RUN TIME (HOURS)
Days Per Week: 6	7						
Shrub and Ground Covers:							
Spray Heads	7.00	0.40	1.74	0.70	0.09	8	0.72
Turf Grass:							
Spray Heads	7.00	0.90	1.74	0.70	0.20	6	1.21
Stream Rotor Heads	7.00	0.90	0.50	0.80	0.61	3	1.84
CYCLES PER DAY:	1	TOTAL NUMBER OF STATIONS:				17	
		TOTAL RUN TIME IN HOURS:					3.76

Controller : D		IRRIGATION CONTROLLER RUN TIMES					
PLANT TYPE / SPRINKLER TYPE	Eto	AKc	PR RATE	IE	RUN TIME (HOURS)	QUANTITY	RUN TIME (HOURS)
Days Per Week: 6	7						
Shrub and Ground Covers:							
Spray Heads	7.00	0.40	1.74	0.70	0.09	6	0.54
Turf Grass:							
Spray Heads	7.00	0.90	1.74	0.70	0.20	4	0.80
CYCLES PER DAY:	1	TOTAL NUMBER OF STATIONS:				10	
		TOTAL RUN TIME IN HOURS:					1.34

IRRIGATION MATERIAL LEGEND

SYMBOL		MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	DETAIL
Q	T H F						
		RAIN BIRD	1806 POP-UP TURF HEAD W/ RAIN BIRD 8-Q/T/H/F NOZZLES	.26, .35, .52, 1.58	30	8 FT	A
		RAIN BIRD	1806 POP-UP TURF HEAD W/ RAIN BIRD 10-Q/T/H/F NOZZLES	.39, .52, .79, 1.57	30	10 FT	A
		RAIN BIRD	1806 POP-UP TURF HEAD W/ RAIN BIRD 12-Q/T/H/F NOZZLES	.65, .87, 1.3, 2.60	30	12 FT	A
		RAIN BIRD	1806 POP-UP TURF HEAD W/ RAIN BIRD 15-Q/T/H/F NOZZLES	.93, 1.23, 1.85, 3.70	30	15 FT	A
		RAIN BIRD	1806 POP-UP TURF HEAD W/ RAIN BIRD 15-EST/15-SST NOZZLES	.61, 1.21	30	4X15 FT 4X30 FT	A
		RAIN BIRD	1812 POP-UP SHRUB HEAD W/ RAIN BIRD 8-Q/T/H NOZZLES	.26, .35, .52, .1.58	30	8 FT	A
		RAIN BIRD	1812 POP-UP SHRUB HEAD W/ RAIN BIRD 10-Q/T/H/F NOZZLES	.39, .52, .79, 1.57	30	10 FT	A
		RAIN BIRD	1812 POP-UP SHRUB HEAD W/ RAIN BIRD 12-Q/T/H/F NOZZLES	.65, .87, 1.3, 2.60	30	12 FT	A
		RAIN BIRD	1812 POP-UP SHRUB HEAD W/ RAIN BIRD 15-Q/T/H/F NOZZLES	.93, 1.23, 1.85, 3.70	30	15 FT	A
		RAIN BIRD	1812 POP-UP SHRUB HEAD W/ RAIN BIRD 15-EST/15-SST NOZZLES	.61, 1.21	30	4X15 FT 4X30 FT	A
		RAIN BIRD	1804 POP-UP BUBBLER HEAD W/ RAIN BIRD 5FB/5CST-PCS-040 NOZZLES, USE 5F-B NOZZLES FOR PLANTERS WIDER THAN 2 1/2 FT, USE 5CST-B NOZZLES FOR PLANTERS LESS THAN 2 1/2 FT.	.40	30	3 FT	A
		RAIN BIRD	5006-PC/FC POP-UP TURF ROTOR HEAD W/ 5000 MPR-25 NOZZLES (Q, H, F)	.88, 1.73, 3.34	35	25 FT	A
		RAIN BIRD	5006-PC/FC POP-UP TURF ROTOR HEAD W/ 5000 MPR-30 NOZZLES (Q, H, F)	1.23, 2.59, 5.08	35	30 FT	A
		RAIN BIRD	5006-PC/FC POP-UP TURF ROTOR HEAD W/ 5000 MPR-35 NOZZLES (Q, H, F)	1.67, 3.33, 6.62	35	35 FT	A
NO SYMBOL		RAIN BIRD	ALL SHRUB SPRAY HEADS INSTALLED FARTHER THAN FIVE (5) FEET FROM PAVING, CURBS, SIDEWALKS, STEPS, TURF BOUNDARIES OR OTHER PEDESTRIAN AREAS MAY BE INSTALLED AS A RAIN BIRD PA-8S SHRUB ADAPTER WITH THE NOZZLE AS SHOWN				B
		P.O.C.	DOMESTIC WATER METER, SIZE AS SHOWN IN POC NOTE, VERIFY SIZE, LOCATION, AND 75 PSI STATIC WATER PRESSURE IN FIELD				N/A
		WILKINS	975XLS, 1" AND 1 1/2" R/P BACKFLOW PREVENTION DEVICE WITH 1" OR 1 1/2" 650A WYE STRAINER, SIZE ALL PER WATER METER				C
		WATTS	B-6080-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL, STEM AND HANDLE, SIZE PER MAINLINE				D
		RAIN BIRD	33DRC QUICK COUPLER VALVE, 150 FEET ON CENTER, INSTALL IN 10" ROUND VALVE BOX				E
		RAIN BIRD	PEB SERIES PLASTIC REMOTE CONTROL VALVE, 1" AND 1 1/2" SIZE AS SHOWN				F
		RAIN BIRD	PEB SERIES DRIP REMOTE CONTROL VALVE ASSEMBLY, INSTALL AG PRODUCTS 1" #4E 200 MESH WYE FILTER AND SENNINGER PRESSURE REGULATOR MODEL PMR-40MF ON THE DOWN STREAM SIDE OF THE RCV				G
		IRRITROL	MC-PLUS IRRIGATION CONTROLLER, WALL MOUNT OR IN ENCLOSURE AS SHOWN IN CONTROLLER NOTES				H,I
		RAIN BIRD	RAIN SENSOR, RSD-BEX, MOUNT TO SIDE OF BUILDING, OR ENCLOSURE, AND WIRE TO CONTROLLER				H,I
		N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD				N/A
		RAIN BIRD	LD-06-12-XX LANDSCAPE DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER, INSTALL TUBING ROWS A MAXIMUM OF 16" APART IN SHRUB AREAS. ALL TUBING SHALL BE INSTALLED 4" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER; VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK				J,K
		RAIN BIRD	600-CF-75MPT "SPIN-LOC" ADAPTER W/ APPROPRIATE PVC FITTING FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP TUBING				J,K
NO SYMBOL		RAIN BIRD	ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING "SPIN-LOC" FITTINGS				J,K
		AG-PROD.	PROVIDE A FCH-H AUTOMATIC FLUSH VALVE AT END OF DRIP DISCHARGE HEADER USING THE COLLAR AS PROVIDED, INSTALL FLUSH VALVE INSIDE A SEPERATE VALVE BOX, ONE AT EACH END OF THE TUBING RUNS IN EACH DIRECTION, INSTALL 18" FROM PAVING				L
		RAIN BIRD	YD-500-34 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 COMBINATION TEE AND A 3/4" X 1/2" REDUCER BUSHING, INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MULTIPLE ARV'S SHALL BE REQUIRED PER RCV, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINT OF PLANTER AREA				M
		AS APPROVED	PVC PIPE 3/4" - 3" CL. 200 AS LATERAL LINES 12" BELOW GRADE				N
		AS APPROVED	PVC PIPE 1 1/2" SCH. 40, 2" - 3" CL. 315 SOLVENT WELD AS MAINLINES 18" BELOW GRADE				N
		AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.				O
NO SYMBOL		AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)				N,O,P
NO SYMBOL		3M	DBY-6 (U.L. APPROVED) DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS				P
NO SYMBOL		AS APPROVED	CONTROLLER GROUNDING AS SHOW OR, IF LOCAL CODE INDICATES HIGHER REQUIREMENT, AS REQUIRED BY LOCAL CODES				Q



Prepared for:

HIDDEN HARBOUR MARINA, LLC

HIDDEN HARBOUR MARINA

MASTER SITE PLAN

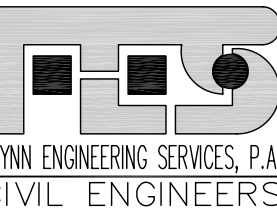
Consultants:

fort lauderdale
orlando
santa monica

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers



1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sweeney & Associates, Inc.
Irrigation Design & Consulting

38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-6830 Fax. 951-461-6850
E-mail: email@sweeneyassoc.com

LANDSCAPE IRRIGATION AUDITOR

Rev:	Date:	Description:	By:
	7/07/06	DRC REVISIONS	JRS

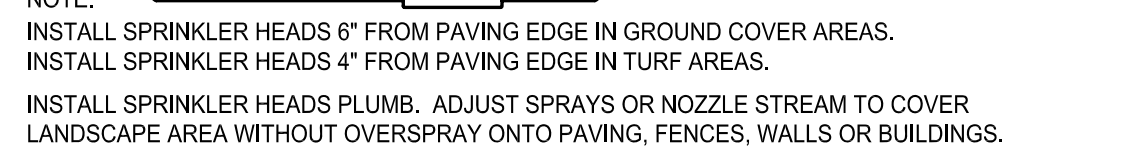
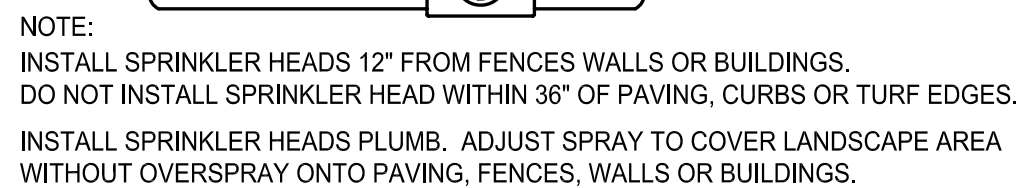
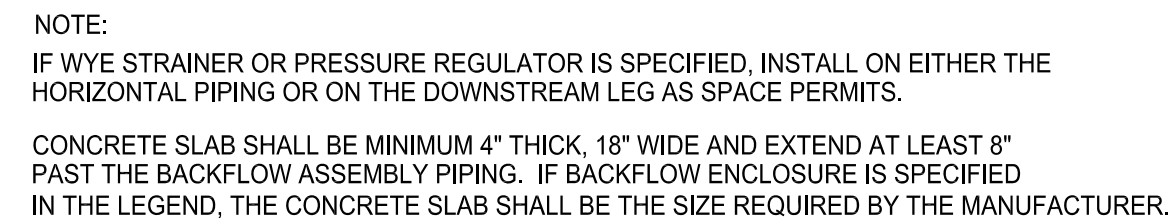
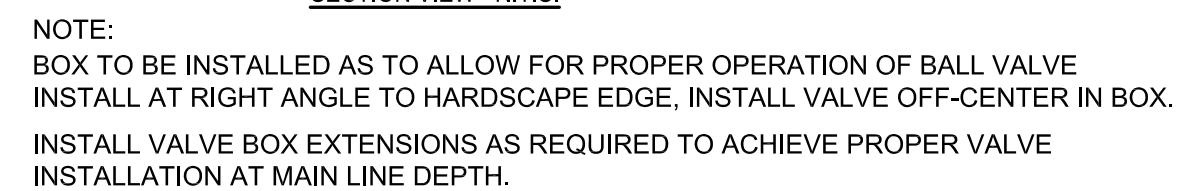
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IRRIGATION LEGEND

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
	Approved By: JRS
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Sheet Number:

LI-4.5



MASTER SITE PLAN

Sweeney & Associates, Inc.
Irrigation Design & Consulting

38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-6830 Fax. 951-461-6850
E-mail: email@sweeneyassoc.com



Diagram illustrating the installation of a rain sensor enclosure, showing the components and wiring connections.

Labels and Components:

- CONTROLLER
- STAINLESS STEEL, 18" OR 24" WIDE FRONT ENTRY CONTROLLER ENCLOSURE NEMA 3R RAINPROOF RATED
- SEE GROUNDING DETAIL FOR GROUND ROD PLACEMENT
- POWER SWITCH AND RECEPTACLE
- RAIN SENSOR INSIDE A STRONGBOX RGRVSS ENCLOSURE
- TERMINAL STRIP FOR REMOTE CONTROL VALVE WIRE CONNECTIONS
- STAINLESS STEEL, U.L. LISTED, PREDRILLED, REMOVABLE BACKBOARD
- PREFORMED ALUMINUM PAD
- STRONGBOX QUICKPAD ENCLOSURE MOUNTING PAD WITH PREFORMED ALUMINUM PAD, PLASTIC BASE AND ALL STAINLESS STEEL HARDWARE
- 1 1/4" PVC CONDUIT/ SWEEP FOR ELECTRIC SERVICE
- 1" PVC CONDUIT/SWEEP FOR ET GAGE WIRES (IF REQ.)
- 1" PVC CONDUIT/SWEEP FOR TELEPHONE LINE (IF REQ.)
- 1 1/4" PVC CONDUIT/SWEEP FOR COMMUNICATION CABLE TO OTHER CONTROLLERS (IF REQ.)
- 3" PVC CONDUIT/SWEEP FOR CONTROL WIRES TO VALVES
- 1" PVC CONDUIT/SWEEP FOR FLOW SENSOR/MCV WIRES (IF REQ.)
- FINISHED GRADE
- FILL BASE OF QUICKPAD WITH PEA GRAVEL TO TOP OF BASE UNIT
- COMPACTED SITE SOIL

SECTION VIEW - N.T.S.

USE TEFLON TAPE ON ALL THREADED CONNECTIONS AS INDICATED IN THE SPECIFICATIONS SECTION 3.04

[illegible]

FINISHED GRADE IN TURF AREAS

PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT NUT AND WASHER. HEAT TREATED "QCV" ONTO LID.

QUICK COUPLER KEY WITH MALE HOSE BIB CONNECTION AS SHOWN. KEY MUST CLEAR VALVE BOX

FINISHED GRADE IN SHRUB AREAS

4" MIN.

3"

QUICK COUPLER VALVE
SEE LEGEND FOR SPEC.

GALV. PUNCH LOC (2 REQ.)

BRASS NIPPLE (LENGTH AS REQ.)

BRICK SUPPORTS

BRASS TRIPLE SWING JOINT (SIZE PER QCV)
USE TWO STREET ELLS, ONE NIPPLE (6" MIN. LENGTH), AND ONE THREADED ELL FOR ASSEMBLY

MAINLINE, SEE SPECS.

#4 x 36" REBAR STAKE

LANDSCAPE FABRIC

3/4" ROCK, 1 CUBIC FT.

NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL.

Diagram illustrating the components and assembly of a landscape irrigation system, showing a cross-section view of the installation.

Key components and labels:

- FINISHED GRADE IN TURF AREAS
- TORO FCH-H W/ DL200 AUTOMATIC FLUSH VALVE WITH DL-75MA-9153 3/4" MALE ADAPTER
- PLASTIC ROUND VALVE BOX, 6" SIZE HEAT BRAND "FV" ONTO LID.
- FINISHED GRADE IN SHRUB AREAS
- DRIP TUBING LENGTH AS REQUIRED
- DRIP TUBING SWEEP DOWN TO ENTER VALVE BOX
- BRICK SUPPORTS
- LANDSCAPE FABRIC
- 3/4" ROCK, 1 CUBIC FT.
- TORO BARBED ELL (DL-E9018)
- 2" MIN.
- 3"

SECTION VIEW - N.T.S.

Diagram illustrating a blank lateral with an air/vacuum relief valve and a flush valve. The diagram shows a horizontal line representing the lateral, with a vertical line representing the air/vacuum relief valve. The air/vacuum relief valve is labeled "AIR/VACUUM RELIEF VALVE". The flush valve is labeled "FLUSH VALVE". The diagram also shows a "PVC LATERAL" and a "CONNECTION TO PVC LATERAL". The diagram includes the following text:

- DRIPLINE BLANK LATERAL
- DL 2000 POLY CONNECTION FITTINGS TO DRIPLINE LATERALS
- DRIPLINE BLANK LATERAL
- AIR/VACUUM RELIEF VALVE
- PVC HEADER SIZE PER PLAN MIN. SIZE 3/4"
- PVC HEADER MIN. 3/4" SIZE
- FLUSH VALVE
- PVC LATERAL
- CONNECTION TO PVC LATERAL SEE LEGEND FOR TYPE
- DL 2000 IN-LINE TUBING IN ROWS 9 INCHES ON CENTER ON LEVEL GROUND
- DRIP RCV ASSEMBLY

Diagram illustrating the components and assembly of a Rain Bird system, showing a section view of the installation.

Components and Assembly Details:

- FINISHED GRADE**: Indicated by a horizontal line at the top of the diagram.
- PVC TEE**: A 1/2" SXSXT (Schedule 40, 1/2 inch nominal size, extra strength) tee fitting.
- RAIN BIRD XT-700 DRIP TUBING**: Typical on both sides of the PVC tee.
- RAIN BIRD COMPRESSION BUSHING 700CF-1**: A bushing used to secure the tubing.
- 1/2" SCH 80 T.O.E. NIPPLE**: Length as required, used to connect the tee to the next component.
- KING BROTHERS FLEXIBLE NIPPLE, #FVN-500-6F**: 1/2" x 1/2", 6" length, used for flexible connection.
- 1/2" FEMALE THREAD**: Used for the copper bushing/adaptor.
- COPPER BUSHING / ADAPTOR**: A bushing used to connect the flexible nipple to the copper tee.
- COPPER TEE / ELB**: Required line size by 1/2", used to connect the copper lateral line.
- COPPER LATERAL LINE**: The main line for the system.

SECTION VIEW - N.T.S.

SECTION VIEW - N.T.S.

NOTE:
INSTALL ENCLOSURE AS INDICATED BY DEVELOPER & MANUFACTURER'S
RECOMMENDATION.

ROUTE WIRES AND SLEEVE THROUGH WALL AS PER LANDSCAPE ARCHITECT'S
RECOMMENDATION.

CONTROLLER INSIDE OUTDOOR
RATED CABINET, SEE LEGEND
FOR SPECIFICATION.

120 VOLT POWER SUPPLY
IN J-BOX, BY OTHERS

RIGID ELECTRICAL CONDUIT (1")

GROUND WIRE IN RIGID PVC CONDUIT
(1") AND PVC ELECTRICAL SWEEP

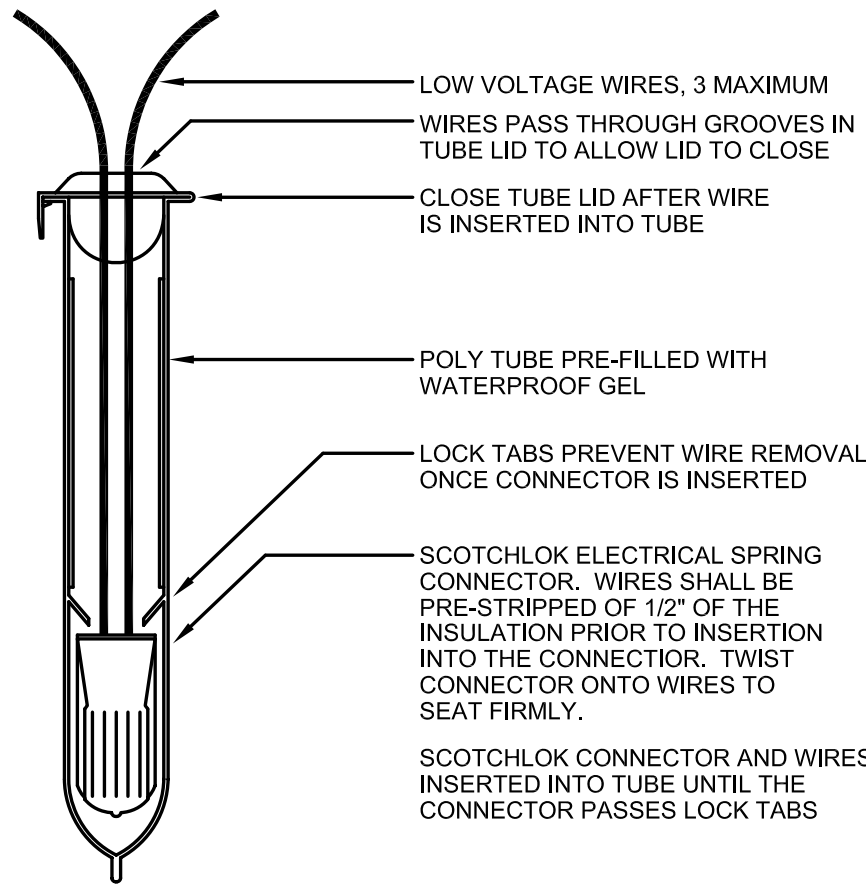
LOW VOLTAGE WIRE IN RIGID PVC
CONDUIT (3/4") AND PVC ELECTRICAL SWEEP

48"

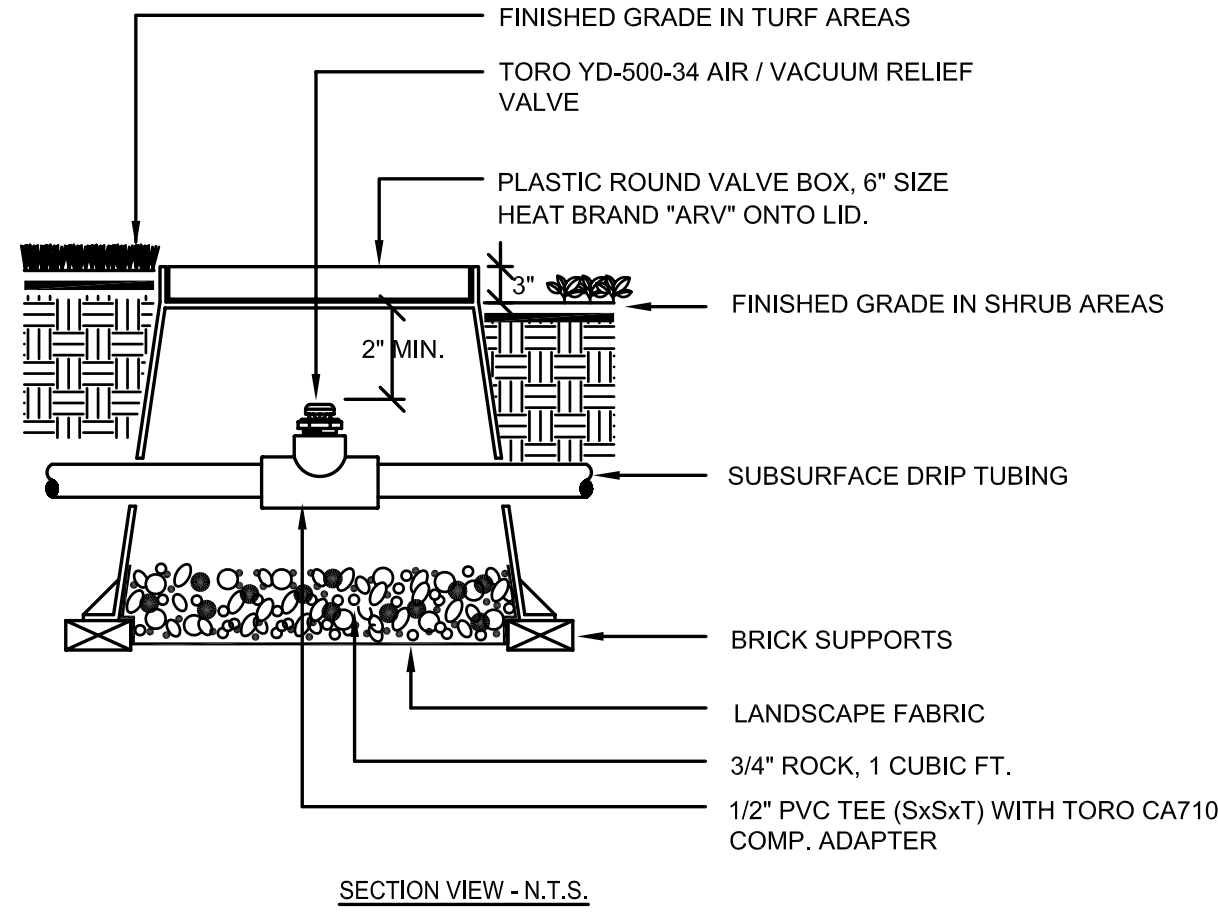
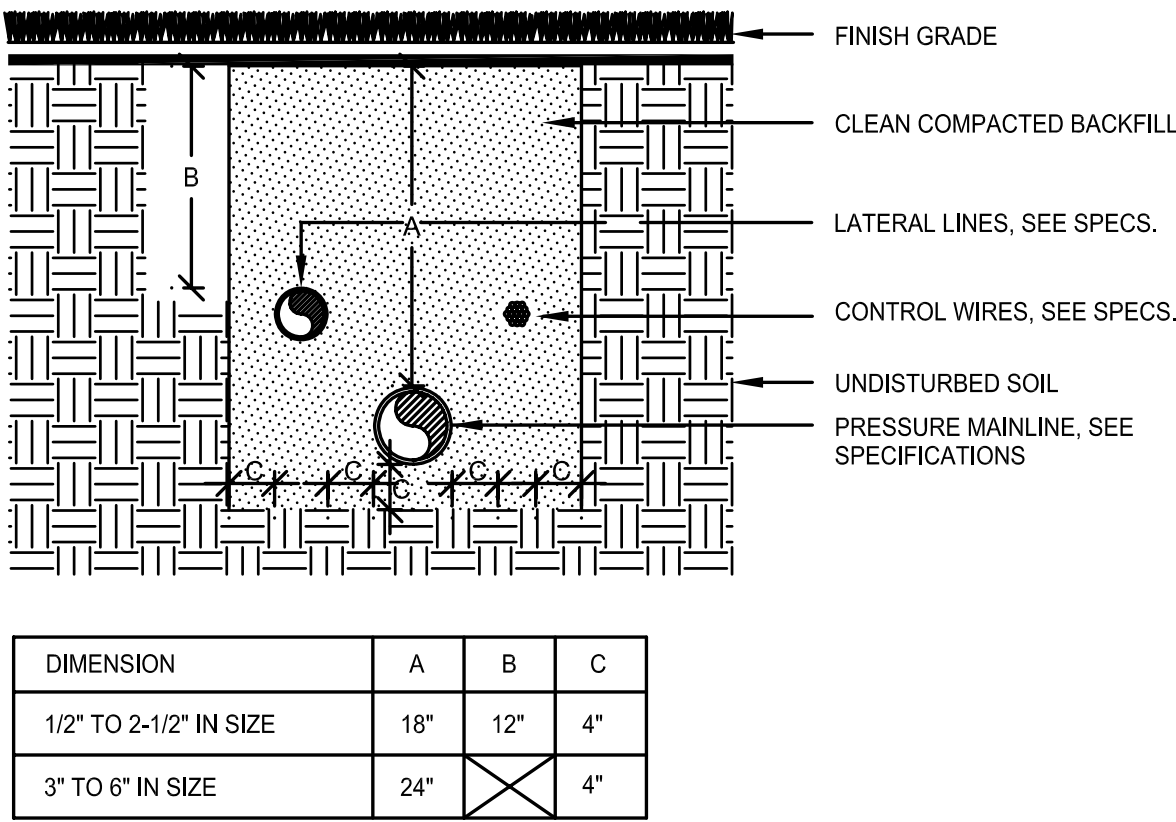
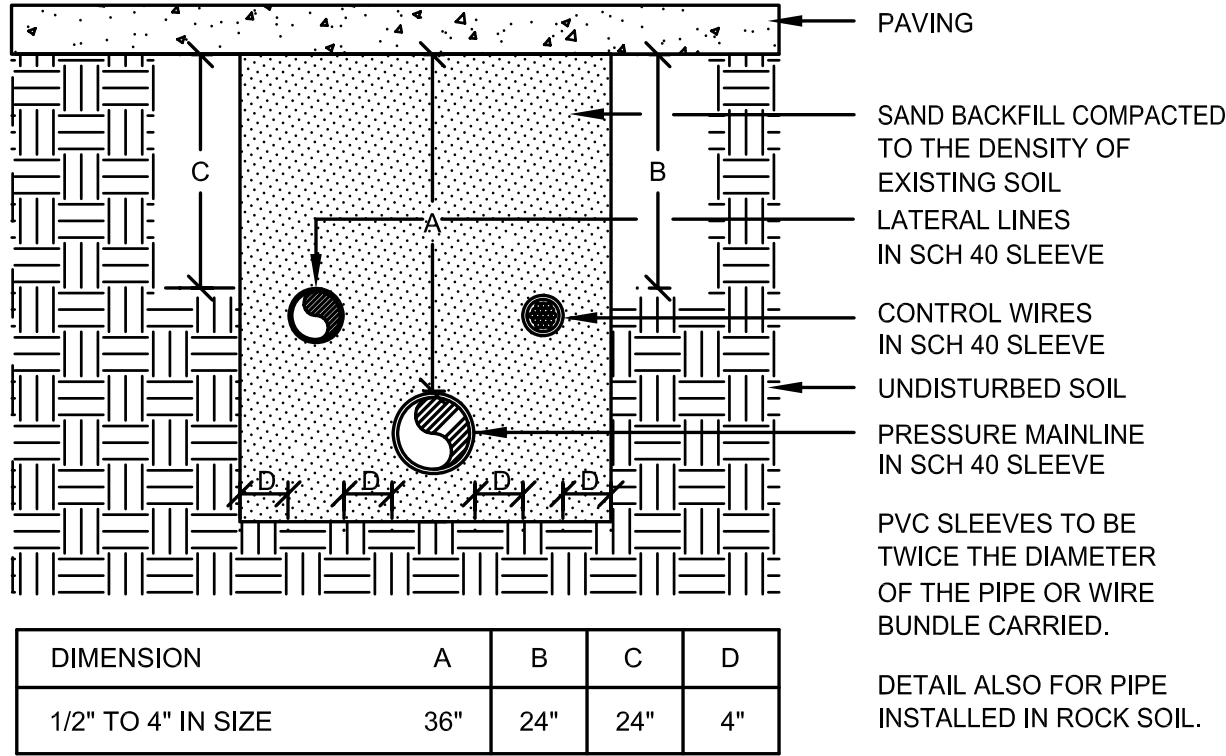
Date: 07/07/06	Designed By: EDS
Project No: 02209	Drawn By: EDS
	Approved By: JRS

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LI-4.6



NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.



P WIRE CONNECTION

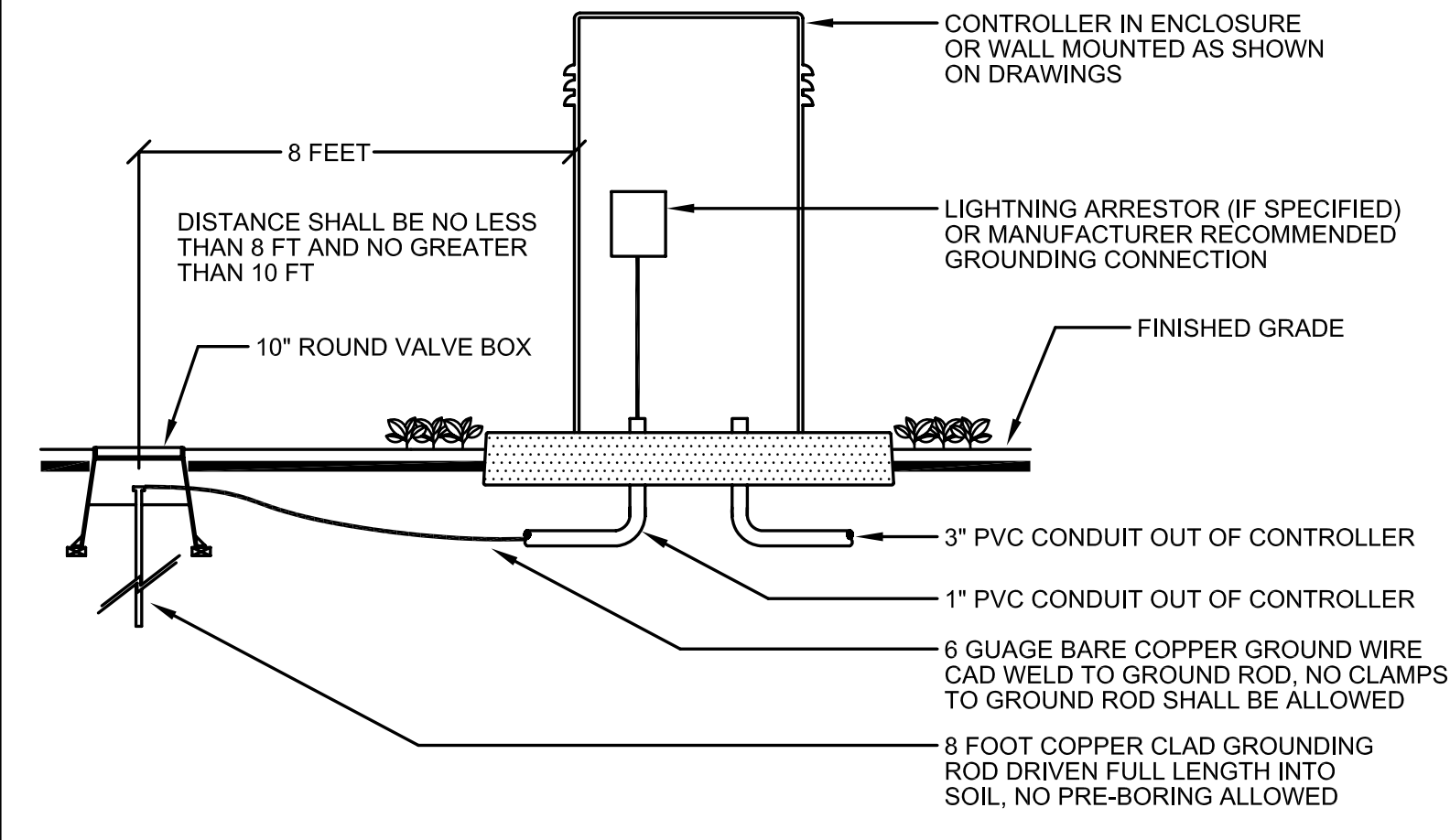
O SLEEVE INSTALLATION

N PIPE INSTALLATION

M AIR RELIEF VALVE

WATER PRESSURE CALCULATIONS					
WATER METER NUMBER	1	WATER METER SIZE		1 1/2"	
HYDRAULIC GRADE LINE (FT)	-	WATER METER ELEVATION (FT)	-	-	
ELEVATION DIFFERENCE (FT)	-	STATIC PRESSURE (PSI)	-	75	
REMOTE CONTROL VALVE #	A7	REMOTE CONTROL VALVE SIZE		1 1/2"	
R.C.V. DEMAND (GPM)	43	TOTAL DEMAND (GPM)		43	
HIGHEST HEAD SERVED (FT)	-	STATIC PRESSURE AT HIGHEST HEAD	-	-	
SIZE	DESCRIPTION	FLOW	#	PSI LOSS	PSI
1 1/2"	SERVICE LINE (50 FT OF TYPE K COPPER)	43	1	3.8	PSI
1 1/2"	WATER METER (DISC TYPE)	43	2	3.8	PSI
1 1/2"	BACKFLOW PREVENTER (R/P TYPE)	43	3	13.0	PSI
1 1/2"	FILTRATION (WYE FILTER)	43	4	0.6	PSI
-	PRESSURE REGULATOR (WILKINS 500HLR)	-	5	-	PSI
1 1/2"	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	43	6	4.6	PSI
-	MASTER CONTROL VALVE	-	7	-	PSI
-	FLOW SENSOR	-	8	-	PSI
2 1/2"	ISOLATION VALVES (BALL TYPE)	43	9	2.0	PSI
2 1/2"	350 FEET OF MAINLINE: CL. 315 PVC	43	10	2.2	PSI
-	FEET OF MAINLINE: CL. 315 PVC	-	11	-	PSI
2 1/2"	1 - 90 DEGREE ELBOWS	43	12	0.1	PSI
1 1/2"	REMOTE CONTROL VALVE	43	13	2.0	PSI
10%	LATERAL LINE LOSS	N/A	14	3.5	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	0.4	PSI
0	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	0.0	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #16)			17	35.9	PSI
PRESSURE REQUIRED AT HEAD			18	35.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #17 AND #18)			19	70.9	PSI
STATIC WATER PRESSURE (FROM ABOVE)			20	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			21	4.1	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			22	-	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 30 PSI RESIDUAL)			23	-	PSI

WATER PRESSURE CALCULATIONS					
WATER METER NUMBER	3	WATER METER SIZE		1"	
HYDRAULIC GRADE LINE (FT)	-	WATER METER ELEVATION (FT)	-	-	
ELEVATION DIFFERENCE (FT)	-	STATIC PRESSURE (PSI)	-	75	
REMOTE CONTROL VALVE #	C13	REMOTE CONTROL VALVE SIZE		1"	
R.C.V. DEMAND (GPM)	21	TOTAL DEMAND (GPM)		21	
HIGHEST HEAD SERVED (FT)	-	STATIC PRESSURE AT HIGHEST HEAD	-	-	
SIZE	DESCRIPTION	FLOW	#	PSI LOSS	PSI
1"	SERVICE LINE (50 FT OF TYPE K COPPER)	21	1	6.4	PSI
1"	WATER METER (DISC TYPE)	21	2	2.2	PSI
1"	BACKFLOW PREVENTER (R/P TYPE)	21	3	11.0	PSI
1"	FILTRATION (WYE FILTER)	21	4	0.5	PSI
-	PRESSURE REGULATOR (WILKINS 500HLR)	-	5	-	PSI
1"	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	21	6	7.6	PSI
-	MASTER CONTROL VALVE	-	7	-	PSI
-	FLOW SENSOR	-	8	-	PSI
2"	ISOLATION VALVES (BALL TYPE)	21	9	1.0	PSI
2"	130 FEET OF MAINLINE: CL. 315 PVC	21	10	0.5	PSI
-	FEET OF MAINLINE: CL. 315 PVC	-	11	-	PSI
2"	1 - 90 DEGREE ELBOWS	21	12	0.1	PSI
1"	REMOTE CONTROL VALVE	21	13	3.0	PSI
10%	LATERAL LINE LOSS	N/A	14	3.5	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	0.1	PSI
0	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	0.0	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #16)			17	35.9	PSI
PRESSURE REQUIRED AT HEAD			18	35.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #17 AND #18)			19	70.9	PSI
STATIC WATER PRESSURE (FROM ABOVE)			20	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			21	4.1	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			22	-	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 30 PSI RESIDUAL)			23	-	PSI



M AIR RELIEF VALVE

WATER PRESSURE CALCULATIONS					
WATER METER NUMBER	2	WATER METER SIZE		1"	
HYDRAULIC GRADE LINE (FT)	-	WATER METER ELEVATION (FT)	-	-	
ELEVATION DIFFERENCE (FT)	-	STATIC PRESSURE (PSI)	-	75	
REMOTE CONTROL VALVE #	B13	REMOTE CONTROL VALVE SIZE		1"	
R.C.V. DEMAND (GPM)	20	TOTAL DEMAND (GPM)		20	
HIGHEST HEAD SERVED (FT)	-	STATIC PRESSURE AT HIGHEST HEAD	-	-	
SIZE	DESCRIPTION	FLOW	#	PSI LOSS	PSI
1"	SERVICE LINE (50 FT OF TYPE K COPPER)	20	1	6.4	PSI
1"	WATER METER (DISC TYPE)	20	2	2.2	PSI
1"	BACKFLOW PREVENTER (R/P TYPE)	20	3	11.0	PSI
1"	FILTRATION (WYE FILTER)	20	4	0.5	PSI
-	PRESSURE REGULATOR (WILKINS 500HLR)	-	5	-	PSI
1"	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	20	6	7.6	PSI
-	MASTER CONTROL VALVE	-	7	-	PSI
-	FLOW SENSOR	-	8	-	PSI
2"	ISOLATION VALVES (BALL TYPE)	20	9	2.0	PSI
2"	80 FEET OF MAINLINE: CL. 315 PVC	20	10	0.3	PSI
-	FEET OF MAINLINE: CL. 315 PVC	-	11	-	PSI
2"	1 - 90 DEGREE ELBOWS	20	12	0.1	PSI
1"	REMOTE CONTROL VALVE	20	13	3.0	PSI
10%	LATERAL LINE LOSS	N/A	14	3.5	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	0.1	PSI
0	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	0.0	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #16)			17	36.7	PSI
PRESSURE REQUIRED AT HEAD			18	35.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #17 AND #18)			19	71.7	PSI
STATIC WATER PRESSURE (FROM ABOVE)			20	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			21	3.3	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			22	-	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 30 PSI RESIDUAL)			23	-	PSI

WATER PRESSURE CALCULATIONS					
WATER METER NUMBER	4	WATER METER SIZE		1"	
HYDRAULIC GRADE LINE (FT)	-	WATER METER ELEVATION (FT)	-	-	
ELEVATION DIFFERENCE (FT)	-	STATIC PRESSURE (PSI)	-	75	
REMOTE CONTROL VALVE #	D9	REMOTE CONTROL VALVE SIZE		1"	
R.C.V. DEMAND (GPM)	13	TOTAL DEMAND (GPM)		13	
HIGHEST HEAD SERVED (FT)	-	STATIC PRESSURE AT HIGHEST HEAD	-	-	
SIZE	DESCRIPTION	FLOW	#	PSI LOSS	PSI
1"	SERVICE LINE (50 FT OF TYPE K COPPER)	13	1	2.9	PSI
1"	WATER METER (DISC TYPE)	13	2	1.0	PSI
1"	BACKFLOW PREVENTER (R/P TYPE)	13	3	13.0	PSI
1"	FILTRATION (WYE FILTER)	13	4	0.2	PSI
-	PRESSURE REGULATOR (WILKINS 500HLR)	-	5	-	PSI
1"	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	13	6	3.5	PSI
-	MASTER CONTROL VALVE	-	7	-	PSI
-	FLOW SENSOR	-	8	-	PSI
2"	ISOLATION VALVES (BALL TYPE)	13	9	1.0	PSI
2"	220 FEET OF MAINLINE: SCH 40 PVC	13	10	0.4	PSI
-	FEET OF MAINLINE: SCH 40 PVC	-	11	-	PSI
2"	1 - 90 DEGREE ELBOWS	13	12	0.1	PSI
1"	REMOTE CONTROL VALVE	13	13	3.0	PSI
10%	LATERAL LINE LOSS	N/A	14	3.0	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	0.1	PSI
0	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	0.0	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #16)			17	28.1	PSI
PRESSURE REQUIRED AT HEAD			18	30.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #17 AND #18)			19	58.1	PSI
STATIC WATER PRESSURE (FROM ABOVE)			20	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			21	16.9	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			22	-	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 30 PSI RESIDUAL)			23	-	PSI

Prepared for:

HIDDEN HARBOUR
MARINA, LLC

HIDDEN
HARBOUR
MARINA

MASTER
SITE PLAN

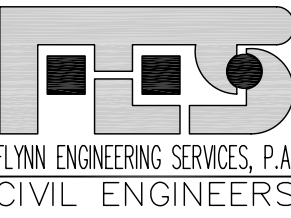
Consultants:

fort lauderdale
orlando
santa monica

EDSA

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers



1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynengineering.com
EB# 6578

Sweeney & Associates, Inc.
Irrigation Design & Consulting
38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-8830 Fax. 951-461-8850
E-mail: email@sweeneyassoc.com

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Sheet Title:

IRRIGATION
DETAIL

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
	Approved By: JRS
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Sheet Number:

LI-4.7

PART 2 – MATERIALS
2.01 Summary

Use only new materials of the manufacturer, size and type shown on the drawings and specifications. Materials or equipment installed or furnished that do not meet Landscape Architect's, City's, or governing agencies standards will be rejected and shall be removed from the site at no expense to the Owner.

2.02 Pipe

A. Pressure supply line between the water meter and the backflow prevention device shall be type K copper, one size larger than backflow device.

B. Pressure supply lines 2 inches in diameter and up to 3 inches in diameter downstream of backflow prevention unit shall be Class 315 solvent weld PVC. Piping shall conform to ASTM D2241.

C. Non–pressure lines 3/4 inch in diameter and larger downstream of the remote control valve shall be Class 200 solvent weld PVC conforming to ASTM D2241.

2.03 Metal Pipe and Fittings

A. Brass pipe shall be 85 percent red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.

B. Fittings shall be medium brass, screwed 125–pound class.

2.04 Plastic Pipe and Fittings

A. Pipe shall be marked continuously with manufacturer's name, nominal pipe size, schedule or class, PVC type and grade, National Sanitation Foundation approval, Commercial Standards designation, and date of extrusion.

B. All plastic pipe shall be extruded of an improved PVC virgin pipe compound in accordance with ASTM D2672, ASTM D2241 or ASTM D1785.

C. All solvent weld PVC fittings shall be standard weight Schedule 40 (and Schedule 80 where specified on the irrigation detail sheet) and shall be injection molded of an improved virgin PVC fitting compound. Slip PVC fittings shall be the "deep socket" bracketed type. Threaded plastic fittings shall be injection molded. All tees and ells shall be side gated. All fittings shall conform to ASTM D2464 and ASTM D2466.

D. All threaded nipples shall be standard weight Schedule 80 with molded threads and shall conform to ASTM D1785.

E. All solvent cementing of plastic pipe and fittings shall be a two–step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement shall be of a fluid consistency, not gel–like or ropy. Solvent cementing shall be in conformance with ASTM D2564 and ASTM D2855.

F. When connection is plastic to metal, female adapters shall be hand tightened, plus one turn with a strap wrench. Joint compound shall be non–lead base Teflon paste, tape, or equal.

2.05 Valves

A. Ball Valves

1. Ball valves shall be of the manufacturer, size, and type indicated on the drawings.
2. Ball valves shall be constructed of a bronze or stainless steel body, stainless steel ball and stem. Ball valves shall have threaded connections.
3. All ball valves shall have a minimum working pressure of not less than 150 PSI and shall conform to AWWA standards.

B. Quick Coupler Valves:

1. Quick coupler valves shall be of the manufacturer, size, and type indicated on the drawings.

C. Automatic Control Valves:

1. Automatic control valves shall be of the manufacturer, size, and type indicated on the drawings.
2. Automatic control valves shall be electrically operated.

2.07 Valve Boxes

A. Valve boxes shall be fabricated from a durable, weather–resistant plastic material resistant to sunlight and chemical action of soils.

B. The valve box cover shall be green in color and secured with a hidden latch mechanism or bolts.

C. The cover and box shall be capable of sustaining a load of 1,500 pounds.

D. Valve box extensions shall be by the same manufacturer as the valve box.

E. The plastic irrigation valve box cover shall be an overlapping type.

F. Automatic control valve and ball valve boxes shall be 16"x11"x12" 'nominal' rectangular size. Valve box covers shall be marked "RCV" with the valve identification number, or "GV" "heat branded" onto the cover in 2 inch high letters / numbers.

G. Quick coupler valve boxes shall be 10" circular size. Valve box covers shall be marked with "QCV" "heat branded" onto the cover in 2–inch high letters.

2.08 Automatic Controller

A. Automatic controller shall be of the manufacturer, size, and type indicated on the drawings.

B. Controller enclosure shall be of the manufacturer, size, and type indicated on the drawings.

2.09 Electrical

A. All electrical equipment shall be NEMA Type 3, waterproofed for exterior installations.

B. All electrical work shall conform to local codes and ordinances.

2.10 Low Voltage Control Wiring

A. Remote control wire shall be direct–burial AWG–UF type, size as indicated on the drawings, and in no case smaller than 14 gauge.

B. Connections shall be of the manufacturer, size, and type as indicated on the drawings

C. Common ground wires shall be white in color. Control wires shall be red (where two or more controllers are used, the control wires shall be a different color for each controller. These colors shall be noted on the "Record Drawings" plans.

2.11 Irrigation Heads and Drip Tubing

A. Irrigation heads and drip tubing shall be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate as indicated on the drawings.

2.12 Miscellaneous Equipment

A. Landscape Fabric: Landscape fabric for valve box assemblies shall be 5.0– oz. weight woven polypropylene weed barrier. Landscape fabric shall have a burst strength of 225 PSI, a puncture strength of 60 lbs. and capable of water flow of 12 gallons per minute per square foot.
Type: DeWitt Pro 5 Weed Barrier or approved equal.

B. Equipment such as flow sensors, rain sensors, and master valves shall be of the manufacturer, size and type indicated on the drawings.

PART 3 – EXECUTION

3.01 Site Conditions

A. Inspections:

1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design, the referenced standards, and the manufacturer's recommendations.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Landscape Architect or City's authorized representative.

2. Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.

C. Grades:

1. Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths with respect to finish grade.

2. Final grades shall be accepted by the Engineer before work on this section will be allowed to begin.

D. Field Measurements:

1. Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor shall coordinate the installation of all irrigation materials with all other work.

2. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions prior to proceeding with work under this section.

3. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities, which are caused by his operations or neglect.

E. Diagrammatic Intent:

The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in piping and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work at no additional expense to Owner.

F. Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads, valves, backflow preventer, and automatic controller.
2. Layout irrigation system and make minor adjustments required due to differences between site and drawings. Where piping is shown on drawings under paved areas, but running parallel and adjacent to planted areas, install the piping in the planted areas.

G. Water Supply:

Connections to, or the installation of, the water supply shall be at the locations shown on the drawings. Minor changes caused by actual site conditions shall be made at no additional expense to Owner.

H. Electrical Service:

1. Connections to the electrical supply shall be at the locations shown on the drawings. Minor changes caused by actual site conditions shall be made at no additional expense to Owner.

2. Contractor shall make electrical connections to the irrigation controller. Electrical power source to controller locations shall be provided by others.

3.02 Trenching

A. Excavations shall be straight with vertical sides, even grade, and support pipe continuously on bottom of trench. Trenching excavation shall follow layout indicated on drawings to the depths below finished grade and as noted. Where lines occur under paved area, these dimensions shall be considered below subgrade.

B. Provide minimum cover of 18 inches on pressure supply lines 2 inches and smaller.

C. Provide minimum cover of 30 inches on pressure supply lines 2 1/2 inches and larger.

D. Provide minimum cover of 18 inches for control wires.

E. Provide minimum cover of 36 inches on pressure supply lines under vehicular travel ways.

F. Provide minimum cover of 12 inches for non–pressure lines.

G. Pipes installed in a common trench shall have a 4–inch minimum space between pipes.

3.03 Backfilling

A. Backfill material on all lines shall be the same as adjacent soil free of debris, litter, and rocks over 1/2 inch in diameter.

B. Backfill shall be tamped in 4–inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Backfill materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades.

C. Flooding in lieu of tamping is not allowed.

D. Under no circumstances shall truck wheels be used to compact backfill.

E. Provide sand backfill a minimum of 4 inches over and under all piping under paved areas.

3.04 Piping

A. Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.

B. Cutting or breaking of existing pavement is not permitted.

C. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.

D. Remove all dented and damaged pipe sections.
E. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.

F. Parallel lines shall not be installed directly over each other.

G. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.

H. PVC pipe shall be installed in a manner, which will provide for expansion and contraction as recommended by the pipe manufacturer.

I. Centerload all plastic pipe prior to pressure testing.

J. All threaded plastic–to–plastic connections shall be assembled using Teflon tape or Teflon paste.

K. For plastic–to–metal connections, work the metal connections first. Use a non–hardening pipe dope on all threaded plastic–to–metal connections, except where noted otherwise. All plastic–to–metal connections shall be made with plastic female adapters.

3.05 Controller

A. The exact location of the controller shall be approved by the Landscape Architect or City's authorized representative before installation. The electrical service shall be coordinated with this location.

B. The Irrigation Contractor shall be responsible for the final electrical hook up to the irrigation controller.

C. The irrigation system shall be programmed to operate during the periods of minimal use of the design area.

3.06 Control Wiring

A. Low voltage control wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines whenever possible.

B. Where more than one wire is placed in a trench, the wiring shall be taped together in a bundle at intervals of 10 feet. Bundle shall be secured to the mainline with tape at intervals of 20 feet.

C. All connections shall be of an approved type and shall occur in a valve box. Provide an 18–inch service loop at each connection.

D. An expansion loop of 12 inches shall be provided at each wire connection and/or directional change, and one of 24 inches shall be provided at each remote control valve.

E. A continuous run of wire shall be used between a controller and each remote control valve. Under no circumstances shall splices be used without prior approval.

3.07 Valves

A. Automatic control valves, quick coupler, and gate valves are to be installed in the approximate locations indicated on the drawings.

B. Valve shall be installed in shrub areas whenever possible.

C. Install all valves as indicated in the detail drawings.

D. Valves to be installed in valve boxes shall be installed one valve per box.

3.08 Valve Boxes

A. Valve boxes shall be installed in shrub areas whenever possible.

B. Each valve box shall be installed on a foundation of 3/4–inch gravel backfill, 3 cubic feet minimum. Valve boxes shall be installed with their tops 1/2 inch above the surface of surrounding finish grade in lawn areas and 2 inches above finish grade in ground cover areas.

3.09 Irrigation Heads

A. Irrigation heads shall be installed as indicated on the drawings.

B. Spacing of heads shall not exceed maximum indicated on the drawings.

C. Riser nipples shall be of the same size as the riser opening in the sprinkler body.

3.10 Backflow Prevention Units

A. Backflow Prevention Units shall be installed as indicated on the drawings. The backflow prevention unit shall be installed in accordance with the requirements set forth by local codes.

B. The exact location of the backflow device shall be approved by the Landscape Architect or City's authorized representative before installation.

C. The contractor shall be responsible for the testing and certification of the backflow device for proper operation. Testing and certification shall be performed by a state qualified backflow tester.

3.11 Miscellaneous Equipment

A. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.

B. Quick coupler valves shall be set approximately 18 inches from walks, curbs, header boards, or paved areas where applicable.

C. Install devices such as rain sensors, master valves, and flow sensors as indicated on the drawings and as recommended by the manufacturer.

3.12 Flushing the System

A. Prior to installation of irrigation heads, the valves shall be opened and a full head of water used to flush out the lines and risers.

B. Irrigation heads shall be installed after flushing the system has been completed.

3.13 Adjusting the System

A. Contractor shall adjust valves, align heads, and check the coverage of each system prior to coverage test.

B. If it is determined by the Landscape Architect or City's authorized representative that additional adjustments or nozzle changes will be required to provide proper coverage, all necessary changes or adjustments shall be made prior to any planting.

C. The entire system shall be operating properly before any planting operations commence.

D. Automatic control valves are to be adjusted so that the irrigation heads and drip tubing operate at the pressure recommended by the manufacturer.

3.14 Testing and Observation

A. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been observed, tested and accepted by the Landscape Architect, Owner, and governing agencies.

B. The Contractor shall be solely responsible for notifying the Landscape Architect, Owner, and governing agencies, a minimum of 48 hours in advance, where and when the work is ready for testing.

C. When the sprinkler system is completed, the Contractor shall perform a coverage test of each system in its entirety to determine if the water coverage for the planted areas is complete and adequate in the presence of the Landscape Architect.

D. The Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accepted by the Landscape Architect and accomplished before starting any planting.

E. Final inspection will not commence without record drawings as prepared by the Irrigation Contractor.

3.15 Maintenance

During the maintenance period the Contractor shall adjust and maintain the irrigation system in a fully operational condition providing complete irrigation coverage to all intended plantings.

3.16 Completion Cleaning

Clean up shall be made as each portion of the work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed, and any damage sustained on the work of others shall be repaired to original conditions.

END OF SECTION

Prepared for:

**HIDDEN HARBOUR
MARINA, LLC**

**HIDDEN
HARBOUR
MARINA**

**MASTER
SITE PLAN**

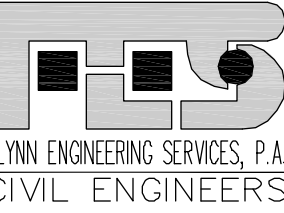
Consultants:

*fort lauderdale
arlando
santa monica*

E D S A

1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
www.edsaplan.com

planners landscape architects graphic designers



1512 EAST BROWARD BLVD.
SUITE 100 A
FT. LAUDERDALE, FL 33301
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578



Sweeney & Associates, Inc.
Irrigation Design & Consulting
38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
Ph. 951-461-6830 Fax. 951-461-6850
E-mail: sam@sweeneysaoc.com

Rev.	Date:	Description:	By:
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Sheet Title:

**IRRIGATION
DETAIL**

Date: 07/07/06	Designed By: EDSA
Project No: 02209	Drawn By: EDSA
	Approved By: JRS
<i>Edward D. Stone, Jr. and Associates, Inc.</i>	

Sheet Number:

LI-4.9



CITY of POMPANO BEACH

Transportation Corridor Studies



Transformation Plan

Dixie Highway, Federal Highway/US1, Atlantic Boulevard

December 2013



PREPARED BY:
Renaissance Planning Group
IN PARTNERSHIP WITH:
Florida International University
The Metropolitan Center
Kimley-Horn and Associates

THE HUB Federal Highway and Copans Road / NE 14th Street / NE 10th Street



Pompano Citi Centre



Intersection of Federal Highway/US 1 and Copans Road

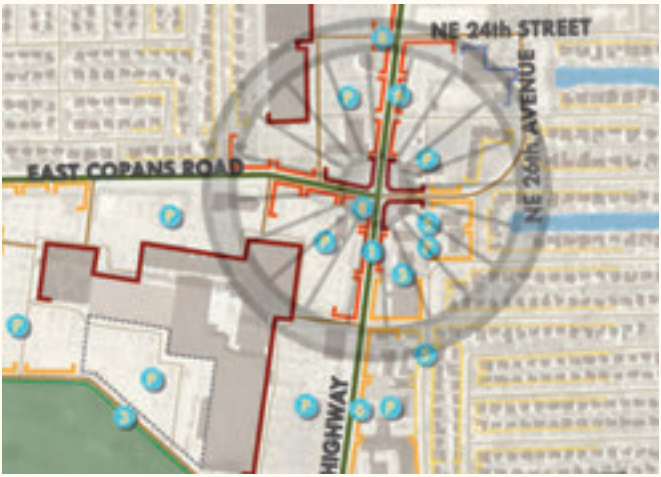
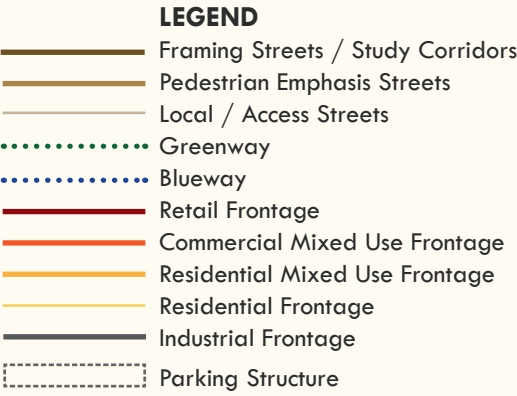


14th Street west of Federal Highway/US 1

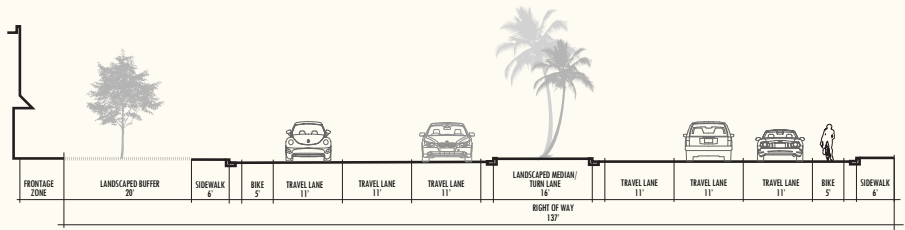
The Hub will continue its role as a regional shopping destination anchored by Citi Centre and neighboring corners. Complementary residential and retail/restaurant development opportunities are envisioned in the area, adding an urban housing type that will support additional retail and office spaces. Residential mixed-use infill along the corridor north and east of the golf course, strategically located to take advantage of the proximity to numerous destinations along the corridor.

Future transit enhancement along the Federal Highway/US 1 corridor will create a premium transit corridor supportive of higher intensity uses and new, more urban development patterns. Additional bicycle and pedestrian facilities will feed into the transit system, allowing for a truly multi-modal hub of activity.

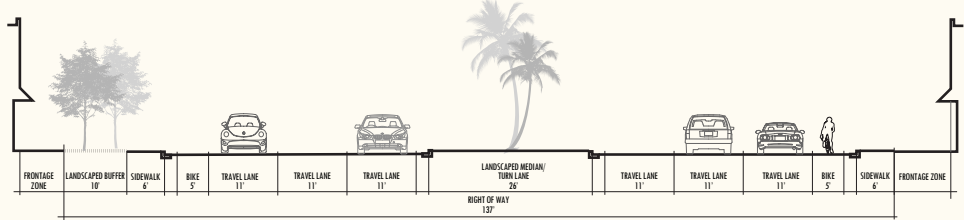
The designation of this district as a Regional Activity Center will emphasize the regional draw envisioned for the district. Development and design standards will allow for a shift overtime to an environment with people walking to the greenway, shops and to public spaces.



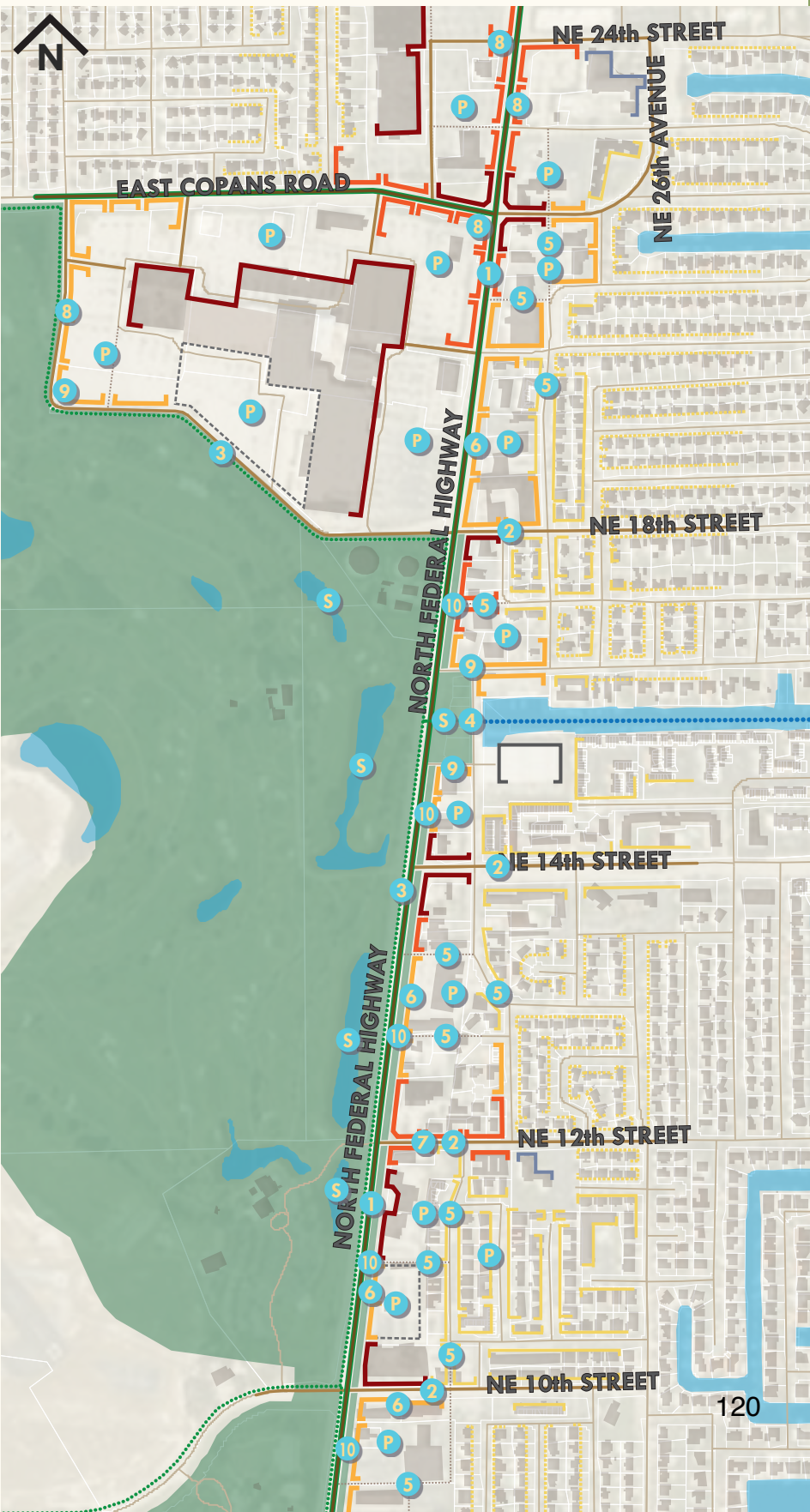
Intersection of Federal Highway/US 1 and Copans Road as a bicycle "hub"



Typical Cross Section - NE 33rd Street to NE 23rd Court



Typical Cross Section - NE 23rd Court to NE 18th Street



ECONOMIC DEVELOPMENT GOAL

A prosperous regional shopping destination with national, regional and local brands evolving physical configuration and mix of tenants. Complementary residential and retail/restaurant development opportunities are created on the borders of the City-owned golf course property.

NE 14th Street is a small mixed-use center serving the northern beach and Intracoastal neighborhoods, and connects across Federal Highway/US 1 into the AirPark.

PROGRAMATIC TARGETS

RESIDENTIAL - 990,000 sq.ft. or 655 units (new)

Residential units are mostly located in town homes, garden apartments, and in 2 to 3 story mixed use residential buildings. New residential development is located adjacent to existing single family development.

RETAIL - 449,000sq.ft. (new)

Retail square footage is located in 1 to 2 story retail buildings and 2 to 3 story mixed use buildings - commercial and residential.

OFFICE - 112,000 sq.ft. (new)

Office square footage is largely located in 1 to 2 story commercial mixed use buildings.

DESIRED BUILT FORM

North Federal Highway

- 1 Develop and adopt into the Comprehensive Plan a Regional Activity Center (RAC) or other mixed use designation for this district that supports 1 to 3 stories of retail and residential/commercial mixed uses.

Connection to Residential

- 2 Designate streets to emphasize pedestrian mobility that connect the North Federal Highway/US 1 corridor to surrounding residential neighborhoods.

Greenway

- 3 Maintain the existing multi-use trail around golf course.

Greenway/Blueway Connection

- 4 Construct a new park with canal access to provide a connection between the greenway with the blueway systems.

Rear Access for Parking

- 5 Design development such that local streets provide access to shared parking - structured and surface lots - located in the rear of the retail fronting North Federal Highway/US 1.

Residential Development

- 6 Develop comprehensive plan and zoning regulations to encourage 2 to 4 stories of residential or residential mixed-use development located along N Federal Hwy adjacent to exist residential development and with park/golf course access.

Commercial Mixed Use Development

- 7 Develop comprehensive plan and zoning regulations to encourage 1 to 2 stories of commercial mixed use along North Federal Highway/US 1 including sales centers and offices related to the automotive cluster and along key corridors east of the corridor providing neighborhood-serving uses.

- 8 **Retrofit Strip Shopping Center**

Develop and adopt development regulations that incentivize lining strip shopping centers with retail and commercial mixed use frontages along primary and secondary street frontages.

- 9 **Park Residential Development**

Develop comprehensive plan and zoning regulations to support 2 to 4 stories multifamily residential and/or residential mixed-use development facing the park/golf course.

- 10 **Pedestrian Plaza**

Develop pedestrian plazas located throughout the district to serve as public gathering and event spaces.

- P **Parking**

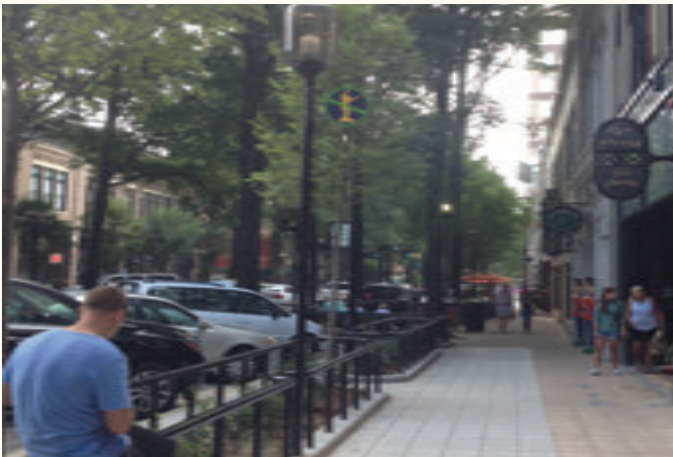
Shared surface and structured parking facilities.

- 106 **Stormwater Management Facilities**

Potential location to develop shared stormwater management facilities including surface retention or detention basins, underground detention vaults and green infrastructure such as bioswales. At the golf course, shared ponds would require coordination and permission from the FAA.



Example of a pedestrian-oriented outdoor "mall" in Downtown West Palm Beach (City Place).



An enhanced pedestrian realm has improved the pedestrian experience in downtown Greenville, South Carolina



Example of a suburban Colorado Mall that developed a vibrant pedestrian atmosphere



Public plazas similar to this one in Downtown Delray Beach will provide public spaces for gathering and events



Example of mixed-use residential development that addresses the pedestrian realm

FEDERAL HIGHWAY live . shop . play

The Hub (Federal Highway/US 1)

A new public plaza serving as a central gathering point of The Hub District is envisioned on the east side of Federal Highway/US 1 near NE 15th Street. The space provides a unique opportunity to tie together open space with public art while providing direct access to the water. This plaza not only creates a central gathering place to enjoy the afternoon, but connects the City's greenway and blueway (water borne) networks. New urban housing types line the plaza, increasing the fulltime population base to support existing and future commercial and entertainment uses. Residents and visitors to The Hub district will enjoy public amenities such as the plaza and water access. In the background you can see boats and existing marine-oriented businesses that are found along the corridor. Through a targeted branding and marketing campaign, these industries can be sustained and expanded, allowing Pompano Beach to be a regional leader for this industry cluster. (View: Looking southeast on Federal Highway/US 1 near NE 15th Street)



The City of Pompano Beach has many strengths and capabilities to draw upon in taking actions to achieve the desired community outcomes identified for Federal Highway/US 1. In particular, the existing strategic planning and annual goal setting exercises can be used to set priorities for key implementation steps and leverage existing or planned programs and projects. Activities can be pursued citywide or in an individual district or corridor depending on available funding/resources or the desire to address specific areas or undertake pilot projects. To entice private investments in desired locations and of the type and form described above, there are three main strategies for the City to act on:

- Configuration of Roadways
- Policy and Regulatory Guidance
- Infrastructure Enhancements

Associated with the recommendations is a matrix that identifies each of the specific recommendations for the Federal Highway/US 1 corridor and the type of recommendation discussed in this section (land use, zoning, economic development, infrastructure, etc.). This tool allows for easy reference of each recommendation, with this section of the Transformation Plan providing specificities for each.

Configure Roadways

Federal Highway/US 1 is a key corridor for Pompano Beach and its importance will only grow with future transit improvements, redevelopment and the inclusion of mixed uses and urban housing styles along the corridor, the corridor's proximity to the Intracoastal Waterway, beaches and recreational opportunities, and the AirPark.

A desired community outcome for the Federal Highway/US 1 corridor is to enhanced bicycle and sidewalk infrastructure, completing gaps and enhancing existing facilities to develop continuous networks. Another key focus is to enhance these networks on streets that feed into the corridor, providing safe and convenient access to services, employment and recreational opportunities. These connections provide access to residents of nearby neighborhoods who are likely driving to these opportunities today, but with enhanced networks would consider altering travel patterns and walk or bicycle. It also provides opportunities for transportation disadvantaged residents to access the many destinations along Federal Highway/US 1.

1. TYPICAL CROSS SECTIONS

Typical cross sections for Federal Highway/US 1 are provided below. These typical sections identify lane widths, locations for and widths of bicycle lanes and greenways, and sidewalks. Due to existing and future high levels of automobile trips, the cross sections maintain six travel lanes for the length of Federal Highway/US 1 in Pompano Beach. In the future, as densities/intensities of development increase and transit service becomes more frequent, the City can consider reducing the number of lanes to

support pedestrian environments linked by frequent, quality transit service. Many of the modifications will enhance non-motorized mobility and provide connections to the greenway network. Enhancements to the corridor and intersecting streets will promote the development of complete streets and aging in place, meaning as residents age they are not forced to move to a new location to meet their needs. Because the corridor is FDOT maintained, improvements in excess of FDOT standards, such as lane width reductions impacting curb and gutter, enhanced lighting, landscaping, stamped/painted pavements, or extending landscaped medians, will require funding by the City when entering into a joint participation agreement (JPA). Funding and grant opportunities should be explored for roadway enhancements, and the City should work with the Broward MPO to receive funding from the Transportation Alternatives program (defined in MAP-21, see sidebar). The MPO also has established a priority for bicycle and pedestrian projects along transit corridors, and coordination between the City and MPO is necessary to obtain funding through the program.

MAP-21 Transportation Alternative funds are eligible to use for the planning, design and construction costs of improvements. Eligible projects types are:

1. **on-road and off-road trail facilities, sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming, lighting;**
2. **safe routes for non-drivers, including children, older adults and individuals with disabilities;**
3. **use of abandoned railroad corridor for trails;**
4. **turnouts, overlooks, and viewing areas;**
5. **inventory, control, or removal of outdoor advertising;**
6. **historic preservation and rehabilitation of historic transportation facilities;**
7. **vegetation management in transportation right-of-way;**
8. **archaeological activities; and**
9. **environmental mitigation to address stormwater management, control and water pollution prevention or abatement related to runoff.**

Bolded activities are identified as most relevant to the City of Pompano Beach and supporting strategies and recommendations identified in this Transformation Plan. For more information please visit: <http://www.ta-clearinghouse.info/funding>.

Separately, the Broward MPO is prioritizing bicycle and pedestrian projects providing connectivity to transit corridors for implementation. Federal Highway/US 1 is a main transit corridor for the county and the City should coordinate with MPO to obtain funding on improvements providing access to the corridor and transit stops.

The future cross sections and modifications are designed to provide continuous multimodal networks and support all types of travel. In some cases, the future section is reflective of existing conditions, while in other areas more significant changes are proposed. In addition to physical corridor modifications, other enhancements including dark sky pedestrian lighting, crosswalk and pedestrian signal improvements, transit stop enhancements. Additionally, the City should coordinate with FDOT and Broward County with respect to the Traffic Signal Structural Mast-Arm Upgrade Program to dedicate funding to install mast-arms at intersections that still have span-wire signals. Additional pedestrian and bicycle-oriented improvements are included in Section 3.

The following is an overview of proposed cross section modifications along Federal Highway/US 1. The modifications are designed to enhance non-motorized mobility and the appearance of the corridor.

Sample Road to Northern City Limits

- Widen sidewalks to eight feet on the southbound portion of the corridor

Sample Road to NE 33rd Street

- Widen bicycle lanes from four feet to five feet
- Reduce twelve foot travel lanes to eleven feet to support widening of bicycle lanes

NE 33rd Street to NE 23rd Court

- Widen bicycle lanes from four feet to five feet
- Reduce twelve foot travel lanes to eleven feet to support widening of bicycle lanes

NE 23rd Court to NE 18th Street

- Focus in this section is on additional pedestrian amenities and frontage zones supportive of pedestrian activity

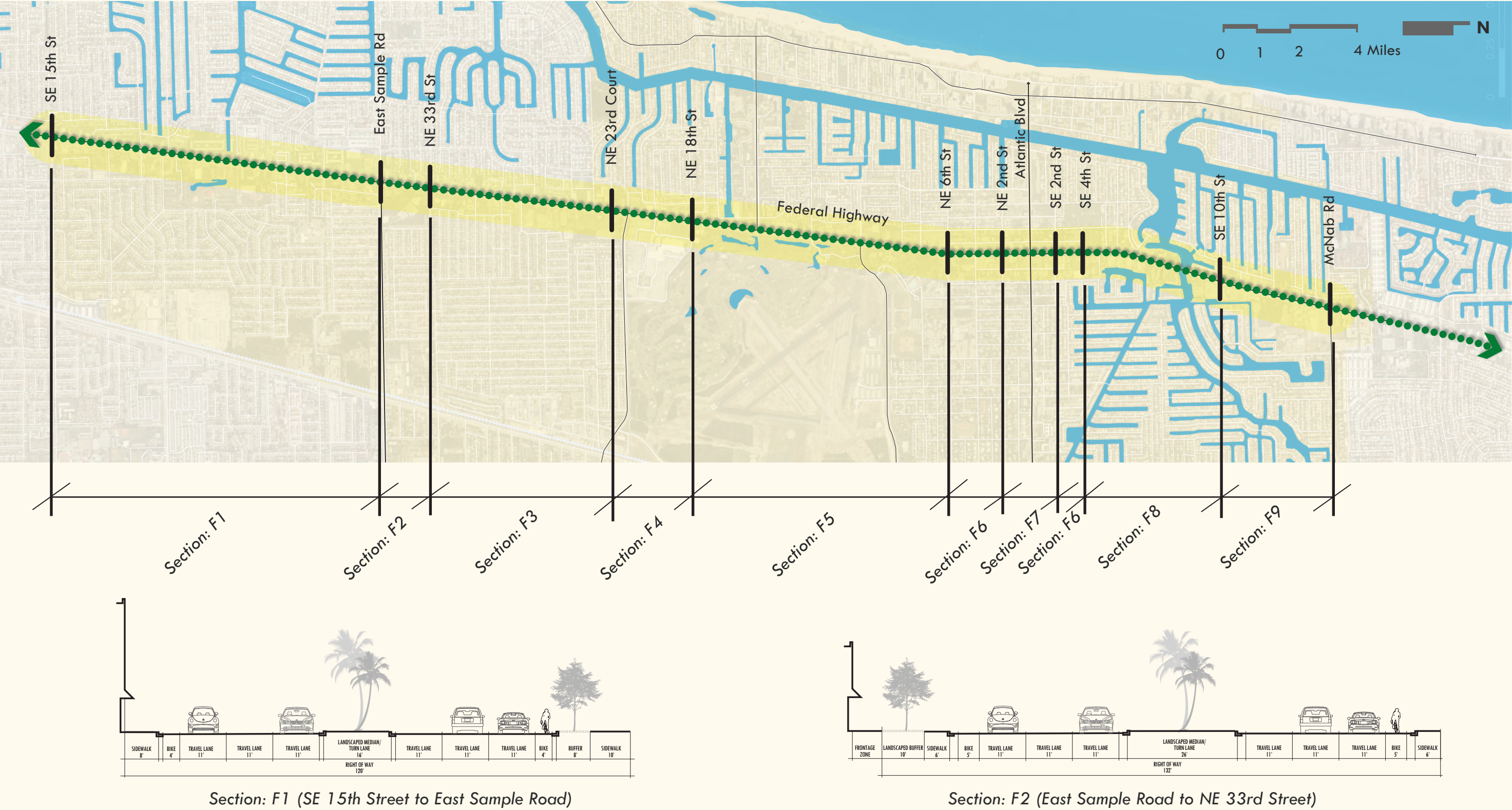
NE 18th Street to NE 6th Street

- Widen sidewalks to provide continuous ten feet wide sidewalks on the southbound side and eight feet on the northbound side to support additional pedestrian movement with The Hub district and the additional residential development proposed for this area

NE 6th Street to NE 2nd Street and SE 2nd Street to SE 4th Street

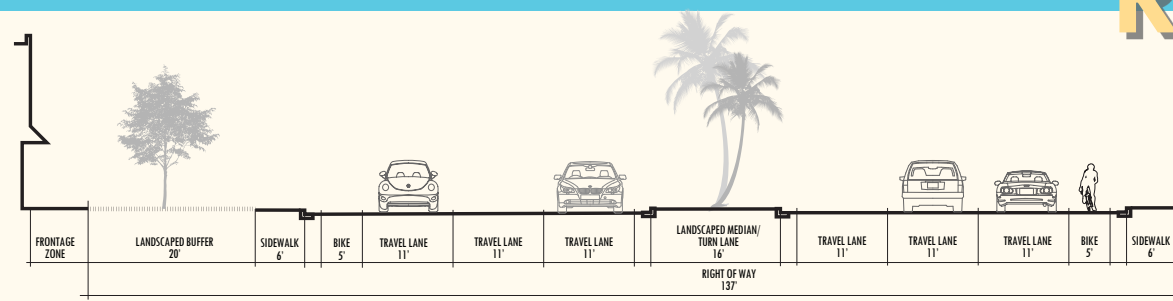
- Reduce the existing median/turn lane zone to fifteen to support adding four foot bicycle lanes, south of NE 4th Street, to complete the bicycle network in this section

Cross Sections

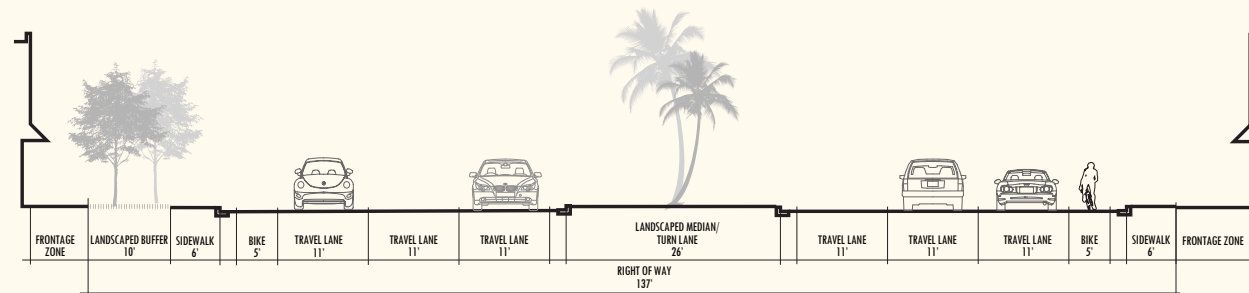


Recommended Implementation Actions

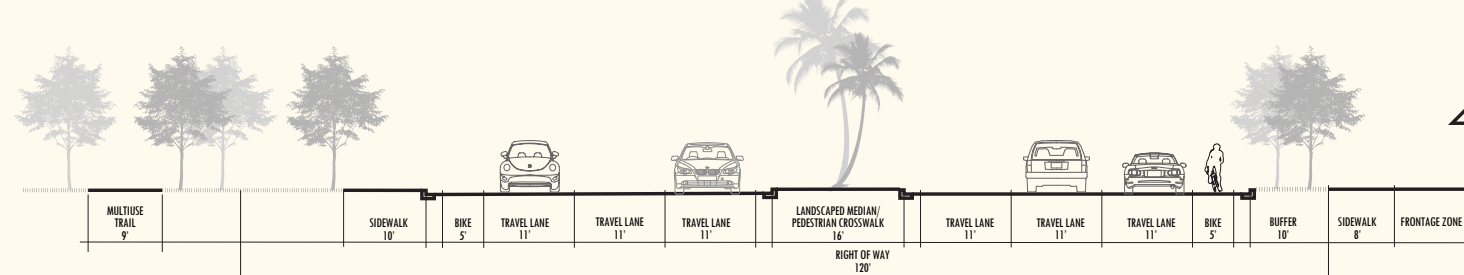
Cross Sections



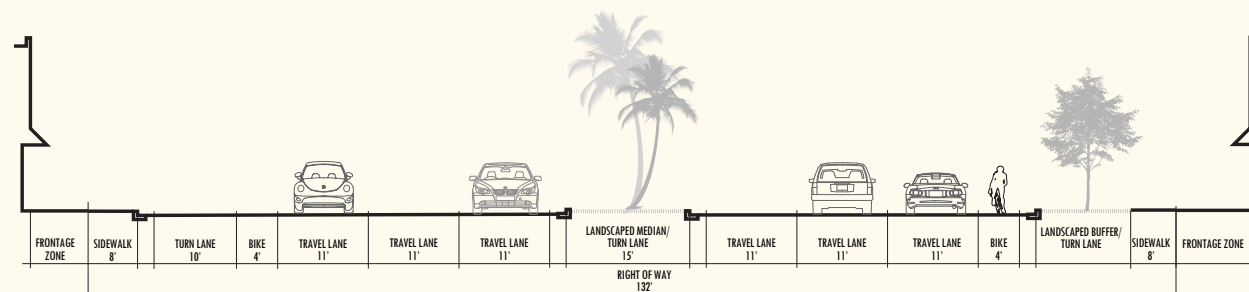
Section: F3 (NE 33rd Street to NE 23rd Court)



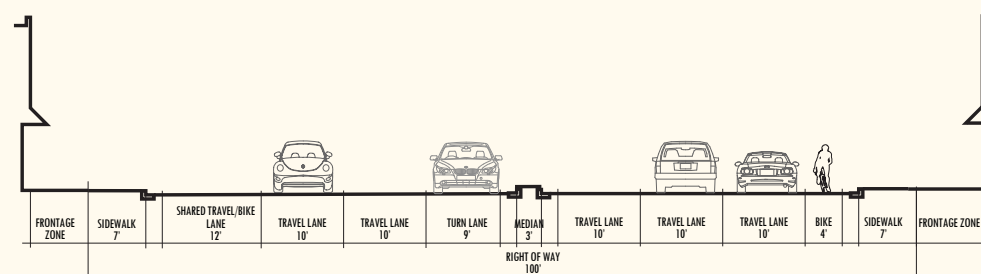
Section: F4 (NE 23rd Court to NE 18th Street)



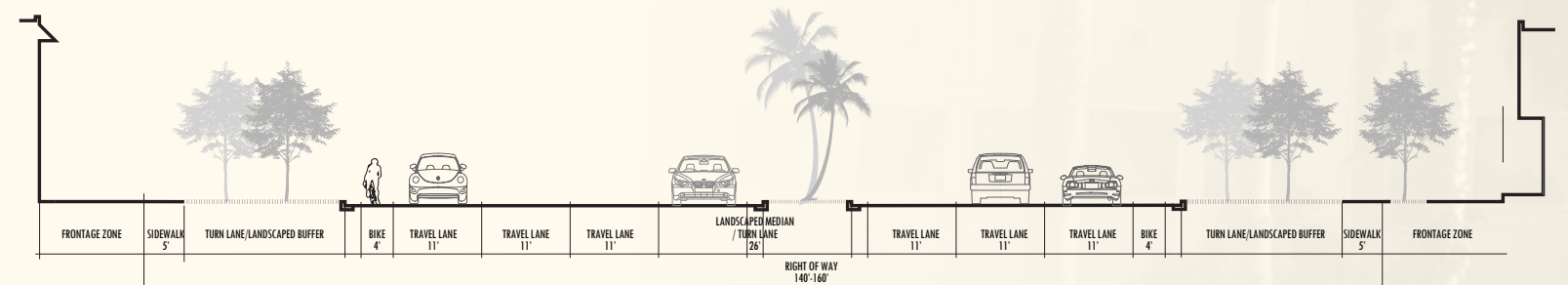
Section: F5 (NE 18th Street to NE 6th Street)



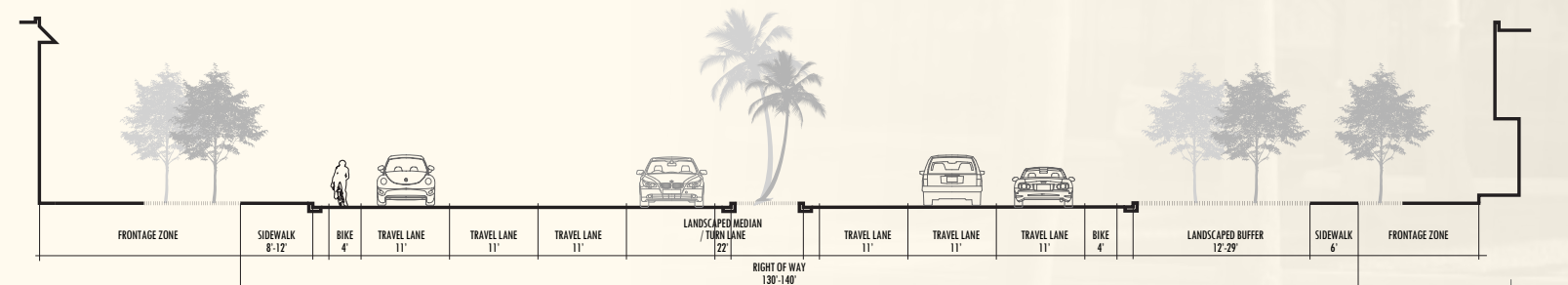
Section: F6 (NE 6th Street to NE 2nd Street) AND (SE 2nd Street to SE 4th Street)



Section: F7 (NE 2nd Street to SE 2nd Street)



Section: F8 (SE 4th Street to SE 10th Street)



Section: F9 (SE 10th Street to McNab Road)



FEDERAL HIGHWAY *live . shop . play*

- Focus in this section is on additional pedestrian amenities and frontage zones supportive of pedestrian activity

NE 6th Street to NE 2nd Street and SE 2nd Street to SE 4th Street

- Modify the outside southbound travel lane to twelve feet and designate as a shared bicycle/travel lane
- Add a four foot bicycle lane on the northbound side

SE 4th Street to SE 10th Street

- Reduce travel lanes from twelve feet to eleven feet to support adding four foot bicycle lanes

SE 10th Street to McNab Road

- Reduce travel lanes from twelve feet to eleven feet to support widening sidewalks on the southbound side to between eight and twelve feet

Prioritized Action Item

Coordinate with FDOT and the Broward MPO to program capital improvement projects, to modify existing cross sections to be consistent with cross sections, and to enhance pedestrian and bicyclist comfort and safety. Priorities, in order of importance, should be on completing gaps in bicycle lanes to provide a continuous network, pedestrian lighting (crime prevention through environmental design (CPTED) strategies), and ADA compliance, landscaping and enhanced medians, sidewalk expansion, and intersection treatments.

Action Item

Modify crosswalks at key intersections, focusing on pedestrian emphasis streets (defined in Section 3), and the intersections of Federal Highway/US 1 with Sample Road, Copans Road, and Atlantic Boulevard, to use stamped/painted pavement or brick features to bring attention to crosswalks and improve appearance.

Action Item

Add the typical cross sections to the Transportation Element of the Comprehensive Plan and revise Chapter 100 (Streets and Sidewalks) of the City's Land Development Code to identify typical cross sections and pedestrian emphasis streets (discussed in Section 3).

Action Item

Explore and apply for funding sources to support transportation enhancements. The City should coordinate with Broward MPO for Transportation Alternatives funding and funding for pedestrian and bicycle connectivity to transit projects.

2. TRANSIT

Federal Highway/US 1 is well served by transit today and is identified as a premium rapid bus corridor in the Broward 2035 Long Range Transportation Plan. Premium bus service is defined by the MPO as operating at ten minute

headways during peak hours and 15 minute headways off-peak, using transit signal priority technology and off-board fare collection, and providing real-time passenger information. The intersections of Sample Road and Copans Road with Federal Highway/US 1 are identified by the Broward MPO's 2035 Long Range Transportation Plan as community mobility hubs. Mobility hubs provide for enhanced rider services at the juncture of multiple transit routes. The MPO anticipated additional planning to refine the locations of mobility hubs throughout the county and this plan provides direction to the MPO on areas of increased density and intensity suitable for designation. One such location is the intersection of Federal Highway/US 1 and Copans Road, known as The Hub, with the presence of Citi Centre and other commercial enterprises, and additional redevelopment opportunities. The future Sample Road corridor study that Pompano Beach will undertake will include detailed opportunities for this intersection. Due to the existing land use pattern, with stable single-family residential neighborhoods in close proximity to the corridor, except for the shopping center at the southwestern corner, there are limited significant redevelopment opportunities at Sample Road and Federal Highway/US 1. In addition, Federal Highway/US 1 acts as the boundary between Pompano Beach and Lighthouse Point and coordination with Lighthouse Point officials is recommended when creating redevelopment goals for this area. Because the Broward MPO provides funding for the development of mobility hubs, including necessary infrastructure improvements, the City should leverage its resources and work with the MPO to realize the desired community outcomes for The Hub district.

Shifting development patterns will improve the viability of significant transit enhancements along the corridor and provide transit access to residents of Pompano Beach and surrounding communities to the numerous shopping, dining, entertainment and recreational destinations along the corridor. BCT Route 10 and US 1 Breeze (limited stop service) currently operate on the corridor through the City. Routes 34, 83, 42 and 62 intersect the corridor and route 11 serves a small portion of the corridor near Citi Centre. The City of Pompano Beach's Green Route, a part of the community bus program, operates along the corridor between Atlantic Boulevard and Citi Centre. The typical cross sections identify proposed enhancements to the bicycle, pedestrian and greenway networks that will support safe and convenient access to existing and future transit stations.

The City's community bus service provides much needed access to neighborhoods and parts of the City not covered by BCT, often providing one seat rides to destinations. The City should continue ongoing evaluations of its community bus routes and increase service coverage and frequency as the demand for transit increases and development patterns transition to more transit-oriented and supportive forms. The City should also coordinate with Broward County Transit and the MPO on the addition/enhancement of transit shelters and amenities at bus stops, focusing first on the highest ridership locations and within the Cypress Lakes Center and The Hub districts, as well as the Atlantic | Ocean district described in the Atlantic Boulevard section. The City should choose a shelter that provides rider protection and

an aesthetic benefit. Funding has been allocated for a number of bus stops in the City to install shelters through two stimulus grants and funding dedicated by the MPO.

Action Item

Increase densities and intensities with a pedestrian-oriented focus within the corridor's districts to create transit-supportive development.

Action Item

Coordinate with the Broward MPO to secure funding and program capital improvement investments at MPO-defined mobility hubs.

Action Item

Continue to monitor the City's community bus routes and expand service coverage and frequency to support local mobility and access feeding into the larger transit system, while providing neighborhoods with access to uses along the Federal Highway/US 1 corridor.

Action Item

Enhance bus stop locations with shelters and amenities, such as benches, bicycle racks and real time information, at high use stops, and coordinate with Broward County Transit and the Broward MPO for funding of these improvements.

3. PEDESTRIAN AND BICYCLE CONNECTIONS

Typical cross sections for the entire length of Federal Highway/US 1 identify the location and size of sidewalks, bicycle lanes and greenways. Ensuring safe and convenient bicycle and pedestrian networks was key in developing the roadway typical sections. There is a large population in close proximity to the Federal Highway/US 1 corridor and improving facilities and lighting will encourage additional non-automobile trips by increasing accessibility and elevating the traveler experience. Below is an overview of the changes to the bicycle and pedestrian networks recommended throughout the corridor.

Bicycle Lanes

- Widen existing four foot bicycle lanes to five feet and add bicycle lanes where they are absent to create a continuous network.
- Identify parallel streets featuring lower traffic speeds and volumes that can serve as alternate bicycle routes and consider the use of sharrows (share the road arrow markings) and bicycle route markings to identify these streets to bicyclists.

Sidewalks

- Widen existing sidewalks in districts to support enhanced pedestrian activity and a frontage zone large enough to support pedestrian amenities and outdoor seating for restaurants.

Crosswalks

- Improve crosswalks to be fully ADA compliant and use techniques such

Recommended Implementation Actions

as stamped or painted pavement, brick features, different textures to increase the visibility of pedestrians, provide more convenient and safe crossing locations and improve the general appearance of the corridor. Pedestrian countdown signals should be added where they are not present today.

PEDESTRIAN EMPHASIS STREETS

While called pedestrian emphasis streets, these roads also typically accommodate on-road bicycle travel because of lower automobile speeds and volumes. Marking them with sharrows and signs to create a bicycle route system and incorporating traffic calming techniques, thereby creating “bicycle boulevards”, is important to creating an active transportation culture and provide mobility and access to jobs, goods and services through means other than by automobile.

- Designate pedestrian emphasis streets that are important to move people through non-automobile means, namely walking and bicycling, and prioritize capital improvement projects to enhance the bicyclist and pedestrian experience. These streets provide key connections between residential neighborhoods and Federal Highway/US 1, allowing for safe and convenient non-motorized forms of transportation to reach key destinations - shopping, dining, recreation, or employment. While some of these streets have existing sidewalks, the condition is typically less than ideal and there is a lack of pedestrian amenities, such as shade trees or adequate widths to support a comfortable pedestrian experience. Improvements should consist of some or all of the following treatments: enhanced sidewalks with lighting, shade trees and pedestrian amenities such as benches, on-road sharrows for bicycles, and bulb outs or other traffic calming measures at intersections.
- Along the Federal Highway/US 1 corridor, the following pedestrian emphasis streets are prioritized for implementation due to their role as:
 - a) major access points to the corridor from surrounding neighborhoods,
 - b) locations providing access to high activity destinations, or
 - c) areas in proximity of schools, parks or other uses that generate pedestrian and bicycle activity.

- NE 33rd Street, west of Federal Highway/US 1
- Perimeter road surrounding Citi Centre*
- Two access roads from Sample Road to Citi Centre*
- Access road from Federal Highway/US 1 to Citi Centre*
- Access road from western perimeter road to Citi Centre*
- NE 18th Street, east of Federal Highway/US 1 (across from Citi Centre perimeter road)
- NE 14th Street, east of Federal Highway/US 1
- NE 10th Street, east and west of Federal Highway/US 1
- NE 6th Street, east and west of Federal Highway/US 1

- SE 2nd Street, east and west of Federal Highway/US 1
- McNab Road, east and west of Federal Highway/US 1

**The asterisk notes streets that are not public and will require coordination with the landowner and modification of the development/site plan*

Pedestrian Emphasis Street in the Federal Highway/US 1 Corridor:

- NE 54th Street, west of Federal Highway/US 1
- NE 51st Street, west of Federal Highway/US 1
- NE 33rd Street, west of Federal Highway/US 1
- NE 29th Street, west of Federal Highway/US 1
- Perimeter road surrounding Citi Centre
- Two access roads from Sample Road to Citi Centre
- Access road from Dixie Highway to Citi Centre
- Access road from western perimeter corridor to Citi Centre
- NE 18th Street, east of Federal Highway/US 1 (across from Citi Centre perimeter corridor)
- NE 14th Street, east of Federal Highway/US 1
- NE 12th Street, east of Federal Highway/US 1
- NE 10th Street, east and west of Federal Highway/US 1
- NE 6th Street, east and west of Federal Highway/US 1
- NE 4th Street, east and west of Federal Highway/US 1
- SE 2nd Street, east and west of Federal Highway/US 1
- SE 5th Court, west of Federal Highway/US 1
- SE 9th Street, east and west of Federal Highway/US 1
- SE 12th Street, east and west of Federal Highway/US 1
- McNab Road, east and west of Federal Highway/US 1

Prioritized Action Item

Coordinate with FDOT and other partners to develop complete streets and support all modes of travel, emphasizing walking and bicycling, consistent with the typical cross sections for Federal Highway/US 1.

Action Item

Coordinate with FDOT to leverage corridor improvement projects and achieve desired community outcomes for Federal Highway/US 1.

Prioritized Action Item

Coordinate with BCT and the Broward MPO to add transit amenities at bus stops and improve bicycle and pedestrian connectivity, focusing at

locations where two or more routes meet (Sample Road, Copans Road, Atlantic Boulevard and McNab Road).

Action Item

Use the list of pedestrian emphasis streets, coordinating with Broward County as needed, to program projects into the City’s Capital Improvements Plan to dedicate funding to pedestrian and bicycle-oriented projects on these streets.

CYPRESS LAKE CENTER DISTRICT

As part of the transportation assessment, the corridor study evaluated specific pedestrian conditions in the Cypress Lake Center district. The following table identifies recommended pedestrian improvements based on the pedestrian facility assessment, also identified in Figure 24.

Improvement	Location
Install sidewalk	SE 12st Street east of SE 22nd Avenue
Re-stripe pedestrian crosswalk	Federal Highway and SE 9th Street intersection
	Federal Highway and SE 12th Street intersection
Install detectable warning pads	Federal Highway and SE 9th Street intersection
	Federal Highway and SE 10th Street intersection
	Federal Highway and SE 12th Street intersection
	Federal Highway and SE 13th Court intersection
	Federal Highway and SE 14th Street intersection
	Federal Highway and McNab Road intersection

Action Item

Seek funding to implement bicycle and pedestrian improvement projects into the City’s Capital Improvements Program, coordinating with the Broward MPO as needed.

Action Item

Coordinate with FDOT and Broward County with respect to the Traffic Signal Structural Mast-Arm Upgrade Program to dedicate funding to install mast-arms at the Federal Highway/US 1 and Circle Drive intersection, which currently has span-wire traffic signals.

THE HUB DISTRICT

As part of the transportation assessment, the corridor study evaluated specific pedestrian conditions in The Hub district. Figure 25 identifies the specific locations for each type of improvement, including:

- New sidewalks and reconstruction of existing sidewalks.
- New crosswalks and restriping of existing crosswalks.
- Installation of detectable warning pads at pedestrian ramps.

AMP IV HIDDEN HARBOUR, LLC
1500 – 1590 N. Federal Highway