



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

July 28, 2020

Eleanor Norena, Community Development Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Saratoga Crossings III, Ltd
840 – 850 West Dania Beach Blvd, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Ms. Norena:

The Broward County Aviation Department (BCAD) has reviewed the proposed Saratoga Crossings III site plan located south of Fort Lauderdale-Hollywood International Airport (FLL) at 840 – 850 West Dania Beach Boulevard. Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77- Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a “Determination of No Hazard to Air Navigation” from the Federal Aviation Administration (FAA). ***The receipt of a favorable determination from the FAA is required for all critical building points and temporary construction cranes and must be received prior to any construction activity.*** The Federal Review (FAA 7460-1) process can be initiated at the following web address: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- No building, structure or vegetation on the site may exceed the ***maximum height of 75 feet (AMSL)*** as shown on Building Elevations Plan A-1.04 (dated 09/04/2019) and the Latitude / Longitude Coordinates plan (emailed to BCAD on 07/27/2020) unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

Adherence to these conditions is required for BCAD approval of the Saratoga Crossings III site plan located at 840 – 850 West Dania Beach Boulevard and it is based on the following documents submitted by the applicant:

- Building Elevations Plan A-1.04 prepared by Corwil Architects (dated 09/04/2019)
- Site Plan A-1.01 prepared by Corwil Architects (dated 09/04/2019)
- Latitude / Longitude Coordinates plan (emailed to BCAD on 07/25/2020)

If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This letter serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This letter serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.595.0809

Sincerely,

Karen Friedman

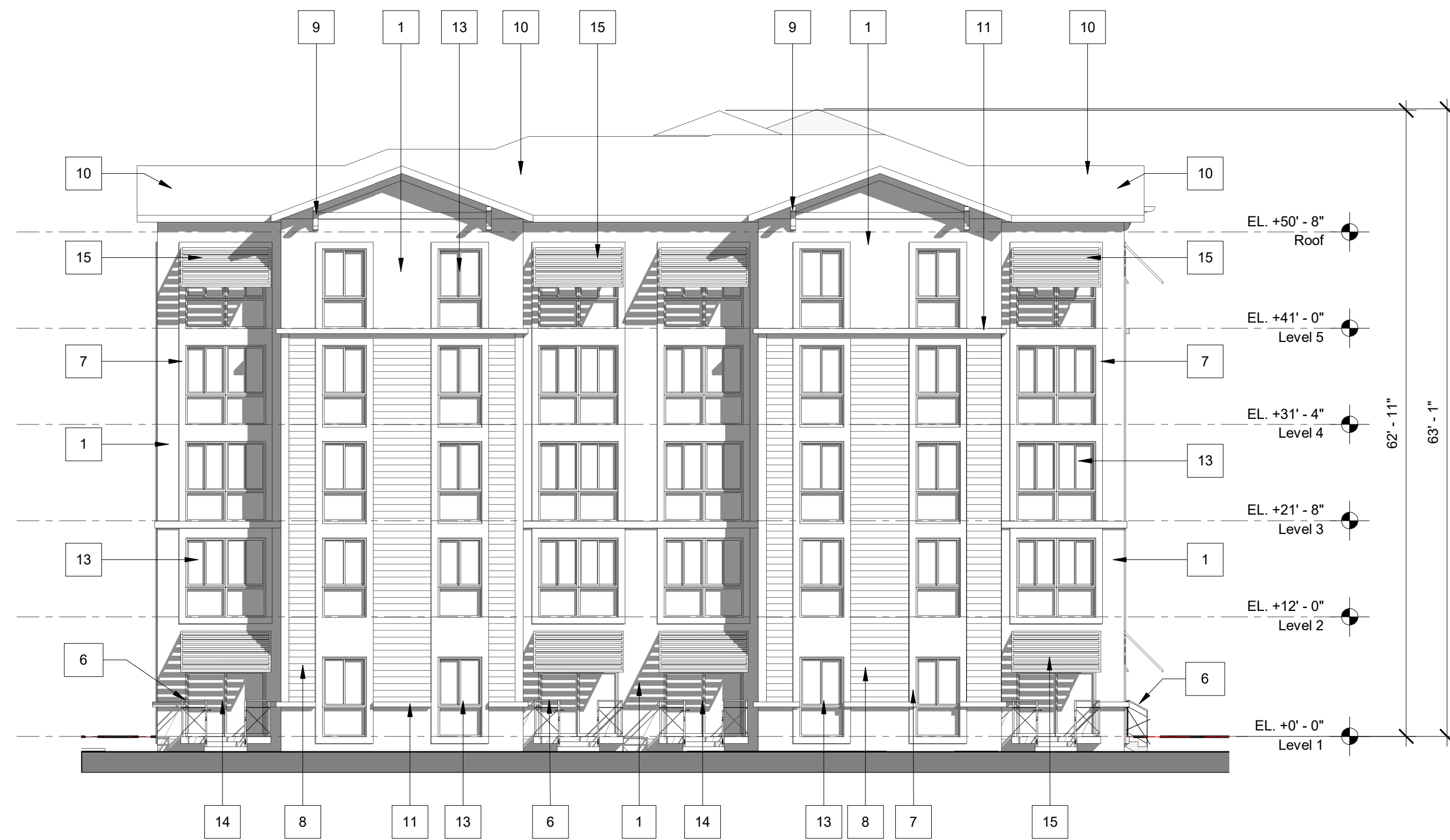
Karen Friedman
BCAD Aviation Senior Planner

cc: Brian Jaffe, BJaffe@apcommunities.com
Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION LEGEND

- 1 LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)
- 2 CONTINUOUS 1/2" WIDE X 1/4" DEEP STUCCO SCORE LINE. AS SHOWN.
- 3 OPEN TO AREA BEYOND
- 4 REINFORCED CONCRETE COLUMN W/SMOOTH STUCCO FINISH (TYP.) REFER TO STRUCT. DRAWINGS FOR MORE INFORMATION
- 5 WALL MOUNTED, EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER. REFER TO ELECTRICAL DRAWINGS
- 6 42" A.F.F. MIN. (TAKEN FROM INTERIOR FLOOR SLAB) HIGH ALUMINUM RAILING.
- 7 8" WIDE BY 1 1/2" DEEP STUCCO REVEAL (TYP. AT ALL WINDOWS)
- 8 STUCCO FORMED TO RESEMBLE WOOD SIDING.
- 9 DECORATIVE CEDAR WOOD BRACKET
- 10 STANDING SEAM METAL ROOF. COLOR TO BE SELECTED
- 11 KEYSTONE DECORATIVE BAND/ TRIM
- 12 IMPACT RESISTANT METAL DOOR
- 13 SINGLE-HUNG WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
- 14 ALUMINUM E.S.P. IMPACT RESISTANT STOREFRONT (ANODIZED FINISH)
- 15 ALUMINUM DECORATIVE AWNING - PROVIDE NOA AS REQ.
- 16 ALUMINUM E.S.P. IMPACT RESISTANT SLIDING DOOR (ANODIZED FINISH)

PROJECT:

840-850 W DANIA
BOULEVARD DANIA BEACH,
FLORIDA

OWNER:

Saratoga Crossings III, Ltd

161 NW 6th Street, Suite 1020 |
Miami, FL 33136

PHASE:

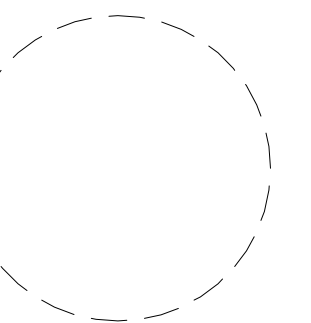
PRELIMINARY SITE STUDY

PERMIT No.:

BUILDING ELEVATIONS

REVISIONS		
Revision #	Revision Description	Date

SEAL:



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DATE: 9/4/2019
JOB No.: 2019-61
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.04

Friedman, Karen

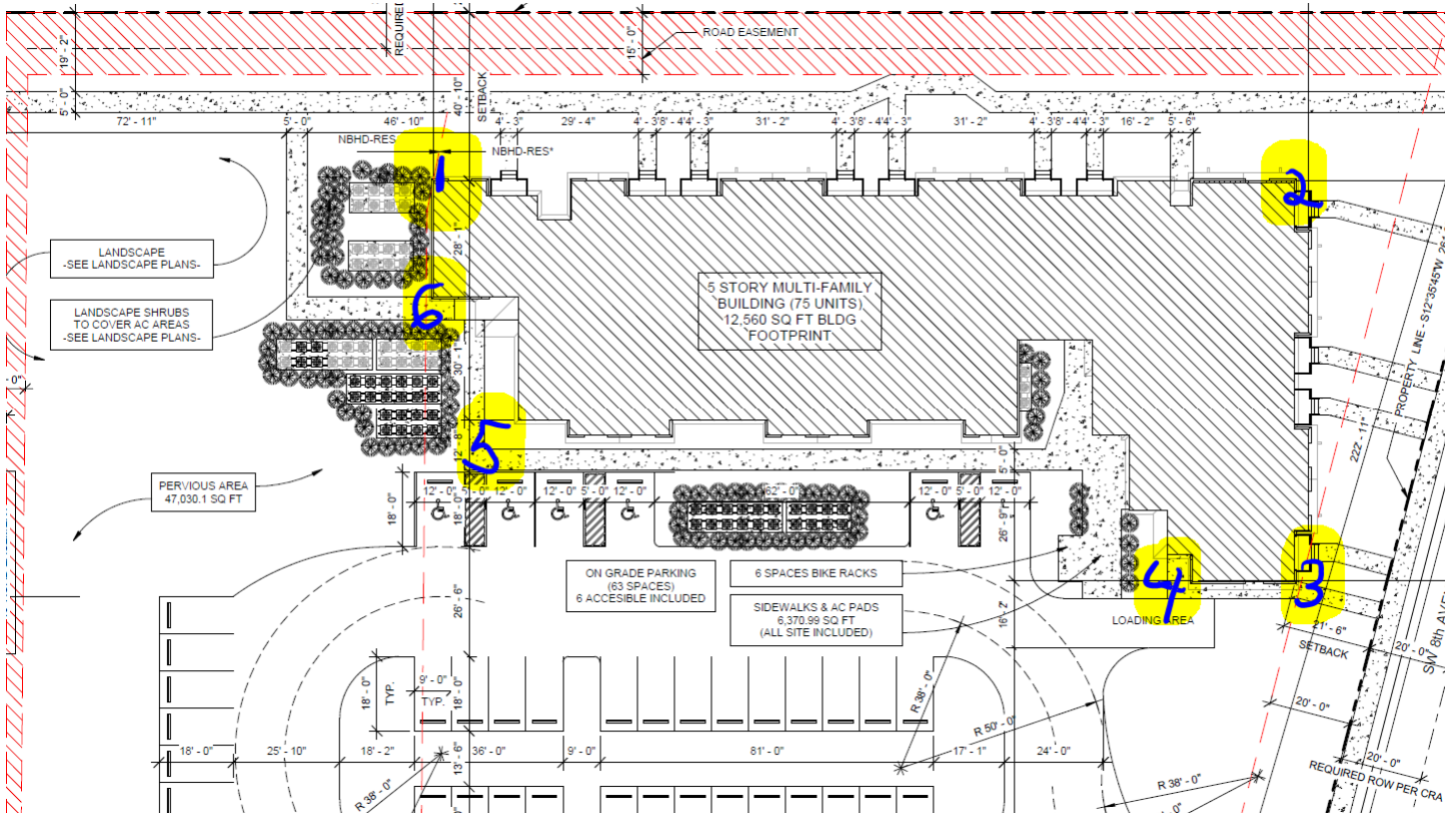
From: Brian Jaffe <BJaffe@apcommunities.com>
Sent: Monday, July 27, 2020 2:30 PM
To: Friedman, Karen
Cc: Scott Kriebel; Treggi, Leonardo; Castillo, William; Coutain, Jr, Ken
Subject: RE: Airspace Review in Dania Beach / Saratoga Crossings III - BCAD Review
Attachments: Status of FAA Filing

External Email Warning: This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETSSecurity@broward.org.

Good afternoon Karen,

The letter attached for Trion is an unrelated project and was attached as an example of what we need for our new project Saratoga Crossings III. Yes we did submit to the FAA and it is currently under review, see attached confirmation. Coordinates with bldg. location below, site elevation is 7' and structure height is approx. 63'.

- 1. 26°03'07.07133", 080°09'01.62583"
- 2. 26°03'07.12706", 080°08'59.31496"
- 3. 26°03'06.14569", 080°08'59.28596"
- 4. 26°03'06.13869", 080°08'59.57756"
- 5. 26°03'06.48070", 080°09'01.38240"
- 6. 26°03'06.77327", 080°09'01.61701"



Thanks,

Brian Jaffe | Development Associate

Atlantic Pacific Communities | 3 Miami Central | 161 NW 6th Street, Suite 1020 | Miami, FL 33136
t: (305) 357.4740 | c: (954) 296.9663 | f: (305) 476.1557 | [Website](#) | [Email](#)

ATLANTA AUSTIN BAY HARBOR BOCA RATON DALLAS **MIAMI** PINECREST SAN DIEGO



From: Friedman, Karen <KFRIEDMAN@broward.org>

Sent: Monday, July 27, 2020 1:55 PM

To: Brian Jaffe <BJaffe@apcommunities.com>

Cc: Scott Kriebel <SKriebel@apcommunities.com>; Treggi, Leonardo <LTREGGI@broward.org>; Castillo, William <wcastillo@broward.org>; Coutain, Jr, Ken <KCoutain@broward.org>

Subject: Airspace Review in Dania Beach / Saratoga Crossings III - BCAD Review

Brian –

Thank you for contacting BCAD for this review.

A few questions / comments:

1. I see that one of the documents attached to the email is a prior letter from BCAD (dated June 21, 2016). The letter states the project was for Trion at Dania Beach.
 - Is Trion at Dania Beach the same project as Saratoga Crossings?
 - If yes, besides a name change, what other characteristics (i.e. height) have changed?
 - If it is not the same project, please clarify.
2. Have you submitted this project to the FAA for their review?
3. Likely the only additional information we will need is the building(s) heights linked to latitude and longitude coordinates.
 - I am attaching some examples for you to see how you can submit this to us.

Sincerely,



Karen Friedman, AICP, Senior Planner
Broward County Aviation Department
2200 SW 45th Street, Dania Beach, FL, 33312
Cell: 954-595-0809
www.fl.net

From: Brian Jaffe <BJaffe@apcommunities.com>

Sent: Monday, July 27, 2020 11:27 AM

To: Treggi, Leonardo <LTREGGI@broward.org>; Castillo, William <wcastillo@broward.org>; Friedman, Karen <KFRIEDMAN@broward.org>



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

840-850 W DANIA BOULEVARD DANIA BEACH, FLORIDA

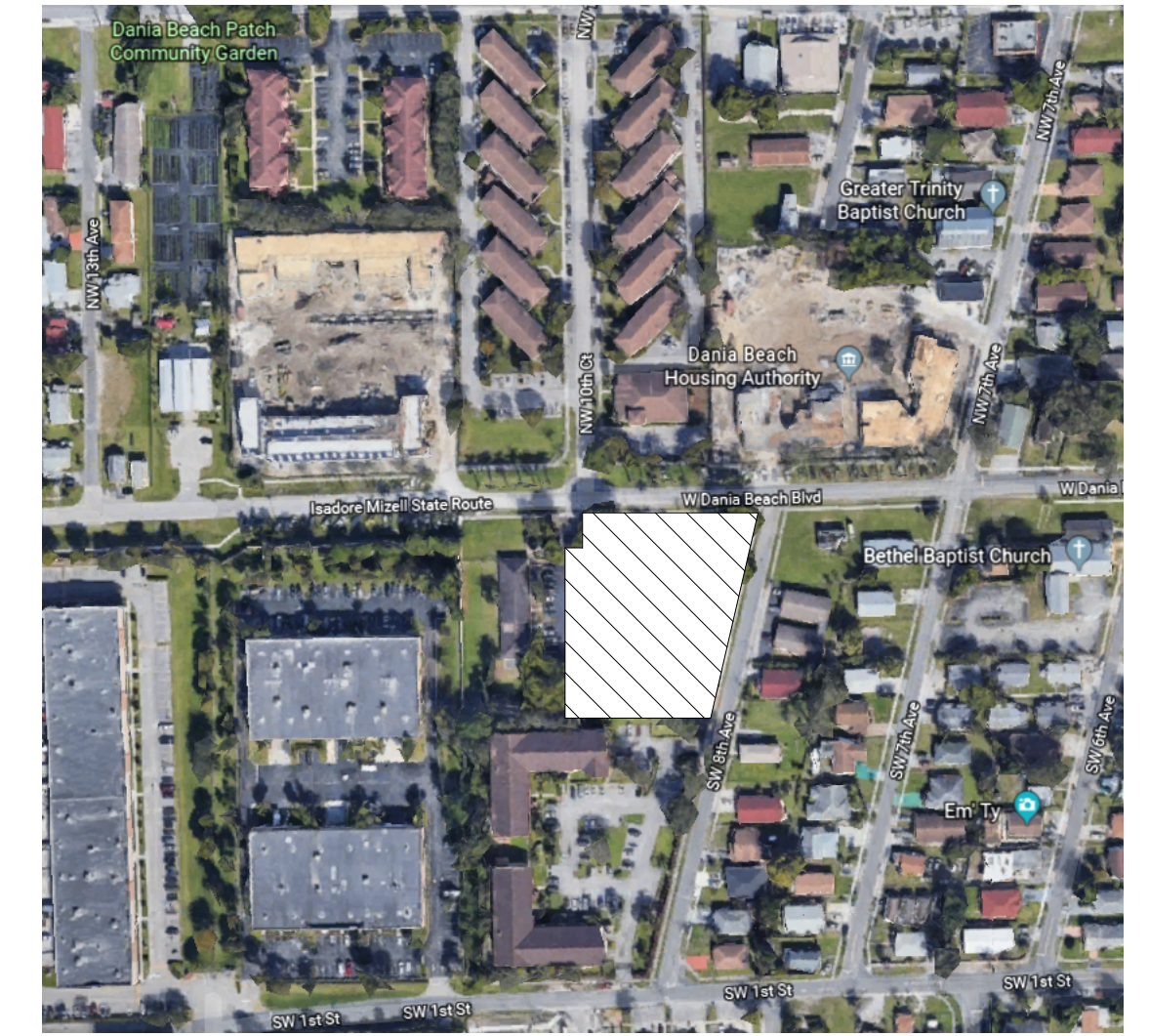
OWNER:

Saratoga Crossings III, Ltd

161 NW 6th Street, Suite 1020 | Miami, FL 33136

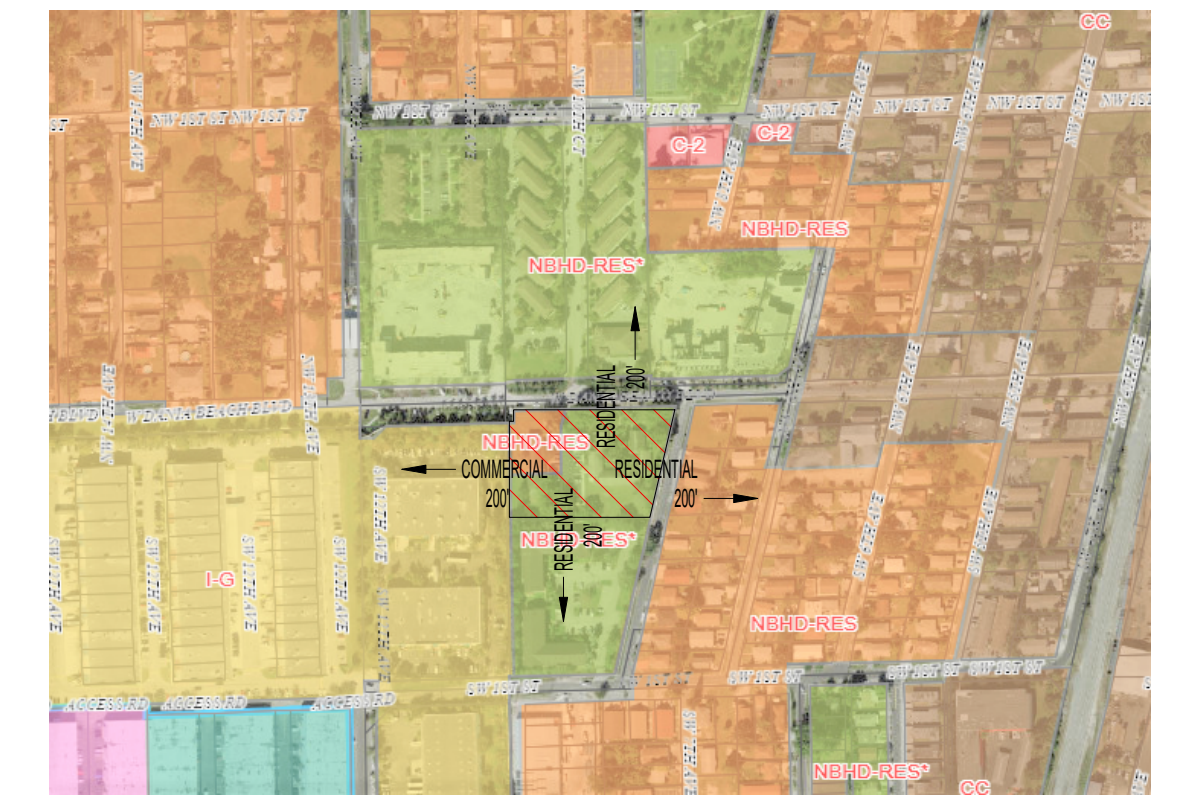
PHASE:
PRELIMINARY SITE STUDY

PERMIT No.:



LOCATION MAP

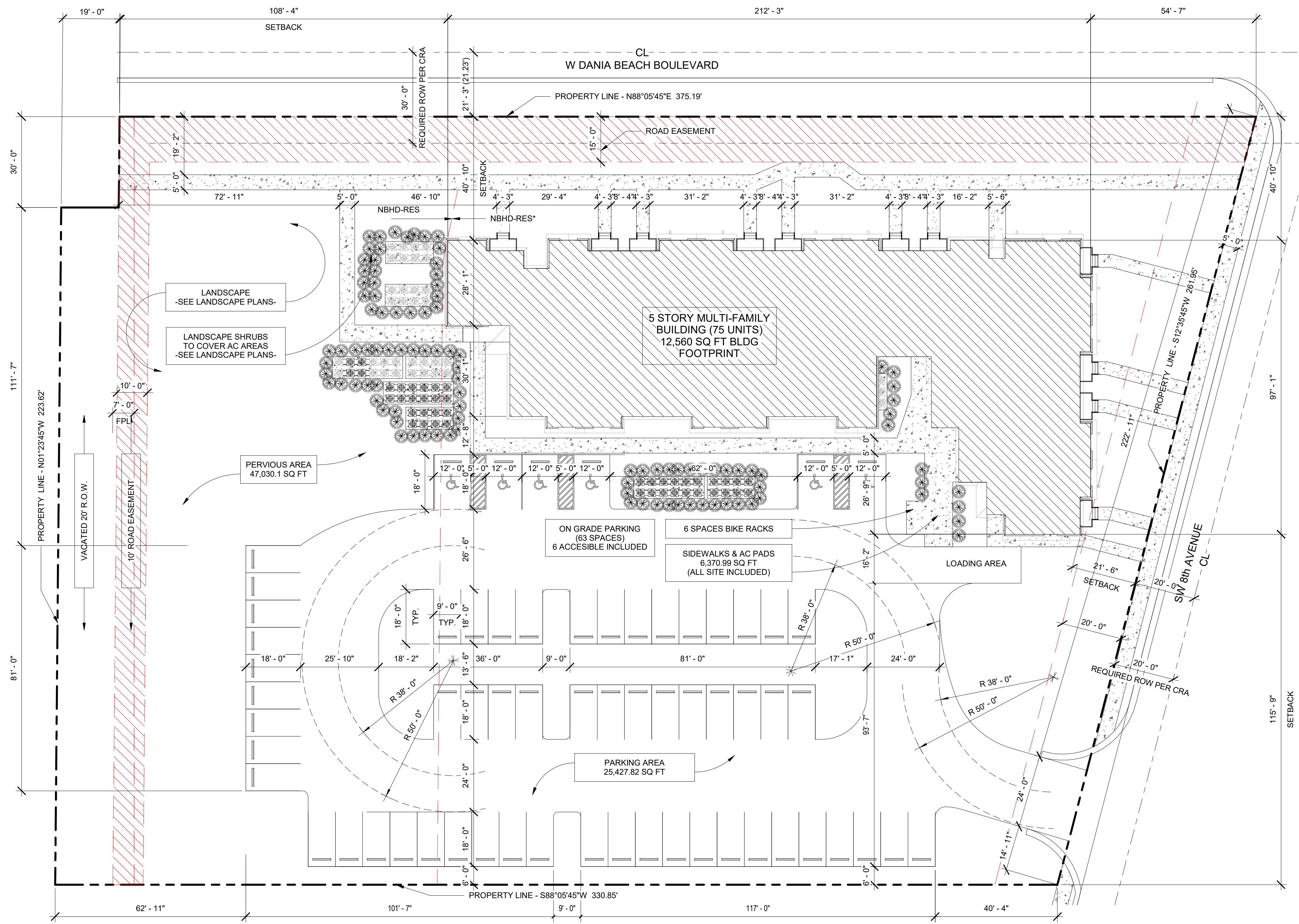
SCALE: N.T.S



ZONING PLAN

SCALE: N.T.S

SITE PLAN



SITE PLAN

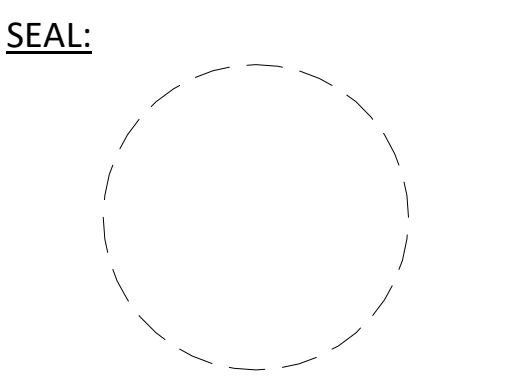
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION
PARCEL A
THE NORTH 253.61 FEET OF BLOCK 2, HENRY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF BLOCK 2 A DISTANCE OF 261.95 FEET; THENCE WESTERLY, PARALLEL WITH AND 253.61 FEET SOUTH OF THE NORTH LINE OF BLOCK 2, A DISTANCE OF 311.85 FEET TO THE WEST LINE OF BLOCK 2; THENCE NORTHERLY ALONG SAID WEST LINE 253.62 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE EASTERLY 375.19 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
THAT PORTION OF SOUTHWEST 11TH TERRACE, AS SHOWN ON THE PLAT OF HENRY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND VACATED BY CITY OF DANIA BEACH ORDINANCE NUMBER 41-86, RECORDED IN OFFICIAL RECORDS BOOK 15163, PAGE 973 OF THE PUBLIC RECORDS OF BROWARD COUNTY, LYING ADJACENT TO AND ADJOINING THE NORTH 253.61 FEET OF BLOCK 2 OF SAID HENRY PARK.
LESS THEREFROM:
A PORTION OF BLOCK 2, HENRY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF SOUTHWEST 11TH AVENUE AS SHOWN ON SAID HENRY PARK, AND AS VACATED BY CITY OF DANIA BEACH RESOLUTION NUMBER 41-86, RECORDED IN OFFICIAL RECORDS BOOK 15163, PAGE 973 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 90° 00' 00" EAST ON THE NORTH LINE OF SAID BLOCK 2 A DISTANCE OF 117.09 FEET; THENCE SOUTH 12° 15' 06" WEST, 49.13 FEET; THENCE SOUTH 00° 30' 30" WEST, 205.61 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 253.61 FEET OF SAID BLOCK 2; THENCE SOUTH 90° 00' 00" WEST ON SAID SOUTH LINE AND ITS WESTERLY PROJECTION, 127.09 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF SAID PLAT OF HENRY PARK; THENCE NORTH 00° 30' 30" EAST ON THE WEST BOUNDARY, A DISTANCE OF 223.62 FEET; THENCE NORTH 90° 00' 00" EAST ON THE NORTHERLY LIMITS OF THAT PORTION OF SOUTHWEST 11TH AVENUE VACATED BY SAID CITY OF DANIA BEACH ORDINANCE NUMBER 41-86, A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 00° 30' 30" EAST ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
PARCEL B
A PORTION OF BLOCK 2, HENRY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF SOUTHWEST 11TH AVENUE AS SHOWN ON SAID HENRY PARK, AND AS VACATED BY CITY OF DANIA BEACH RESOLUTION NUMBER 41-86, RECORDED IN OFFICIAL RECORDS BOOK 15163, PAGE 973 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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LESS AND EXCEPT THAT PORTION IN QUIT-CLAIM DEED RECORDED ON MARCH 7, 2017 IN OFFICIAL RECORDS INSTRUMENT #114244970, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS LYING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SCHEMATIC SITE DATA

EXISTING ZONING	NBHD-RES* & NBHD-RES
LAND USE	RAC (Regional Activity Center)
PROPOSED LAND USE	MULTI-FAMILY
APPROX. SITE AREA	91,388.88 SF (2.098 ACRE)
TOTAL DWELLING UNITS (75 OF 1 BED UNIT)	75 UNITS
DENSITY 75/2,098 AC	35.74 D.U./ACRE
BUILDING GROSS SQUARE FT	
BUILDING FOOTPRINT (GROUND)	12,560 S.F. (13.7%)
2ND FLOOR SQ. FT.	12,429 S.F.
3RD THRU 5TH (12,286.96 SQ FT EACH)	36,861 S.F.
	61,850 SF.
OPEN SPACE* *LOT- (PARKING SURFACE AND BUILDING FOOTPRINT)	53,401.06 S.F. (51.5%)
PERVIOUS AREA	47,030.1 S.F (51.9%)
IMPERVIOUS AREA	44,358.7 S.F (48.5%)
FEMA FLOOD ELEV.	6.0' NAVD
BUILDING ELEV	7.0' NAVD
MULTIFAMILY RESIDENTIAL	5 STORIES
BIKE RACKS REQUIRED (5% OF PARKING SPACES)	6 BIKE SPACES
TOTAL PARKING REQUIRED 75 D.U. X 1.25 1 EVERY 5 - VISITORS	94 PARKING SPACES 19 PARKING SPACES 113 PARKING SPACES
TOTAL PROVIDED	63 PARKING SPACES

REVISIONS		
Revision #	Revision Description	Date



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DATE: 9/4/2019
JOB No.: 2019-61
DRAWN BY: HP
APPR BY: AMC

SHEET NUMBER:

A-1.01