





EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009



Houston 3D Rendering

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PROJECT TEAM

DEVELOPER:

EIGHTH AVENUE PARTNERS LLC
A SUBSIDIARY OF URBAN FARMERS INC.
816 NW 1ST AVE SUITE 104
HALLANDALE BEACH, FL 33009
CONTACT: JERRELL HARRIS
TEL: 404 664-0723
JHARRIS@URBANFARMERSINC.COM

DESIGN ARCHIECT:

KOBI KARP ARCHITECTURE INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
CONTACT: KOBI KARP
TEL: 305 573-1818 FAX: 305 575-3766
KOBIKARP@KOBIKARP.COM

ARCHIECT OF RECORD:

ARCHITECTURE FARM INC.
816 NW 1ST AVE. SUITE 1014
HALLANDALE BEACH, FL 33009
CONTACT: BLAIR RIDGELY WILLIAMS
TEL: 954 478-1300 FAX:
BWILLIAMS@ARCHITECTUREFARMINC.COM

PLANNER:

JWH LAND PLANNING INC.
1676 W BOSTON BLVD.
DETROIT, MI 48206
CONTACT: JERRELL HARRIS
TEL: 404 664-0723
JERRELLHARRIS@YAHOO.COM

LAND SURVEY:

BASLINE ENGINEERING & LAND SURVEYING INC.
1400 NORTHWEST 1ST COURT
BOCA RATON, FL 33432
CONTACT: LUIS J. ORTIZ
TEL: 561 417-0700 FAX: 561 417-0701
LORTIZ@BASLINE-ENG.COM

GEOTECHNICAL:

ESC FLORIDA, LLC
2000 AVENUE P SUITE 3
WEST PALM BEACH, FL 33404
CONTACT: RACHAEL ROSSMEISSL-STONE
TEL: 561 840-3667
RROSSMEISSL@ESCLIMITED.COM

CIVIL:

KESHAVARZ & ASSOCIATES
711 N DIXIE HIGHWAY SUITE 201
WEST PALM BEACH, FL 33401
CONTACT: MARK WILLIAMS P.E.
TEL: 561 689-8600
MARK@KESHAVARZ.COM

LANDSCAPE:

GENTILE GLAS, HOLLOWAY, O'MAHONEY &
ASSOCIATE, INC.
1907 COMMERCE LANE, SUITE 101
JUPITER, FL 33458
CONTACT: GEORGE G GENTILE
TEL: 561 575-9557 FAX: 561 575-5260
GEORGE@GZHO.COM

LAND USE ATTORNEY:

DUNAY MISKEL BLACKMAN LLP
14 SOUTHEAST 4TH STREET SUITE 36
BOCA RATON, FL 33432
CONTACT: ELE ZACHARIADES, Esq. & HOPE CALHOUN, Esq.
TEL: 561 405-3300 FAX: 561 409-2341
ELE@DMBLAW.COM, HCALHOUN@DMBLAW.COM

MEPF:

ELLIS & GRITTER CONSULTING ENGINEERS
1106 NORTH G STREET SUITE B
LAKE WORTH, FL 33460
CONTACT: BEN ELLIS
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BELLIS@ELLISGRITTER.COM

SHADOW ANALYSIS:

HOUSTON 3D RENDERINGS
CONTACT: JAMES LEE
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HOUSTONRENDERING@GMAIL.COM

TRAFFIC ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FL 33411
CONTACT: ADAM B. KERR, P.E.
TEL: 561 840-0874
ADAM.KERR@KIMLEY-HORN.COM

RECORD ARCHITECT



CONSULTANT

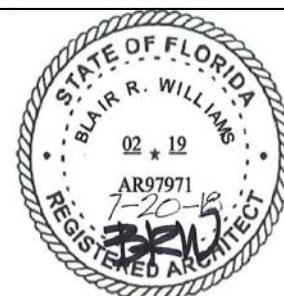
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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL



TITLE
TITLE SHEET

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		T-00

SITE DATA	
EXISTING ZONING DESIGNATION	RS-6 RESIDENTIAL SINGLE-FAMILY
PROPOSED ZONING DESIGNATION	RM-HD-2 RESIDENTIAL MULTI-FAMILY
OCCUPANCY	HIGH DENSITY MIULTI-FAMILY
GROSS LOT AREA TOTAL	199,457 SF /4.57 ACRES +/-
NET LOT AREA TOTAL	189,543 SF /4.35 ARCES +/-

LANDSCAPE AREA	
REQUIRED	30% OF 189,543 SF = 56,863 SF
PROVIDED (GROUND)	20,230 S.F.
PROVIDED (ROOF)	12,741 S.F. 25,485 S.F. X .5 = 12,741 SF
TOTAL PROVIDED	32,971 S.F.
LANDSCAPE PROVIDED	17%

LANDSCAPE BUFFER DATA	REQUIRED	PROVIDED
PRINCIPAL FRONT (NW 8th AVE)	10'-0"	6'-6"
REAR (EAST)	5'-0"	5'-0"
SIDE (NW 3rd STREET)	10'-0"	10'-0"
SIDE (NW 2nd STREET)	10'-0"	0'-0"

DENSITY	
ALLOWED	50 X 4.35 = 217 UNITS
PROVIDED	200 UNITS

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT (NW 8th AVE)	30'-0"	16'-1"
REAR (EAST)	25'-0"	70'-5"
SIDE (NW 3rd STREET)	30'-0"	87'-10"
SIDE (NW 2nd STREET)	30'-0"	61'-1"

BUILDING HEIGHT	
ALLOWED:	20 STORIES
PROPOSED:	75'-0" FEET (6 STORIES)

PARKING

UNIT TYPES	# OF UNITS	PARKING RATIO	NO. PARKING STALLS
ONE BEDROOM	64	1.75	112
TWO BEDROOM	116	2	232
THREE BEDROOM	20	2.5	50
GUEST PARKING		10%	39
		TOTAL PARKING REQ'D	433
		TOTAL PARKING PROV'D	402
		PARKNG DEFICIENCY	31

4 MOTORCYCLE STALLS PROVIDED

	REQ'D PROV'D	
ADA STALLS REQ'D (.02 x 433)	9	9

GROSS AREA CALCULATION				BUILDING A/C (W/ CORRIDORS)
		CLUB HOUSE	BUILDING	
GROUND	(4 UNITS)	1,030 SF	4,016 SF	5,163 SF(W/CLUB)
LEVEL 2	(36 UNITS)	N/A	54,787 SF	48,800 SF
LEVEL 3	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 4	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 5	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 6	(40 UNITS)	N/A	60,291 SF	50,969 SF
ROOF TOP		N/A	3,276 SF	N/A
SUBTOTAL S.F.		1,030 SF	303,243 SF	
TOTAL S.F.			304,273 GROSS S.F.	257,839 A/C S.F.



NORTH
LOCATION MAP
N.T.S.

A/C SUPPORT AREA CALCULATION	
OFFICE	730 SF
MAILROOMS	738 SF
FITNESS CENTER	1,146 SF
BUSINESS CENTER	813 SF
TOTAL	3,428 A/C S.F.

A/C UNITS AREA CALCULATION		
		A/C UNITS
GROUND	(4 UNITS)	3,660 SF
LEVEL 2	(36 UNITS)	37,897 SF
LEVEL 3	(40 UNITS)	42,278 SF
LEVEL 4	(40 UNITS)	42,278 SF
LEVEL 5	(40 UNITS)	42,278 SF
LEVEL 6	(40 UNITS)	42,278 SF
	200 UNITS	210,669 A/C S.F.

NOTE:
UNIT SQUARE FOOTAGE
DOES NOT INCLUDE
BALCONIES OR DECKS

ONE ELECTRIC VEHICLE CHARGING STATION PROVIDED
ONE BIKE STORAGE REQ'D PER 20 STALLS
EQUALS 21 BIKE STORAGE REQ'D
5-BIKE RACKS PROV'D WITH 5 BIKE STORAGE
PER BIKE RACK EQUALS 25 STORAGE

Modification of City Regulations			
No.	Code Standard	Required	Provided
1.	Land Use Plan Amendments and Rezoning (Section 32-963) (Section 32-147(a)(b))	RM-6	RM-HD 2
2.	Unit Size- 1 Bedroom (Section 32-147(c) (7))	1,000 sq. ft.	900 sq. ft.
3.	Unit Size- 2 Bedroom (Section 32-147(c) (7))	1,100 sq. ft.	990 sq. ft.
4.	Unit Size- 3 Bedroom (Section 32-147(c) (7))	1,200 sq. ft.	1080 sq. ft.
5.	Landscape Area (Section 32-384(a)(6))	30%	17%
6.	Landscape Buffer (South Property Line) (Sec. 32-385(d)(7)(a))	10 ft.	0 ft.
7.	Landscape Buffer (West Property Line) (Sec. 32-385(d)(7)(a))	10 ft.	6 ft. -6 in.
8.	Landscape Island Curb (LIC) (Section 32-384 (f)(1)(2))	7 ft. min. width	9 of the total LIC are less than 7ft. wide; see details on sheets SP-01 & SP-02
9.	Parking Required (Sec. 32-455(b)(3)(a)&(c)(1))	433	402
10	Bldg. Setback-Northwest (Section 32-157(c)(5))	30 ft.	16 ft. -1 in.
11.	Bldg. Setback-Southwest (Section 32-157(c)(5))	30 ft.	16 ft. -5 in.

RECORD ARCHITECT

ARCHITECTURE

est.1980

COMPANY TRADEMARK

FARM INC.

816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architecturefarminc.com

CONSULTANT

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ISSUANCE	
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
PROJECT DATA

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	8.27.18	PD-01
CKD BY		SCALE		



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SHADOW ANALYSIS

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	6/12/18	AS-01
CKD BY		SCALE		

NW 8th AVENUE

NW 2nd STREET

PHOTOMETRIC SITE PLAN

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LFP
	14	9A	SINGLE	Lithonia Lighting	DSX1 LED PS 40K TFFR HVOLT MH: 20' POLE MOUNT A.F.G.	12574	0.903
	2	9B	SINGLE	Lithonia Lighting	DSX1 LED PS 40K TSW HVOLT MH: 20' POLE MOUNT A.F.G.	25911	0.903
	29	SC	SINGLE	Kenall Manufacturing	SPG15-7W-MW-SS-SU-TP-45L-40K3-DCC-DV MH: 16-8" SURFACE MOUNT A.F.P	6110	0.855

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/ft ²	Max/ft ²
SITE	Illuminance	Fc	1.74	4.4	0.5	3.48	8.90



Kenall Manufacturing



Lithonia Lighting

RECORD ARCHITECT



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ENGINEERING FOR TODAY'S BUILT ENVIRONMENT

11008 NORTH G STREET
LAKE WORTH, FL 33466

(561) 370-5300 phone
www.ellisgritter.com

OPN: 18003

BEN ELLIS, PE
LICENSED ENGINEER, 27788
STATE OF FLORIDA
CERT. OF AUSTIN 55048

DATE

SITE PHOTOMETRICS

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	8-27-18	ES-01	
CKD BY	SCALE	1/32'		

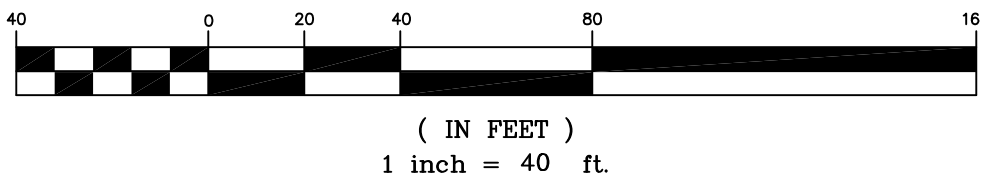
LEGEND

BM = BENCHMARK
CL = CENTERLINE
CONC. = CONCRETE
Δ = DELTA
F.I.R. = FOUND IRON ROD
F.N&D. = FOUND NAIL & DISC
F.N&T = Found Nail & Tab
L.B. = LICENSED SURVEY BUSINESS
L = ARC DISTANCE
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.C. = POINT OF CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

- CATCH BASIN
WATER VALVE
LIGHT POLE
EXISTING ELEVATION
EXISTING ELEVATION
CBS. WALL
MANHOLE
PALM
PINE
TREE
IRRIGATION BOX
SIGN
STOP SIGN
WATER METER
WOOD POLE

GRAPHIC SCALE



CERTIFIED TO:

1. EIGHTH AVENUE PARTNERS, LLC
2. NEW WAVE LOANS RESIDENTIAL, LLC
3. LEGAL ELITE TITLE, INC.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

THE WEST 1/2 OF OUTLOT 9, IN THE NORTHEAST 1/4 SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE "MAP OF THE TOWN OF HALLANDALE, DADE COUNTY, FLORIDA", AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS EAST 236.49 FEET THEREOF, CONVEYED TO THE CITY OF HALLANDALE BEACH, A MUNICIPAL CORPORATION, BY QUIT-CLAIM DEED FILED FOR RECORD ON JULY 30, 2004, IN OFFICIAL RECORDS BOOK 37933, PAGE 1550. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 1135
ELEVATION: 10.77'(NGVD'29)
9.18'(NAVD'88)
(CONVERTED USING VERTCON SOFTWARE)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET) & COMMERCIAL SURVEYS (1 FOOT IN 10,000 FEET). ALL ELEVATIONS ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.



SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY
COMMUNITY PANEL# 120 110 0731 H
DATE OF FIRM: 08/18/2014
PROPERTY ADDRESS: NW 8 AVENUE, HALLANDALE BEACH, FLORIDA

FLOOD ZONE: X / AH

BASE FLOOD EL.: N/A / 10.0'(NAVD'88)

BASIS OF BEARING: ANGLES MEASURED

DRAWN BY: L.J.O.

CHECKED BY: J.E.K.

NOTES/REVISIONS

UPDATE: 07/13/18
UPDATE: 05/30/18
UPDATE: 04/27/17
UPDATE: 03/03/17
UPDATE: 12/27/16
ADD LENDER CERT: 11/3/16
PARTY CHIEF: LUIS
SURVEY DATE: 8/24/16

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
Date: 05/30/2018
JOHN E. KUJAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-8229
JOB NO.: 16-08-035

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RECORD ARCHITECT



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CONSULTANT

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING, INC.
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(561) 417-0700

AGENCY APPROVAL

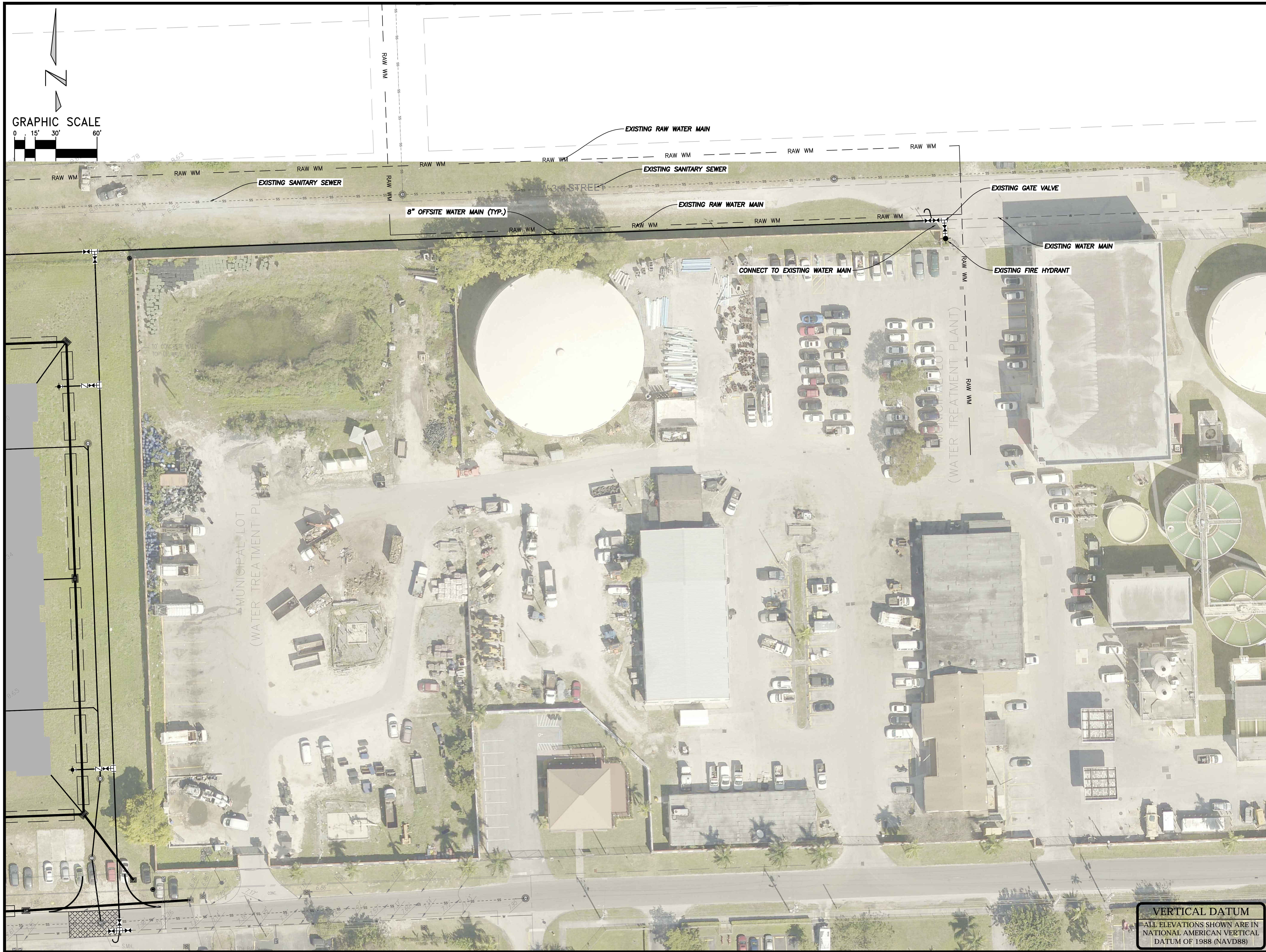
ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
LAND SURVEY

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.13.18		LS-03
CKD BY	SCALE			



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ARCHITECTURE

est.1980

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FARM INC.

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CONSULTANT

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 498-3800
Certificate of Authorization No. 6097

EIGHTH AVENUE COMMONS
APARTMENT HOMES
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

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ISSUANCE	
DATE	ISSUANCE

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TITLE
CONCEPTUAL SITE
CIVIL ENGINEERING

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	AG	DATE	05/30/18	C-0.2
CKD BY	MW	SCALE	1"=30'	

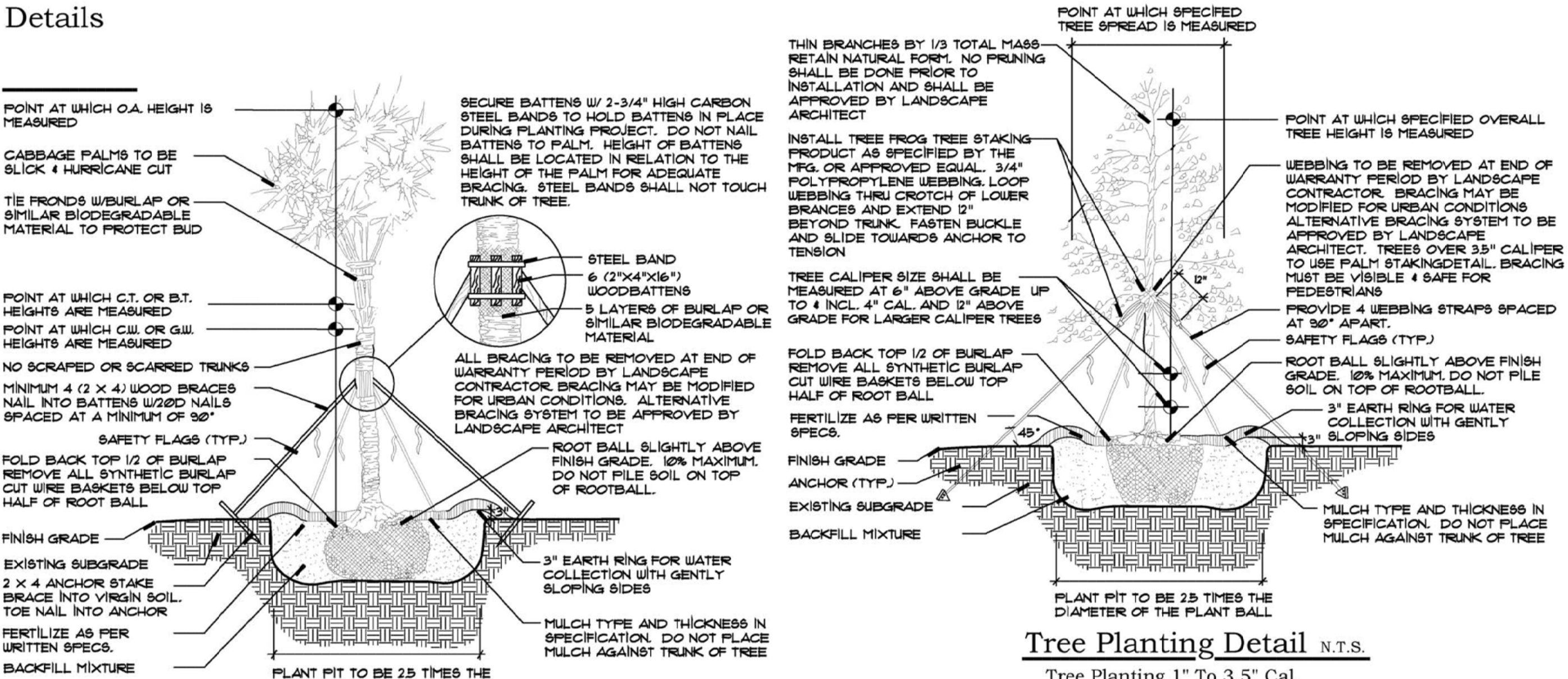
VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN
NATIONAL AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)

Accredited Tree List											
TREES & PALMS											
	KEY	Accredited	QTY.	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CALIPER	SPACING	REMARKS
*	V	BS	Yes	14	BURSERA SIMARUBA	GUMBO LIMBO	16'	8'	2.5"	A.S.	5' C.T. MIN. FULL SPECIMEN, CHARACTER
*	V	CE	Yes	120	CONOCARPUS ERECTUS	GREEN BUTTTONWOOD	8'	5'	MULTI	A.S.	FULL & THICK
-	V	CN	Yes		10	COCOS NUCIFERA 'MAYPAN'	COCONUT PALM	20-15'	C.T.	-	A.S.
*	V	CS	Yes	21	CORDIA SEBESTENA	ORANGE GEIGER TREE	10'	4'	2"	A.S.	FULL & THICK
*	V	IC	Yes	22	ILEX CASSINE	DAHOON HOLLY	12'	3-4'	2.5"	A.S.	FULL & THICK
*	V	QV	Yes	25	QUERCUS VIRGINIANA	LIVE OAK	12'	6'	2.5"	A.S.	8' C.T. MIN. FULL SPECIMEN
*	L	RE	Yes	19	ROYSTONEA ELATA	ROYAL PALM	10-18' G.W.	-	24" MIN.	A.S.	HEAVY DARK GREEN HEAD, MATCHED SPECIMEN
*	V	SP	Yes	18	SABAL PALMETTO (3 to 1 = Actual Count 54)	SABAL PALM	12'-28' C.T.	C.T.	-	A.S.	1/3 CURVED, 1/3-CURVED, 1/3 STRAIGHT, MIXED HEIGHTS, HURRICANE CUT SLICK TRUNKS
TOTAL ACCREDITED TREES*				129	*Number of trees within new property boundaries exclusives of trees in city roadway dedications.						

SHRUBS & GROUNDCOVERS											
	KEY		QTY.		BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	GAL	SPACING	REMARKS
-	V	AGA	2		AGAVE ATTENUATA	SPINELESS AGAVE	36"	36"	-	A.S.	FULL SPECIMEN
-	M	ANN	360		ANNUALS SPP.	ANNUALS IN SEASON	4-6"	POTS	-	12"	COORDINATE W/OWNER
*	V	CHR	163		CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	12"	#3	36"	FULL & THICK TO BASE
-	V	COD	8		CODIAEUM VARIEFATUM 'ELEANOR ROOSEVELT'	GREEN / YELLOW CROTON	30"	30"	#7	A.S.	FULL & THICK TO BASE
-	M	COR	17		CORDYLINE FRUITCOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	36"	O.A.	#7	A.S.	FULL & THICK TO BASE
-	M	CRI	6		CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINIM	4"	O.A.	#15	A.S.	FULL & THICK, SINGLE TRUNK, NO PUPS
-	V	FGI	969		FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12"	12"	#3	24"	FULL & THICK TO BASE
*	V	ILE	622		ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12"	12"	#3	24"	FULL & THICK TO BASE
*	V	MUH	507		MUHLNBERGIA CAPILLARIS	MUHLY GRASS	24"	18"	#3	30"	FULL CLUMP
*	V	MYR	939		MYCIANTHES FRAGRANS	SIMPSON'S STOPPER	18"	16"	#7	A.S.	FULL TO BASE
-	M	PHX	210		PHILODENDRON 'XANADU'	DWARF PHILODENDRON	18"	18"	#3	30"	FULL TO BASE
*	V	TRF	177		TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	18"	18"	#3	30"	FULL CLUMP

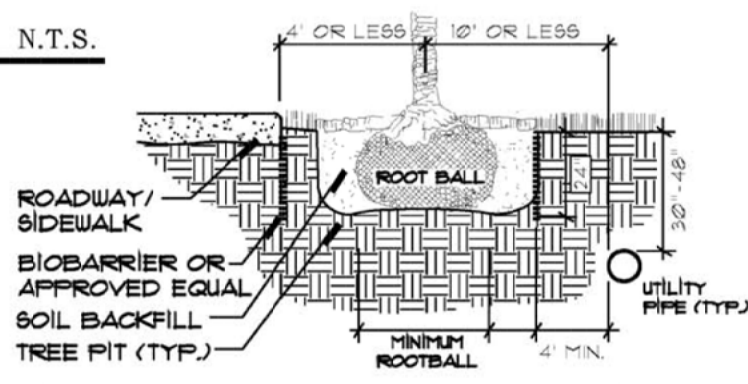
* INDICATES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT
M INDICATES MODERATE DROUGHT TOLERANCE

Details



Palm Planting Detail N.T.S.

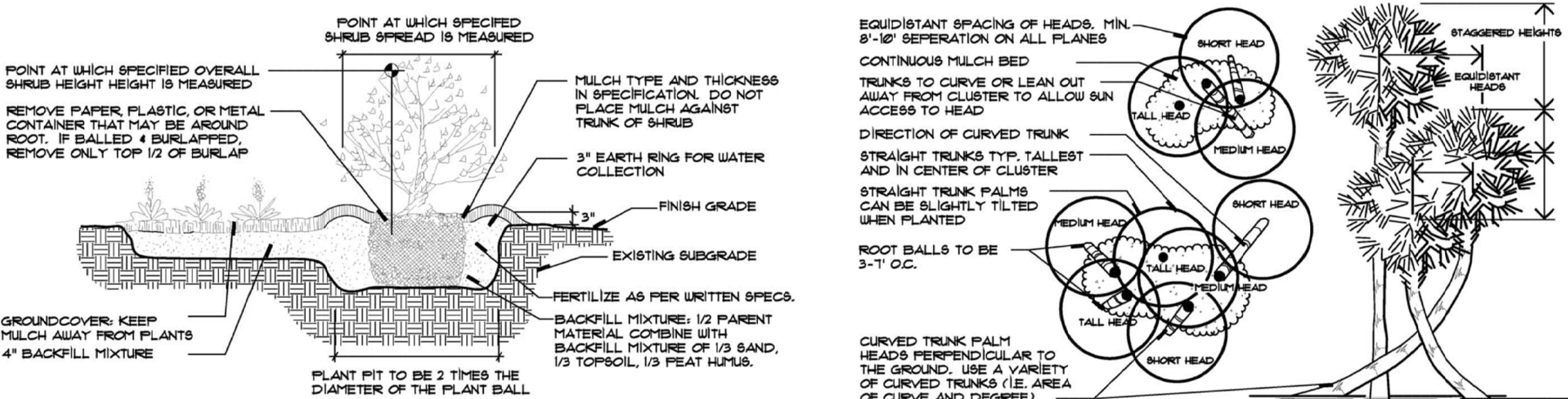
Tree Planting Over 3.5" Cal.



NOTE: CONTRACTOR SHALL FOLLOW MFG.'S DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

Tree Root Barrier Section N.T.S.

Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.

Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4. QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5. DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6. WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7. MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTling SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8. QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1. PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4. TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL, ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5. INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEEOUS MATTER.

SOIL CONDITIONER SHALL BE AXIS "REGULAR" CALCINATED DIATOMACEOUS EARTH, MFG. BY EP MINERALS, LLC, APPLIED AT 10% BY VOLUME. CONTACT AMS, INC. 866-546-3722 FOR LOCAL DISTRIBUTOR. SOIL CONDITIONER SHALL CONTAIN THE FOLLOWING PROPERTIES:

OPALINE SILICA (SiO2)	90%
POROSITY	82%
ABSORPTION (ASTM F-726)	114%
PORE SIZE	0.1-1.0 MICRON
pH	7
CEC	27

2.6. ORGANIC SOIL AMENDMENTS:

PEAT/HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7. FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

2.8. MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10. PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1. PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2. PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2. PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4. PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1. PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3. FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1. LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2. SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

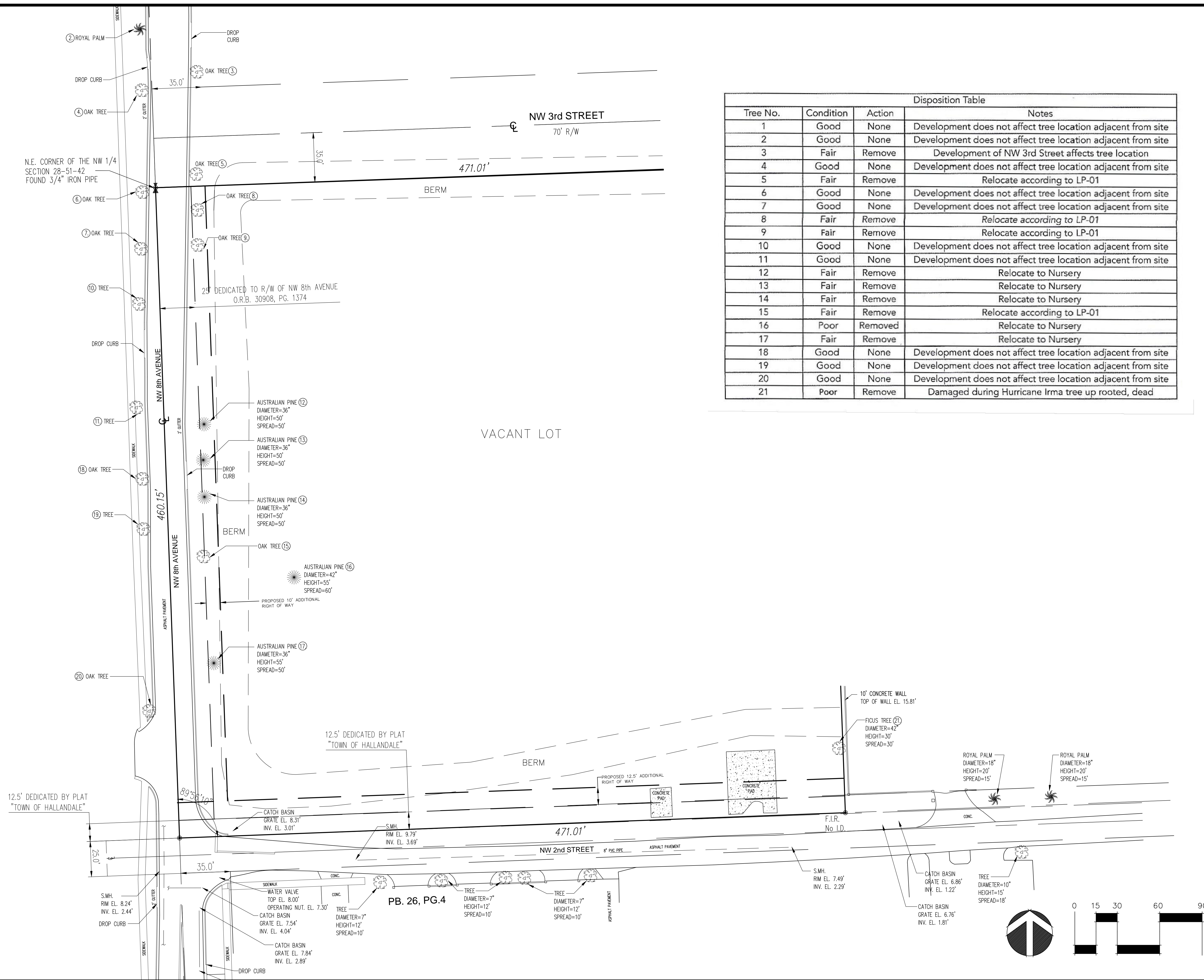
UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.



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CONSULTANT	
LANDSCAPE	
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EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT 200 NW 8TH AVENUE HALLANDALE BEACH, FL 33009	
AGENCY APPROVAL	
ISSUANCE	
DATE	ISSUANCE
CERTIFICATION SEAL	
TITLE	
LANDSCAPE SPEC. PLAN	
PROJ. NO.	001
FILE NAME	COMMONS
DRAWN BY	DATE
CKD BY	SCALE
	8.27.18
	LP-02



Disposition Table			
Tree No.	Condition	Action	Notes
1	Good	None	Development does not affect tree location adjacent from site
2	Good	None	Development does not affect tree location adjacent from site
3	Fair	Remove	Development of NW 3rd Street affects tree location
4	Good	None	Development does not affect tree location adjacent from site
5	Fair	Remove	Relocate according to LP-01
6	Good	None	Development does not affect tree location adjacent from site
7	Good	None	Development does not affect tree location adjacent from site
8	Fair	Remove	Relocate according to LP-01
9	Fair	Remove	Relocate according to LP-01
10	Good	None	Development does not affect tree location adjacent from site
11	Good	None	Development does not affect tree location adjacent from site
12	Fair	Remove	Relocate to Nursery
13	Fair	Remove	Relocate to Nursery
14	Fair	Remove	Relocate to Nursery
15	Fair	Remove	Relocate according to LP-01
16	Poor	Removed	Relocate to Nursery
17	Fair	Remove	Relocate to Nursery
18	Good	None	Development does not affect tree location adjacent from site
19	Good	None	Development does not affect tree location adjacent from site
20	Good	None	Development does not affect tree location adjacent from site
21	Poor	Remove	Damaged during Hurricane Irma tree up rooted, dead

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COMPANY TRADEMARK

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CONSULTANT

LANDSCAPE

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EIGHTH AVENUE COMMONS

A

WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

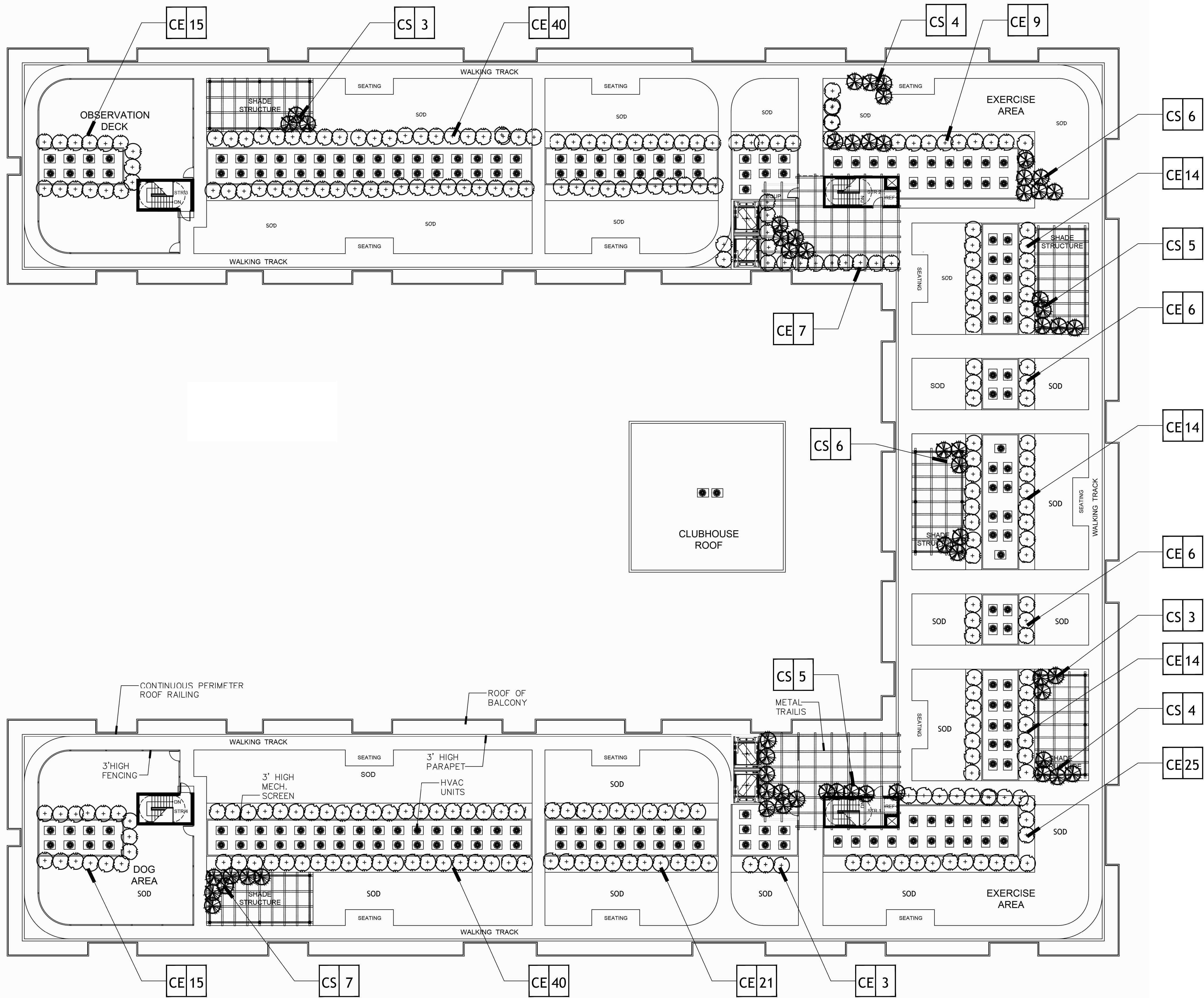
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CERTIFICATION SEAL

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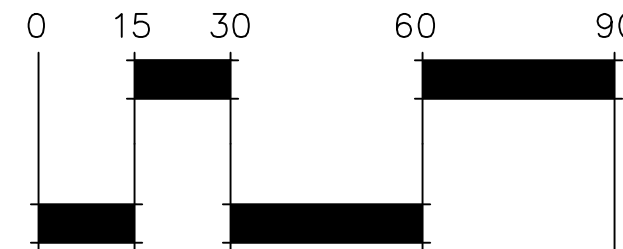
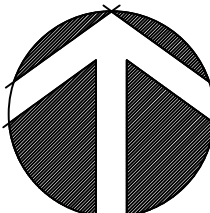
LANDSCAPE
TREE DISPOSITION PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	6.12.18	LP-03
CKD BY		SCALE		



Legend

- Live Oak -QV
- Gumbo Limbo-BS
- Royal Palm-RE
- Royal Poiciana-RP
- Coconut Palm-CN
- Montgomery Palm-VM
- Ligustrum-LL
- Orange Geiger-CS
- Dahoon Holly-IC
- Crepe Myrtle-LI
- Green Buttonwood-CE
- Sabal Palm-SP
- Single Alexander Palm-PT-1
- Double Alexander Palm-PT-2
- Thatch Palm-TR
- Jatropha-JA
- Agave-AGA
- Crinum Lily-CL
- Simpson's Stopper-SS
- Green Island Ficus-GF
- Dwarf Philodendron-DP
- Florida Gamma Grass-FG
- Stokes Dwarf-SD
- Croton-C
- Muhly Grass-MG
- Red Tip Cocoplum-RC
- Annuals-A



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DATE

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TITLE

ROOFSCAPE PLAN

PROJ. NO. 001

FILE NAME COMMONS

DRAWING NO.

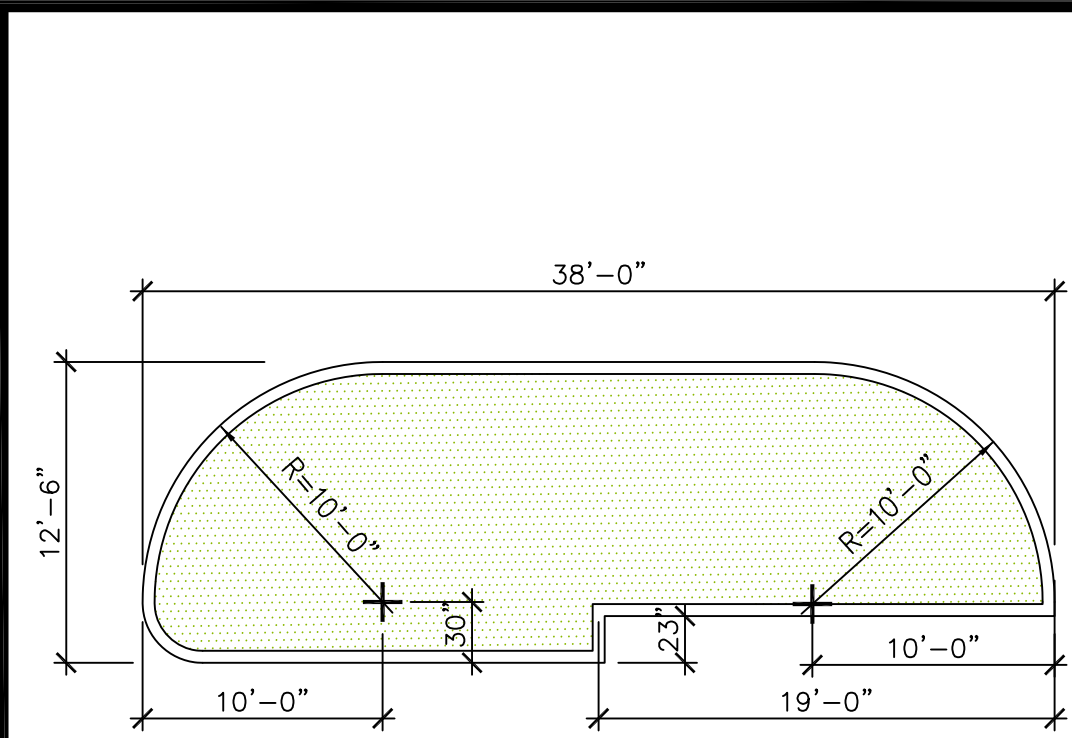
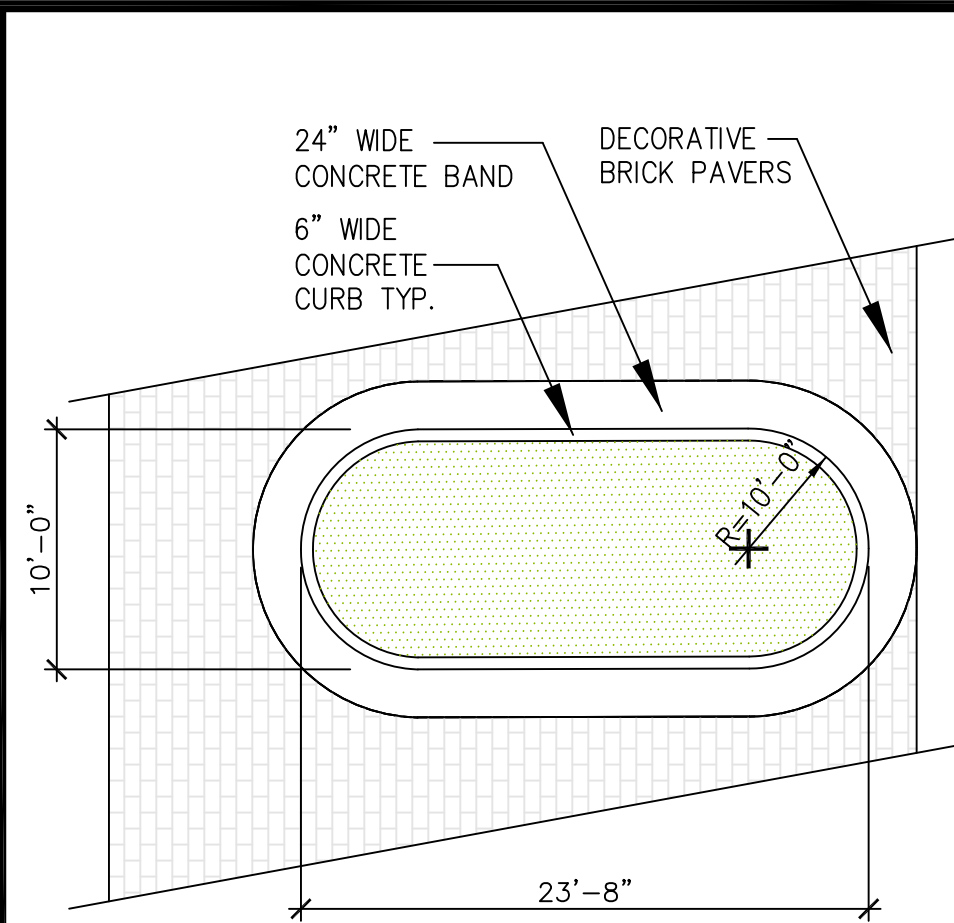
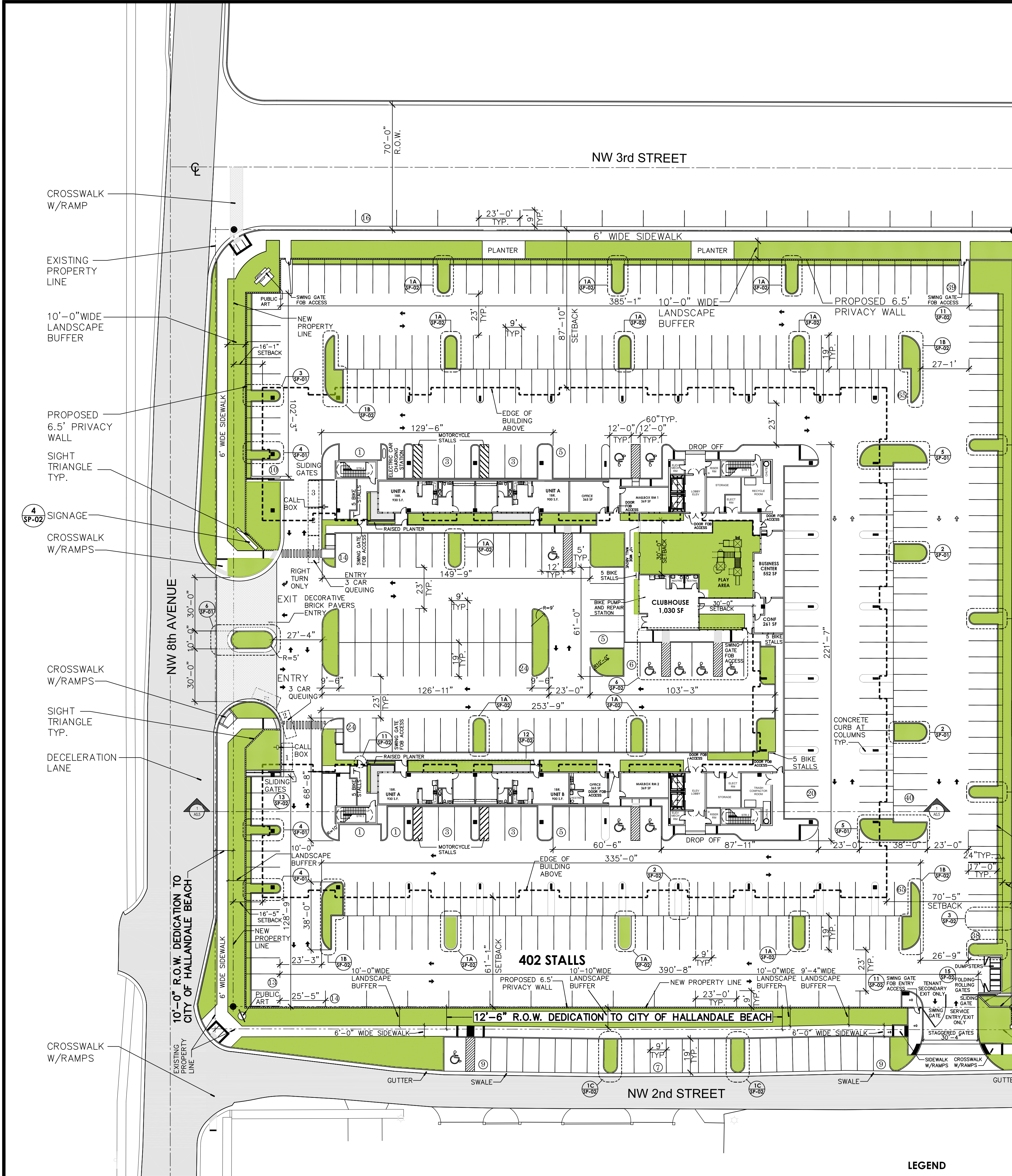
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DATE 6.12.18

LP-04

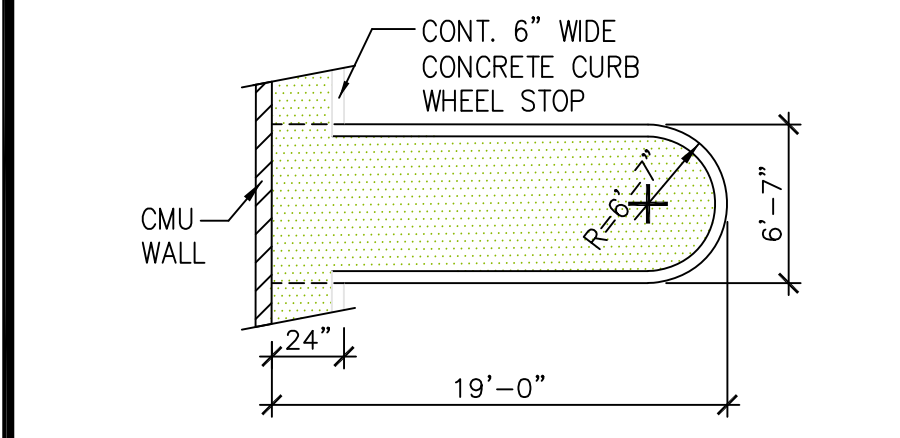
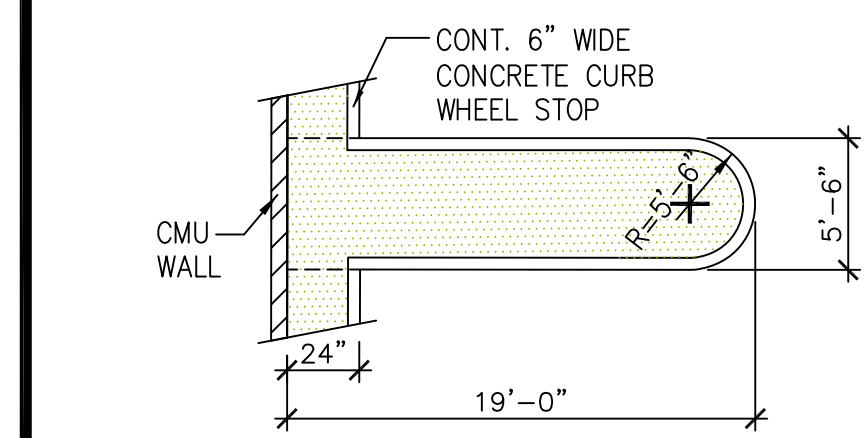
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SCALE 1/16"=1'



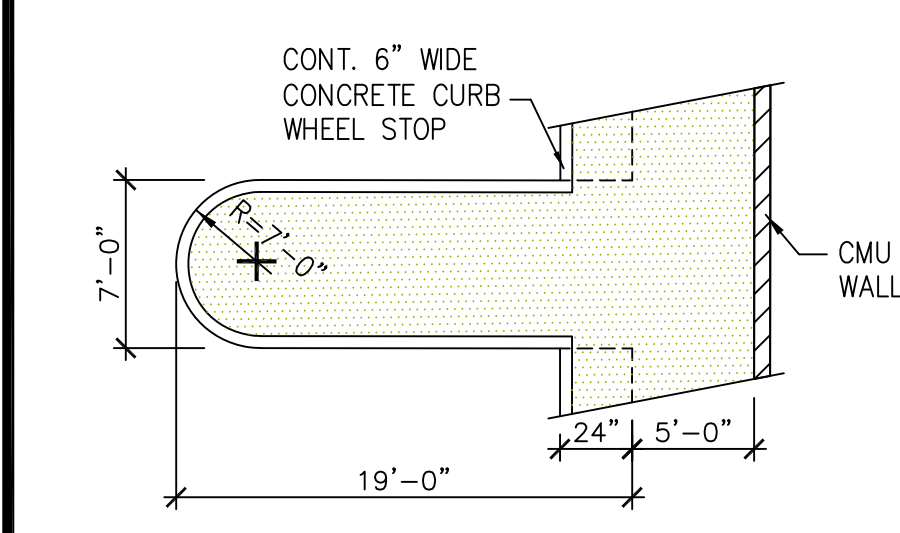
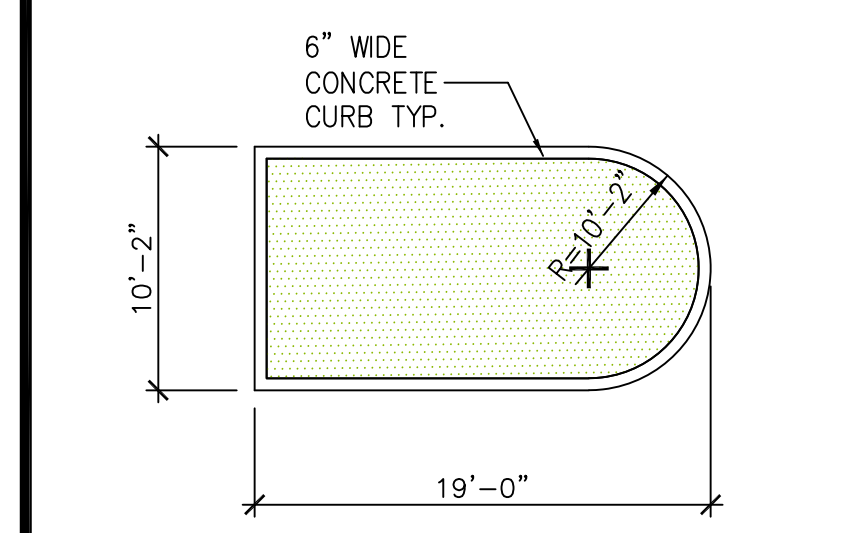
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LANDSCAPE ISLAND SCALE: 1/8"=1'-0" 5



LANDSCAPE ISLAND SCALE: 1/8"=1'-0" 4

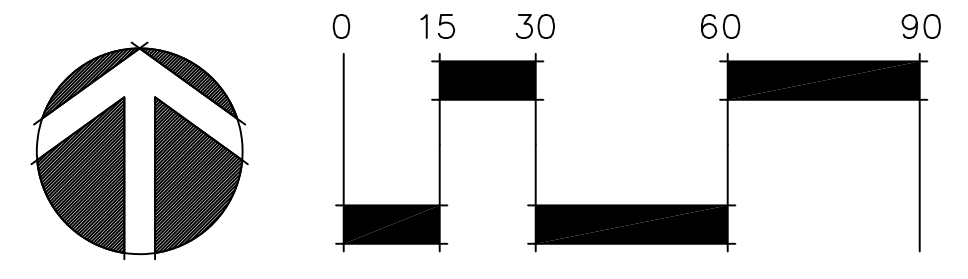
LANDSCAPE ISLAND SCALE: 1/8"=1'-0" 3



LANDSCAPE ISLAND SCALE: 1/8"=1'-0" 2

LANDSCAPE ISLAND SCALE: 1/8"=1'-0" 1

NOTES:
THIS PROJECT WILL MEET ALL ADA FEDERAL RULES, REGULATIONS AND LOCAL CITY ORDINANCES.
SPEED BUMP SHALL BE INSTALLED AS A TRAFFIC CALMING DEVICE AND LOCATED EVERY 30 FEET OR LESSER DISTANCE INTERVALS IF NECESSARY.



LEGEND
LANDSCAPED AREA
NOTE:
THIS PROJECT WILL MEET ALL ADA FEDERAL RULES, REGULATIONS AND LOCAL CITY ORDINANCES.

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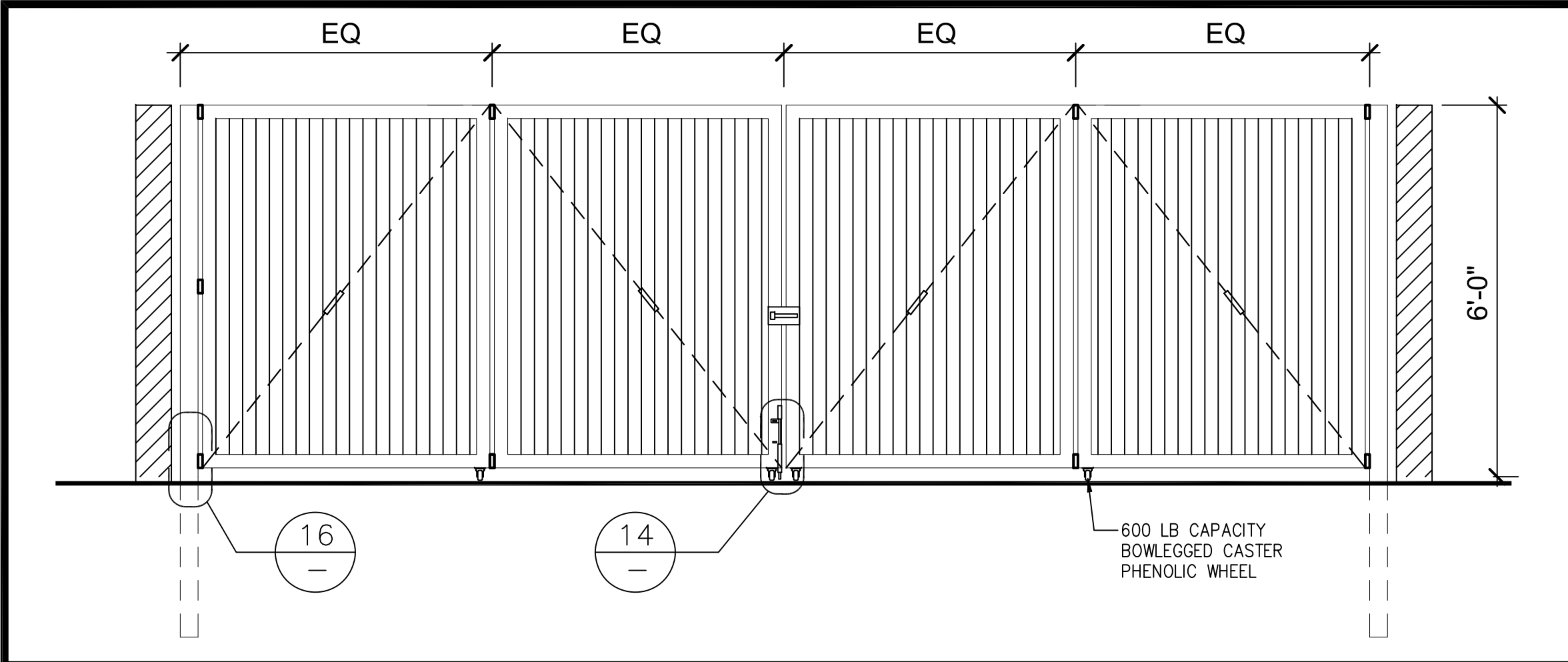
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DATE	ISSUANCE

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TITLE
SITE PLAN

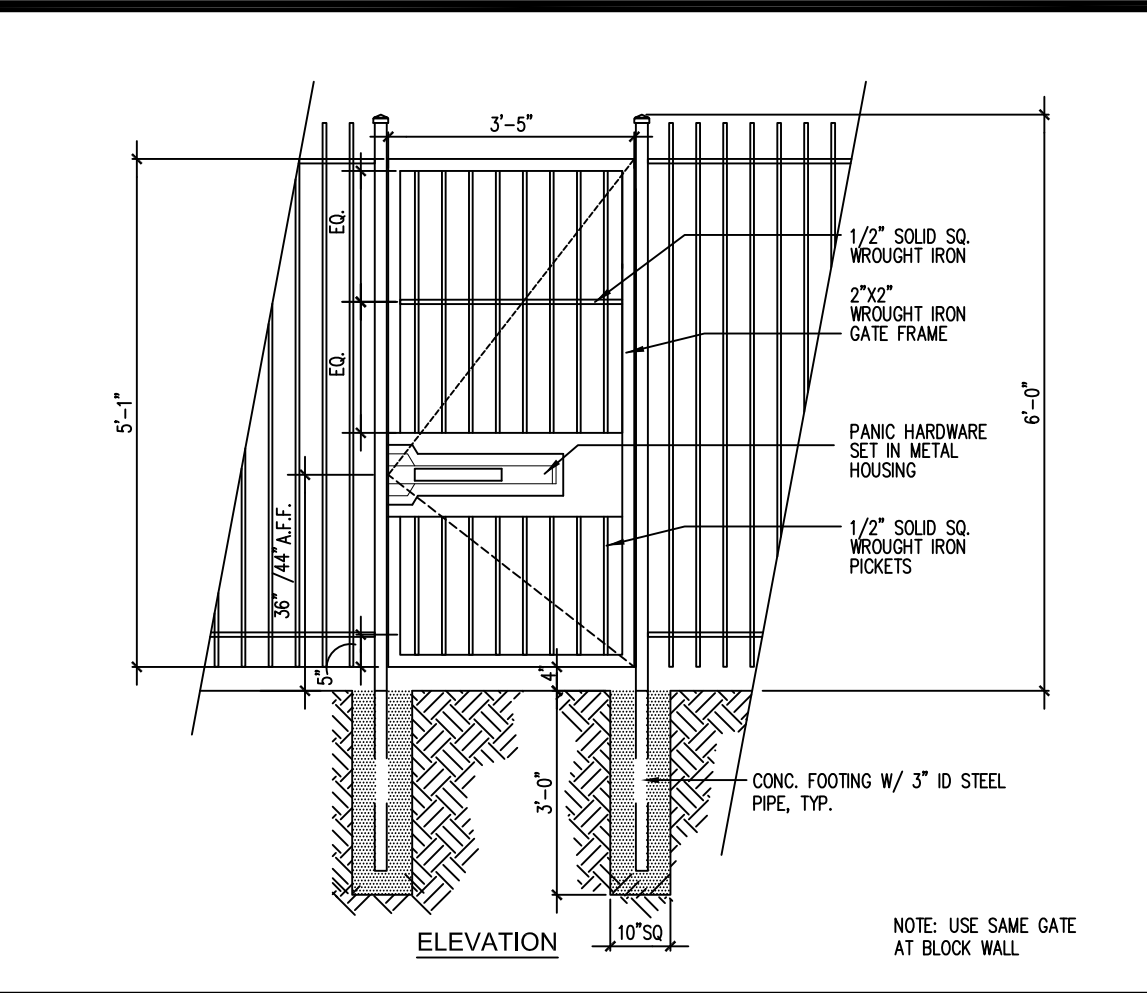
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CKD BY	BRW	SCALE	1"=30'		SP-01



TRASH ENCLOSURE FOLDING ROLLING GATES

SCALE:
3/8"=1'-0"

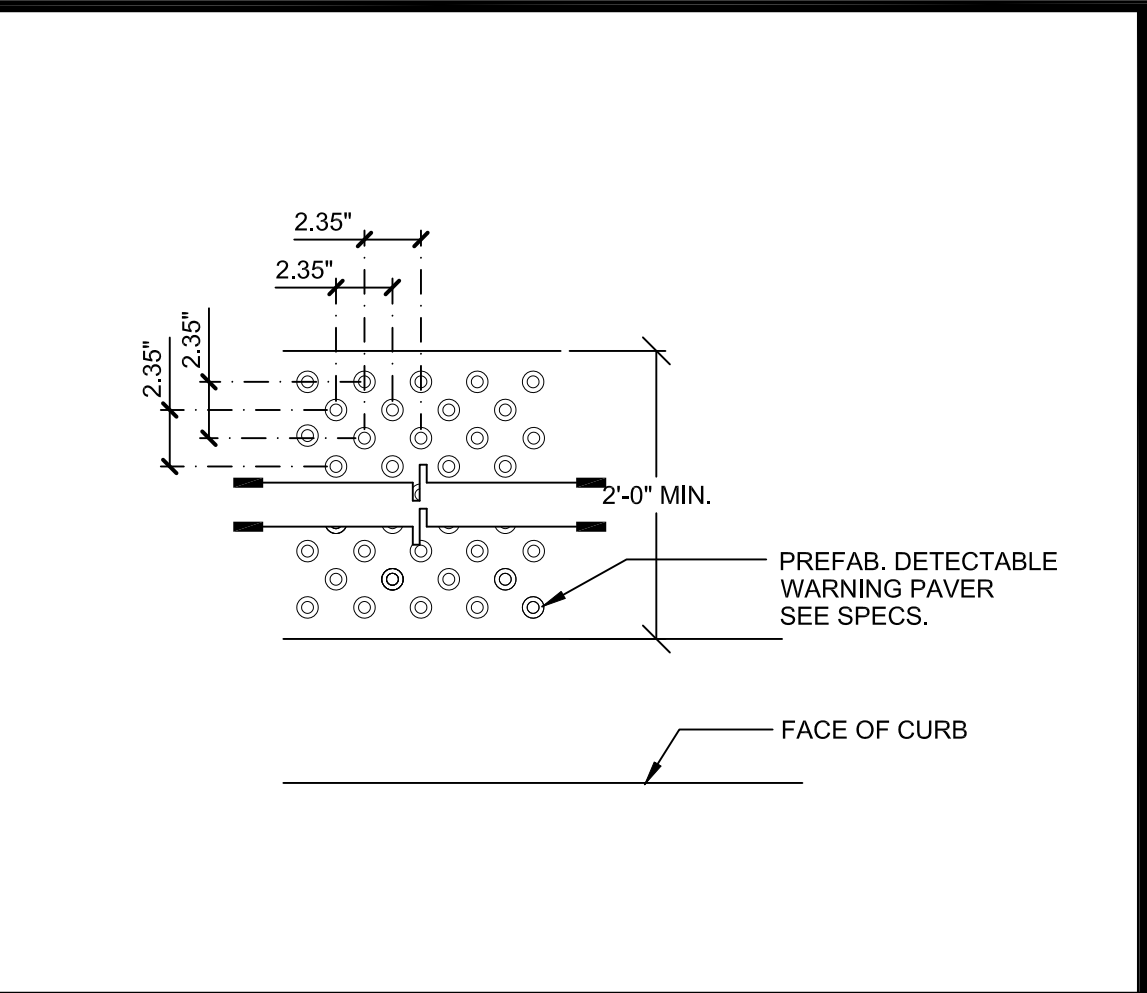
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WROUGHT FENCE & GATE

SCALE:
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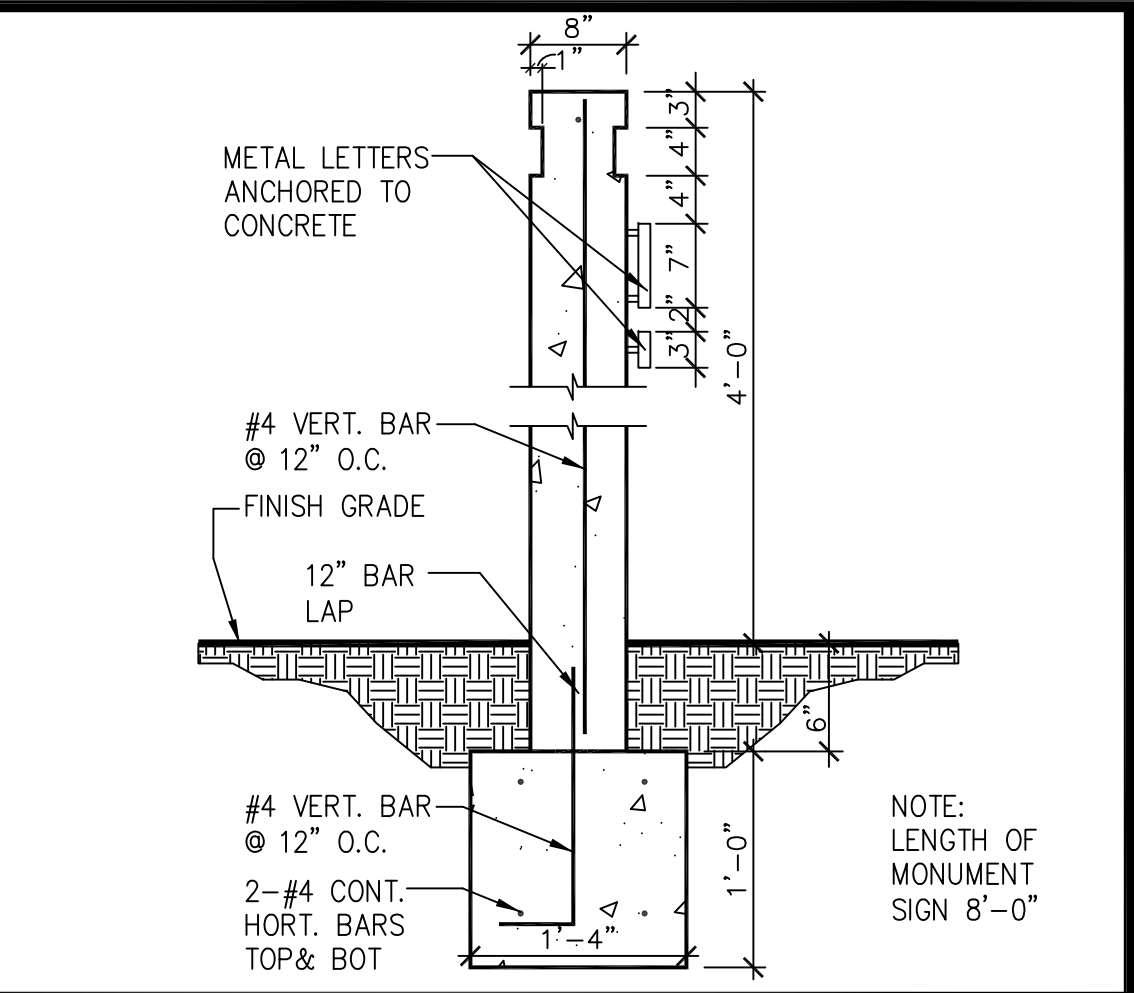
11



TRAUNCATED DOMES

SCALE:
3/4"=1'-0"

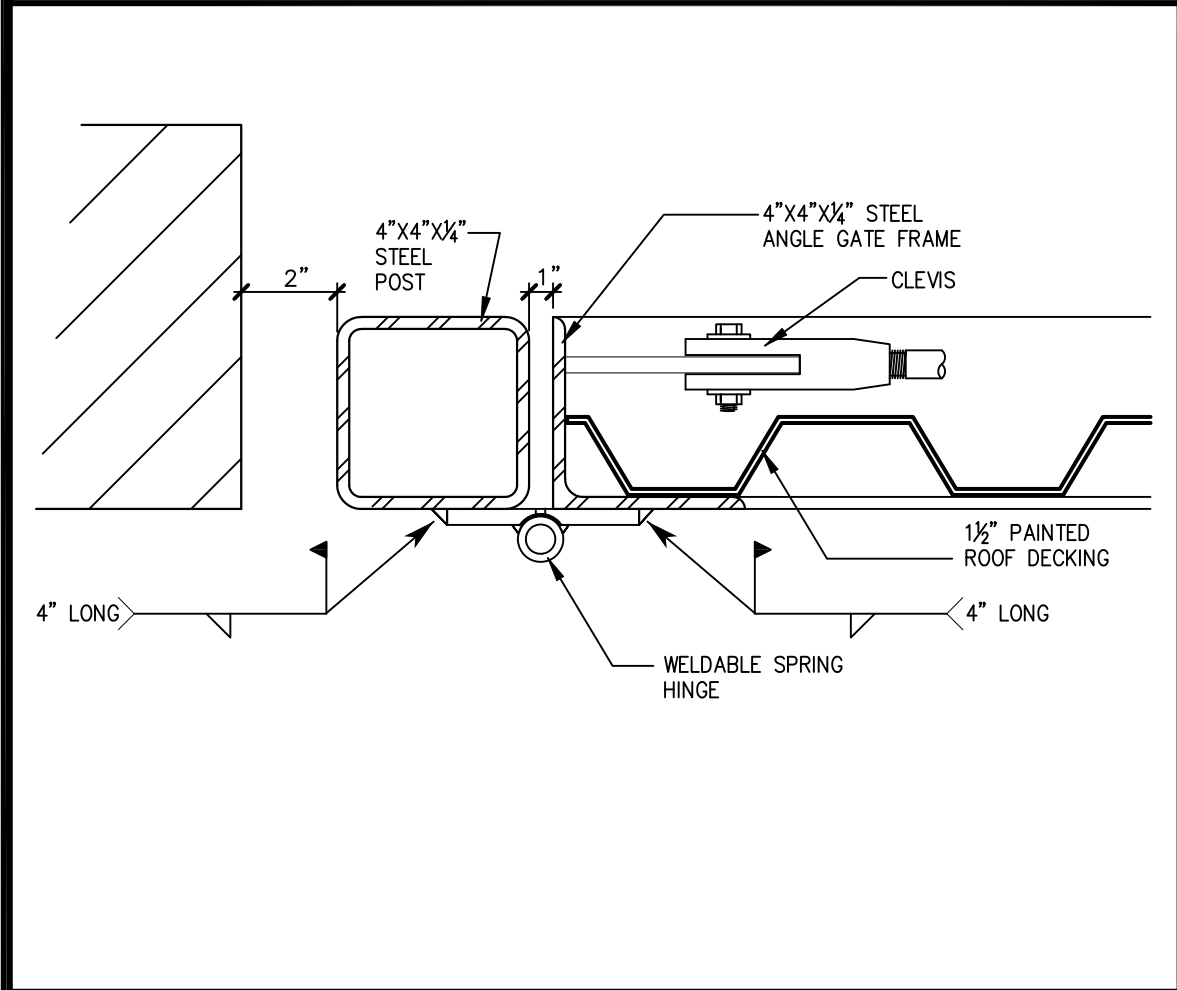
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MONUMENT SIGN DETAIL

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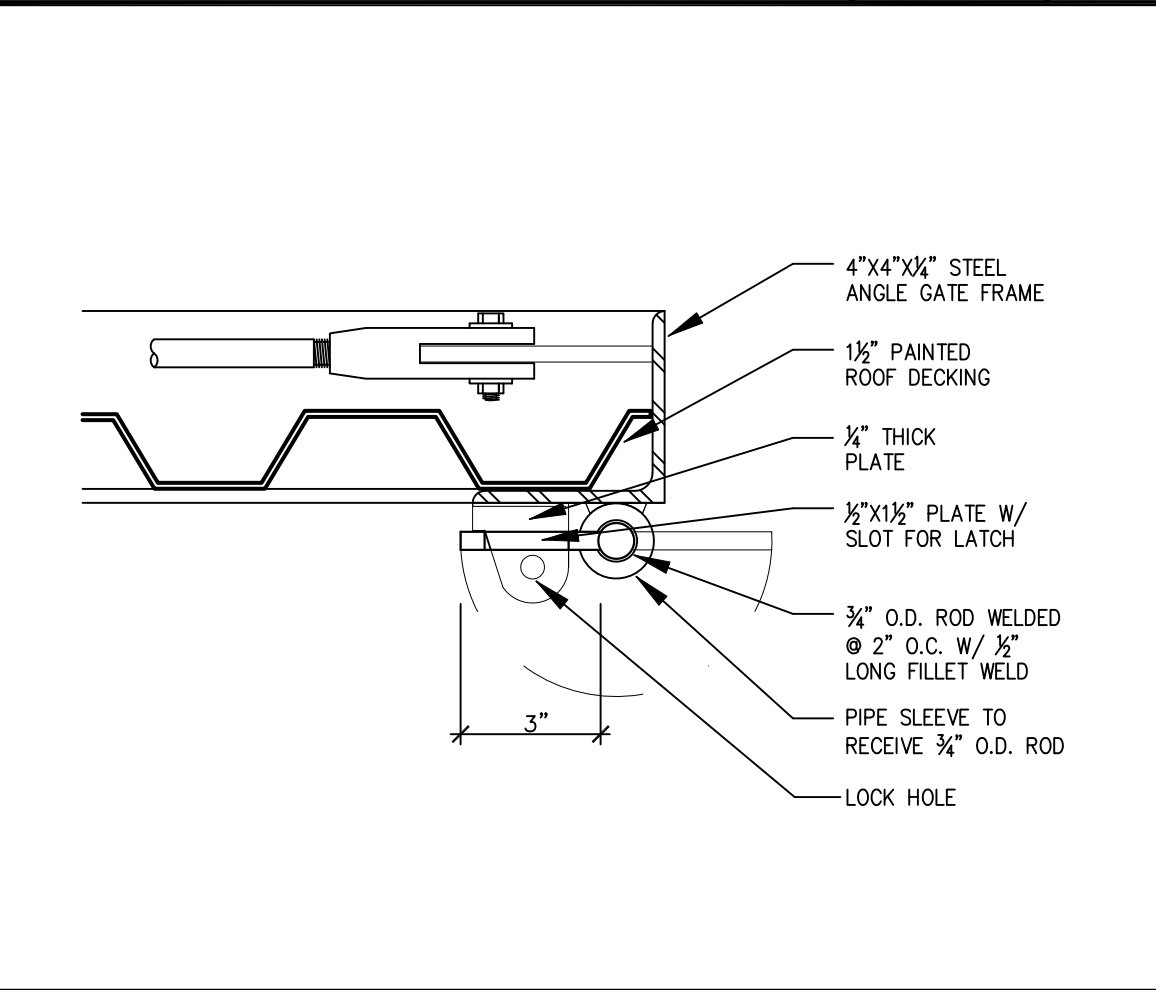
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HINGE DETAIL

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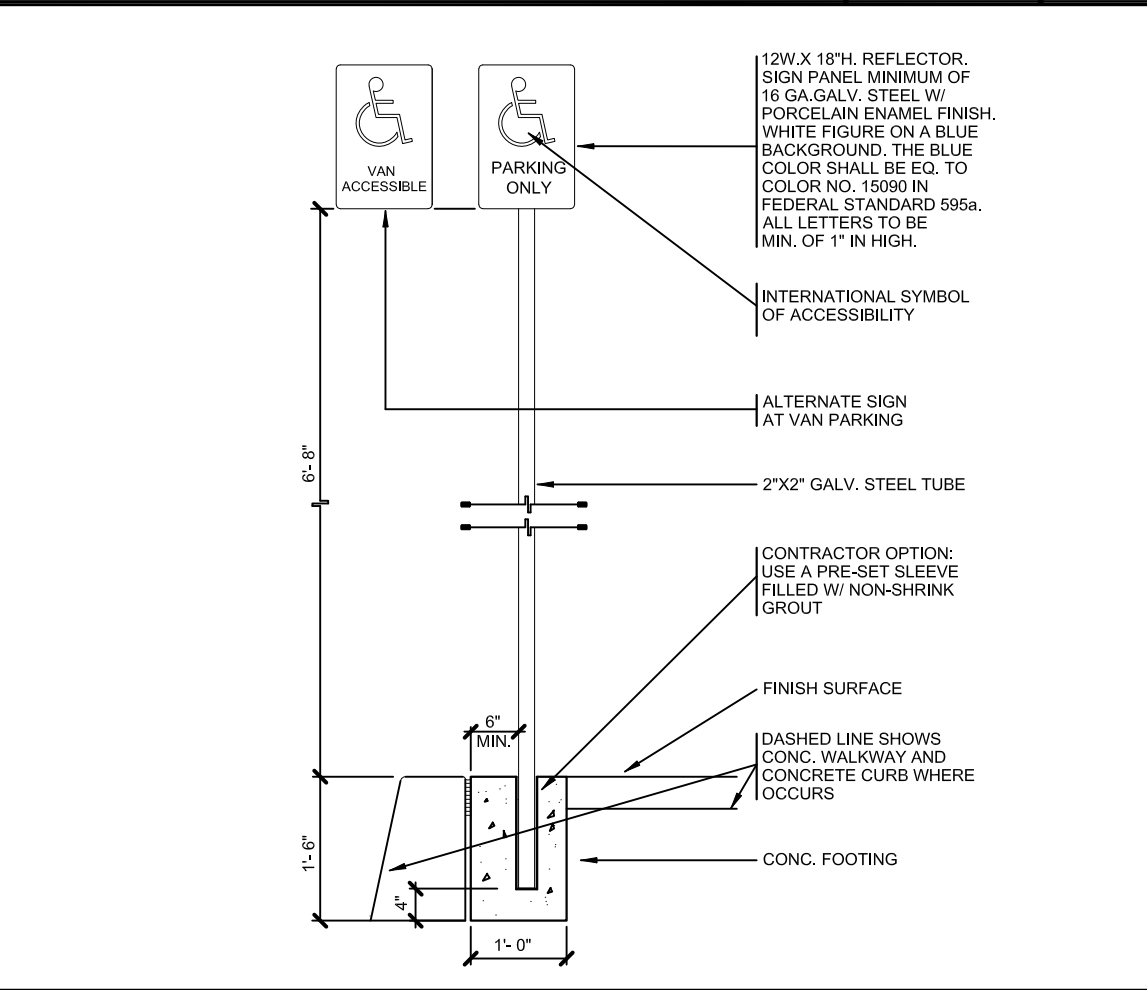
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CANE BOLT DETAIL

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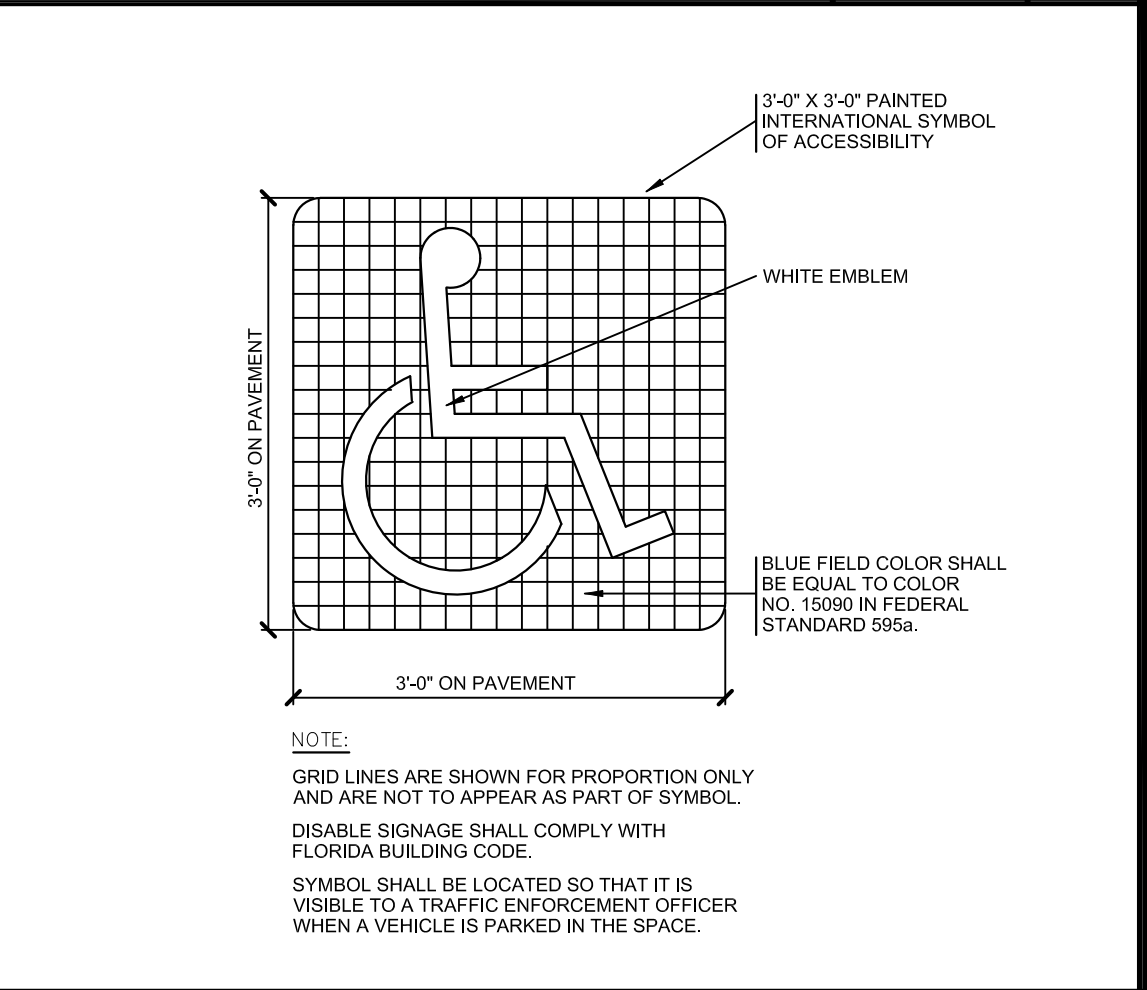
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DISABLE ACCESS SIGN

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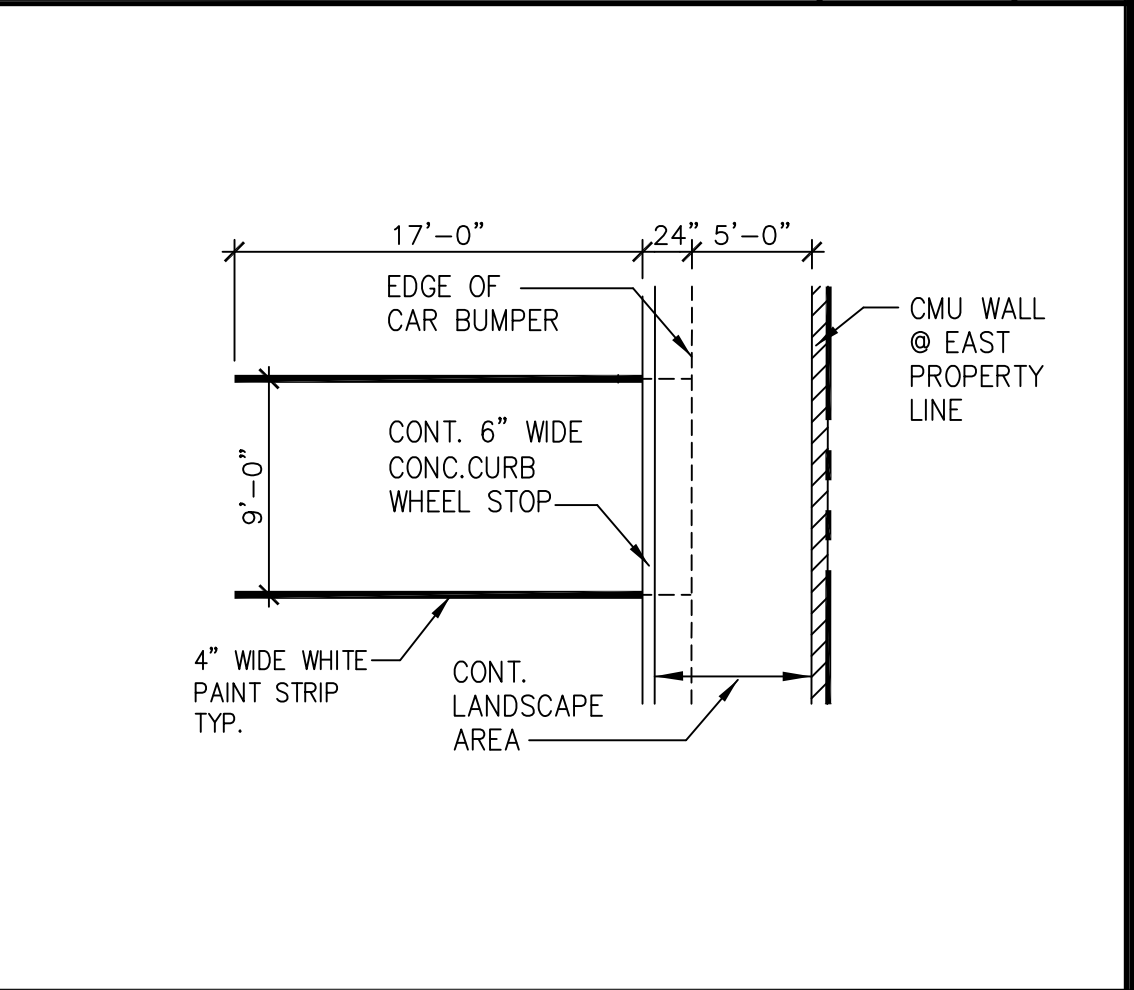
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DISABLE ACCESS SYMBOL

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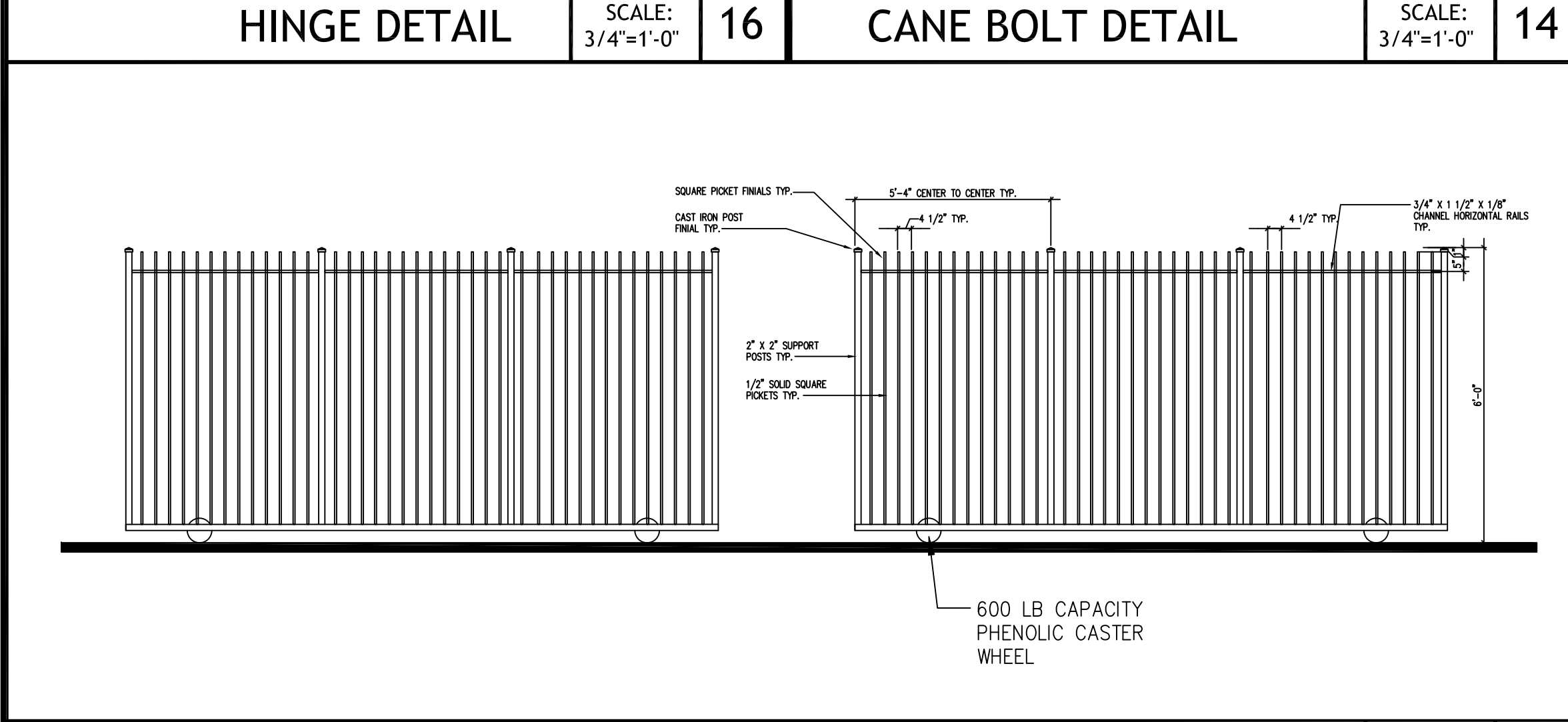
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PARKING @ CMU WALL

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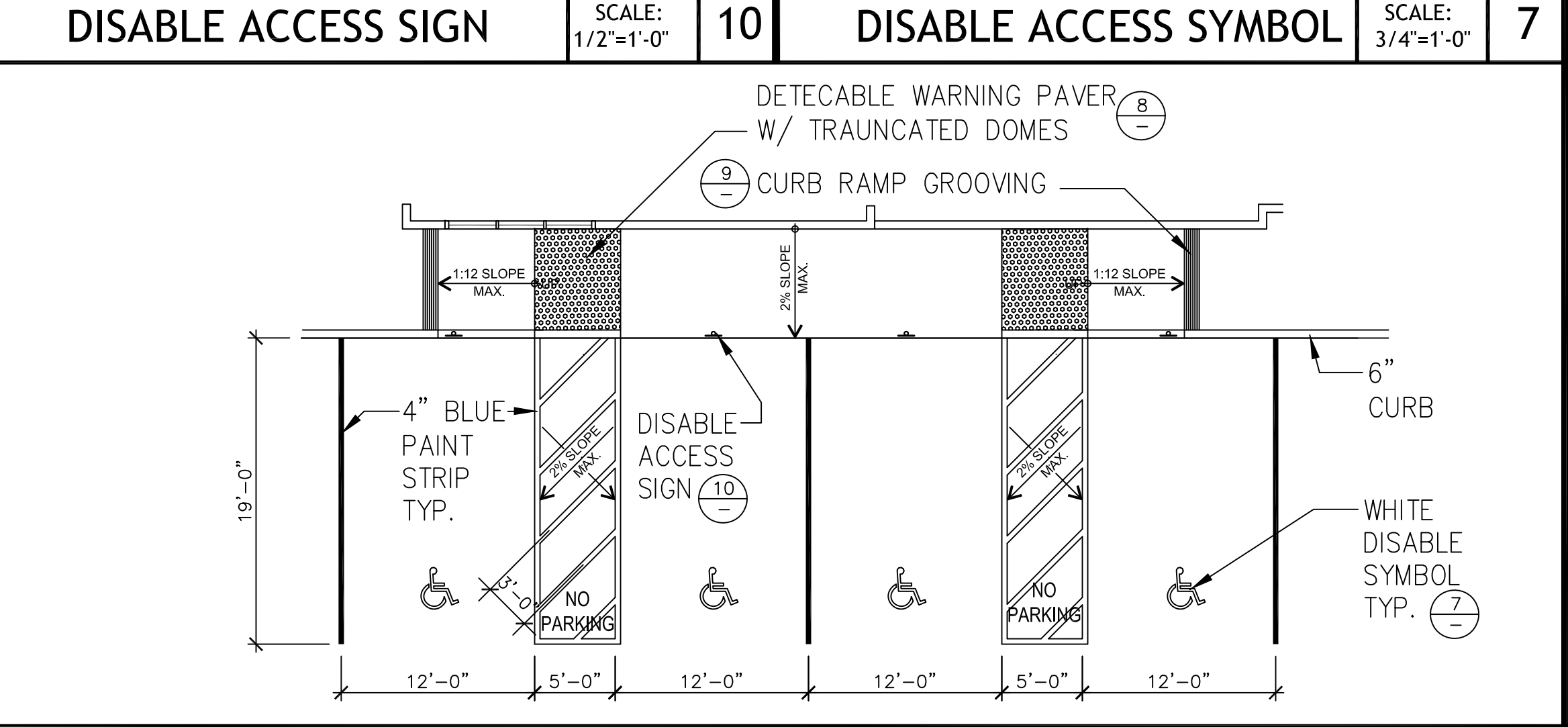
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WROUGHT SLIDING GATES

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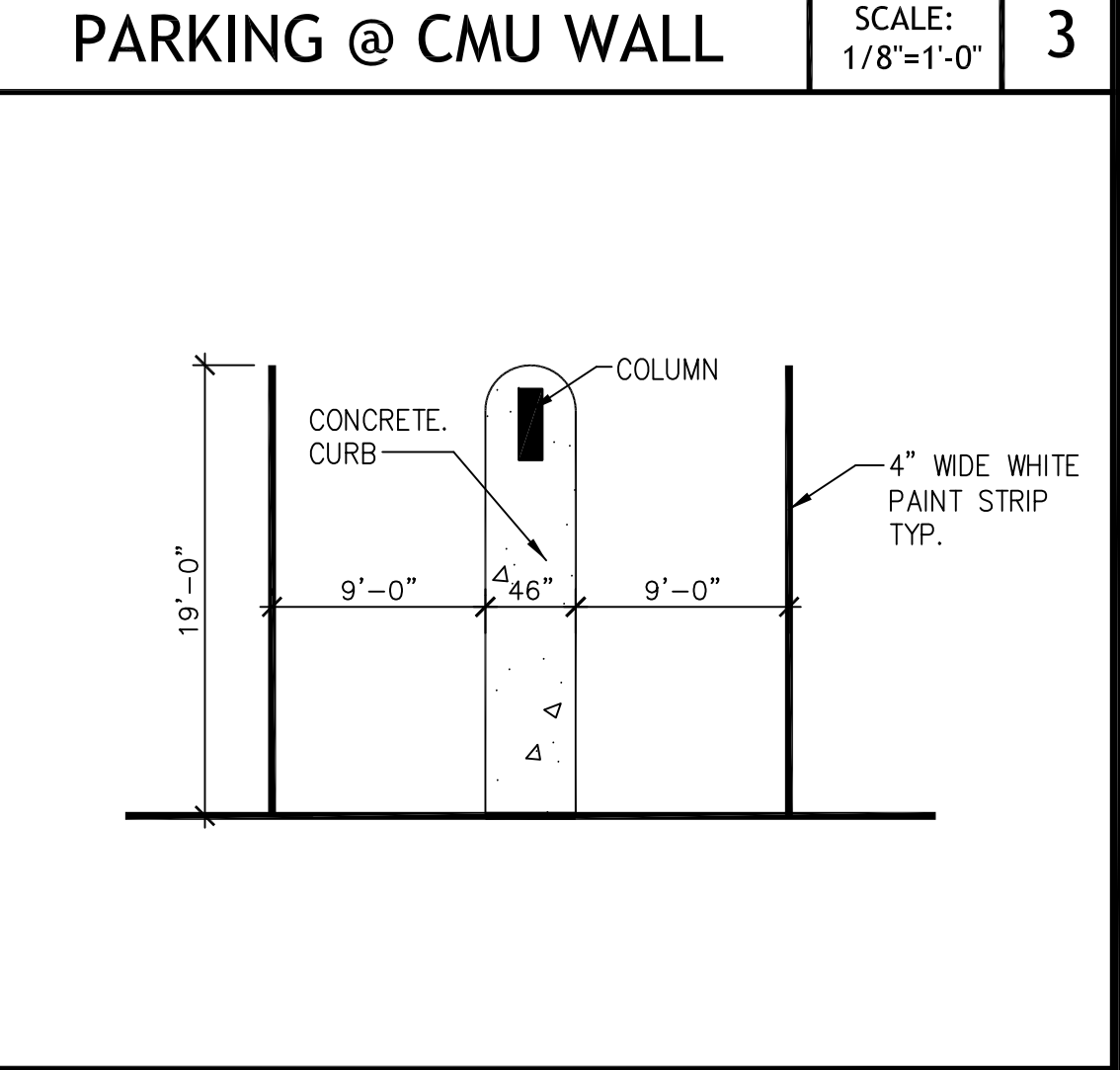
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TYP. DISABLE PARKING STALLS

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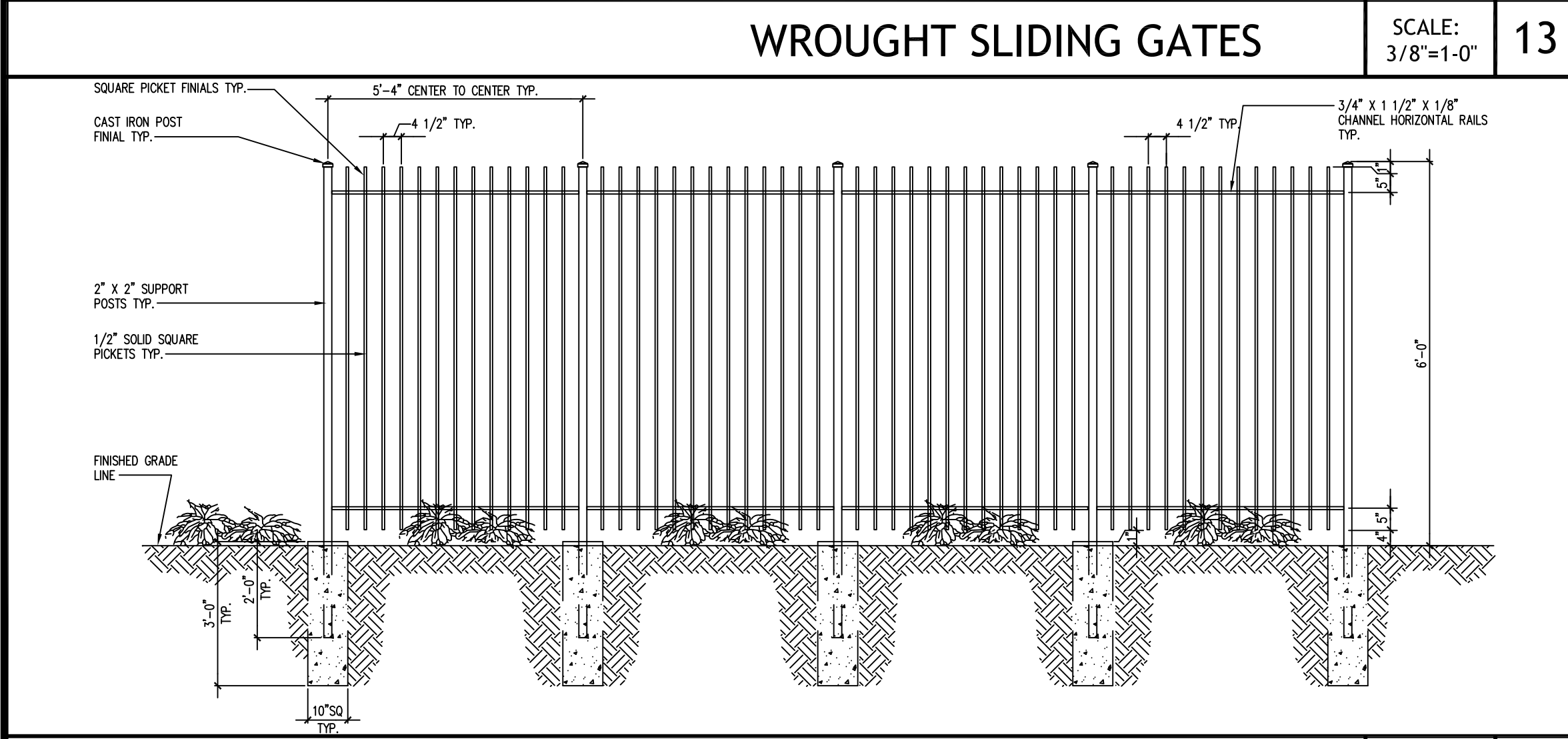
6



TYP. CURB @ COLUMN

SCALE:
1/8"=1'-0"

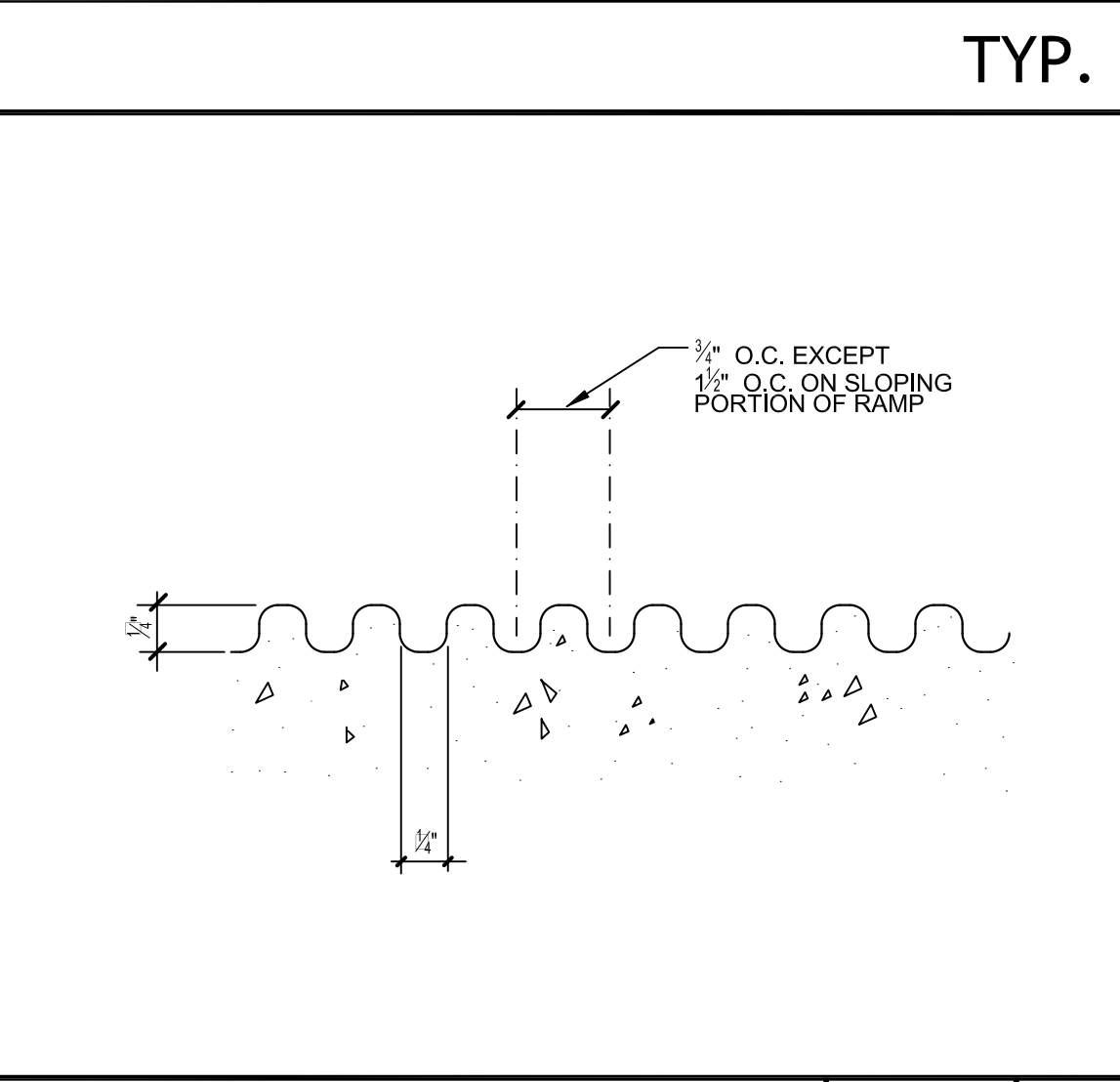
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WROUGHT IRON FENCE DETAIL

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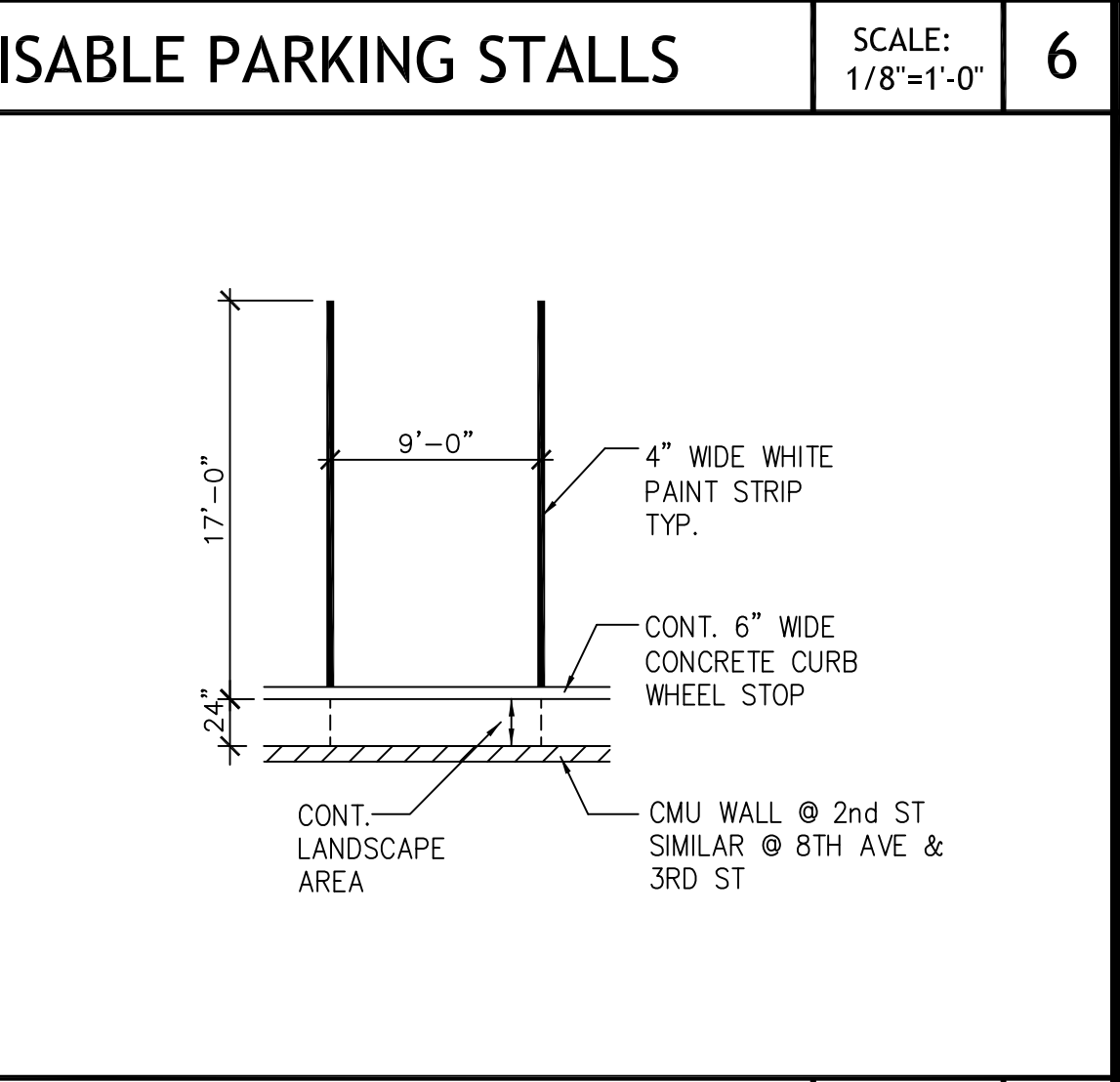
12



CURB RAMP GROOVING

SCALE:
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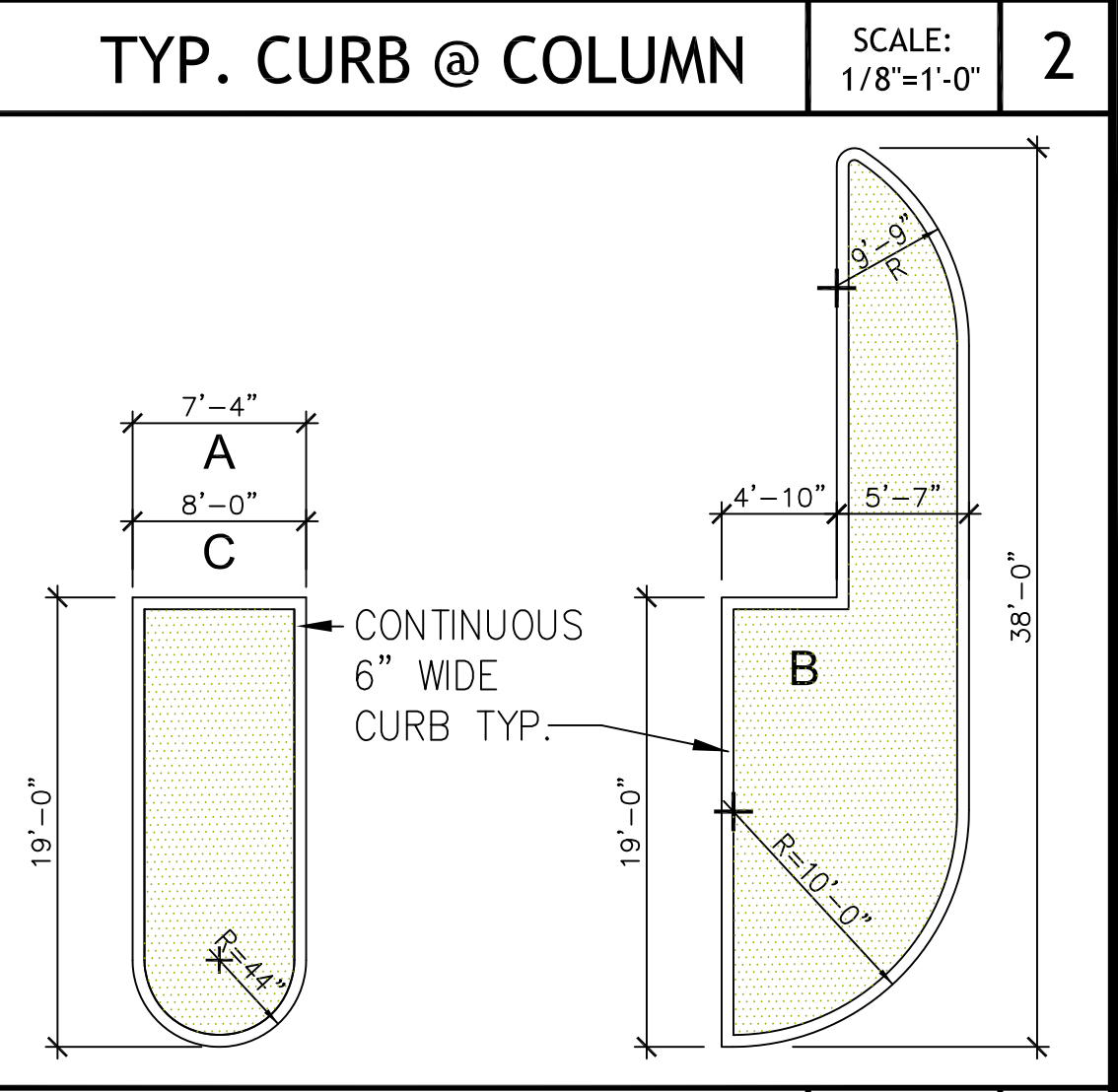
9



PARKING @ CMU WALL

SCALE:
1/8"=1'-0"

5



LANDSCAPE ISLAND

SCALE:
1/8"=1'-0"

1

RECORD ARCHITECT

ARCHITECTURE

est.1980

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FARM INC.

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CONSULTANT

EIGHTH AVENUE COMMONS

A

WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE

ISSUANCE

CERTIFICATION SEAL

TITLE

SITE DETAILS

PROJ. NO. 001

FILE NAME COMMONS

DRAWING NO.

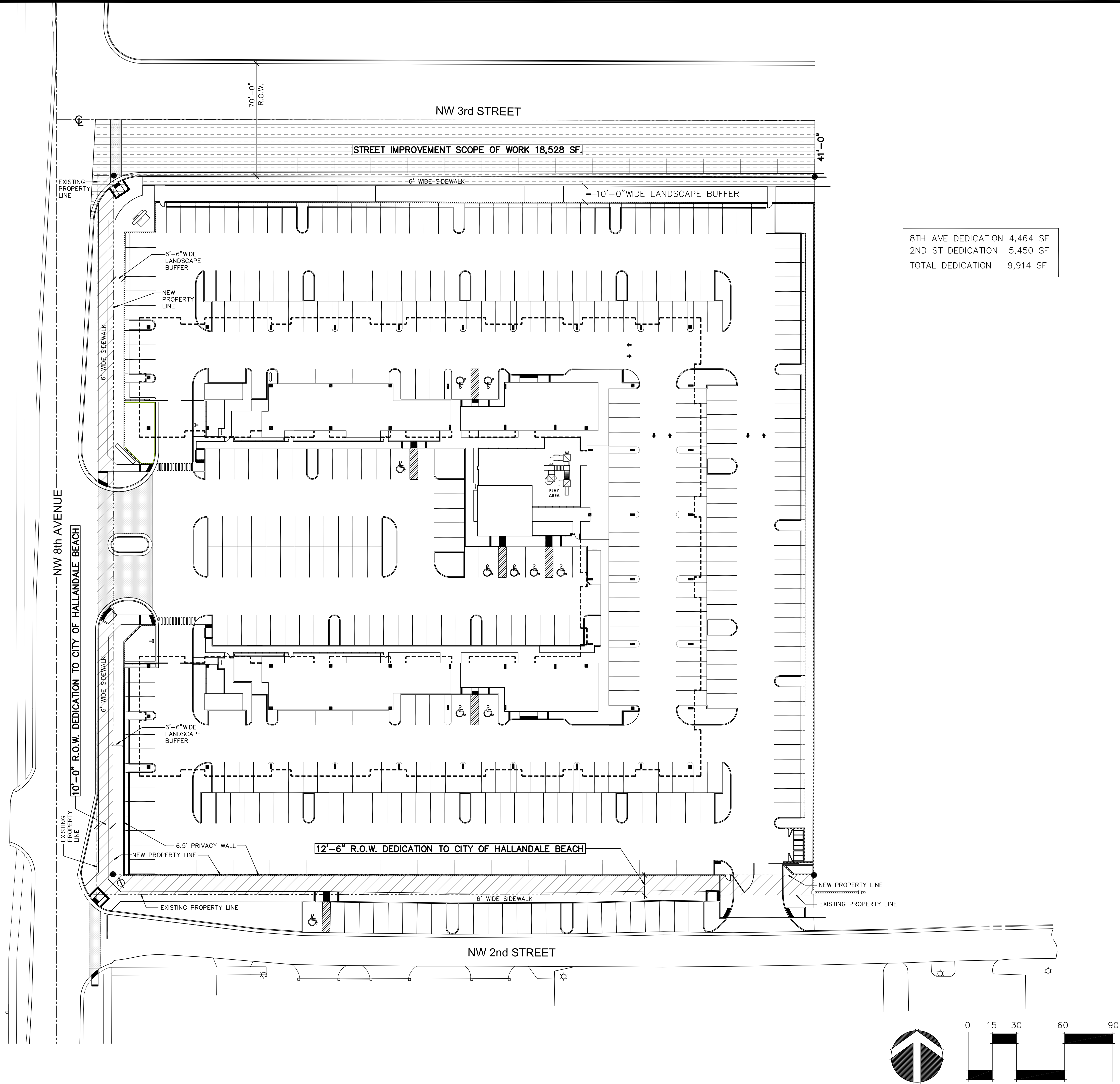
DRAWN BY BRW

DATE 8.27.18

CKD BY BRW

SCALE 1"=30'

SP-02



8TH AVE DEDICATION 4,464 SF
2ND ST DEDICATION 5,450 SF
TOTAL DEDICATION 9,914 SF

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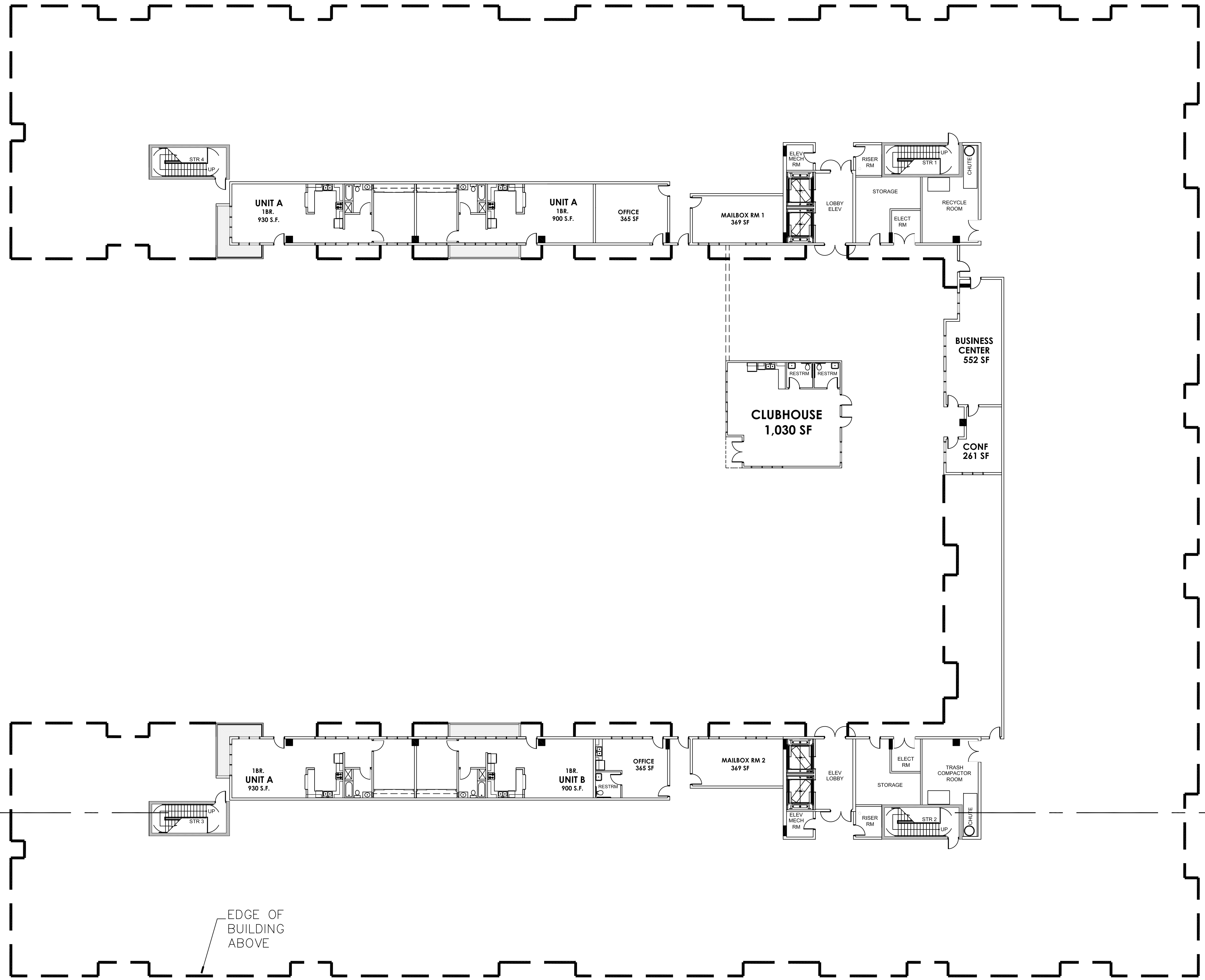
ISSUANCE

DATE	ISSUANCE

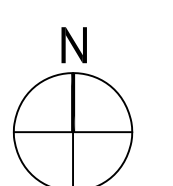
CERTIFICATION SEAL

TITLE
ROADWAY DEDICATION
PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.24.18	RWD-01
CKD BY	BRW	SCALE	1"=30'	



EDGE OF
BUILDING
ABOVE



GROUND FLOOR PLAN

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

1

EIGHTH AVENUE COMMONS
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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

RECORD ARCHITECT

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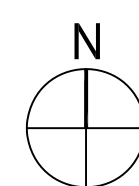
AGENCY APPROVAL

ISSUANCE	
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
GROUND FLOOR
PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.27.18	A-01
CKD BY	BRW	SCALE	1/16"=1'	



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

1

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HALLANDALE BEACH, FL 33009

6 NW 1ST AVENUE
DALE BEACH, FL 33009
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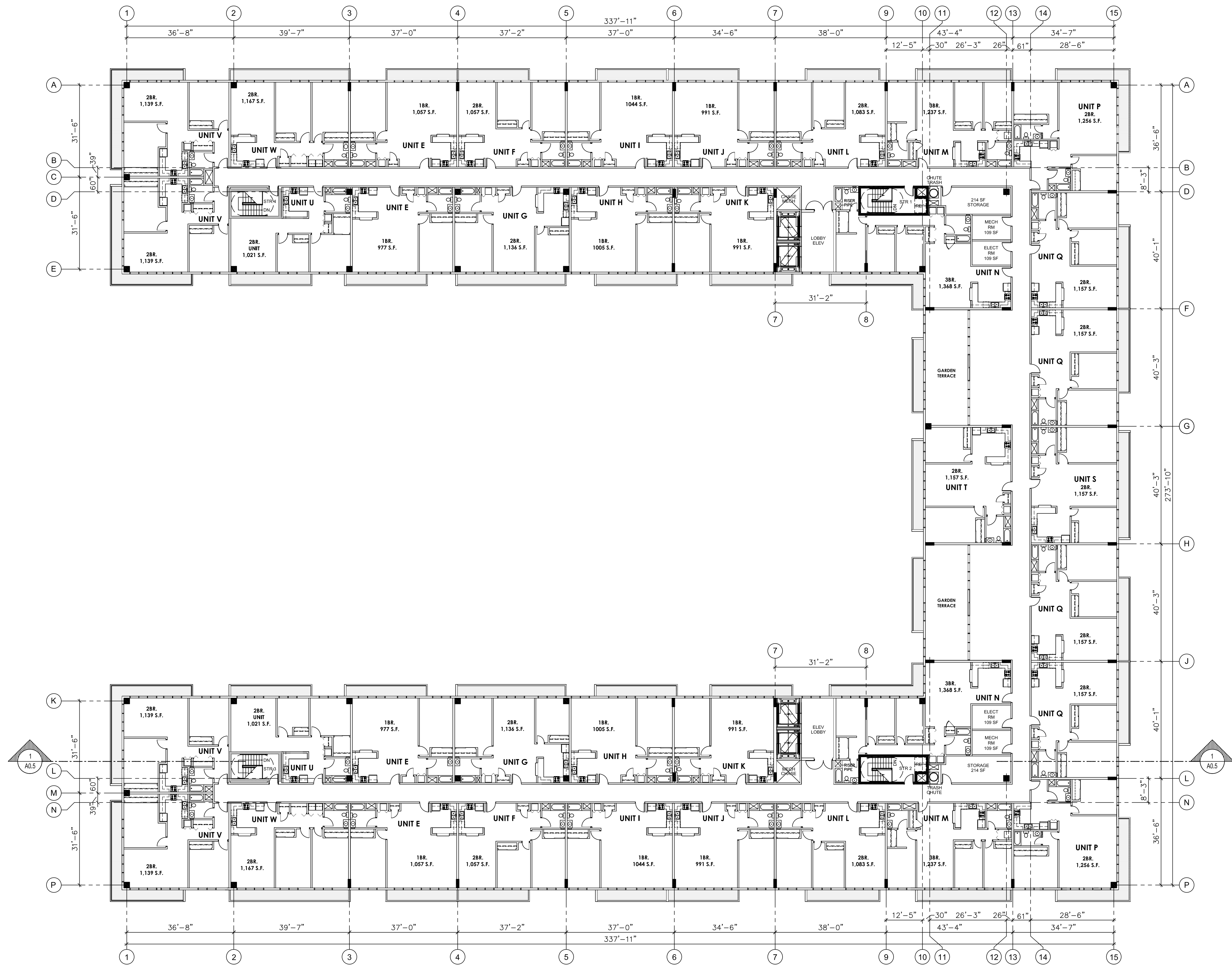
ISSUANCE

[illegible]

CERTIFICATION SEAL

TITLE	SECOND FLOOR PLAN
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PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.27.18	A-02
CKD BY	BRW	SCALE	1"=30'	



RECORD ARCHITECT

ARCHITECTURE

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A
WORKFORCE HOUSING PROJECT
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

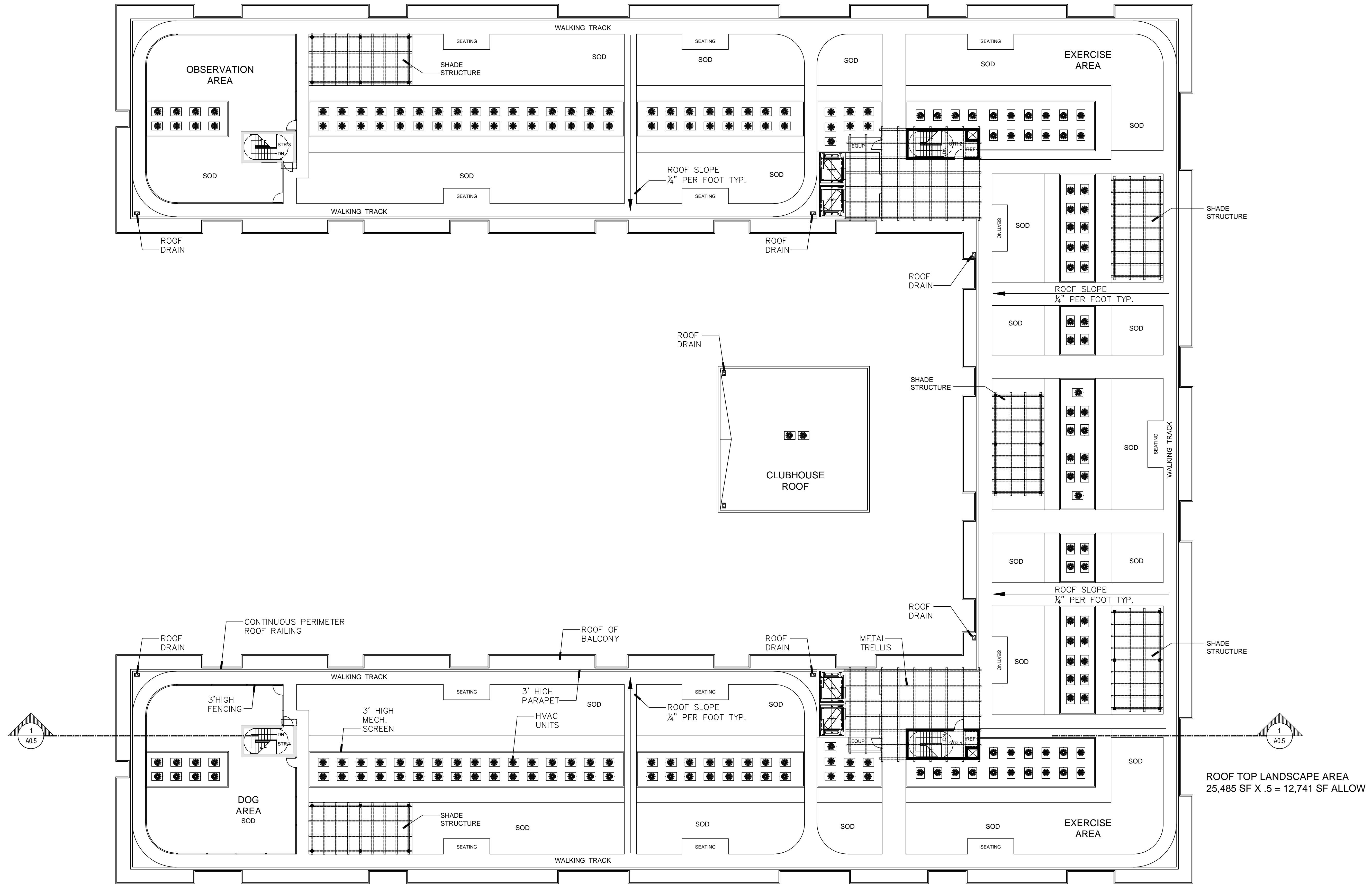
TITLE
3-6 FLOOR PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.26.18	
CKD BY	BRW	SCALE	1"=30'	A-03

3-6 FLOOR PLANS

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

1



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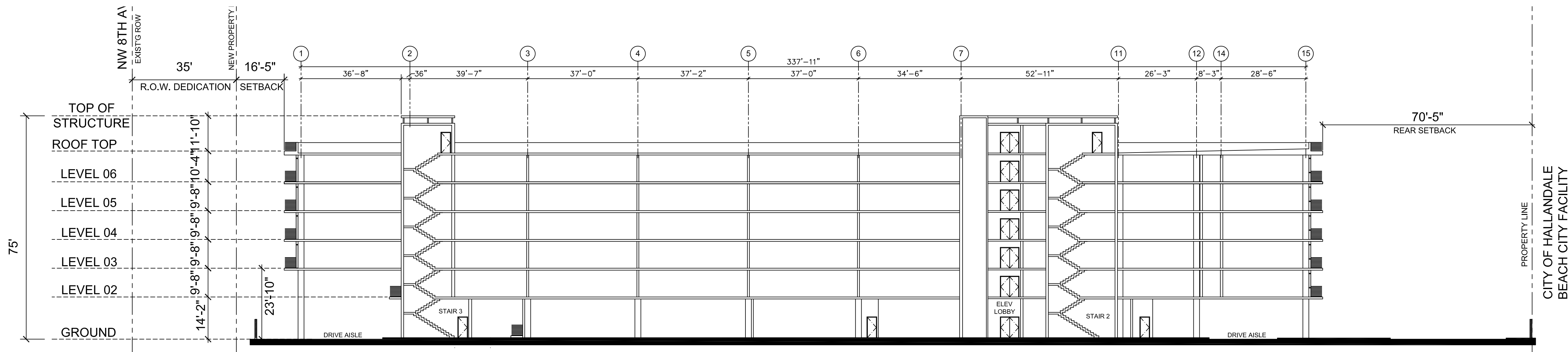
ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
ROOF PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.27.18	A-04
CKD BY	BRW	SCALE	1/16"=1'	



SECTION A

20" = 1'-0"

RECORD ARCHITECT



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AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE

SECTION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	7.20.18	
CKD BY		SCALE		A-05



RENDERED EAST ELEVATION

20"=1'-0"



EAST ELEVATION

20"=1'-0"

RECORD ARCHITECT



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AGENCY APPROVAL

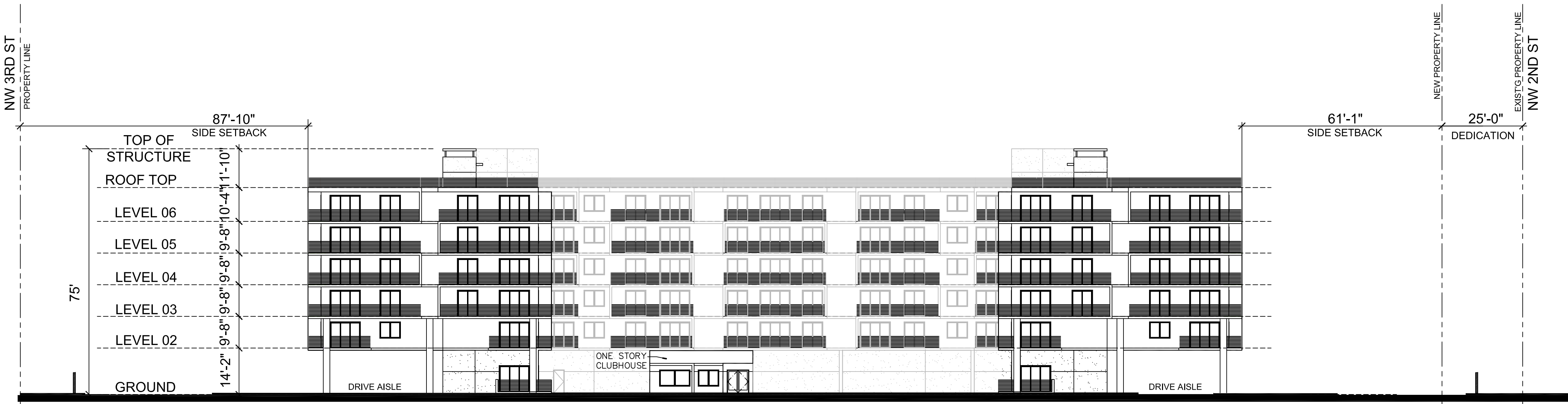
ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
EAST
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-06



RECORD ARCHITECT



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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
WEST
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-07



RENDERED SOUTH ELEVATION
20"=1'-0"



SOUTH ELEVATION
20"=1'-0"

RECORD ARCHITECT



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HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
SOUTH
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-08



RECORD ARCHITECT



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A
WORKFORCE HOUSING PROJECT
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
NORTH
ELEVATION

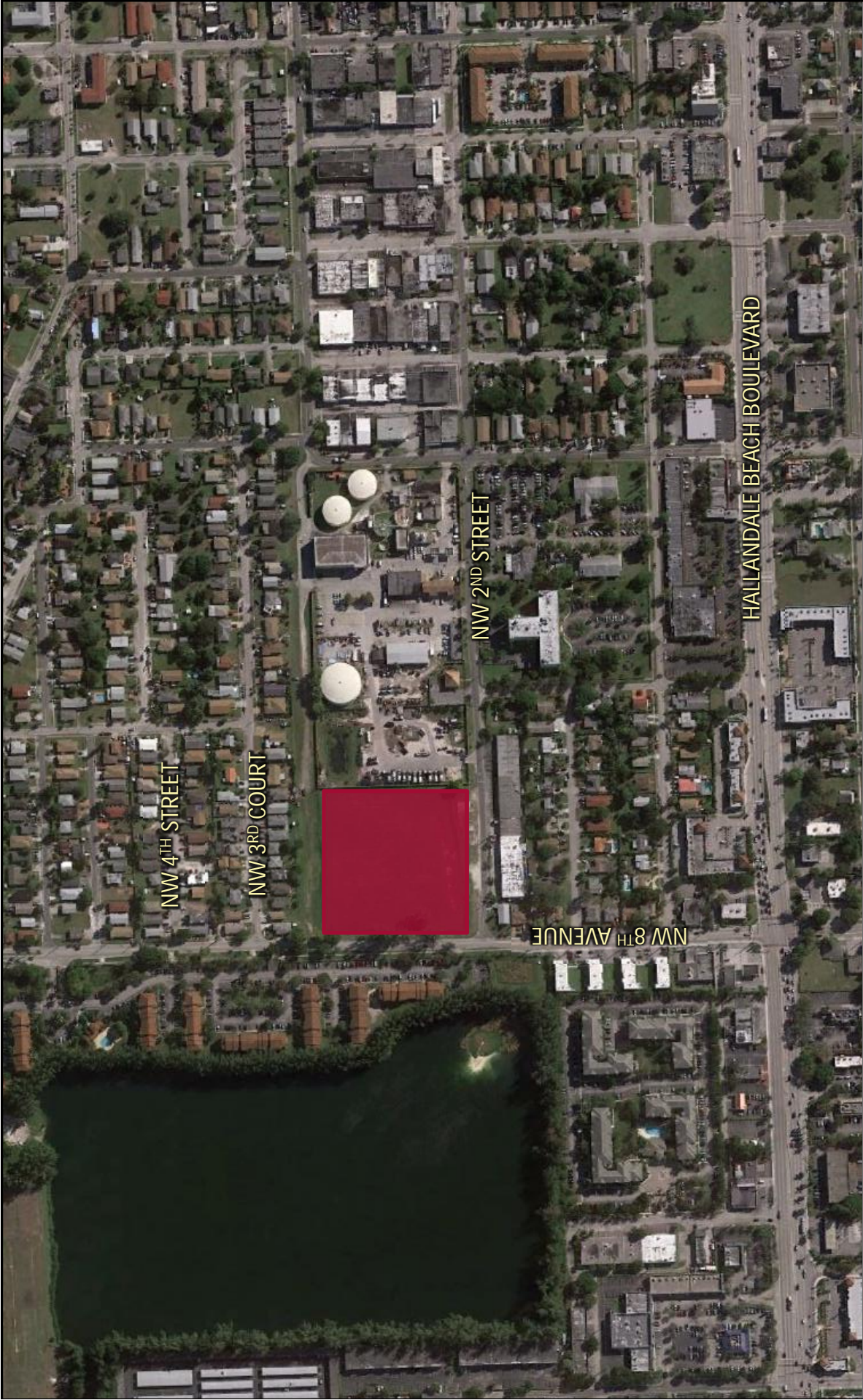
PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-09

INTRODUCTION

Eighth Avenue Commons is a proposed five-story apartment building located at 200 NW 8th Avenue in Hallandale Beach, Florida. *Figure 1* illustrates the location of the proposed development. A proposed site plan is included in *Appendix A*.

Kimley-Horn and Associates, Inc. has prepared this traffic impact analysis for submittal to the City of Hallandale Beach. The purpose of the study is to assess the project's impact on the surrounding roadway network and to evaluate the capacity available to support future traffic volumes. This report summarizes the data collection, project trip generation, distribution and link analysis.

The methodology for the study was based upon the City of Hallandale Beach's Development Review Procedures – Impact Evaluation submission requirements (City Code Section 32-788(g)) and a methodology meeting held on September 2017 with the City's consultant. A copy of the methodology determined in that meeting is included in *Appendix B*.



LEGEND



SITE

FIGURE 1
SITE LOCATION
EIGHTH AVENUE COMMONS APARTMENT
HOMES

Kimley»Horn

DATA COLLECTION

To determine traffic conditions on the surrounding network, intersection turning movement counts were performed at the major intersections determined in the methodology meeting with the City's consultant. Below is a summary of the intersections included in this analysis.

Intersection Volume Data

Turning movement counts were collected for the a.m. (7:00 a.m. to 9:00 a.m.) and p.m. peak period (4:00 p.m. to 6:00 p.m.) at the following intersections:

- Hallandale Beach Boulevard & NW/SW 8th Avenue
- NW 2nd Street & NW 8th Avenue
- NW 5th Court & NW 8th Avenue
- Foster Road & NW 8th Avenue

The above turning movement counts were conducted during typical weekday conditions on January 31st, 2018. The volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. Because the counts were conducted during the peak season, no adjustment was made to the existing counts for peak season conditions. The turning movement counts are included in *Appendix C*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The project site is currently vacant and is proposed to be developed with 200 apartment units.

Trip Generation

The trip generation potential of this facility has been calculated using rates and equations published for Land Use 221 (Multifamily Housing Mid-Rise) by the Institute of Transportation Engineers (ITE) in the *Trip Generation Handbook, Tenth Edition*.

Table 1 summarizes the trip generation potential in the weekday a.m. and p.m. peak hours.

Table 1
Eighth Avenue Commons – Trip Generation Determination

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
<u>Proposed</u>								
Apartment	200 DU	1,092	72	19	53	88	54	34
	Total	1,092	72	19	53	88	54	34
Net New External Trips		1,092	72	19	53	88	54	34
Trip generation was calculated using the following data:								
Daily Trip Generation								
Apartment	ITE 221	=	T = 5.45(X) - 1.75					
AM Peak Hour Trip Generation								
Apartment	ITE 221	=	T=0.36(X) ; (26% in, 74% out)					
PM Peak Hour Trip Generation								
Apartment	ITE 221	=	T=0.44(X) ; (61% in, 39% out)					

*ITE 221 rates and equations were used because the proposed apartment complex is between 3 and 10 stories high. When the R^2 value was higher than 0.75, the fitted curve equation was used; Otherwise, the average rate was applied.

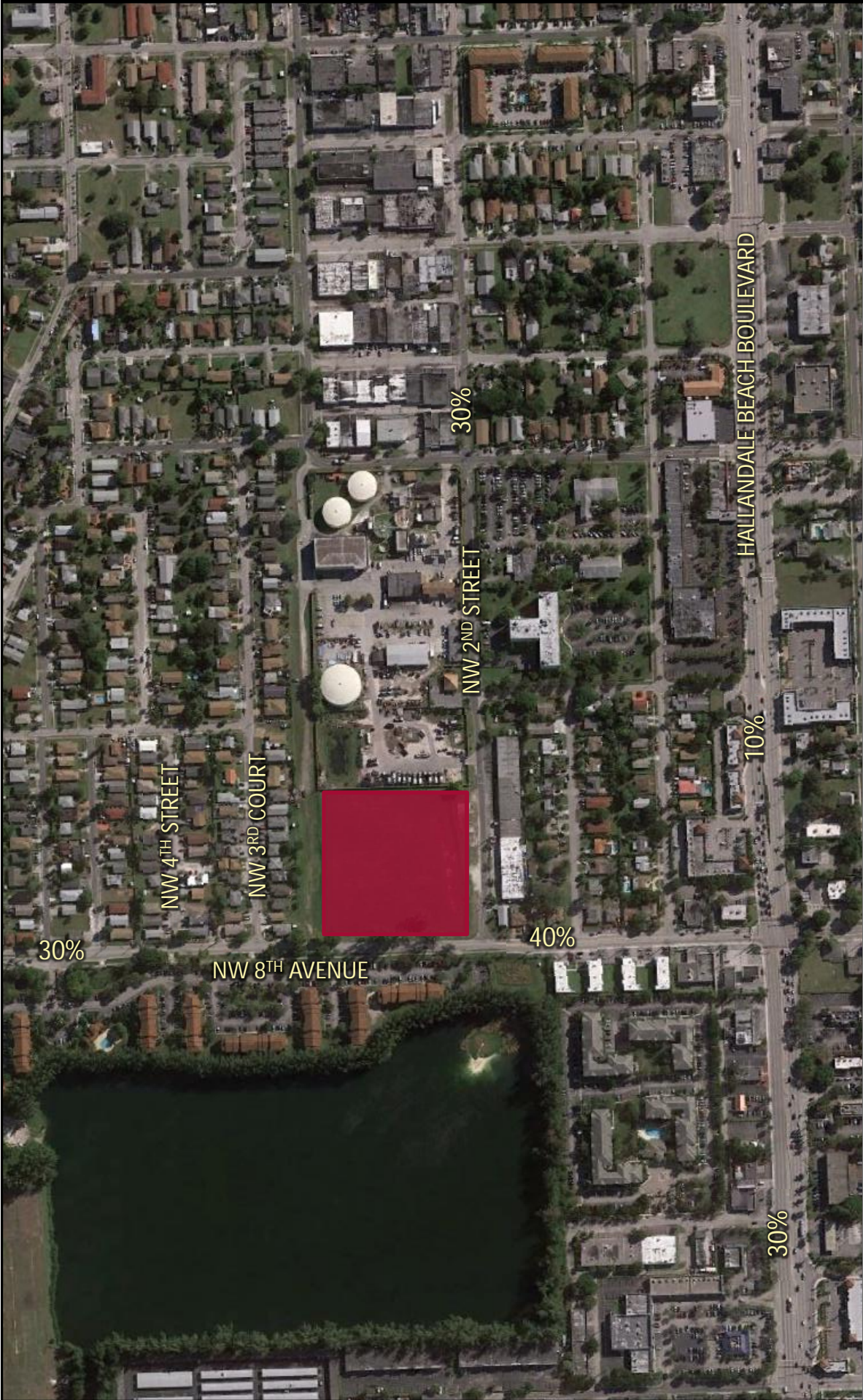
k:\wpb_tpto\montefusco\8th ave commons\2018-2-8-trip generation.xlsx\table 1 fri_tgen

Trip Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon existing travel patterns and the traffic distribution. *Figure 2* illustrates the project traffic assignment percentages to the surrounding roadway network.



LEGEND

 SITE

FIGURE 2
PROJECT DISTRIBUTION
EIGHTH AVENUE COMMONS APARTMENT
HOMES

EXISTING TRAFFIC

Existing traffic conditions were determined based upon actual traffic volumes counted at the study intersections. Because the counts were conducted during the peak season, no adjustment was made to the existing counts for peak season conditions.

FUTURE TRAFFIC

Future background traffic volumes were calculated as the sum of the existing peak-season adjusted traffic volumes plus an additional amount of traffic to account for future growth in the study area. Future growth was calculated using an areawide historical growth rate. This historical growth rate was calculated based on counts provided by FDOT and was calculated to be 0.74%. Growth rate calculations are included in *Appendix D*. Total future traffic volumes considered in the analysis for this project are the sum of the 2021 background traffic volumes plus future project traffic volumes at site buildout.

LINK ANALYSIS

A roadway link analysis has been conducted for year 2021 traffic conditions on major roadway links in the City of Hallandale Beach within one mile of the site. *Table 2* summarizes the results of this analysis. The roadway link analysis indicates that the segments of I-95, Park Road, and Hallandale Beach Boulevard within the one-mile radius currently operate at Level of Service (LOS) F. The project is projected to have less than a 1% impact on the failing roadway links. Furthermore, project traffic will not result in a change in level of service on any roadway segment.

TABLE 2 EIGHTH AVENUE COMMONS APARTMENT HOMES PM TWO-WAY PEAK HOUR SIGNIFICANCE CALCULATIONS (2021)																
Roadway	From	To	Roadway Class	Existing		Committed LOSD* Lanes Volume	2017 Base Peak Hour Volume/LOS	Growth Rate (1)	2021 Background Growth (from growth rate)	2021 Background Traffic	PM Peak Hour Project Traffic			Significant Impact ?	2021 Future Total PM Peak Hour Volume/LOS	
				Lanes	LOSD* Service Volume						% Assignment	Trips	% Impact			
PM TWO-WAY PEAK HOUR																
Federal Highway	Pembroke Road	Hallandale Beach Blvd	Class I	4LD	3580	4LD	2920	F	0.74%	115	3,963	2%	2	0.07%	No	3,965
	Hallandale Beach Blvd	South of Hallandale Beach Blvd	Class I	6LD	5390	6LD	4560	E	0.74%	136	4,696	2%	2	0.04%	No	4,698
	Dixie Highway	Hallandale Beach Blvd	Class II	3LO	2700	3LO	3154	C	0.74%	36	1,233	5%	4	0.13%	No	1,237
		Countyline Rd														
I-95	North of Hallandale Beach Blvd	Hallandale Beach Blvd	Uninterrupted	10LX	16,840	10LX	16,840	F	0.74%	745	25,635	7%	6	0.04%	No	25,641
	Hallandale Beach Blvd	South of Hallandale Beach Blvd	Uninterrupted	10LX	16,840	10LX	16,840	F	0.74%	691	23,776	8%	7	0.04%	No	23,783
Park Road	Pembroke Road	Hallandale Beach Blvd	Class II	2LU	1,330	2LU	1,197	D	0.74%	22	754	5%	4	0.33%	No	758
NW 8th Avenue	Foster Road	Project Driveway	Class II	2LU	1,330	2LU	1,197	D	0.74%	27	939	30%	26	2.17%	Yes	965
	Project Driveway	Hallandale Beach Blvd	Class II	2LU	1,330	2LU	1,197	D	0.74%	27	939	40%	35	2.92%	Yes	974
Hallandale Beach Boulevard	SW 40th Ave	Park Ln	Class I	4LD	5,390	4LD	3,580	C	0.74%	80	2,740	10%	9	0.25%	No	2,749
	Park Ln	NW 8th Ave	Class I	4LD	5,390	4LD	3,580	C	0.74%	136	4,696	15%	13	0.36%	No	4,712
	NW 8th Ave	Dixie Highway	Class I	4LD	5,390	4LD	5,390	F	0.74%	147	5,049	30%	26	0.48%	No	5,075
	Dixie Highway	E 1st Ave	Class I	5L	3,580	5L	5,390	F	0.74%	147	5,049	10%	9	0.17%	No	5,058
	E 1st Ave	Federal Highway	Class I	5L	3,580	5L	5,390	F	0.74%	147	5,049	10%	9	0.17%	No	5,058
	Federal Highway	NE 14th Ave	Class I	6LD	3,580	6LD	5,390	F	0.74%	147	5,049	5%	4	0.07%	No	5,053
	NE 14th Ave		Class I	4LD	3,580	4LD	5,390	F	0.74%	122	4,207	1%	1	0.02%	No	4,208

* LOS D Capacity is based on 2017 generalized LOS D standards published by Broward County MPO.
(1) Growth Rates based on areawide growth rate calculated using AADT at FDOT count stations.

INTERSECTION ANALYSIS

The operating conditions for three conditions (existing, background and future total) were analyzed at the signalized and unsignalized study intersections during the AM peak hour and PM peak hour using Trafficware's Synchro 9.0 Software. These analyses use the methodologies outlined in the *Highway Capacity Manual, 2010 Edition* in order to determine overall intersection level of service and delay.

Intersection Level of Service and Delay

Tables 3, 4 and 5 summarize the existing, future background, and future total level of service (LOS) at the study intersections.

As shown in these tables, the study intersections are projected to operate at LOS D or better during future total conditions. Therefore, no additional mitigation is needed upon buildout of the project. The turning movement count data is included in *Appendix C*. Existing signal timing worksheets and volume development sheets are included in *Appendix D*. HCS and Synchro output worksheets are included in *Appendix E*.

Intersection Queuing

The projected intersection queues were determined from the Synchro output at study intersections. A summary of the existing, future background and future total queues are presented in Tables 6, 7 and 8, respectively. As shown, the projected future queues can be accommodated within the left-turn and right-turn storage provided, with the exception of NW 8th Avenue & Hallandale Beach Boulevard. The northbound and southbound left-turn queues exceed the existing storage area under existing, future background, and future total conditions.

As noted previously, the project will be required to contribute to the City's transportation mitigation fund, which may be used to implement capacity and/or queuing storage throughout the overall roadway network.

Table 3 2018 Existing Conditions							
Intersection	Traffic Control	Overall Delay / LOS		Approach LOS			
				NB	SB	EB	WB
AM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	33.8	C	D	D	C	C
NW 8th Avenue & Foster Road	Signalized	14.0	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Unsignalized	-	-	-	-	C	B
NW 8th Avenue & NW 2nd Street	Unsignalized	-	-	-	-	-	C
PM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	36.0	D	E	D	C	D
NW 8th Avenue & Foster Road	Signalized	13.2	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Unsignalized	-	-	-	-	C	C
NW 8th Avenue & NW 2nd Street	Unsignalized	-	-	-	-	-	B

Table 4 2021 Future Background Conditions							
Intersection	Traffic Control	Overall Delay / LOS		Approach LOS			
				NB	SB	EB	WB
AM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	35.0	C	D	D	C	C
NW 8th Avenue & Foster Road	Signalized	14.1	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Unsignalized	-	-	-	-	C	B
NW 8th Avenue & NW 2nd Street	Unsignalized	-	-	-	-	-	C
PM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	37.5	D	E	D	C	D
NW 8th Avenue & Foster Road	Signalized	13.3	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Signalized	-	-	-	-	C	C
NW 8th Avenue & NW 2nd Street	Signalized	-	-	-	-	-	B

Table 5 2021 Future Total Conditions							
Intersection	Traffic Control	Overall Delay / LOS		Approach LOS			
				NB	SB	EB	WB
AM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	35.9	D	D	D	D	C
NW 8th Avenue & Foster Road	Signalized	14.1	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Unsignalized	-	-	-	-	C	B
NW 8th Avenue & NW 2nd Street	Unsignalized	-	-	-	-	-	C
PM Peak Hour							
Hallandale Beach Boulevard & NW 8th Avenue	Signalized	38.7	D	E	D	C	D
NW 8th Avenue & Foster Road	Signalized	13.4	B	B	B	B	B
NW 8th Avenue & NW 5th Court	Signalized	-	-	-	-	C	C
NW 8th Avenue & NW 2nd Street	Signalized	-	-	-	-	-	C

Traffic Impact Analysis

AM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	217	100	161	220	75	220	51
NW 8th Avenue & Foster Road	80	15	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	50	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	25
PM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	303	100	68	220	151	220	47
NW 8th Avenue & Foster Road	80	14	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	25	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	50

*The unsignalized study intersections have 1 lane in each approach; therefore, queue storage bays do not exist and the storage length has been measured to the nearest access location.

AM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	228	100	164	220	81	220	52
NW 8th Avenue & Foster Road	80	15	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	50	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	25
PM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	316	100	68	220	155	220	48
NW 8th Avenue & Foster Road	80	14	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	25	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	50

*The unsignalized study intersections have 1 lane in each approach; therefore, queue storage bays do not exist and the storage length has been measured to the nearest access location.

AM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	228	100	176	220	86	220	51
NW 8th Avenue & Foster Road	80	7	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	50	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	25
PM PEAK HOUR	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND	
	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue	Existing Storage	Queue
Hallandale Beach Boulevard & NW 8th Avenue	190	323	100	72	220	175	220	48
NW 8th Avenue & Foster Road	80	14	-	-	-	-	-	-
NW 8th Avenue & NW 5th Court	100*	25	75	0	95*	25	50*	25
NW 8th Avenue & NW 2nd Street	-	-	200*	25	-	-	450*	50

*The unsignalized study intersections have 1 lane in each approach; therefore, queue storage bays do not exist and the storage length has been measured to the nearest access location.

PROJECT DRIVEWAY ACCESS

Access to the site is provided via a full-access driveway on NW 8th Avenue and a full-access driveway on NW 2nd Street. Because direct access to the site is provided via low-speed, low-volume City streets, no inbound turn-lanes are anticipated to be required. *Figure 3* illustrates the project driveway volumes.

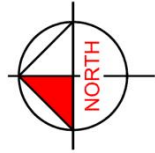
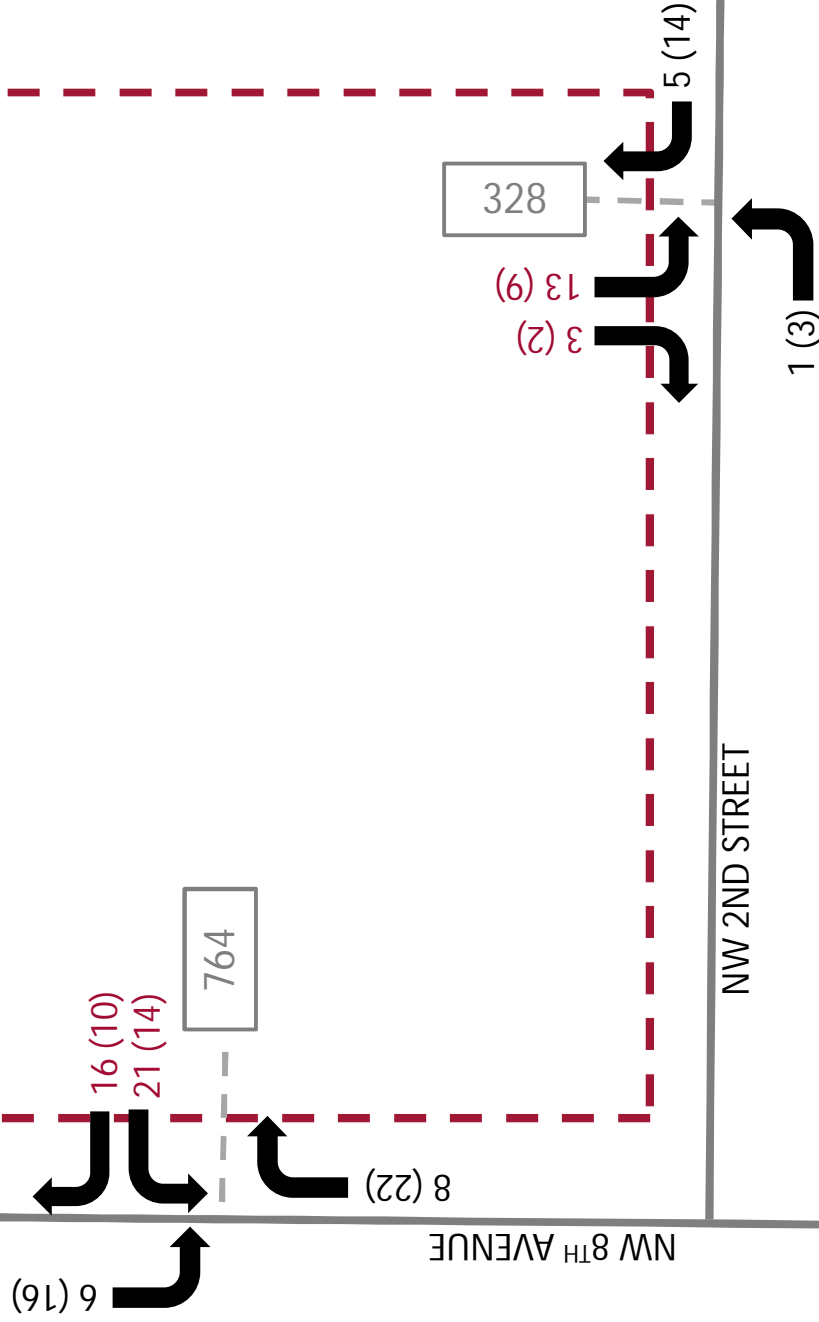


FIGURE 3
PROJECT DISTRIBUTION
EIGHTH AVENUE COMMONS APARTMENT
HOMES



LEGEND

- XX INBOUND AM
- XX INBOUND PM
- XX OUTBOUND AM
- XX OUTBOUND PM
- XX DAILY



CONCLUSION

Eighth Avenue Commons is a proposed five-story apartment building located at 200 NW 8th Avenue in Hallandale Beach, Florida. The currently vacant site is proposed to be developed with 200 apartment units.

The analysis has been conducted to evaluate future level of service on the roadway segments and intersections identified in the study methodology. The analysis includes an assumption of background growth utilizing an area-wide growth rate. As shown in the analyses, some roadway segments currently operate at LOS F during weekday peak period conditions. These roadway segments have a project impact of less than 1% and the project is not anticipated to create any new LOS E or LOS F conditions on any roadway segments or intersections that are currently operating at LOS D or better. Additionally, it is noted that the project will be required to contribute to a transportation mitigation payment to the City per the City's transportation mitigation payment schedule.



July 10, 2018

Revised August 27, 2018

Christy Dominguez, Principal Planner
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: *Eighth Avenue Commons Apartment Homes*
Alternate Parking Supply Determination
Hallandale Beach, Florida
140373000

Dear Ms. Dominguez:

Eighth Avenue Commons is a proposed six-story apartment building located at 200 NW 8th Avenue in Hallandale Beach, Florida. The site is proposed to contain 200 residential units with a mix of one-bedroom, two-bedroom, and three-bedroom units.

The City of Hallandale Beach Development Code required 1.75 spaces for each one-bedroom unit, 2 spaces for each two-bedroom unit, and 2.5 spaces for each three-bedroom unit. Based upon these requirements, the site parking requirements were calculated to be 446 spaces.

The current site plan proposes a total of 402 spaces with on-street parking.

This site has convenient access to the regional transit network, which is anticipated to decrease the demand for parking on site. The site boundary is approximately 0.3 miles away from the nearest bus stop for Route 06 (located at the corner of NW 1st Street & NW 6th Avenue) and 0.3 miles away from the nearest bus stop for Route 28 (located just west of NW 8th Avenue on Hallandale Beach Boulevard).

ITE Parking Demand

Additionally, a secondary calculation of parking demand was undertaken using data published by The Institute of Transportation Engineers (ITE) in Parking Generation, 4th Edition. For each land use, empirical parking demand data that has been collected on sites throughout the country is compiled to develop rates and/or equations that represent the typical parking demand expected for that category of use. The parking demand data published for ITE Land Use 221 (Low/Mid-Rise Apartment) for a suburban setting are attached to this memorandum for reference. As shown in the data, the 95th percentile confidence interval for anticipated parking demand for Low/Mid-Rise Apartments was within a range of 1.10 spaces per unit to 1.37 spaces per unit.

The data published by ITE represents parking demand. Using the rates published by ITE, the base parking demand for the site was calculated to be 296 spaces. For the purposes of determining a supply requirement, a buffer of 10% was applied to ensure that additional spaces will be available on site, resulting in a recommended parking supply of 326 spaces. In comparison to the ITE-recommended parking supply, the proposed on-site parking supply yields a surplus of 56 parking spaces. Table 1 provides a summary of this calculation.

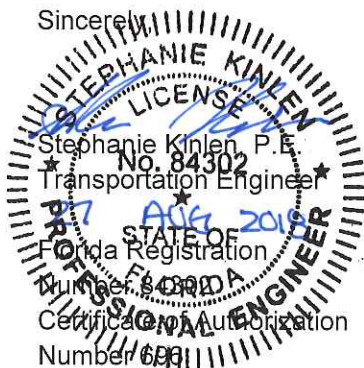
Table 1: ITE Parking Rates

Intensity	Local Parking Demand Rate	Parking Demand
200 units	1.48 Spaces/Unit	296
Demand + 10% Buffer		326
Proposed Total Parking		402

Conclusion

Therefore, as demonstrated in this summary, a reduced parking requirement is appropriate for consideration at this site. Based upon the alternate calculations presented herein, the appropriate parking supply for this site is 326 parking spaces, which is less than the 402 spaces provided. Should you have any questions, please contact me via e-mail at stephanie.kinlen@kimley-horn.com or via phone at (561) 840-0852.

Sincerely,



Attachments