MEETING OF THE SUNRISE CITY COMMISSION

Commission Meeting will be held at City Hall Commission Chambers located at 10770 West Oakland Park Blvd., Sunrise, Florida 33351, The City of Sunrise City Commission Meeting will be hosted both an in-person format and a virtual format. Telephone call in number: 954-395-2401 Access Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

CITY COMMISSION MEETING AGENDA
Tuesday, February 10, 2026 - 5:00 PM

(1) Call To Order

(2) Roll Call

(3) Moment of Silence and Pledge of Allegiance

(4) Consent Agenda

(ANY ITEM SHALL BE REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND SEPARATE VOTE AT THE REQUEST OF ONE (1) COMMISSIONER, THE STAFF, OR ANY MEMBER OF THE PUBLIC. ANY ITEM REMOVED FROM THE CONSENT AGENDA SHALL BE HEARD AT THE CONSENT DISCUSSION PORTION OF THAT COMMISSION MEETING.)

(A) Special Event Permit

C26016

A Resolution of the City of Sunrise, Florida, authorizing the duration of a Special Event to be held February 18, 2026 through March 20, 2026 at the Islamic Center of Broward located at 9000 NW 44th St, Sunrise, Florida; directing staff to review the application to determine whether it meets City Code; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

(B) Special Event Permit

C26017

A Resolution of the City of Sunrise, Florida, authorizing the duration of a Special Event to be held February 11, 2026 through April 1, 2026 at the Islamic Foundation of South Florida located at 5455 NW 108th Avenue, Sunrise, Florida; authorizing the event to remain open beyond 11:00 p.m. to 1:00 a.m. the following day of each day; directing staff to review the application to determine whether it meets city code; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

(C) Equipment

C26021

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-30-12-MM for Fitness Center Equipment to Pro Fitness Sales Inc d/b/a Pro Fitness Sales & Services and providing an effective date. City Manager Mark Lubelski. Kevin Pickard, Director of Leisure Services.

(D) Agreement

C26022

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-01-10-CM to Goldson Construction Corp for the Sunrise Tennis Club Pro Shop Wind Mitigation project; approving Contract No. C 26-01-10-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(E) Services

C26024

A Resolution of the City of Sunrise, Florida, authorizing the Capital Projects Director to negotiate Continuing Services Agreements with the top four (4) ranked firms: Chen Moore and Associates, Inc., Stantec Consulting Services Inc., Joseph Roles and Assoc., Inc. and BCC Engineering, Inc., for Miscellaneous Civil Engineering Services; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(F) Agreement

C25334

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Stantec Consulting Services Inc. for Project Agreement Number: PA-26-004-SC – Utility Lift Station SCADA Upgrade Installation Inspection Services – Phase 2;" and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(G) Agreement

C25294

A Resolution of the City of Sunrise, Florida, awarding Bid No. 25-65-06-CM to RF Environmental Services, Inc. for the Sawgrass Wastewater Treatment Plant Dissolved Air Flotation Thickening Process Improvements – Phase 1 Project; approving Contract No. C 25-65-06-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(H) Agreement

C26008

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Hazen and Sawyer, P.C. for Project Agreement No. PA-26-008-HS Sawgrass Wastewater Treatment Plant Dissolved Air Floatation Thickening Process Improvements - Phase 1 Construction Management Services"; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(I) Agreement

C26020

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-05-10-CM to Close Construction Services, LLC for the Southwest Wastewater Treatment Plant Sodium Hypochlorite System Improvements Project; approving Contract No. C 26-05-10-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo De Castro, Director of Utilities.

(J) Agreement

C26013

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Black & Veatch Corporation for Project Agreement No. PA-26-003-BV Southwest WWTP Sodium Hypochlorite System Improvements Construction

Management Services;" and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(5) Quasi Judicial Consent Agenda

(ANY ITEM MAY BE REMOVED FROM THE CONSENT AGENDA BY A COMMISSIONER, THE STAFF, THE APPLICANT, OR AN AFFECTED PARTY). ANY ITEM REMOVED FROM THE QUASI-JUDICIAL CONSENT AGENDA SHALL BE TABLED TO THE NEXT REGULARLY SCHEDULED COMMISSION MEETING FOR QUASI-JUDICIAL HEARING.)

(6) Special Items

(A) Proclamation

Proclamation proclaiming January 13, 2026 as Marie Hautigan Day in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

(B) Presentation

Presentation of the Youth Athlete of the Month Award for February 2026 to O'Neika Gayle and Giovanni Gianfriddo from the Sunrise Swimming program. Kevin Pickard, Director of Leisure Services.

(C) Presentation

Presentation of the Teacher of the Month Award for February 2026 to Ms. Malkia Panthier from Piper High School and Dr. Saima Sanaullah from Plantation High School. Kevin Pickard, Director of Leisure Services.

(D) Proclamation

Proclamation proclaiming the Month of February 2026 as Black History Month in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

(E) Proclamation

Proclamation proclaiming the Month of February 2026 as Teen Dating Violence Awareness. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S.

Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

(F) Proclamation

Proclamation proclaiming February 4th, 2026 as World Cancer Day in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

(G) Presentation

Presentation of the Firefighter of the Month Award for February 2026 to Captain Michael McCord. John K. McNamara, Fire Chief.

(H) Presentation

Recognition of service time and dedication for employees that are retiring from City service awarded to: Steven Grasso, Fire Planner; Fire Rescue Department. Lydia Walker, Code Compliance Officer; Community Development Department. Julie Surace, Sr. Public Service Specialist; Finance and Administrative Services Department. Matthew Kroger, Police Officer; Police Department. Glenn Tyson, Plans Examiner; Community Development Department. John K. McNamara, Fire Chief. Shannon Ley, Director of Community Development. Susan Nabors, Director of Finance and Administrative Services. Daniel Ransone, Chief of Police.

(I) Presentation

Presentation of the Outstanding Performance Award for February 2026 Meagen Ricks, Operations Supervisor. Kevin Pickard, Director of Leisure Services.

(J) Presentation

Presentation of the Quarterly Award of Excellence to Victoria Hernandez, Procurement Manager. Susan Nabors, Director of Finance and Administrative Services.

(7) City Items

(8) Open Discussion

(9) Commission/Mayor Reports

(10) City Manager's Report

(11) Consent Discussion

(DISCUSSION AND SEPARATE VOTE SHALL BE HEARD ON ITEMS PULLED FROM THE CONSENT AGENDA FOR DISCUSSION.)

(12) <u>Public Hearings</u>

(A) Amendment

C26009

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, amending Fiscal Year 2025/2026 Budget Ordinance No. 720; amending the Stormwater Fund (444) and Fleet Management Fund (502) providing for conflict; providing for severability; and providing an effective date. City Manager Mark Lubelski. Susan Nabors, Director of Finance and Administrative Services. (First Reading CCM 1/27/2026 Passed 4-0 Guzman Absent).

(B) Amendment

C25308

This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, relating to the 84 South Development of Regional Impact; approving a request for modification of the 84 South Development of Regional Impact development order by amending Section 3.6 to increase the height of the hotel to no taller than seven (7) stories and to reduce the setback to a minimum of ten (10) feet along property lines abutting the I-75 right-of-way for a portion of parcel K; providing for conflict; providing for severability; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Tabled CCM 1/13/26, Passed 5-0). (Tabled SCCM 2/3/26, Passed 5-0).

(C) Agreement

This item will be pulled from the Agenda and noticed for a future City Commission Meeting.

A Resolution of the City of Sunrise, Florida approving a "Development Agreement" between the City of Sunrise, Florida and Weston Hotel Management 18 LLC; providing for recordation; providing for transmission; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

(13) <u>Quasi-Judicial Hearing</u>

(A) Camino Real

C25330

This item will not be heard on the February 10, 2026 City Commission meeting and will be scheduled for a future City Commission meeting. New notice will be provided once scheduled for a future date.

Revised Site Plan - Planning and Zoning Board - Passed 7-0
A Resolution of the City of Sunrise, Florida, approving a Revised Site Plan for a hotel located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically on the vacant land along interstate 75 on the eastern portion of the site; providing for penalties for violations of the conditions of approval; providing for the term of approval; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Item pulled on CCM 1/27/2026).

(B) Rezoning to PDD

C25309

This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, approving a Rezoning from Community Business District (B-2) to Planned Development District (PDD) of approximately fifteen (15) acres of land generally located at the Northeast Corner of SW 160 Avenue and SW 14

Street (Indian Trace), within the City of Sunrise, Broward County, Florida; amending the zoning district map to reflect the rezoning; providing for conflict; providing for severability; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Tabled CCM 1/13/26, Passed 5-0). (Tabled SCCM 2/3/26, Passed 5-0)

(14) City Clerk's Report

(15) City Attorney's Report

(16) Old Business

(17) New Business

(A) Agreement

C26015

A Resolution of the City of Sunrise, Florida, awarding Bid No. 25-73-08-VH to Enco, LLC for the Stormwater Pump Station No. 5 replacement project; approving Contract No. C 25-73-08-VH; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

(B) Scholarship Contribution

Commission discussion and/or action regarding a $1,000.00 contribution to the 2026 Broward League of Cities Scholarship for Government Studies. Commissioner Neil C. Kerch.

(C) In God We Trust 2026

Commission Discussion and/or Action regarding supporting the display of the National Motto "In God We Trust" in the City Commission Chambers. Commissioner Joseph A. Scuotto.

(D) City Commission Budget

Commission discussion and/or action regarding Commission Budget. Mayor Michael J. Ryan. (Tabled on CCM 1/27/2026 Passed 4-0 Guzman Absent).

Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record

of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105

The City does not tolerate discrimination in any of its programs, services or activities, and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status. **In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711: Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.**

If you plan to distribute written documents at the meeting, you must provide 10 copies to the City Clerk prior to the start of the meeting.

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Special Event Permit

Item Number: 4A **Meeting Date:** 2/10/2026

City Reference Number (C#): C26016

Item Description:

A Resolution of the City of Sunrise, Florida, authorizing the duration of a Special Event to be held February 18, 2026 through March 20, 2026 at the Islamic Center of Broward located at 9000 NW 44th St, Sunrise, Florida; directing staff to review the application to determine whether it meets City Code; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Resolution - C26016

Applicant Letter

Background:
The Islamic Center of Broward is requesting approval for a multi-day Special Event Permit for the month of Ramadan, February 18, 2026 through March 20, 2026 (30 days), at 9000 NW 44 Street. In accordance with Section 16-280(b) of the City Code of Ordinances, Commission approval is needed for any event that exceeds one day and/or extends past 11:00 PM.

Staff is requesting City Commission approval and will review the application upon submittal.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Aristeus Johns Phone: 954-746-3238

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AUTHORIZING THE DURATION OF A SPECIAL EVENT TO BE HELD FEBRUARY 18, 2026 THROUGH MARCH 20, 2026 AT THE ISLAMIC CENTER OF BROWARD LOCATED AT 9000 NW 44 STREET, SUNRISE, FLORIDA; DIRECTING STAFF TO REVIEW THE APPLICATION TO DETERMINE WHETHER IT MEETS CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 16-280(b) of the City's Code limits the duration of special events to one (1) day unless approved by the City Commission; and

WHEREAS, the Islamic Center of Broward has applied for approval to hold a multi-day special event, from February 18, 2026 through March 20, 2026, at the Islamic Center of Broward located at 9000 NW 44 Street, Sunrise, Florida; and

WHEREAS, the City Commission must approve the duration of events exceeding one (1) day in duration prior to City staff reviewing and processing the application.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Authorization. Pursuant to Section 16-280(b) of the City's Code, the City Commission hereby authorizes the duration of the multi-day special event, specifically from February 18, 2026 through March 20, 2026, to be held at the Islamic Center of Broward at 9000 NW 44 Street, Sunrise, Florida. A copy of the application letter is attached to the Resolution as Exhibit A. City staff is directed to continue its review of the special event application to determine if the special event complies with City Code before approval or disapproval of the event.

Section 2. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

Dated 01/13/2026

Islamic Center of Broward
9000 NW 44th Street
Sunrise, Florida 33351

City Commission,

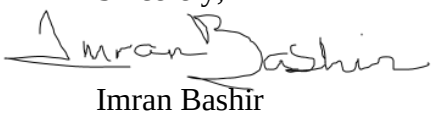
We are a nonprofit religious organization located in Sunrise, Florida We celebrate Ramadan every year

This year Ramadan will start at least starting no earlier than FEB 18,2026 and ending no later than March 20,2026 will be our 10th Ramadan in this new building

Ramadan is a holy month of fasting, introspection and prayer for Muslims During this month Muslims attend mosque on daily basis for 30 days The Islamic center serves Ramadan fasting food every evening for all attendees for that reason we request your permission to install a temporary canopy for these 30 days We request your approval to grant us permit for 30 days instead of normal one day permit

We look forward to a positive response from your end

Sincerely,



Imran Bashir

Islamic Center Of Broward

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Special Event Permit

Item Number: 4B **Meeting Date:** 2/10/2026

City Reference Number (C#): C26017

Item Description:

A Resolution of the City of Sunrise, Florida, authorizing the duration of a Special Event to be held February 11, 2026 through April 1, 2026 at the Islamic Foundation of South Florida located at 5455 NW 108th Avenue, Sunrise, Florida; authorizing the event to remain open beyond 11:00 p.m. to 1:00 a.m. the following day of each day; directing staff to review the application to determine whether it meets city code; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Resolution - C26017
Applicant Letter

Background:
The Islamic Foundation of South Florida (IFSF) is requesting approval for a multi-day Special Event Permit for the month of Ramadan, February 11, 2026 through April 1, 2026, at 5455 NW 108th Avenue with the event closing by 1:00 AM daily. In accordance with Section 16-280(b) in the City Code, Commission approval is needed for any event that exceeds one day and/or extends past 11:00 PM.

Staff is requesting City Commission approval and will review the application in accordance with the Land Development Code.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Aristeus Johns Phone: 954-746-3238

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AUTHORIZING THE DURATION OF A SPECIAL EVENT TO BE HELD FEBRUARY 11, 2026 THROUGH APRIL 1, 2026 AT THE ISLAMIC FOUNDATION OF SOUTH FLORIDA LOCATED AT 5455 NW 108 AVENUE, SUNRISE, FLORIDA; AUTHORIZING THE EVENT TO REMAIN OPEN BEYOND 11:00 P.M. TO 1:00 A.M. THE FOLLOWING DAY OF EACH DAY OF THE EVENT; DIRECTING STAFF TO REVIEW THE APPLICATION TO DETERMINE WHETHER IT MEETS CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 16-280(b) of the Code of the City of Sunrise limits the duration of special events to one (1) day unless approved by the City Commission; and

WHEREAS, Section 16-280(b) of the City Code further requires that special events close by 11:00 p.m. unless approved by the City Commission; and

WHEREAS, the Islamic Foundation of South Florida has applied for approval to hold a multi-day special event from February 11, 2026 through April 1, 2026 at the Islamic Foundation of South Florida located at 5455 NW 108 Avenue, Sunrise, Florida; and

WHEREAS, the special event is expected to remain open beyond 11:00 p.m. and extend to approximately 1:00 a.m. on the following day of each day of the event; and

WHEREAS, the City Commission must approve the duration of events exceeding one (1) day and must approve events staying open beyond 11:00 p.m. prior to staff reviewing and processing the application.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Authorization. Pursuant to Section 16-280(b) of the Code of the City of Sunrise, the City Commission hereby authorizes the duration of the multi-day special event, specifically from February 11, 2026 through April 1, 2026, to be held at the Islamic Foundation of South Florida located at 5455 NW 108 Avenue, Sunrise, Florida. The City Commission further authorizes the event to remain open beyond 11:00 p.m. and extend to 1:00 a.m. on the following day of each day of the event. A copy of the application letter is attached to the Resolution as Exhibit A. Staff is directed to continue its review of the special event application to determine whether the special event complies with City Code before approval or disapproval of the event.

Section 2. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

Islamic Foundation of South Florida

Jan 16, 2026

City of Sunrise

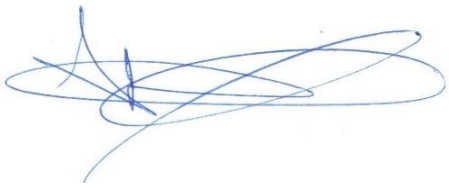
RE: Permit Application

The Islamic Foundation of South Florida (IFSF) is a Muslim religious organization located in Sunrise at 5455 NW 108th Ave, Sunrise, FL. Our religious holiday of Ramadhan is coming up, starting in February and March, concluding with our Eid al-Fitr large congregational prayer service in late March.

We anticipate the need to accommodate the large turnout and the prospect of services going beyond the 11 pm normal cutoff time for events. We would like to obtain approval from the City Council to put a temporary Canopy for an extended duration of time from February 11 to April 1, 2026, and for the exception to go beyond 11 pm during this time up to 1 AM

I am signing on behalf of the board of directors of IFSF. Please advise us if you have any questions. We look forward to a positive response so we may obtain the necessary permits as soon as possible. As always, we appreciate the cooperation and support of the City of Sunrise and the Commission in supporting our community for our religious activities.

Regards



Sheryar Wahid (954-605-2942 sbwahid@gmail.com)

Board Member

Islamic Foundation of South Florida

www.ifsf.net

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Equipment

Item Number: 4C **Meeting Date:** 2/10/2026

City Reference Number (C#): C26021

Item Description:

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-30-12-MM for Fitness Center Equipment to Pro Fitness Sales Inc d/b/a Pro Fitness Sales & Services and providing an effective date. City Manager Mark Lubelski. Kevin Pickard, Director of Leisure Services.

Funding:
001.36.44.572.505206 - Non-Cap Equipment and Parts

Amount:
$28,800.00

ATTACHMENTS:

ATY Resolution - C26021
Tabulation

Sunbiz - Pro Fitness Sales Inc.
Sunbiz - Ficticious - Pro Fitness Sales & Services

Background:
The City of Sunrise owns a large inventory of fitness equipment and machinery throughout its facilities. Over time, these assets become damaged and/or obsolete and require replacement to ensure that the facility remains safe, functional and in good working order for City residents and personnel.

The City is seeking to purchase new True® brand fitness equipment for the Sunrise Civic Center Athletic Club. Fitness bikes have a typical expected useful life of five years and the existing equipment has required frequent repairs. The inner/outer-thigh machine was originally purchased in 2008 is no longer repairable and requires replacement. The City of Sunrise Athletic Club also has seven pieces of equipment that are accessible for individuals with a disability and/or limited mobility, including a wheelchair accessible recumbent bike and a wheelchair accessible upright bike, both in good condition.

The requested new equipment includes:

- One Palladium Series Inner/Outer Thigh– Acrylic Shrouds w/260lb Stack, Model: ST-SPL0400;
- Three Apex Recumbent Bikes w/ UNITE 10" Touchscreen, Model: ST-RC1-0A-35; and
- Three Apex-Upright Bikes w/UNITE 10" Touchscreen, Model:ST-UC1-0A-35.

Bid No. 26-30-12-MM was electronically advertised on Demandstar and broadcasted to over one hundred and sixty vendors listed under the corresponding commodity codes. Seven vendors were on the planholder list. One bid was received by the scheduled due date and time from Pro Fitness. The solicitation also requested bidders to provide a trade-in value (including removal and disposal) for the obsolete equipment being replaced. Pro Fitness, which is the City of Sunrise's current maintenance provider for this type of equipment, and a qualified service provider for the brand, submitted a trade-in value as requested.

In accordance with City Code Section 5-173(d), which permits that, *if fewer than two (2) responsive bids or proposals are received for commodities or contractual services, the department may negotiate the best terms and conditions,* staff successfully negotiated an additional cost savings of approximately 1.54%. The total amount, inclusive of trade-in value and negotiated discount, is $28,800.00.

When comparing pricing submitted to online pricing, and when considering the discount offered, this vendor's pricing is deemed fair and reasonable. Additionally, staff has been satisfied with the vendor's previous performance and quality.

The Purchasing Office and Leisure Services Department recommend award to the responsive and responsible bidder, Pro Fitness.

No City of Sunrise vendors provided a response for this solicitation.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Margarita Marra Phone: 954-572-2203

Department Head Name and Title:
Kevin Pickard, Director of Leisure Services

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AWARDING BID NO. 26-30-12-MM FOR FITNESS CENTER EQUIPMENT TO PRO FITNESS SALES INC D/B/A PRO FITNESS SALES & SERVICES; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The award of Bid No. 26-30-12-MM for Fitness Center Equipment to Pro Fitness Sales Inc d/b/a Pro Fitness Sales & Services in the amount of $28,800.00 is hereby approved.

Section 2. The Procurement Manager or designee is hereby authorized to issue a Purchase Order or take other action necessary in connection with this award.

Section 3. The Procurement Manager or designee is authorized to extend or renew the award, in accordance with the terms of the bid.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

BID NO: BID 26-30-12-MM
BID TITLE: Fitness Center Equipment
OPENING DATE: January 15, 2026
TIME: 2:00 PM

COMPANY NAME	**GRAND TOTAL BID OFFER**
Pro Fitness Sales Inc d/b/a Pro Fitness sales & Services.	$29,250 - $450.00= **$28,800.00**

BID OPENED BY:
Margarita Marra, Procurement Specialist



Detail by FEI/EIN Number

Florida Profit Corporation
PRO FITNESS SALES INC

Filing Information

Document Number	P98000040429
FEI/EIN Number	65-0910832
Date Filed	05/01/1998
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	09/05/2007
Event Effective Date	NONE

Principal Address

1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

Changed: 02/15/2006

Mailing Address

1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

Changed: 02/15/2006

Registered Agent Name & Address

Vanecek, Scott
1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

Name Changed: 03/15/2018

Address Changed: 08/23/2007

Officer/Director Detail

Name & Address

Title PRES

VANECEK, SCOTT
1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

Annual Reports

Report Year	Filed Date
2023	04/08/2023

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PRO FITNESS SALES & SERVICES

Filing Information

Registration Number	G24000057088
Status	ACTIVE
Filed Date	04/30/2024
Expiration Date	12/31/2029
Current Owners	1
County	PALM BEACH
Total Pages	1
Events Filed	NONE
FEI/EIN Number	NONE

Mailing Address

1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

Owner Information

PRO FITNESS SALES INC
1732 CORPORATE DRIVE
BOYNTON BEACH, FL 33426

FEI/EIN Number: 65-0910832
Document Number: P98000040429

Document Images

04/30/2024 -- Fictitious Name Filing View image in PDF format

No Filing History

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Agreement

Item Number: 4D **Meeting Date:** 2/10/2026

City Reference Number (C#): C26022

Item Description:

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-01-10-CM to Goldson Construction Corp for the Sunrise Tennis Club Pro Shop Wind Mitigation project; approving Contract No. C 26-01-10-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:
001.36.45.572.504640 - Repair and Maintenance Building

Amount:
$154,500.00

ATTACHMENTS:

ATY Resolution - C26022
Bid Tabulation

Background:

The City of Sunrise Tennis Club located at 9605 West Oakland Park Boulevard was constructed in 1998 and met the Building Code requirements at that time. The existing windows and exterior doors do not meet current wind Code requirements. In order to retrofit the facility and strengthen the envelope of the building, the City applied to the State of Florida Department of Emergency Management (FDEM) Hazard Mitigation Program Grant to replace the windows and doors at the Sunrise Tennis Club. Additionally, the existing, 8,000 square-foot, concrete tile roof was included to be replaced with a new roof to meet the current wind load for high wind velocity code requirements.

The City was selected to receive a $571,347.00 (inclusive of $27,207.00 Contingency) grant towards the construction of the windows, doors and roof replacement. The Grant provides for 90% of project cost and requires a 10% ($63,483.00, inclusive of $3,023.00 Contingency) match from the City of Sunrise. This is a federal pass-through project partially funded by the Federal Emergency Management Agency through the FDEM. On March 13, 2024, the City Commission approved a Sub-Recipient Agreement with FDEM to receive the Hazard Mitigation Program Grant.

Due to the scope of work requiring two different type of Contractors, the project is being solicited in two separate phases, the first phase is for the windows and doors, and second phase will be for the roof replacement. The scope of work for the first phase consists of, but not limited to, removal of existing storefront windows and doors, removal of exterior metal door, installation of new storefront windows, storefront doors, steel doors, frames, controls and all required hardware, as specified and in accordance with the requirements of the Florida Building Code, Florida Product approval, and water intrusion requirements and Florida Accessibility Code.

On November 17, 2025, Bid No. 26-01-10-CM was issued for this project. A non-mandatory pre-bid meeting with a site visit was held on December 2, 2025, with six (6) prospective bidders in attendance. The bid opened on December 22, 2025, and six (6) bids were received. Following the evaluation by the Purchasing Office and the Utilities Department, it is recommended to award the contract to the lowest responsive and responsible bidder, Goldson Construction Corp (Goldson Construction).

Goldson Construction's bid price is approximately 16% (16.49%) lower than the opinion of probable construction cost (OPCC) developed by City staff, while the second low bidder's price was 12.68% lower than the OPCC. Staff has determined that Goldson Construction's bid price is fair and reasonable.

All references were favorable for Goldson Construction Corp performance on other projects of similar type and scale with other entities. Staff is requesting approval to award to Goldson Construction Corp contingent on receipt of an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

The City received a response from a City of Sunrise vendor that could provide this service, however, that firm was not the lowest bidder.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Cheryl McCalla, CPPB, Procurement Specialist

Phone: 954-572-2204

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AWARDING BID NO. 26-01-10-CM TO GOLDSON CONSTRUCTION CORP FOR THE SUNRISE TENNIS CLUB PRO SHOP WIND MITIGATION PROJECT; APPROVING CONTRACT NO. C 26-01-10-CM; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The award of Bid No. 26-01-10-CM for the Sunrise Tennis Club Pro Shop Wind Mitigation Project to Goldson Construction Corp is hereby approved in the amount of $154,500.00, contingent on providing an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

Section 2. The Procurement Manager or designee is hereby authorized to execute all documents in connection with this award, including the contract for construction (Contract), upon review and approval by the City Attorney's Office. The Procurement Manager or designee shall provide the City Clerk with a copy of the Contract to attach to this Resolution as Exhibit A.

Section 3. The City Manager and the Director of Utilities are hereby authorized to approve change orders in accordance with the conditions specified in Resolution No. 92-222-11-A. All City permit fees, with the exception of re-inspection fees, will be paid directly by the Utilities Department.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

BID NO: BID 26-01-10-CM

BID TITLE Sunrise Tennis Pro Shop Wind Mitigation

OPENING DATE: December 22, 2025

TIME: 2:00 PM

COMPANY NAME	GRAND TOTAL BID OFFER
Goldson Costruction Corp	$154,500.00
Blue Horizon Windows and Doors	$161,539.80
Naysac Corporation	$178,500.00
Coast to Coast Garage Door	$208,977.00
Lassco Development Inc.	$254,376.96
MBR Construction, Inc.	$268,442.80

BID OPENED BY:
Cheryl McCalla, M.S., CPPB



Detail by Entity Name

Florida Profit Corporation
GOLDSON CONSTRUCTION CORP

Filing Information

Document Number	P15000101247
FEI/EIN Number	81-0879746
Date Filed	12/21/2015
State	FL
Status	ACTIVE

Principal Address

734 North State RD 7
Plantation, FL 33317

Changed: 01/18/2018

Mailing Address

12801 MUSTANG TRAIL
SOUTHWEST RANCHES, FL 33330

Registered Agent Name & Address

GOLDSON, FIDEL
12801 MUSTANG TRAIL
SOUTHWEST RANCHES, FL 33330

Officer/Director Detail

Name & Address

Title P

GOLDSON, FIDEL
12801 MUSTANG TRAIL
SOUTHWEST RANCHES, FL 33330

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01/27/2016 -- ANNUAL REPORT	View image in PDF format
12/21/2015 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Services

Item Number: 4E **Meeting Date:** 2/10/2026

City Reference Number (C#): C26024

Item Description:

A Resolution of the City of Sunrise, Florida, authorizing the Capital Projects Director to negotiate Continuing Services Agreements with the top four (4) ranked firms: Chen Moore and Associates, Inc., Stantec Consulting Services Inc., Joseph Roles and Assoc., Inc. and BCC Engineering, Inc., for Miscellaneous Civil Engineering Services; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Resolution - C26024
Ranking
Sunbiz-BCC ENGINEERING, LLC
Sunbiz-CHEN MOORE AND ASSOCIATES, INC.
Sunbiz-JOSEPH ROLES AND ASSOC., INC.
Sunbiz-STANTEC CONSULTING SERVICES INC.

Background:

The City of Sunrise, Utilities Department requires the service of qualified firms to provide miscellaneous civil engineering services. The qualified firms must have extensive experience working in Broward County on site development projects that include paving, drainage, and utility distribution as well as work on roadways, bicycle lanes, trails, multi-use paths and drainage both in and outside of the right-of-way. Each firm must have the ability as the lead firm or with the use of sub-consultants to provide the following services under this Agreement: surveying, landscape architecture, structural engineering, plumbing engineering, and electrical engineering.

To address these needs, the City issued RFQ 25-03-05-HR and twenty-three responses were received. Staff evaluated all responses, shortlisted firms, conducted interviews of the shortlisted firms, and is requesting authorization for the Capital Projects Director to negotiate a continuing services agreement with the top four ranked firms: Chen Moore and Associates, Inc., Stantec Consulting Services Inc., Joseph Roles and Assoc., Inc. and BCC Engineering, LLC. All references were favorable for all firm's performance on other projects of a similar type and scale.

In the event that four Continuing Services Agreements cannot be negotiated with the top four ranked firms, the Capital Projects Director is hereby authorized to negotiate with Kimley-Horn and Associates, Inc., the number five ranked firm, for a Continuing Services Agreement. If a successful agreement cannot be negotiated with the number five ranked firm, the Capital Projects Director is hereby authorized to negotiate with Calvin, Giordano & Associates, Inc., the number six ranked firm for a Continuing Services Agreement. If a successful agreement cannot be negotiated with the number six ranked firm, the Capital Projects Director is hereby authorized to negotiate with Craven, Thompson & Associates, Inc., the number seven ranked firm for a Continuing Services Agreement. Should this process fail to produce four satisfactory Continuing Services Agreements, then the City, at its discretion, will either select additional firms from the original Request for Statements of Qualifications in the order of their competence or qualification and continue negotiations until four Continuing Services Agreements are reached, or the City will solicit new Requests for Statements of Qualifications.

Upon successful completion of negotiations, staff will present four continuing services agreements to the City Commission for consideration at a future City Commission Meeting.

Department Head Recommendation:

Approval

Person With Additional Information:
Name: Holly Raphaelson Phone: 954-572-2202

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AUTHORIZING THE CAPITAL PROJECTS DIRECTOR TO NEGOTIATE CONTINUING SERVICES AGREEMENTS WITH THE FOUR (4) TOP-RANKED FIRMS: CHEN MOORE AND ASSOCIATES, INC., STANTEC CONSULTING SERVICES INC., JOSEPH ROLES AND ASSOC., INC., AND BCC ENGINEERING, INC., FOR MISCELLANEOUS CIVIL ENGINEERING SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sunrise requires the services of qualified firms to provide miscellaneous civil engineering services; and

WHEREAS, the City issued a Request for Statements of Qualifications, RFQ 25-03-05-HR, to obtain the services of such firms; and

WHEREAS, the City received twenty three responses from interested engineering firms and City staff conducted an evaluation of the responses and shortlisted seven of the firms; and

WHEREAS, City staff requests authorization to negotiate continuing services agreements with the four top-ranked firms.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Authorization is hereby granted for the Capital Projects Director to enter into negotiations for Continuing Services Agreements for Miscellaneous Civil Engineering Services with the first-ranked firm, Chen Moore and Associates, Inc., the second-ranked firm, Stantec Consulting Services Inc., the third-ranked firm, Joseph Roles and Assoc., Inc., and the fourth-ranked firm, BCC Engineering, Inc. In the event that Continuing Services Agreements cannot be negotiated with the four top-ranked firms, the Capital Projects Director is authorized to negotiate with the fifth-ranked firm, Kimley-Horn and Associates, Inc. If a successful agreement cannot be negotiated with the fifth-ranked firm, the Capital Projects Director is authorized to negotiate with the sixth-ranked firm, Calvin, Giordano & Associates, Inc. If a successful agreement cannot be negotiated with the sixth-ranked firm, the Capital Projects Director is authorized to negotiate with the seventh-ranked firm, Craven, Thompson & Associates, Inc. Should this process fail to produce four (4) satisfactory Continuing Services Agreements, then the City, at its discretion, will

either select additional firms from the original Request for Statements of Qualifications in the order of their competence or qualifications and continue negotiations until four (4) Continuing Services Agreements are reached, or the City will solicit a new Request for Statements of Qualifications.

Section 2. Upon successful completion of negotiations, City staff shall present the Continuing Services Agreements to the City Commission for approval.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of_____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

CITY OF SUNRISE FLORIDA

BID NO: RFQ 25-03-05-HR

BID TITLE Miscellaneous Civil Engineering Services

	Vendor	Final Ranking
*	Chen Moore and Associates, Inc.	1
*	Stantec Consulting Services, Inc.	2
*	Joseph Roles and Assoc., Inc.	3
*	BCC Engineering LLC	4
	Kimley-Horn and Associates, Inc.	5
	Calvin, Giordano & Associates, Inc.	6
	Craven, Thompson & Associates, Inc	7
	GFT Infrastructure, Inc. d/b/a Gannett Fleming, Inc.	8
	Miller Legg International, LLC	9
	Keith and Associates, Inc.	10
	Colliers Engineering & Design, Inc.	11
	Carnahan, Proctor and Cross, Inc.	12
	EAC Consulting, Inc.	13
	R.J. Behar & Company, Inc.	14
	CPH Consulting, LLC	15
	Caulfield & Wheeler, Inc.	16
	Pell Engineering, LLC d/b/a Winningham & Fradley	17
	Baxter & Woodman, Inc.	18
	Ardurra Group, Inc.	19
	Consor North America, Inc.	20
	Radise International LC (Craig A. Smith & Associates, LLC)	21
	Premiere Design Solutions, Inc.	22
	Engenuity Group, Inc.	23

Firms 1 through 7 were shortlisted for presentations

* The top four (4) firms are recommended for negotiations

Detail by FEI/EIN Number

Florida Limited Liability Company
BCC ENGINEERING, LLC

Filing Information

Document Number	L19000118381
FEI/EIN Number	65-0540100
Date Filed	05/08/2019
Effective Date	03/15/1994
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	01/30/2025
Event Effective Date	NONE

Principal Address

6401 SW 87 AVE STE 200
MIAMI, FL 33173

Mailing Address

6401 SW 87 AVE STE 200
MIAMI, FL 33173

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 01/30/2025

Address Changed: 01/30/2025

Authorized Person(s) Detail

Name & Address

Title CEO, SECRETARY

MUNOZ, JOSE A
6401 SW 87TH AVE STE 200
MIAMI, FL 33173

Title EVP

MILLAN, ARIEL
6401 SW 87TH AVE STE 200
MIAMI, FL 33173

Title CFO

RODRIGUEZ, LUIS
6401 SW 87TH AVE STE 200
MIAMI, FL 33173

Title VP

HERRERA, VICTOR
6401 SW 87TH AVE STE 200
MIAMI, FL 33173

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Florida Profit Corporation
CHEN MOORE AND ASSOCIATES, INC.

Filing Information

Document Number	J41454
FEI/EIN Number	59-2739866
Date Filed	11/07/1986
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/15/2019
Event Effective Date	NONE

Principal Address

500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Changed: 08/23/2023

Mailing Address

500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Changed: 08/23/2023

Registered Agent Name & Address

MOORE, PETER MDP
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Name Changed: 02/25/2010

Address Changed: 08/23/2023

Officer/Director Detail

Name & Address

Title DP

MOORE, PETER M
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title DT

MCCLAIR, JASON J
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title D

HARRISON, ERIC D
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title SECRETARY

BREA, SAFIYA T
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title CFO

DANNELLY, SEAN E
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title VP

ACOSTA, JOSE L
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

Title DO

LEHR, GREGORY BENJAMIN
500 WEST CYPRESS CREEK ROAD
SUITE 600
FORT LAUDERDALE, FL 33309

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03/06/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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Florida Profit Corporation
JOSEPH ROLES AND ASSOC., INC.

Filing Information

Document Number	H00738
FEI/EIN Number	59-2404863
Date Filed	04/26/1984
State	FL
Status	ACTIVE

Principal Address

C/O JOSEPH W. ROLES, JR.
7501 NORTHWEST 4TH STREET, STE. 101
PLANTATION, FL 33317

Changed: 11/23/1992

Mailing Address

C/O JOSEPH W. ROLES, JR.
7501 NORTHWEST 4TH STREET, STE. 101
PLANTATION, FL 33317

Changed: 11/23/1992

Registered Agent Name & Address

ROLES, JOSEPH WJR
7501 NW 4TH ST.
SUITE 101
PLANTATION, FL 33317

Name Changed: 03/29/2010

Address Changed: 05/27/1993

Officer/Director Detail

Name & Address

Title DP

ROLES, JOSEPH WJR
1060 NW 70TH WAY
PLANTATION, FL

Title DS

SMED, LAURA ANNE
1000 S Orlando Ave B4
Maitland, FL 32751

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02/01/1996 -- ANNUAL REPORT	View image in PDF format
02/10/1995 -- ANNUAL REPORT	View image in PDF format

Detail by FEI/EIN Number

Foreign Profit Corporation
STANTEC CONSULTING SERVICES INC.

Filing Information

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Principal Address

410 17TH STREET
SUITE 1400
DENVER, CO 80202

Changed: 04/16/2023

Mailing Address

10220 - 103 AVENUE NW
SUITE 300
EDMONTON T5J 0K4 CA

Changed: 07/24/2023

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 02/14/2013

Address Changed: 02/14/2013

Officer/Director Detail

Name & Address

Title Director, VP, Asst. Secretary

STONE, JEFFREY P
61 COMMERCIAL STREET
SUITE 100
ROCHESTER, NY 14614

Title President

JOHNSTON, GORDON A
10220 - 103 AVENUE NW
SUITE 300
EDMONTON T5J 0K4 CA

Title Secretary

HEISLER, CHRISTOPHER O
10220 - 103 AVENUE NW
SUITE 300
EDMONTON T5J 0K4 CA

Title VP

CASTELLA, RAMON
901 PONCE DE LEON BLVD
SUITE 900
CORAL GABLES, FL 33134

Title VP

WILHOIT, KRISTOPHER
6920 PROFESSIONAL PARKWAY EAST
SARASOTA, FL 34240

Title Senior Principal

STOKER, DOUGLAS E
380 PARK PLACE BOULEVARD
SUITE 300
CLEARWATER, FL 33759

Title VP

HOLMES, MEGAN
1500 SPRING GARDEN STREET
SUITE 1100
PHILADELPHIA, PA 19130

Title Senior Principal

BUTTARI, SCOTT
6920 PROFESSIONAL PARKWAY EAST
SARASOTA, FL 34240

Title VP

BURNHAM, ANDREW
777 S HARBOUR ISLAND BLVD
STE 600
TAMPA, FL 33602

Title VP

CLORE, AMY
777 S HARBOUR ISLAND BLVD
STE 600
TAMPA, FL 33602

Title Director, COO, EVP

Reisbord, Susan
1060 Andrew Drive
Suite 140
West Chester, PA 19308-5602

Title Treasurer

Culmone, Vito
200-325 35 Street SE
Calgary, Alberta T2A 7H8 CA

Title SVP

Jaegerman, Adriana
One Biscayne Tower
2 South Biscayne Boulevard
Suite 1670
Miami, FL 33131-2709

Title Principal

Cunningham, Robert R.
6920 Professional Parkway East
Sarasota, FL 34240-8414

Title VP

Aceto, Frank
1060 Andrew Drive
Suite 140
West Chester, PA 19308-5602

Annual Reports

Report Year	Filed Date
2025	01/02/2025

2025	01/06/2025
2026	01/07/2026

Document Images

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06/30/2006 -- ANNUAL REPORT	View image in PDF format
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01/31/2005 -- Name Change	View image in PDF format
01/31/2005 -- Name Change	View image in PDF format
09/13/2004 -- ANNUAL REPORT	View image in PDF format
08/04/2003 -- ANNUAL REPORT	View image in PDF format
11/06/2002 -- ANNUAL REPORT	View image in PDF format

11/14/2001 -- Foreign Profit

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AGENDA ITEM REQUEST

Originating Department: Utilities

Item Title: Agreement

Item Number: 4F **Meeting Date:** 2/10/2026

City Reference Number (C#): C25334

Item Description:

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Stantec Consulting Services Inc. for Project Agreement Number: PA-26-004-SC – Utility Lift Station SCADA Upgrade Installation Inspection Services – Phase 2;" and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:
465.66.70.536.506502 - Construction Design
Project 5193SY - Utility SCADA Upgrades

Amount:
$171,310.60

ATTACHMENTS:

ATY Resolution - C25334
Project Agreement PA-26-004-SC
Basis and Justification Memo

Background:

The City of Sunrise Utilities Department provides water treatment and distribution, and wastewater collection and treatment services for customers within its service area. In support of this service, the Utilities Department operates various facilities that are monitored and controlled by Programable Logic Controllers (PLC) based Supervisory Control and Data Acquisition (SCADA) systems. The Utilities department maintains 216 lift stations throughout the utility system that are part of the wastewater transmission system. Each of these lift stations are equipped with Programable Logic Controllers (PLC), Remote Transmission Unit (RTU), and radios for communication via SCADA network.

The City's consultant conducted a comprehensive reliability and vulnerability assessment that determined that all of the communications systems at the lift stations have reached the end of their useful life. The Utilities Department has planned the replacement of radio systems at the 216 lift stations over multiple years in three separate phases. Phase 1 consisted of upgrades to sixty-four (64) lift stations. Phase 2 consists of upgrades to seventy (70) lift stations to include replacement of radios, RTUs, and PLCs by the City's contractor. As part of this agreement, the consultant will provide inspection services support as well as diagnostic services for Phase 2 lift stations.

The Utilities Department developed Project Agreement 24-006-SC with Stantec Consulting Services Inc., one of the City's continuing engineering consultants for Water, Wastewater, Wastewater Reuse and Natural Gas projects to provide inspection services as necessary for Phase 2. Staff negotiated a fee that is fair and reasonable for the complexity and scope of work within the Project Agreement, and these funds are currently budgeted for initiating this work in the current fiscal year.

This project agreement is consistent with Item Number 27 in Exhibit "A" Scope of Services of the 2021 Continuing Services Agreement with Stantec Consulting Services Inc. for Water, Wastewater, Wastewater Reuse and Natural Gas Utility Projects Consultant Services.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Sangeeta Dhulashia Phone: 954-888-6072

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "PROJECT AGREEMENT BETWEEN THE CITY OF SUNRISE AND STANTEC CONSULTING SERVICES INC. FOR PROJECT AGREEMENT NUMBER: PA-26-004-SC UTILITY LIFT STATION SCADA UPGRADE INSTALLATION INSPECTION SERVICES – PHASE 2"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City requires a professional engineering consultant to provide inspection services support during Phase 2 of the lift station upgrades project; and

WHEREAS, in 2021, the City entered into a Continuing Services Agreement with Stantec Consulting Services Inc. for professional services related to water, wastewater, wastewater reuse, and natural gas projects; and

WHEREAS, the City has developed a Project Agreement with Stantec Consulting Services Inc. based on the reasonable proposal provided by the firm and based on its experience and availability for these services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Pursuant to the Continuing Services Agreement between the City of Sunrise and Stantec Consulting Services Inc., the "Project Agreement between the City of Sunrise and Stantec Consulting Services Inc. for Project Agreement Number: PA-26-004-SC Utility Lift Station SCADA Upgrade Installation Inspection Services – Phase 2" (Project Agreement) is hereby approved. A copy of the Project Agreement is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The Mayor is hereby authorized to execute the Project Agreement.

Section 3. The City Manager is hereby authorized to extend the Project Agreement in accordance with the terms of the approved Project Agreement. The Director of Utilities shall provide the City Clerk with a copy of any such extension.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

Between

THE CITY OF SUNRISE

And

STANTEC CONSULTING SERVICES INC.

For

Project Agreement Number: PA-26-004-SC

UTILITY LIFT STATION SCADA UPGRADE INSTALLATION INSPECTION SERVICES – PHASE 2

Pursuant to the provisions contained in the Continuing Services Agreement between the City of Sunrise ("City") and Stantec Consulting Services Inc. ("Consultant") for Professional Services – Water, Wastewater, Wastewater Reuse and Natural Gas Utilities Projects (hereinafter referred to as "Continuing Services Agreement") dated May 7, 2021, this Project Agreement (hereinafter referred to as "Agreement") authorizes the Consultant to provide the services as set forth below:

SECTION 1 INCORPORATION OF CONTINUING SERVICES AGREEMENT

1.1 All terms and conditions of the Continuing Services Agreement between the City and the Consultant dated May 7, 2021, not specifically modified by this Agreement shall remain in full force and effect and are incorporated into and made a part of this Agreement by this reference as though set forth in full.

SECTION 2 CONSULTANT'S BASIC DUTIES TO CITY

2.1 By executing this Agreement, the Consultant represents to the City that the Consultant is professionally qualified to act as the Consultant for the Project (hereinafter referred to as "the Project") and is licensed to practice engineering by all public entities having jurisdiction over the Consultant and the Project. The Consultant further represents to the City that the Consultant will maintain all necessary licenses, or other authorizations necessary to act as Consultant for the Project until Consultant's duties hereunder have been completed. The Consultant shall be responsible for providing all necessary subconsultants required for the successful completion of the work as outlined in EXHIBIT "1," Scope of Services. The Consultant assumes full responsibility to the City for the improper acts, negligence, and omissions of its subconsultants and of all others employed or retained by the Consultant in connection with the Project.

2.2 Execution of this Agreement by the Consultant constitutes a representation that the Consultant has become familiar with the Project site and the local conditions under which the Project is to be implemented.

2.3 THIRTY PERCENT DESIGN DOCUMENTS – NOT USED

2.4 SIXTY PERCENT DESIGN DOCUMENTS- NOT USED

2.5 NINETY PERCENT DESIGN DOCUMENTS – NOT USED

2.6 ONE HUNDRED PERCENT DOCUMENTS – NOT USED

2.7 ADMINISTRATION OF CONSTRUCTION – NOT USED

2.8 ADDITIONAL SERVICES

The following services of the Consultant are not included in Sections 2.3 through 2.6, nor in EXHIBIT "1," Scope of Services. Nevertheless, the Consultant shall provide such services as related to the Project if authorized in writing by the City prior to the performance or furnishing of same, and, unless otherwise specified in this Agreement, said services shall be paid for by the City as provided hereinafter.

2.8.1 Providing services to perform an extraordinary examination or investigation of existing conditions or to make measured drawings, or to verify the accuracy or other information provided by the City.

2.8.2 Making revisions in drawings, specifications or other documents when such revisions are inconsistent with written direction by the City previously given, are required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents and not reasonably anticipated or are due to other causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.3 Preparing drawings, specifications and supporting data in connection with Change Orders, provided that such Change Orders are issued by the City due to causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.4 Providing services concerning repair or replacement of work damaged by fire or other cause during construction provided that such services are required by causes not the responsibility of the Consultant, either in whole or in part.

2.8.5 Providing services made necessary solely by the default of the Contractor or defects or deficiencies in the work of the Contractor.

2.9 SERVICE SCHEDULE

2.9.1 The Consultant shall perform its services in accordance with agreed upon schedule. The Consultant shall submit for the City's approval a schedule for the performance for the Consultant's services that shall include allowance for time required for the City's review of submissions and for approvals of authorities have jurisdiction over the Project. The City shall review and approve or reject any schedules submitted by the Consultant within five (5) working days of said submittal. If, in the event that construction of the Project is suspended for more than thirty (30) days, the Consultant shall also suspend Construction Administration Services upon request of City. Any time spent on the Project at the request of the City or on the City's behalf during this suspension shall be additional services and shall be paid based on the Standard Hourly Rates attached to the Continuing Services Agreement as EXHIBIT "B" Hourly Rates. The reasonable term of construction upon which the fees for Construction Administration Services in this Agreement are based, shall be extended to include the period of construction suspension. This schedule, when approved by the City, shall not, except for cause, be exceeded by the Consultant. In the event the City rejects any schedules submitted by the Consultant, the Consultant shall submit a revised schedule within forty-eight (48) hours of said rejection. Submission of a schedule acceptable to the City and to which the City makes no objection shall be a condition precedent for any payment to the Consultant.

2.9.2 Upon receipt of the Notification of Commencement and the fully executed Purchase Order, the Consultant shall commence services to the City on the Commencement Date, and shall continuously perform services to the City, without interruption, in accordance with the time frames set forth in the "Project Schedule," a copy of which is attached and incorporated into this Agreement as EXHIBIT "2." The number of calendar days from the Commencement Date, through the date set forth in the Project Schedule for completion of the Project or the date of actual completion of the Project, which ever shall last occur, shall constitute the Contract Time.

2.9.3 Liquidated Damages: N/A

2.9.4 No Damages for Delay: The Consultant shall not be entitled to any claim for damages including, but not limited to, loss of profits, loss of use, home office overhead expenses, equipment rental and similar costs on account of delays in the progress of the Project from any cause or national disaster or emergency, unusual delay in deliveries, unusual delay in procuring permits, differing site conditions, unavoidable casualties or other cause beyond the Consultant's control, or by delay authorized by the City, or by other causes which the Consultant determines may justify delay. The Consultant's sole recovery and remedy for any such delay shall be a reasonable extension of time and a revision to the Project Schedule as determined by the City. However, additional costs to the Consultant or delays in the Consultant's performance caused by improperly timed activities shall not be the basis for granting a time extension. If the Consultant wishes to make a claim for an increase in time of performance, written notice of such claim

shall be made to the City within three (3) working days after the occurrence of the event, or the first appearance of the condition giving rise to such claim. The City's representative shall determine whether the Consultant is entitled to a time extension for the delay. The failure of the Consultant to give such notice shall constitute a waiver of any claim under this section.

2.9.5 Notwithstanding the provisions of Subparagraph 2.9.4, in the event that the Contractor fails to substantially complete the Project on or before the Substantial Completion date specified in the Construction Contract or the Contractor is granted an extension of the time to complete performance under the Construction Contract and the Consultant's Contract Administration Services are materially extended by the City as a direct result thereof and through no fault of the Consultant, the Consultant shall be entitled to additional compensation at the rates shown in the Continuing Services Agreement EXHIBIT "B." The amount of compensation due by the Consultant under this Subparagraph shall be pursuant to approved written Amendment to this Agreement.

2.10 PERSONNEL

2.10.1 The Consultant shall assign only qualified personnel to perform any service concerning the Project. At the time of execution of this Agreement, the parties anticipate that the following named individuals will perform those supervisory or primary functions indicated:

NAME	FUNCTION & OFFICE LOCATION
Zuhal Ozturk, Ph.D., P.E.	Project Manager (Deerfield Beach, FL)
Shane Ramcharansingh	Project Technical Lead (Denver, CO)
Fernando Vargas	Inspector (Coral Gables, FL)
Alireza Dehghan	Engineering Inspector (Deerfield Beach, FL)
Laura Rodriguez	Administrative Assistant (Deerfield Beach, FL)

So long as the individuals named above remain actively employed or retained by the Consultant, they shall perform the functions indicated next to their names. Furthermore, the City reserves the right to reject any proposed substitution for any of the above named individuals, and the City shall have the further right to require that any individual assigned to the Project by the Consultant be removed from the Project and reassigned for good cause.

SECTION 3 CITY'S BASIC DUTIES TO CONSULTANT

3.1 The City shall provide the Consultant with adequate information regarding the City's requirements for the Project including any desired or required design or construction schedule, or both, and any budgetary requirements including fixed limit of construction cost, prior to the start of the Construction Documents Phase of design, upon which the Consultant shall be entitled to rely.

3.2 The City shall review any documents submitted by the Consultant requiring the City's decision and shall render any required decision pertaining thereto in a timely fashion.

3.3 The City shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Construction Contract.

3.4 If the City becomes aware of any fault or defect in the Project, nonconformance with the Construction Contract, or of any errors, omissions or inconsistencies in the drawings or specifications, prompt notice thereof shall be given by the City to the Consultant.

3.5 The City shall perform those duties set forth in Sections 3.1 through 3.4 as expeditiously as may reasonably be necessary for the orderly progress of the Consultant's services and of the work.

3.6 The City's review of any documents prepared by the Consultant or its subconsultants shall be solely for the purpose of determining whether such documents are generally consistent with the City's construction program and intent. No review of such documents shall relieve the Consultant of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

SECTION 4 CONSTRUCTION COSTS

4.1 If the cost of construction exceeds the cost agreed upon by the City by more than 5% of the lowest bona fide bid or negotiated proposal, the City may (1) give written approval of an increase in such fixed limit, (2) authorize rebidding or renegotiating of the Project, (3) terminate the Project and this Agreement in accordance herewith, or (4) cooperate in revising the Project scope or quality, or both, as required to reduce the construction cost. In the case of (4), the Consultant, without additional charge to the City, shall consult with the City and shall revise and modify the drawings and specifications as necessary to achieve compliance with the cost agreed upon by the City. Absent negligence on the part of the Consultant in making its estimates of probable construction cost, providing such modifications and revisions shall be the limit of the Consultant's responsibility arising from the establishment of such construction costs, and having done so, the Consultant shall be entitled to compensation for all other services performed, in accordance with this Agreement.

SECTION 5 BASIS OF COMPENSATION

5.1 The City shall compensate the Consultant for an amount not to exceed **$159,310.60** exclusive of authorized Reimbursable Expenses (**$171,310.60** inclusive of Reimbursable Expenses if authorized)**,** based on services rendered pursuant to Sections 2.3 through 2.6 and **EXHIBIT "1,"** Scope of Services, of this

Agreement by allocating the estimated percentage of work for each of the phases set forth in Section 5.2. Billings for each phase shall not exceed the amount allocated to each phase.

5.2 Payment to the Consultant of the sum set forth in Section 5.1 shall be allocated based on the estimated percentage of work completed for each of the following phases:

Task 1 Project Management, Meetings and Coordination .... $15,968.80 ... 10.02%

Task 2 Site Inspection Services..... $100,276.80….62.94%

Task 3 System Diagnostics Support…… $43,065.00…27.03%

5.3 Additional services of the Consultant as described in Section 2.7, if any, shall be compensated as follows:

See EXHIBIT "B" Hourly Rates of the Continuing Services Agreement–

5.4 Reimbursable Expenses as defined in Section 6 shall be reimbursed to the Consultant by the City as provided in Section 6.

5.5 If the scope of the Consultant's services are changed materially through no fault of the Consultant, compensation due to the Consultant shall be equitably adjusted, either upward or downward.

SECTION 6 BILLING AND PAYMENTS TO CONSULTANT

6.1 Billing by the Consultant shall be in accordance with EXHIBIT "E" of the Continuing Services Agreement. Payments to the Consultant shall also be in accordance with EXHIBIT "E" of the Continuing Services Agreement and EXHIBIT "2" of this Agreement.

6.2 REIMBURSABLE EXPENSES

6.2.1 Reimbursable Expenses shall mean expenses incurred by the Consultant and Consultant's in the interest of the Project, as follows:

Not to exceed **$12,000** without prior written authorization by the City.

6.2.1.1 Reasonable expenses of: long-distance communications; mileage reimbursement in accordance with Section 2-2 of the Code of Ordinances of the City of Sunrise, Florida; fees paid for securing approval of authorities having jurisdiction over the Project; actual cost of reproduction, postage and handling of drawings, specifications and other documents; renderings, models and mock-ups requested by the City; additional insurance coverage or limits, including professional liability insurance, requested by the City in excess of that required in the Request For Qualifications. The Consultant shall only be reimbursed for

the direct cost of the item without additional mark-up. Costs for meals, snacks, and beverages are not considered a reimbursable expense.

SECTION 7 TERM

7.1 This Agreement shall commence on the date this instrument is fully executed by all parties and shall continue in full force and effect through **600 days**, unless otherwise terminated pursuant to Section 8.1 or 8.2, or other applicable sections of this Agreement. The City's City Manager, in his sole discretion, may extend the term of this Project Agreement through written notification to the Consultant. Such extension shall not exceed one-hundred eighty (180) days. No further extensions of this Agreement shall be effective unless authorized by City code or City Commission action.

SECTION 8 TERMINATION

8.1 TERMINATION FOR CAUSE

8.1.1 This Agreement may be terminated by either party upon seven (7) days' written notice to the other should such other party fail substantially to perform in accordance with its material terms through no fault of the party initiating the termination. In the event of a termination for cause, the Consultant shall be entitled to receive compensation for any work completed pursuant to the Agreement to the satisfaction of the City through the date of termination, less any amounts which the City reasonably deems necessary to withhold in order to correct any defects or deficiencies in the work performed by the Consultant. In no event shall the City pay for profit or overhead on work not performed.

8.2 TERMINATION FOR CONVENIENCE

8.2.1 This Agreement may be terminated by the City without cause upon ten (10) days' written notice to the Consultant. In the event of such a termination without cause, the Consultant shall be compensated for all services completed pursuant to this Agreement to the satisfaction of the City up to and through the date of termination, together with Reimbursable Expenses incurred. In such event, the Consultant shall promptly submit to the City its invoice for final payment and reimbursement which invoice shall comply with the provisions of Section 2.5 of EXHIBIT "E" of the Continuing Services Agreement.

8.2.2 Under no circumstances shall the City make payment of profit or overhead for work that has not been performed. Additionally, the City shall not make payment for the following items:

8.2.2.1 Anticipated profits or fees to be earned on completed portions of the work;

8.2.2.2 Consequential damages;

8.2.2.3 Costs incurred in respect to materials, equipment or services purchased or work done in excess of reasonable quantitative requirements of this Agreement;

8.2.2.4 Expenses of Consultant due to the failure of Consultant or its subconsultants to discontinue the work with reasonable promptness after notice of termination has been given to the Consultant; and

8.2.2.5 Losses upon other contracts or from sales or exchanges of capital assets or Internal Revenue Code Section 1231 assets.

8.2.2.6 Damage or loss caused by delay.

8.3 Assignment Upon Termination. Upon termination of this Agreement, the work product of the Consultant shall become the property of the City and the Consultant shall within ten (10) working days of receipt of written direction from the City, transfer to either the City or its authorized designee, all work product in its possession, including but not limited to, designs, specifications, drawings, studies, reports and all other documents and data in the possession of the Consultant pertaining to this Agreement. Upon the City's request, the Consultant shall additionally assign its rights, title and interest under any subcontractor's agreements to the City. All work product provided under this Section shall be used solely for its intended purpose.

SECTION 9 SEVERABILITY

9.1 If any term or provision of this Agreement or its application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such terms or provisions to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the City, signing by and through its Mayor, attested to by its City Clerk, duly authorized to execute same and by Stantec Consulting Services Inc., signing by and through its Client Service Manager, duly authorized to execute same.

CITY

CITY OF SUNRISE, FLORIDA

By: _____
Mayor Michael J. Ryan

_____ day of _____, 2026.

AUTHENTICATION:

_____
City Clerk

(SEAL)

Approved as to form for the City:

By: _____
Thomas P. Moss
City Attorney

CONSULTANT
STANTEC CONSULTING SERVICES INC.

By: _____

Oscar Bello, P.E.
Client Service Manager

____ day of _____, 2026.

AUTHENTICATE:

_____
Secretary

_____
Please type name of Secretary

(CORPORATE SEAL)

WITNESSES:

_____

_____

EXHIBIT "1"

SCOPE OF SERVICES

TO

PROJECT AGREEMENT

The City of Sunrise (CITY) has requested that STANTEC (CONSULTANT) provide field inspection services for the upgrades to the CITY's existing Lift Stations.

As supplement to the in-progress Utility Supervisory Control and Data Acquisition (SCADA) System Reliability and Vulnerability Assessment Project (Project Agreement No. PA-21-012-ST), the CITY has requested that STANTEC to submit a proposal to inspect the Remote Terminal Unit (RTU) upgrades that will take place at the City's existing Lift Station sites (70 total) by Revere Control Systems, Inc. (Revere Controls). Under Lift Station Inspections – Phase 1 Task, Stantec provided lift station inspections, server room inspections and system troubleshooting assistance. Similar services are expected to be provided under this task order.

Task 1.0 - Project Management

Task 1.1 – Project Management, Meetings and Coordination

The CONSULTANT will be responsible for overall coordination and management of the project through its assigned Project Manager (PM). The PM will manage the schedule and budget, and field inspection staff, for the duration of the project. Under this task the CONSULTANT will prepare monthly progress reports and invoices for the CITY review and approval.

CONSULTANT shall prepare and submit monthly invoices in accordance with the contract.

Deliverables

- Monthly Progress Reports
- Monthly Invoices
- Kickoff Meeting (virtual)
- Bi-weekly work progress meetings (virtual)

Task 2.0 – Site Inspection Services

STANTEC will provide inspection services for this WORK as described below:

- Witness field checks conducted by Revere Controls.
- Make note of work quality and final site condition.

- Witness establishment of communication links by Revere Controls (220MHz and/or cellular as applicable).
- Provide oversight of new pressure transducer installation at each Lift Station
- Provide local RTU troubleshooting
- Provide Programmable Logic Controller (PLC) model integration
- Provide contractor work coordination assistance
- Support coordination meetings and workshops with City, contractor and City Information Technology (IT) Department
- The inspector will also work with Revere Controls to document any observed field installation concerns and engage the lead CONSULTANT engineer, if necessary.
- Site inspection findings will be documented in a templated weekly field report supported by site photos.

Deliverables

- Weekly Delivery of Field Reports.

Task 3.0 – System Diagnostics Support

The CITY identified requests will be addressed under this task. Stantec will provide system diagnostics support for the City identified items for Lift Station communication issues arising from software, hardware such as radios, servers, network and system components associated with this project.

ASSUMPTIONS

- CONSULTANT is only offering field inspection services for the RTU upgrades (limited to 70 sites). This Agreement only includes inspection services. Design, programming, equipment configuration and field modifications of any kind are not included.
- The installation will be carried out by Revere Controls under a separate task order.
- An average of 8 hours of inspection is anticipated at each site for the Field Inspector.
- CONSULTANT will not be responsible for defining and/or enforcing the site safety protocols for Revere and/or City staff. CITY in coordination with Revere Controls will be responsible for Site Safety Protocols.
- CONSULTANT's work progress and contract duration will be directly dictated by Revere Controls' schedule and work progress.

Work Execution Assumptions Based on Coordinated Review of Revere preliminary upgrades schedule

Installation Inspection Services

1) Control Panel Set: 70 Panels

Revere will have 1 installation team. CONSULTANT'S Inspector will be on site for 70 of the 207 installation days anticipated by Revere Controls with an allowance to visit two sites per day, as needed.

- The projected number of days is based on Revere Control's schedule.
- Specific inspection days will be determined by Revere's weekly schedule.
- Per Revere Controls' projections: lift station inspections are anticipated to be scheduled over an 18-month period.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

EXHIBIT "2"

TO

PROJECT AGREEMENT

UTILITY LIFT STATION UPDGRADE INSTALLATION INSPECTION SERVICES – PHASE 2

PROJECT SCHEDULE

Task/Description	Estimated Task/Completion in Days Following Notice To Proceed[1]
Task 1.0 Project Management, Meetings and Coordination	540
Task 2.0 Site Inspection Services	540
Task 3.0 System Diagnostics Support	540

[1] Task durations are on calendar days.

CITY OF SUNRISE

Memorandum

To: File

From: Sangeeta Dhulashia, P.E., Deputy Director of Utilities SD

Date: December 23, 2025

Re: Basis & Justification for Consultant Selection

Project Agreement No.: PA-26-004-SC Lift Station SCADA Upgrade Installation Inspection Services – Phase 2

The Utilities Department assigned engineering professional services to Stantec Consulting Services Inc. for inspection oversight of Lift Station (LS) Supervisory Control and Data Acquisition (SCADA) Upgrade Installation Inspection Services – Phase 2.

Basis

The City of Sunrise Utilities department has 216 LS system wide that is part of the wastewater transmission system. Each LS is equipped with Programable Logic Controllers (PLC), Remote Transmission Unit (RTU), and radios for communication via SCADA network. This communication system at all LS has been old and at the end of the useful life. City has envisioned the replacement of radio systems over three phases. The phase II radio system consists of upgrade to seventy (70) LS, where radios, RTUs, and PLCs are being assembled and delivered to the site. The effort provided under this agreement is related to providing inspection services during installation of Phase I of the project.

Justification

Stantec Consulting Services Inc. has provided the City a reasonable proposal for the inspection services related to this project and is capable of performing the services based on their experience and availability. This assignment has been evaluated for compliance with the objective of equitable distribution of work to the various design consultants under the Continuing Services Agreement, and it is consistent with that objective.

CITY OF SUNRISE FLORIDA

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Agreement

Item Number: 4G **Meeting Date:** 2/10/2026

City Reference Number (C#): C25294

Item Description:

A Resolution of the City of Sunrise, Florida, awarding Bid No. 25-65-06-CM to RF Environmental Services, Inc. for the Sawgrass Wastewater Treatment Plant Dissolved Air Flotation Thickening Process Improvements – Phase 1 Project; approving Contract No. C 25-65-06-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:

402.66.70.535.506510 - Construction
Project 5141SG - Sawgrass WWTP Dissolved Air Flotation Thickening Process Improvements

Amount:

$2,593,900.00

ATTACHMENTS:

ATY Resolution - C25294
Bid Tabulation
Engineer's Bid Price Review
Sunbiz - RF Environmental Services, Inc.

Background:

The City of Sunrise Utilities Department requires a qualified contractor to perform construction services for the Sawgrass Wastewater Treatment Plant (WWTP) Dissolved Air Flotation (DAF) Thickening Process Improvements Phase 1 project. The existing DAF system, which thickens waste activated sludge for downstream biosolids processing, is experiencing significant mechanical deterioration and has reached the end of its useful life. The two DAF units, installed in 1987 and 1996, include flotation tanks, skimmers, pumps, polymer systems, air compressors, and a canopy structure, all of which show substantial wear and require replacement to maintain reliable operations and permit compliance.

On August 10, 2021, the City Commission approved Project Agreement 21-009-HS with Hazen and Sawyer P.C. (Hazen) for the Sawgrass Wastewater Water Treatment Plant DAF Thickening Process Improvements project. Services included within the Project Agreement include engineering design, permitting, and bidding services.

The DAF improvements were originally intended to be completed as a single project and coordinated with the new Blower/Electrical Building under the Sawgrass WWTP Train A Secondary Treatment project, as portions of the work rely on new equipment to be housed in that facility. The new blower building is under construction but has an extended schedule for completion. In the interim, the DAF system has continued to experience operational failures, particularly with the east unit's upper skimmer system. To avoid further delaying critical rehabilitation work, City Staff and Hazen identified portions of the project that could be constructed independently. As a result, the City amended the project agreement to divide the improvements into two phases, with Phase 1 addressing the most urgent equipment and structural needs. Included within the Phase 1 scope of work will be the replacement of instrumentation and control devices, new drive units with variable-speed motors, replacement of longitudinal upper skimmers, structural repairs to both DAF tanks, interior and exterior tank coatings, replacement of process piping and appurtenances, new canopy over the DAF tanks, along with associated electrical, instrumentation, and control work.

The DAF Phase 2 Improvements project is expected to be advertised in the future and will include the pressurization tanks, polymer systems, air compressor systems, pumps, motors, and associated equipment that depend on the Blower/Electrical Building currently under construction under a separate construction contract (Sawgrass WWTP Train A Secondary Treatment project).

On August 29, 2025, Bid No. 25-56-04-CM was issued for the DAF Phase 1 project. A mandatory pre-bid meeting with a site visit was conducted on September 9, 2025, with seven prospective bidders in attendance. The bid opening took place on October 8, 2025, and two bids were received.

Following the evaluation by the Purchasing Office, Utilities Department and Hazen, it is

recommended to award the contract to the lowest responsive and responsible bidder, RF Environmental Services, Inc. (RF Environmental).

Although the Engineer's Opinion of Probable Construction Cost (OPCC) was $1,544,000.00 (Completed April 2025), material and equipment price volatility, inflation, limitation on pool of qualified contractors, and construction market condition costs have increased. Hazen and Sawyer analyzed the bids in detail and determined them to be reasonable within current market conditions, see attached Engineer's Bid Price Review. Specifically, Hazen and Sawyer noted that the major price difference between the OPCC and the bid was related to the steel canopies and skimmer systems. Hazen and Sawyer stated that there is ongoing variability in the metals market, and limited competition with a constrained vendor pool. City staff recommend awarding Bid No. 25-65-06-CM to RF Environmental. Approval of this award will replace critical components of the DAF thickening system, restore reliable solids processing capacity, and ensure continued compliance with wastewater treatment requirements at the Sawgrass WWTP.

All references were favorable for RF Environmental's performance on other projects of similar type and scale with other entities. Additionally, RF Environmental has performed favorably on a previous contract with the City. Staff is requesting approval to award to RF Environmental contingent on receipt of an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

The City did not receive responses from City of Sunrise vendors that could provide this service.

A companion item awarding a Project Agreement with Hazen for Construction Management Services is also being submitted for City Commission consideration at the February 10, 2026 City Commission Meeting.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Cheryl McCalla, CPPB, Procurement Specialist

Phone: 954-572-2204

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AWARDING BID NO. 25-65-06-CM TO RF ENVIRONMENTAL SERVICES, INC. FOR THE SAWGRASS WASTEWATER TREATMENT PLANT DISSOLVED AIR FLOTATION THICKENING PROCESS IMPROVEMENTS – PHASE 1 PROJECT; APPROVING CONTRACT NO. C 25-65-06-CM; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The award of Bid No. 25-65-06-CM for the Sawgrass Wastewater Treatment Plant Dissolved Air Flotation Thickening Process Improvements – Phase 1 Project to RF Environmental Services, Inc. is hereby approved in the amount of $2,593,900.00, contingent on providing an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

Section 2. The Procurement Manager or designee is hereby authorized to execute all documents in connection with this award, including the contract for construction (Contract), upon review and approval by the City Attorney's Office. The Procurement Manager or designee shall provide the City Clerk with a copy of the Contract to attach to this Resolution as Exhibit A.

Section 3. The City Manager and the Director of Utilities are hereby authorized to approve change orders in accordance with the conditions specified in Resolution No. 92-222-11-A. All City permit fees, with the exception of re-inspection fees, will be paid directly by the Utilities Department.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

BID NO: BID 25-65-06-CM

BID TITLE: Sawgrass WWTP Dissolved Air Flotation Thickening Process Improvements – Phase 1

OPENING DATE: October 8, 2025

TIME: 2:00 PM

COMPANY NAME	GRAND TOTAL BID OFFER
RF Environmental Services, Inc.	$2,593,900.00
Razorback, LLC	$3,449,000.00

BID OPENED BY:
Cheryl McCalla, CPPB

Hazen and Sawyer
4000 Hollywood Boulevard, Suite 750 North
Hollywood, FL 33021 • 954-987-0066

January 16, 2026

Guarionex De Los Santos
Project Manager
City of Sunrise Utilities and Capital Projects
777 Sawgrass Corporate Parkway
Sunrise, FL 33325

Re: Sawgrass WWTP DAF Thickening Process Improvements – Phase 1
Bid Price Review - Bid No.: 25-65-06-CM

Dear Mr. De Los Santos:

The Sawgrass Wastewater Treatment Plant (WWTP) Dissolved Air Flotation (DAF) Thickening Process Improvements Project was advertised by the City of Sunrise (City) on August 29, 2025. The bid opening was held on October 8, 2025, at 2:00 pm. The City received two bids for this project: RF Environmental Services, Inc. and Razorback, LLC. The apparent low bidder is RF Environmental Services, Inc. in the amount of $2,593,900.

The Engineer's Opinion of Probable Construction Cost (EOPCC) is $1,544,000. It is noted that this EOPCC was provided in April 2025, six months prior to the bid opening, with costs obtained in 2023 and updated using the Engineer News Record Indices.

The largest cost discrepancy is for: Steel Canopy for the West and East Dissolved Air Flotation (DAF) units and West and East DAF Upper Skimmer Systems and Appurtenances (Bid Items 2, 3,11 and 12). The cost difference between the EOPCC and the apparent low bidder for bid items 2 and 3 combined, and for bid items 11 and 12 combined, is $418,000 and $695,000, respectively.

The combined total of all bid items for the apparent low bidder, excluding bid items 2, 3, 11, and 12, is 16% lower than the EOPCC, with totals of $327,900 and $391,000, respectively.

The price differences as they relate to steel canopies and skimmer systems can be attributed to the following factors which can be difficult to capture in an EOPCC.

- Ongoing variability in metals markets introduced additional risks that bidders may have accommodated in their proposals. Moreover, limited competition and a constrained vendor pool can further increase pricing pressure.
- Vendors may account for significant escalation in material pricing, compounded by a 52-week project duration with a 30-week material lead time that heightens exposure to market volatility. Bidders may have priced in the risk of liquidated damages associated with potential schedule delays, as well as uncertainty around future tariffs, particularly for stainless steel, which can materially affect final costs.

Hazen and Sawyer
4000 Hollywood Boulevard, Suite 750 North
Hollywood, FL 33021 • 954-987-0066

Therefore, due to ongoing price volatility from tariffs and other factors as noted above in the construction industry, the prices were reviewed and found reasonable.

We appreciate the opportunity to assist the City with this important project. Should you have any questions or require further information, please do not hesitate to contact our office.

Very truly yours,



Anthony Niemiec, Jr, PE, BCEE
Associate

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
RF ENVIRONMENTAL SERVICES, INC.

Filing Information

Document Number	P16000009528
FEI/EIN Number	81-1455710
Date Filed	01/28/2016
Effective Date	01/27/2016
State	FL
Status	ACTIVE

Principal Address

4840 NE 11th Ave
Oakland Park, FL 33334

Changed: 05/07/2021

Mailing Address

4840 NE 11th Ave
Oakland Park, FL 33334

Changed: 05/01/2019

Registered Agent Name & Address

BUCKLEY, THADDEUS R
4324 NE 21ST AVE
FORT LAUDERDALE, FL 33308

Officer/Director Detail

Name & Address

Title DIRECTOR, SECRETARY, TREASURER

BUCKLEY, KATHERINE M
4324 NE 21ST AVE
FORT LAUDERDALE, FL 33308

Title DIRECTOR, PRESIDENT

BUCKLEY, THADDEUS R
4324 NE 21ST AVE
FORT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	02/14/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
02/14/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
06/02/2022 -- ANNUAL REPORT	View image in PDF format
05/07/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
09/10/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

AGENDA ITEM REQUEST

Originating Department: Utilities

Item Title: Agreement

Item Number: 4H **Meeting Date:** 2/10/2026

City Reference Number (C#): C26008

Item Description:

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Hazen and Sawyer, P.C. for Project Agreement No. PA-26-008-HS Sawgrass Wastewater Treatment Plant Dissolved Air Floatation Thickening Process Improvements - Phase 1 Construction Management Services"; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:

402.66.70.533.506510 - Construction
Project No. 5141SG - Sawgrass WWTP Dissolved Air Floatation System Rehabilitation

Amount:

$290,265.00

ATTACHMENTS:

ATY Resolution - C26008
Project Agreement PA-26-008-HS
Basis and Justification Memo

Background:

The biosolids treatment system at the Sawgrass Wastewater Treatment Plant (WWTP) utilizes a Dissolved Air Flotation Thickener (DAFT) process. This process thickens Waste Activated Sludge (WAS), with separated water returned to secondary treatment for further processing. The thickened WAS (TWAS) is then pumped from the sludge holding tanks to the City's biosolids building, where it undergoes dewatering via centrifuges.

The existing DAFT facility is experiencing significant mechanical deterioration and has reached the end of its useful life. The two DAFT units, installed in 1987 and 1996, include flotation tanks, skimmers, pumps, polymer systems, air compressors, and a canopy structure which show substantial wear and require replacement to maintain reliable operations and permit compliance.

On August 10, 2021, the City Commission approved Project Agreement 21-009-HS with Hazen and Sawyer P.C. (Hazen) for the Sawgrass Wastewater Water Treatment Plant DAF Thickening Process Improvements project. Services included within the Project Agreement include engineering design, permitting, and bidding services.

The DAF improvements were originally intended to be completed as a single project and coordinated with the new Blower/Electrical Building under the Sawgrass WWTP Train A Secondary Treatment project, as portions of the work rely on new equipment to be housed in that facility. The new blower building is under construction but has an extended schedule for completion. In the interim, the DAF system has continued to experience operational failures, particularly with the east unit's upper skimmer system. To avoid further delaying critical rehabilitation work, City Staff and Hazen identified portions of the project that could be constructed independently. As a result, the City amended the project agreement to divide the improvements into two phases, with Phase 1 addressing the most urgent equipment and structural needs. Included within the Phase 1 scope of work will be the replacement of instrumentation and control devices, new drive units with variable-speed motors, replacement of longitudinal upper skimmers, structural repairs to both DAF tanks, interior and exterior tank coatings, replacement of process piping and appurtenances, new canopy over the DAF tanks, along with associated electrical, instrumentation, and control work.

The DAF Phase 2 Improvements project is expected to be advertised in the near future and will include the pressurization tanks, polymer systems, air compressor systems, pumps, motors, and associated equipment that depend on the Blower/Electrical Building currently under construction under a separate construction contract (Sawgrass WWTP Train A Secondary Treatment project).

On August 29, 2025, Bid No. 25-56-04-CM was issued for the DAF Phase 1 project. Following the evaluation conducted by the Purchasing Office, Utilities Department, and Hazen and Sawyer, and under a separate Agenda Item Request, it is being recommended that the contract be awarded to the lowest responsive and responsible bidder, RF Environmental Services, Inc.

To support successful project execution, City staff developed Project Agreement 26-008-HS with Hazen, to provide Construction Management Services for engineering services during construction. These services will ensure all work complies with the bid documents and will support certification by permitting agencies.

Staff negotiated a fee for these professional services with Hazen, that is considered fair and reasonable for the scope and complexity of the work. This project is included within the City's Five-year Capital Improvement Program and is listed in item number 26 in Exhibit 'A' Scope of Services of the Continuing Services Agreement with Hazen and Sawyer P.C.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Guarionex De Los Santos Phone: 954-888-6077

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "PROJECT AGREEMENT BETWEEN THE CITY OF SUNRISE AND HAZEN AND SAWYER, P.C. FOR PROJECT AGREEMENT NO. PA-26-008-HS SAWGRASS WASTEWATER TREATMENT PLANT DISSOLVED AIR FLOTATION THICKENING PROCESS IMPROVEMENTS – PHASE 1 CONSTRUCTION MANAGEMENT SERVICES"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City requires a qualified professional engineering firm to provide construction management services for the Sawgrass Wastewater Treatment Plant Dissolved Air Flotation Thickening Process Improvements – Phase 1 Project, awarded via Bid No. 25-65-06-CM to RF Environmental Services, Inc.; and

WHEREAS, in 2021, the City entered into a Continuing Services Agreement with Hazen and Sawyer, P.C. for professional services related to water, wastewater, wastewater reuse, and natural gas utilities projects; and

WHEREAS, the City has developed a Project Agreement with Hazen and Sawyer, P.C. based on the firm's reasonable proposal and based on its experience and availability for these services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Pursuant to the Continuing Services Agreement between the City of Sunrise and Hazen and Sawyer, P.C., the "Project Agreement between the City of Sunrise and Hazen and Sawyer, P.C. for Project Agreement No. PA-26-008-HS Sawgrass Wastewater Treatment Plant Dissolved Air Flotation Thickening Process Improvements – Phase 1 Construction Management Services" (Project Agreement) is hereby approved. A copy of the Project Agreement is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The Mayor is hereby authorized to execute the Project Agreement.

Section 3. The City Manager is hereby authorized to extend the Project Agreement in accordance with the terms of the approved Project Agreement. The Director of Utilities shall provide the City Clerk with a copy of any such extension.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

PROJECT AGREEMENT

Between

THE CITY OF SUNRISE

And

HAZEN AND SAWYER, P.C.

For

Project Agreement Number: PA 26-008-HS

SAWGRASS WWTP DISSOLVED AIR FLOTATION THICKENING PROCESS IMPROVEMENTS - PHASE 1 CONSTRUCTION MANAGEMENT SERVICES

Pursuant to the provisions contained in the Continuing Services Agreement between the City of Sunrise ("City") and Hazen and Sawyer, P.C. ("Consultant") for Professional Services – Water, Wastewater, Wastewater Reuse and Natural Gas Utilities Projects (hereinafter referred to as "Continuing Services Agreement") dated **May 11, 2021**, this Project Agreement (hereinafter referred to as "Agreement") authorizes the Consultant to provide the services as set forth below:

SECTION 1 INCORPORATION OF CONTINUING SERVICES AGREEMENT

1.1 All terms and conditions of the Continuing Services Agreement between the City and the Consultant dated May 11, 2021, not specifically modified by this Agreement shall remain in full force and effect and are incorporated into and made a part of this Agreement by this reference as though set forth in full.

SECTION 2 CONSULTANT'S BASIC DUTIES TO CITY

2.1 By executing this Agreement, the Consultant represents to the City that the Consultant is professionally qualified to act as the Consultant for the Project (hereinafter referred to as "the Project") and is licensed to practice engineering by all public entities having jurisdiction over the Consultant and the Project. The Consultant further represents to the City that the Consultant will maintain all necessary licenses, or other authorizations necessary to act as Consultant for the Project until Consultant's duties hereunder have been completed. The Consultant shall be responsible for providing all necessary subconsultants required for the successful completion of the work as outlined in EXHIBIT "1," Scope of Services. The Consultant assumes full responsibility to the City for the improper acts, negligence, and omissions of its subconsultants and of all others employed or retained by the Consultant in connection with the Project.

2.2 Execution of this Agreement by the Consultant constitutes a representation that the Consultant has become familiar with the Project site and the local conditions under which the Project is to be implemented.

2.3 THIRTY PERCENT DESIGN DOCUMENTS - Not used

2.4 SIXTY PERCENT DESIGN DOCUMENTS - Not used

2.5 NINETY PERCENT DESIGN DOCUMENTS - Not used

2.6 ONE HUNDRED PERCENT DESIGN DOCUMENTS – Not used

2.7 ADMINISTRATION OF CONSTRUCTION

2.7.1 The Consultant shall perform those duties and discharge those responsibilities set forth herein in Sections 2.7.2 through 2.7.13. Furthermore, the Consultant shall perform and be responsible for all services requested of the Consultant by the City relating to the interpretation and implementation of the Consultant's drawings, specifications, or other Construction Documents or other contract documents prepared by the Consultant.

2.7.2 The Consultant shall represent the City during construction and shall facilitate all instructions and other appropriate communications between the City and the Contractor, which shall be communicated through the Consultant. The Consultant shall act on behalf of the City only to the extent provided herein and in the Construction Contract.

2.7.3 Upon receipt, the Consultant shall carefully review and examine the Contractor's Schedule of Values, together with any supporting documentation or data that the City or the Consultant may require from the Contractor. The purpose of such review and examination will be to protect the City from an unbalanced Schedule of Values that allocates greater value to certain elements of the work than is indicated by the supporting documentation or data or, than is reasonable under the circumstances. If the Schedule of Values is not found to be appropriate, or if the supporting documentation or data is deemed to be inadequate, and unless the City directs the Consultant to the contrary in writing, the Schedule of Values shall be returned to the Contractor for revision or supporting documentation or data. After making such examination, if the Schedule of Values is found to be appropriate as submitted, or if necessary, as revised, the Consultant shall sign the Schedule of Values thereby indicating its informed belief that the Schedule of Values constitutes a reasonable, balanced basis for payment of the Contract Price to the Contractor. The Consultant shall not sign such Schedule of Values in the absence of such belief unless directed to do so, in writing, by the City.

2.7.4 The Consultant shall observe the work of the Contractor on a periodic basis. The purpose of such observations will be to determine the quality, quantity and progress of the work in comparison with the requirements of the Construction Documents and Construction Contract. In making such observations, the Consultant shall exercise care to protect the City from defects or deficiencies in the work from unexcused delays in the schedule and from overpayment to the Contractor. Following each such site visit, the Consultant shall submit a written report of such observations, together with any appropriate comments or recommendations, to the City. The Consultant shall not be responsible for any construction means, methods, sequences, or procedures for performing any construction activities.

2.7.5 The Consultant shall determine amounts owed to the Contractor based upon observations of the work as required in Subparagraph 2.7.4, evaluations of the Contractor's rate of progress in light of the remaining Contract Time and upon evaluations of the Contractor's

Applications for Payment, and shall issue Certificates for Payment to the City in such amounts.

2.7.6 The issuance of a Certificate for Payment shall constitute a representation by the Consultant to the City that the Consultant has made an observation of the work as provided in Subparagraph 2.7.4, that the work has progressed to the level indicated, that the quality of the work meets or exceeds the requirements of the Construction Contract and that to the best of the knowledge, information and informed belief of the Consultant, the Contractor is entitled to payment of the amount certified; however, the issuance of a Certificate of Payment shall not constitute a representation that the Consultant has made an examination to ascertain how the Contractor has used the monies paid by the City.

2.7.7 The Consultant shall be the initial interpreter of the requirements of the drawings and specifications and the judge of the performance thereunder by the Contractor. The Consultant shall render written or graphic interpretations necessary for the proper execution or progress of the work with reasonable promptness on request of the Contractor.

2.7.8 The Consultant shall reject work that does not conform to the Construction Documents unless directed by the City, in writing, not to do so. If directed by the City not to reject work, the City shall be responsible for the results of such direction. The Consultant shall have the authority to reject work that affects public or personnel safety. Whenever, in the Consultant's opinion, it is necessary or advisable, the Consultant shall require special inspection or testing of the work in accordance with the provisions of the Construction Contract whether or not such work is fabricated, installed or completed.

2.7.9 The Consultant shall review and take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples. Appropriate action by the Consultant of the Contractor's submittal shall constitute the Consultant's representation to the City that such submittal is in conformance with the Construction Documents and Construction Contract, but does not hold the Consultant responsible for the accuracy and completeness of details such as dimensions and quantities, or for substantiating instruction for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Construction Documents. Such action shall be taken with reasonable promptness so as to cause no delay to the Contractor of the Project.

2.7.10 The Consultant shall review, and advise the City, concerning proposals and requests for Change Orders from the Contractor. The Consultant shall prepare Change Orders for the City's approval and execution in accordance with the Construction Contract, and shall have authority to order, by Field Order, minor changes in the work not involving an adjustment in Contractor's Contract Price or an extension of Contractor's Contract Time.

2.7.11 The Consultant shall conduct a site visit to determine the date of Substantial Completion and the date of Final Completion. As part of that process, Consultant shall receive and forward to the City for the City's review all written warranties and related documents and operating manuals required by the Construction Contract. Contractor shall issue a final Certificate for Payment when called for by the Construction Contract.

2.7.12 The Consultant shall, without additional compensation, promptly correct any errors, omissions, deficiencies, or conflicts in its plans and specifications.

2.7.13 The Consultant shall visit the site as needed but not less than one time per month, including site visits for verification of the Contractor's monthly pay request, to observe the entire construction operation, for the term of construction as noted in Section 2.9.1. A report outlining the details of each site visit shall be furnished to the City within three (3) days of the required site visit. The City must be informed of any site visits, so that they have the opportunity to be included in the visit.

2.8 ADDITIONAL SERVICES

The following services of the Consultant are not included in Sections 2.3 through 2.7, nor in EXHIBIT "1," Scope of Services. Nevertheless, the Consultant shall provide such services as related to the Project if authorized in writing by the City prior to the performance or furnishing of same, and, unless otherwise specified in this Agreement, said services shall be paid for by the City as provided hereinafter.

2.8.1 Providing services to perform an extraordinary examination or investigation of existing conditions or to make measured drawings, or to verify the accuracy or other information provided by the City.

2.8.2 Making revisions in drawings, specifications or other documents when such revisions are inconsistent with written direction by the City previously given, are required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents and not reasonably anticipated, or are due to other causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.3 Preparing drawings, specifications and supporting data in connection with Change Orders, provided that such Change Orders are issued by the City due to causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.4 Providing services concerning repair or replacement of work damaged by fire or other cause during construction provided that such services are required by causes not the responsibility of the Consultant, either in whole or in part.

2.8.5 Providing services made necessary solely by the default of the Contractor or defects or deficiencies in the work of the Contractor.

2.9 SERVICE SCHEDULE

2.9.1 The Consultant shall perform its services in accordance with agreed upon schedule. The Consultant shall submit for the City's approval a schedule for the performance for the Consultant's services that shall include allowance for time required for the City's review of submissions and for approvals of authorities have jurisdiction over the Project. The City shall review and approve or reject any schedules submitted by the Consultant within five (5) working days of said submittal. If, in the event that construction of the Project is suspended for more than thirty (30) days, the Consultant shall also suspend Construction Administration Services upon request of City. Any time spent on the Project at the request of the City or on the City's behalf during this suspension shall be additional services and shall be paid based on the Standard Hourly Rates attached to the Continuing Services Agreement as EXHIBIT "B" Hourly Rates. The reasonable term of construction upon which the fees for Construction Administration Services in this Agreement are based, shall

be extended to include the period of construction suspension. This schedule, when approved by the City, shall not, except for cause, be exceeded by the Consultant. In the event the City rejects any schedules submitted by the Consultant, the Consultant shall submit a revised schedule within forty-eight (48) hours of said rejection. Submission of a schedule acceptable to the City and to which the City makes no objection shall be a condition precedent for any payment to the Consultant.

2.9.2 Upon receipt of the Notification of Commencement and the fully executed Purchase Order, the Consultant shall commence services to the City on the Commencement Date, and shall continuously perform services to the City, without interruption, in accordance with the time frames set forth in the "Project Schedule," a copy of which is attached and incorporated into this Agreement as EXHIBIT "2." The number of calendar days from the Commencement Date, through the date set forth in the Project Schedule for completion of the Project or the date of actual completion of the Project, which ever shall last occur, shall constitute the Contract Time.

2.9.3 Liquidated Damages - Not used

2.9.4 No Damages for Delay: The Consultant shall not be entitled to any claim for damages including, but not limited to, loss of profits, loss of use, home office overhead expenses, equipment rental and similar costs on account of delays in the progress of the Project from any cause or national disaster or emergency, unusual delay in deliveries, unusual delay in procuring permits, differing site conditions, unavoidable casualties or other cause beyond the Consultant's control, or by delay authorized by the City, or by other causes which the Consultant determines may justify delay. The Consultant's sole recovery and remedy for any such delay shall be a reasonable extension of time and a revision to the Project Schedule as determined by the City. However, additional costs to the Consultant or delays in the Consultant's performance caused by improperly timed activities shall not be the basis for granting a time extension. If the Consultant wishes to make a claim for an increase in time of performance, written notice of such claim shall be made to the City within three (3) working days after the occurrence of the event, or the first appearance of the condition giving rise to such claim. The City's representative shall determine whether the Consultant is entitled to a time extension for the delay. The failure of the Consultant to give such notice shall constitute a waiver of any claim under this section.

2.9.5 Notwithstanding the provisions of Subparagraph 2.9.4, in the event that the Contractor fails to substantially complete the Project on or before the Substantial Completion date specified in the Construction Contract or the Contractor is granted an extension of the time to complete performance under the Construction Contract and the Consultant's Contract Administration Services are materially extended by the City as a direct result thereof and through no fault of the Consultant, the Consultant shall be entitled to additional compensation at the rates shown in the Continuing Services Agreement EXHIBIT "B." The amount of compensation due by the Consultant under this Subparagraph shall be pursuant to approved written Amendment to this Agreement.

2.10 PERSONNEL

2.10.1 The Consultant shall assign only qualified personnel to perform any service concerning the Project. At the time of execution of this Agreement, the parties anticipate that the following named individuals will perform those supervisory or primary functions indicated:

NAME	FUNCTION
Patricia Carney, PE	Company Officer
Jennifer McMahon, PE	Technical Expert
Jean Paul Silva, PE	Technical Expert
Anthony Niemiec, Jr., PE	Supervising Professional
J. Patrick Bowles, PE	Supervising Professional
Kyle Ringger, PE	Professional
Casey Andersen, PE	Professional
Fabiana Gonzalez, EI	Assistant Professional
Carlton Ivery	Senior Inspector
Elisandro Escoto	Senior Designer
Teresa McNally	Senior Administrator

So long as the individuals named above remain actively employed or retained by the Consultant, they shall perform the functions indicated next to their names. Furthermore, the City reserves the right to reject any proposed substitution for any of the above named individuals, and the City shall have the further right to require that any individual assigned to the Project by the Consultant be removed from the Project and reassigned for good cause.

SECTION 3 CITY'S BASIC DUTIES TO CONSULTANT

3.1 The City shall provide the Consultant with adequate information regarding the City's requirements for the Project including any desired or required design or construction schedule, or both, and any budgetary requirements including fixed limit of construction cost, prior to the start of the Construction Documents portion of design, upon which the Consultant shall be entitled to rely.

3.2 The City shall review any documents submitted by the Consultant requiring the City's decision, and shall render any required decision pertaining thereto in a timely fashion.

3.3 The City shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Construction Contract.

3.4 If the City becomes aware of any fault or defect in the Project, nonconformance with the Construction Contract, or of any errors, omissions or inconsistencies in the drawings or specifications, prompt notice thereof shall be given by the City to the Consultant.

3.5 The City shall perform those duties set forth in Sections 3.1 through 3.4 as expeditiously as may reasonably be necessary for the orderly progress of the Consultant's services and of the work.

3.6 The City's review of any documents prepared by the Consultant or its subconsultants shall be solely for the purpose of determining whether such documents are generally consistent with the City's construction program and intent. No review of such documents shall relieve the Consultant of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

SECTION 4 CONSTRUCTION COSTS

4.1 If the cost of construction exceeds the cost agreed upon by the City by more than 5% of the lowest bona fide bid or negotiated proposal, the City may (1) give written approval of an increase in such fixed limit, (2) authorize rebidding or renegotiating of the Project, (3) terminate the Project and this Agreement in accordance herewith, or (4) cooperate in revising the Project scope or quality, or both, as required to reduce the construction cost. In the case of (4), the Consultant, without additional charge to the City, shall consult with the City and shall revise and modify the drawings and specifications as necessary to achieve compliance with the cost agreed upon by the City. Absent negligence on the part of the Consultant in making its estimates of probable construction cost, providing such modifications and revisions shall be the limit of the Consultant's responsibility arising from the establishment of such construction costs, and having done so, the Consultant shall be entitled to compensation for all other services performed, in accordance with this Agreement.

SECTION 5 BASIS OF COMPENSATION

5.1 The City shall compensate the Consultant for an amount not to exceed $289,265.00 exclusive of authorized Reimbursable Expenses ($290,265.00 inclusive of Reimbursable expenses, if authorized) based on services rendered pursuant to Sections 2.3 through 2.7 and **EXHIBIT "1,"** Scope of Services, of this Agreement by allocating the estimated percentage of work for each of the tasks set forth in Section 5.2. Billings for each task shall not exceed the amount allocated to each task.

5.2 Payment to the Consultant of the sum set forth in Section 5.1 shall be allocated based on the estimated percentage of work completed for each of the following tasks:

Task 1 – Construction Administrative Services	$120,300.00	42%
Task 2 – Field Observation Services	$141,503.00	49%
Task 3 – Project Closeout Services	$27,462.00	9%
Total	$289,265.00	100%

5.3 Additional services of the Consultant as described in Section 2.8, if any, shall be compensated as follows:

See EXHIBIT "B" Hourly Rates of the Continuing Services Agreement–

5.4 Reimbursable Expenses as defined in Section 6 shall be reimbursed to the Consultant by the City as provided in Section 6.

5.5 If the scope of the Consultant's services are changed materially through no fault of the Consultant, compensation due to the Consultant shall be equitably adjusted, either upward or downward.

SECTION 6 BILLING AND PAYMENTS TO CONSULTANT

6.1 Billing by the Consultant shall be in accordance with EXHIBIT "E" of the Continuing Services Agreement. Payments to the Consultant shall also be in accordance with EXHIBIT "E" of the Continuing Services Agreement and EXHIBIT "2" of this Agreement.

6.2 REIMBURSABLE EXPENSES

6.2.1 Reimbursable Expenses shall mean expenses incurred by the Consultant and Sub-Consultant's in the interest of the Project, as follows:

Not to exceed **$1,000** without prior written authorization by the City.

6.2.1.1 Reasonable expenses of: long-distance communications; mileage reimbursement in accordance with Section 2-2 of the Code of Ordinances of the City of Sunrise, Florida; fees paid for securing approval of authorities having jurisdiction over the Project; actual cost of reproduction, postage and handling of drawings, specifications and other documents; renderings, models and mock-ups requested by the City; additional insurance coverage or limits, including professional liability insurance, requested by the City in excess of that required in the Request For Qualifications. The Consultant shall only be reimbursed for the direct cost of the item without additional mark-up. Costs for meals, snacks, and beverages are not considered a reimbursable expense.

SECTION 7 TERM

7.1 This Agreement shall commence on the date this instrument is fully executed by all parties and shall continue in full force and effect for **830 days**, unless otherwise terminated pursuant to Section 8.1 or 8.2, or other applicable sections of this Agreement. The City's City Manager, in his sole discretion, may extend the term of this Project Agreement through written notification to the Consultant. Such extension shall not exceed one-hundred eighty (180) days. No further extensions of this Agreement shall be effective unless authorized by City code or City Commission action.

SECTION 8 TERMINATION

8.1 TERMINATION FOR CAUSE

8.1.1 This Agreement may be terminated by either party upon seven (7) days' written notice to the other should such other party fail substantially to perform in accordance with its material terms through no fault of the party initiating the termination. In the event of a termination for cause, the Consultant shall be entitled to receive compensation for any work completed pursuant to the Agreement to the satisfaction of the City through the date of termination, less any amounts which the City reasonably deems necessary to withhold in order to correct any defects or deficiencies in the work performed by the Consultant. In no event shall the City pay for profit or overhead on work not performed.

8.2 TERMINATION FOR CONVENIENCE

8.2.1 This Agreement may be terminated by the City without cause upon ten (10) days' written notice to the Consultant. In the event of such a termination without cause, the Consultant shall be compensated for all services completed pursuant to this Agreement to the satisfaction of the City up to and through the date of termination,

together with Reimbursable Expenses incurred. In such event, the Consultant shall promptly submit to the City its invoice for final payment and reimbursement which invoice shall comply with the provisions of Section 2.5 of EXHIBIT "E" of the Continuing Services Agreement.

8.2.2 Under no circumstances shall the City make payment of profit or overhead for work that has not been performed. Additionally, the City shall not make payment for the following items:

8.2.2.1 Anticipated profits or fees to be earned on completed portions of the work;

8.2.2.2 Consequential damages;

8.2.2.3 Costs incurred in respect to materials, equipment or services purchased or work done in excess of reasonable quantitative requirements of this Agreement;

8.2.2.4 Expenses of Consultant due to the failure of Consultant or its subconsultants to discontinue the work with reasonable promptness after notice of termination has been given to the Consultant; and

8.2.2.5 Losses upon other contracts or from sales or exchanges of capital assets or Internal Revenue Code Section 1231 assets.

8.2.2.6 Damage or loss caused by delay.

8.3 Assignment Upon Termination. Upon termination of this Agreement, the work product of the Consultant shall become the property of the City and the Consultant shall within ten (10) working days of receipt of written direction from the City, transfer to either the City or its authorized designee, all work product in its possession, including but not limited to, designs, specifications, drawings, studies, reports and all other documents and data in the possession of the Consultant pertaining to this Agreement. Upon the City's request, the Consultant shall additionally assign its rights, title and interest under any subcontractor's agreements to the City. All work product provided under this Section shall be used solely for its intended purpose.

SECTION 9 SEVERABILITY

9.1 If any term or provision of this Agreement or its application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such terms or provisions to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the City, signing by and through its Mayor, attested to by its City Clerk, duly authorized to execute same and by Hazen and Sawyer, P.C., signing by and through its Vice President, duly authorized to execute same.

CITY

CITY OF SUNRISE, FLORIDA

By: _____
Mayor Michael J. Ryan

_____ day of _____, 2026.

AUTHENTICATION:

_____
City Clerk

(SEAL)

Approved as to form for the City:

By: _____
Thomas P. Moss
City Attorney

CONSULTANT

HAZEN AND SAWYER, P.C.

BY: _____
Patricia A. Carney, P.E.

TITLE: Vice President

____ day of _____, 2026.

AUTHENTICATE:

_____
Senior Vice President

Robert B. Taylor, Jr., PE
Please type name

(CORPORATE SEAL)

WITNESSES:

_____

_____

EXHIBIT "1"

SCOPE OF SERVICES

SAWGRASS WWTP DISSOLVED AIR FLOTATION THICKENING PROCESS IMPROVEMENTS - PHASE 1 CONSTRUCTION MANAGEMENT SERVICES

BACKGROUND

The biosolids treatment system at the City of Sunrise's ("City") Sawgrass Wastewater Treatment Plant (WWTP) uses a Dissolved Air Flotation Thickener (DAFT) facility. This process thickens Waste Activated Sludge (WAS), and the water separated from the WAS is sent back to secondary treatment for further processing. Thickened WAS is then pumped from the sludge holding tanks to the City's biosolids building for dewatering via centrifuges.

The DAFT facility features two parallel DAFT units. Each unit includes a pressure retention tank, a backpressure control valve, a recirculation pump, a flotation tank, and a longitudinal sludge skimmer. Additionally, the facility requires supporting equipment such as two polymer feed skids, three WAS feed pumps, four TWAS pumps, and two air compressors. For added reliability, there is also a standby recirculation pump.

DAFT Unit No. 1 was installed in 1987, and DAFT Unit No. 2 followed in 1996. The City has determined that the mechanical and process equipment in both units has reached the end of its service life and needs replacement. Furthermore, the steel canopy roof over the units is deteriorating and requires attention. Due to the current state of the DAFT system, the City will split the project into two phases:

Phase 1: Skimmer system, steel canopy cover, lighting, interior tank coatings/concrete repairs and associated appurtenances.

Phase 2: DAFT pumping facilities, piping, valves, electrical systems, instrumentation, control panels, and related components.

This project agreement covers construction management services for Phase 1 and provides for the following:

- Construction Administration Services
    - Assistance to Contractor for procuring agency permits and approvals
    - Office services to facilitate communication and coordination between project stakeholders
    - A preconstruction conference, including preparation of agenda and minutes
    - Monthly Construction progress review meetings with the Contractor to address schedule and coordination items, including preparation of agendas and minutes
    - Construction Administration efforts including submittal reviews such as shop drawings, operation and maintenance manuals, warrantees, and project samples

- Assistance with Requests for Information (RFIs) and contract interpretations and change management
- Review and approval of Payment Applications based on Engineer's observations of work completed

- Field Observation Activities
  - Consultant will perform limited time on-site observations of the work
  - Consultant will perform specialty inspections as well as special inspection services required by Florida Building Code (FBC).
  - Consultant will provide engineering assistance during commissioning of the work.
- Project Close Out Activities
  - Develop punch lists with assistance from City staff, including one walkthrough each to verify substantial and final completion
  - Certification of final construction to appropriate jurisdictional agencies
  - Assistance to Contractor to procure final approval from City of Sunrise Community Development Department (CDD) – Building Division
  - Preparation of Record Drawings

The Scope of Services to be provided by Consultant shall be as follows:

Task 1 – Construction Administration Services

1.01 Assistance to Contractor for Procuring Agency Permits and Approvals: Hazen and Sawyer, P.C. ("Consultant") shall provide assistance to the Contractor for procuring permits with CDD - Building. Consultant shall provide signed/sealed drawing revisions and submittals as required to obtain permits. Consultant shall also compile, stamp, and package the appropriate submittals in the approved format for CDD. Consultant shall respond to requests for additional information from CDD.

1.02 Representation of the City: The Consultant shall represent the City during the construction phase which shall commence with the award of the Contract for Construction. Instructions and other appropriate communications from the City to the Contractor shall be communicated through the Consultant unless the City directs otherwise. The Consultant shall act on behalf of the City only to the extent provided in the Project Agreement and in the Contract for Construction. The Consultant shall perform the duties, obligations and responsibilities of the Consultant as set forth in the Contract for Construction to be executed by and between the City and a General Contractor. The Consultant herein acknowledges that it has received, reviewed and studied a true and correct copy of said Contract for Construction (prior to its execution) and same is herein incorporated by reference.

1.03 Construction Meetings**:** Consultant shall conduct virtual preconstruction conference and in-person monthly progress meetings (unless otherwise noted) with the Construction Contractor and the City to review project status and identify issues that may affect the

project schedule. Consultant shall provide City with a written summary of each progress meeting which will be distributed electronically to the attendees, including updated versions of submittal and RFI logs. A summary of the meetings provided under this Contract is shown below:

- One (1) preconstruction kickoff meeting
- Twelve (12) construction progress meetings (virtual)

1.04 Approval of Requests for Payment**:** The Consultant and Consultant's Inspector will collectively review and agree upon the portion of the Work that has been sufficiently completed in accordance with the Contract Documents. Consultant shall process applications for payment and review accompanying data, confirm the amounts owed, and recommend approval of payments due the Contractor. It is understood that the Consultant recommendation of any payment requested in an application for payment constitutes a representation by the Consultant to the City, based on the on-site observations of construction in progress by the Consultant Inspector that construction has progressed to the point indicated and on the review of the application for payment and the accompanying data and schedules. In addition, it is understood that, to the best of the Consultant's knowledge, information and belief, the quality of construction is in substantial accordance with the Contract Documents; subject to an evaluation of construction upon substantial completion, to the results of any subsequent tests called for in the Contract Documents, and any qualifications stated in the recommendation; and that the Contractor is due the amount recommended. This activity includes review and recommendation of one (1) progress payment application per month and one (1) final payment application for a total of thirteen (13) applications.

1.05 Contract Interpretations and Clarifications**:** Consultant shall log requests for information and issue necessary technical interpretations and clarifications of the Construction Contract Documents in a timely manner. Non-technical administrative interpretations shall be provided by City. This activity includes a total of 10 requests for information to be reviewed and responded to by the Consultant.

1.06 Shop Drawings**:** Consultant shall log, track, review and process shop drawings, manufacturer operation and maintenance manuals, and any other submittals which the Construction Contractor is required to submit. The review shall be for conformance with the design intent and compliance with the information presented in the Construction Contract Documents. Consultant shall determine the acceptability of materials and equipment proposed by the Construction Contractor. This contract assumes the review of approximately fifty (50) shop drawing submittals inclusive of Operations & Maintenance ("O&M") manuals and potential resubmittals.

1.07 Change Orders**:** Consultant shall develop/issue requests for routine project cost and/or schedule changes from the Contractor. Changes may be the result of unforeseen conditions or interferences arising during routine progress of work or additional improvements requested by City after the project bid date and processed as Change Orders or Field Orders. Consultant shall evaluate the impact of the change request in terms of project cost and schedule. Consultant shall prepare a recommendation of the change request and if accepted, a statement noting that the requested cost/schedule impacts are fair and reasonable. Consultant's analysis of the change request shall be forwarded to City for processing. It is noted that Consultant's Scope of Services does not include claims analysis or litigation support.

EXHIBIT "1"

Task 2 - Field Observation Services

2.01 Inspection of the Work and Testing: The Consultant shall provide an inspector that will perform limited field observation services of the proposed Work on a basis not to exceed an average of (12) hours per week for 12 months of construction.

The Consultant's Inspector will perform the following duties and responsibilities:

- Attend a pre-construction conference, construction progress meeting and other job meetings, if necessary.
- Serve as the construction liaison, working primarily with the Contractor(s) superintendent(s) and plant staff.
- Advise the Construction Administrator of the construction progress.
- Assist in obtaining additional details or information when required at the job site.
- Conduct on-site observations of construction in progress (including specialized field tests) to assist in determining if construction is proceeding in substantial accordance with the Contract Documents.
- Inform the Contractor and Construction Administrator whenever the Inspector believes that construction is unsatisfactory, faulty or defective, does not conform to the Contract Documents or approved Shop Drawings, does not meet the requirements of any inspections, tests or approval required to be made, or has been damaged before final payment.
- Visually review suitability and method of storage of materials, equipment and supplies delivered to the construction site.
- Verify that operating and maintenance procedures are available to the City before equipment start-up and operator training is conducted by the Contractor.
- Prepare and submit inspection reports and project photographs to the City, recording hours on the job site, weather conditions, data pertaining to questions of extras or deductions, daily activities, decisions, observations in general and specific observations in more detail as in observing test procedures.

2.02 Specialty Inspections: Consultant shall undertake periodic specialty site inspection sufficient for all Engineers of Record to certify completion of the job for reach discipline and to address issues that occur in the normal course of construction.

2.03 Special Inspector Services: Consultant shall provide Special Inspector Services as outlined in the Broward County Administrate Code and the Florida Building Code. The Special Inspector shall provide these services for this project. Consultant shall prepare and submit the form "Special Building Inspector" as required by the City of Sunrise Building Department for this project as well as signed and sealed inspection reports as required. In addition, a Certificate of Compliance shall be submitted in accordance with Section 109.11.7 of the Florida Building Code at the conclusion of the project.

2.04 Engineering Assistance During Startup: Prior to substantial completion of the work, Consultant will assist the Contractor and City with startup and commissioning of the DAFT system and associated facilities.

The Consultant shall not authorize any deviation from the contract documents or any substitution of materials or equipment unless first authorized in writing by both the consultant and the city. The Consultant shall not undertake any of the responsibilities or duties of the Contractor, subcontractors, equipment suppliers, or others charged with construction of the Project. The Consultant shall not advise with respect to, or assume control over, any of the means, methods, techniques, sequences or procedures of construction unless such advice or control is specifically required by the Contract Documents. The Consultant shall not approve any interruptions or modification of City's facilities without the approval of City

Task 3 – Project Closeout Services

3.01 Punch List**:** Upon receiving notice from the Contractor that the project is substantially complete, Consultant, in conjunction with appropriate City staff, shall develop a punch list of the project. The punch list shall include items needing completion or correction prior to consideration of final acceptance. Consultant shall develop the list with assistance from City. The list shall be forwarded to the Contractor by the Consultant. Upon notification from the Contractor that all remaining punch list items have been resolved, Consultant, in conjunction with appropriate City staff, shall perform a final review of the finished project.

3.02 Project Certifications**:** Based on successful completion of all outstanding work items by the Contractor, Consultant shall assist in closing out the construction contract by certifying final construction to jurisdictional agencies including the following:

- City of Sunrise Community Development Department – Building Division

3.03 Record Drawings**:** The Consultant shall review redlines furnished by the contractor and shall incorporate as-built information on record drawings and certify and submit to the City that said information is accurate and complete to the best of the Consultant's knowledge.

EXHIBIT "1"

KEY ASSUMPTIONS

1. City will provide staff as needed to access the site as well as open or operate any equipment associated with this project.
2. The Consultant shall not be responsible for the acts or omissions of the Contractor, any construction subcontractor or any other person (except Consultant's own employees, subconsultants or other agents) at the project site.
3. The Consultant shall not be responsible for the Contractor's means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident hereto.
4. Consultant shall issue all technical instructions to the Contractor and shall interpret all technical requirements of the Construction Contract Documents.
5. Fees for legal assistance are specifically excluded.
6. Notwithstanding the terms and conditions of the Project Agreement, the Consultants Responsibilities shall be solely as detailed in the Scope of Services.
7. The City will pay all permitting and certification fees required.
8. Consultant shall not be responsible for payment of any testing fees required by the Contract Documents.
9. Updates to the City's Sawgrass WWTP O&M Manual are not anticipated to be required, therefore not included.
10. Consultant's scope of services does not include claims analysis or litigation support.
11. An inspector will not be provided by the City. A Hazen inspector will support this project with an average of 12 inspection hours per week. A construction duration of 12 months is assumed.

EXHIBIT "1"

DELIVERABLES

Task	Task Description	Deliverable
1	**Services During Construction**	
	Assistance to Contractor for Procuring Agency Permits and Approvals	Submittals, Review Comments and Approvals
	Representation of the City	Serve as Liaison between City, CONTRACTOR and Agencies having jurisdiction over the project
	Construction Meetings	Agendas, meeting attendance and minutes, review of Schedules and Meeting Coordination Items
	Pay Requests	Review of Applications for Payment as compared to Schedule of Values
	Contract Interpretations and Clarifications	Prepare and Issue Interpretations and Clarifications to Contract Documents
	Shop Drawings	Coordination and Processing of Submittals
	Change Orders	Review, Advise and Process Change Orders
2	**Field Observation Services**	
	Part-Time On-Site Observations of Work	Observation reports by Consultant
	Specialty Inspections	Observations reports
	Special Inspector Services	Signed and Sealed form as required by the FBC
	Engineering Assistant During Startup	Coordination/Assistance with Startup Activities
3	**Project Closeout**	
	Punch List	Substantial and Final Completion walk throughs with Punch Lists
	Project Certifications	Close out Certifications with Agencies having jurisdiction
	Record Drawings	Certification of Record Drawings

EXHIBIT "2"

PROJECT SCHEDULE

Task	Task Description	Duration (Calendar Days)
1	Pre-Construction Services	180
2	Services During Construction and Field Observation Services	455*
3	Project Closeout	90*

*The services provided in this Agreement, by the Consultant will commensurate with the progress of construction, initiated at the time of the Notice of Award to the Contractor, and shall be completed within 90 days from the Contractor's receipt of Final Completion for this project. The 455 days listed above represent the expected duration of construction (365 days for Substantial Completion + 90 days for Final Completion = 455 calendar days), from the City's issuance of the notice to start construction activities to the contractor, plus an additional 90 calendar days for the Consultant to complete project closeout activities (545 calendar days).

CITY OF SUNRISE

Memorandum

To: File

From: Earl Prizlee, P.E. Capital Projects Director EPP

Date: January 13, 2026

Re: Basis & Justification for Consultant Selection for Professional Engineering Services for the SG WWTP DISSOLVED AIR FLOATATION AND THICKENING PROCESS IMPROVEMENTS project.

The Utilities Department assigned professional engineering services to Hazen and Sawyer for assistance with construction administration services for the SG WWTP DISSOLVED AIR FLOATATION AND THICKENING PROCESS IMPROVEMENTS project.

Basis

The SG WWTP DISSOLVED AIR FLOATATION AND THICKENING PROCESS IMPROVEMENTS project is part of the City's Five-year Capital Improvement Program with funding available for this fiscal year for design services.

Justification

Hazen and Sawyer has provided the City a reasonable proposal for these design services related to this project and is capable of performing the services based on their experience and availability. This assignment has been evaluated for compliance with the objective of equitable distribution of work to the various design consultants under the Continuing Services Agreement, and it is consistent with that objective.

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Agreement

Item Number: 4I

Meeting Date: 2/10/2026

City Reference Number (C#): C26020

Item Description:

A Resolution of the City of Sunrise, Florida, awarding Bid No. 26-05-10-CM to Close Construction Services, LLC for the Southwest Wastewater Treatment Plant Sodium Hypochlorite System Improvements Project; approving Contract No. C 26-05-10-CM; and providing an effective date. City Manager Mark Lubelski. Rodrigo De Castro, Director of Utilities.

Funding:

465.66.70.535.506510 - Construction
Project 5186SW - Southwest WWTP Sodium Hypochlorite System Improvements

Amount:

$1,061,000.00

ATTACHMENTS:

ATY Resolution - C26020
Bid Tabulation
Sunbiz - Close Construction Services, LLC

Background:

The City of Sunrise, Utilities Department operates the Southwest Wastewater Treatment Plant (WWTP), located at 15400 Slydgemill Road, Davie. This WWTP utilizes sodium hypochlorite for high level disinfection of treated wastewater. The existing sodium hypochlorite system components are approaching end of useful life and are exhibiting numerous deficiencies including advanced corrosion, requiring rehabilitative improvements.

On April 9, 2024 the City Commission approved Project Agreement No. PA-24-018-BV with Black & Veatch Corporation (Black & Veatch) for the Southwest WWTP Sodium Hypochlorite System Improvements project. Services included within the Project Agreement include engineering design, permitting and bidding services.

The Utilities Department requires a qualified contractor to perform construction services for the Southwest WWTP Sodium Hypochlorite System Improvements project. The scope of work for this project includes, but is not limited to, removal of existing sodium hypochlorite storage tanks, feed pump skids, recirculation pump, associated electrical connections, piping, valves and supports, furnish and install temporary sodium hypochlorite storage and feed to avoid operational interruptions at the facility, furnish and install the new specified sodium hypochlorite storage tanks, pump skid, recirculation pump, tank fill dilution panel, potable water backflow, associated piping, valves and appurtenances, associated electrical and instrumentation work for the new equipment to be installed, containment area and metal building coatings.

On October 10, 2025, Bid No. 26-05-10-CM was issued for this project. A mandatory pre-bid meeting with site visit was held on November 4, 2025, with seven prospective bidders in attendance. The bid opened on December 17, 2025, and three bids were received.

Following the evaluation by the Purchasing Office, Utilities Department and Black & Veatch, it is recommended to award the contract to the lowest responsive and responsible bidder, Close Construction Services, LLC's. (Close Construction).

Close Construction’s bid price is approximately 17% lower than the Engineer’s opinion of probable construction cost (OPCC) while the second low bidder’s price was approximately 1% higher than the Engineer’s OPCC. Staff has determined that Close Construction’s bid price is fair and reasonable. Approval of this award will replace critical components and ensure continued compliance with wastewater treatment requirements at the Southwest WWTP.

All references were favorable for Close Construction’s performance on other projects of similar type and scale with other entities. Staff is requesting approval to award to Close Construction Services, LLC contingent on receipt of an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

The City did not receive responses from City of Sunrise vendors that could provide this service.

A companion agenda item awarding a Project Agreement with Black & Veatch for Construction Management Services is also being submitted for City Commission consideration at the February 10, 2026 City Commission Meeting.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Cheryl McCalla, CPPB, Procurement Specialist

Phone: 954-572-2204

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AWARDING BID NO. 26-05-10-CM TO CLOSE CONSTRUCTION SERVICES, LLC FOR THE SOUTHWEST WASTEWATER TREATMENT PLANT SODIUM HYPOCHLORITE SYSTEM IMPROVEMENTS PROJECT; APPROVING CONTRACT NO. C 26-05-10-CM; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The award of Bid No. 26-05-10-CM for the Southwest Wastewater Treatment Plant Sodium Hypochlorite System Improvement Project to Close Construction Services, LLC is hereby approved in the amount of $1,061,000.00, contingent on providing an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

Section 2. The Procurement Manager or designee is hereby authorized to execute all documents in connection with this award, including the contract for construction (Contract), upon review and approval by the City Attorney's Office. The Procurement Manager or designee shall provide the City Clerk with a copy of the Contract to attach to this Resolution as Exhibit A.

Section 3. The City Manager and the Director of Utilities are hereby authorized to approve change orders in accordance with the conditions specified in Resolution No. 92-222-11-A. All City permit fees, with the exception of re-inspection fees, will be paid directly by the Utilities Department.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

CITY OF SUNRISE FLORIDA

BID NO: BID 26-05-10-CM
BID TITLE: Southwest WWTP Sodium Hypochlorite System Improvements
OPENING DATE: December 17, 2025
TIME: 2:00 PM

COMPANY NAME	GRAND TOTAL BID OFFER
Close Construction Services, LLC	$1,061,000.00
Intercounty Engineering, Inc.	$1,299,681.00
Razorback LLC	$1,322,000.00

BID OPENED BY:
Cheryl McCalla, M.S., CPPB

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
CLOSE CONSTRUCTION SERVICES, LLC

Filing Information

Document Number	L18000095509
FEI/EIN Number	85-0974573
Date Filed	04/16/2018
Effective Date	04/16/2018
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/23/2020
Event Effective Date	NONE

Principal Address

305 NW 4TH AVE
OKEECHOBEE, FL 34972

Changed: 03/23/2020

Mailing Address

305 NW 4TH AVE
OKEECHOBEE, FL 34972

Changed: 03/23/2020

Registered Agent Name & Address

CLOSE, THOMAS Jacob
305 NW 4TH AVE
OKEECHOBEE, FL 34972

Name Changed: 03/23/2020

Address Changed: 03/23/2020

Authorized Person(s) Detail

Name & Address

Title MGR

CLOSE, THOMAS Jacob
305 NW 4TH AVE
OKEECHOBEE, FL 34972

Title President

Close, Thomas C
305 NW 4th Avenue
Okeechobee, FL 34972

Title Treasurer

Wells, Sheryl L
305 NW 4th Avenue
Okeechobee, FL 34972

Title Secretary

Boromei, Melissa
305 NW 4TH AVE
OKEECHOBEE, FL 34972

Title VP

Close, Thomas J
305 NW 4TH AVE
OKEECHOBEE, FL 34972

Annual Reports

Report Year	Filed Date
2024	02/19/2024
2025	01/14/2025
2025	02/24/2025

Document Images

02/24/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/14/2025 -- ANNUAL REPORT	View image in PDF format
02/19/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
02/07/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2020 -- LC Name Change	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

AGENDA ITEM REQUEST

Originating Department: Utilities

Item Title: Agreement

Item Number: 4J **Meeting Date:** 2/10/2026

City Reference Number (C#): C26013

Item Description:

A Resolution of the City of Sunrise, Florida, approving a "Project Agreement between the City of Sunrise and Black & Veatch Corporation for Project Agreement No. PA-26-003-BV Southwest WWTP Sodium Hypochlorite System Improvements Construction Management Services;" and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:

465.66.70.535.506510 - Construction
Project 5186SW - Southwest WWTP Sodium Hypochlorite Improvements

Amount:

$106,267.00

ATTACHMENTS:

ATY Resolution - C26013
Project Agreement PA-26-003-BV
Basis and Justification Memo

Background:

The City of Sunrise, Utilities Department operates the Southwest Wastewater Treatment Plant (WWTP), located at 15400 Slydgemill Road, Davie. This WWTP utilizes sodium hypochlorite for high level disinfection of treated wastewater. The existing sodium hypochlorite system components are approaching end of useful life and are exhibiting numerous deficiencies including advanced corrosion, requiring rehabilitative improvements.

On April 9, 2024 the City Commission approved Project Agreement No. PA-24-018-BV with Black & Veatch Corporation (Black & Veatch) for the Southwest WWTP Sodium Hypochlorite System Improvements project. The scope of work included the design, permitting and bid services to replace the existing sodium hypochlorite system storage tanks and pumps at the City of Sunrise Southwest WWTP.

On August 10, 2025, Bid No. 26-05-10-CM was issued for the Southwest WWTP Sodium Hypochlorite System Improvements project. Following the evaluation conducted by the Purchasing Office, Utilities Department, and Black & Veatch, and under a separate Agenda Item Request, it is recommended that the contract be awarded to the lowest responsive and responsible bidder, Close Construction Services, LLC.

To support project execution, City staff developed Project Agreement No. PA-26-003-BV for construction management services (CMS) with Black & Veatch, to provide Construction Management Services during construction. These construction management services include, but are not limited to, attending progress meetings, site observations, along with the review of shop drawings, construction requests for information, change orders, contractor pay applications, as-built drawings, and preparation of operation and maintenance manuals.

Staff negotiated a fee for these professional services with Black & Veatch, that is considered fair and reasonable for the scope and complexity of the work. This project is included within the City's Five-year Capital Improvement Program and is listed in item number 3 in Exhibit 'A' Scope of Services of the Continuing Services Agreement with Black & Veatch Corporation.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Aleksis Feirvezers, Project Manager Phone: 954-888-6050

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "PROJECT AGREEMENT BETWEEN THE CITY OF SUNRISE AND BLACK & VEATCH CORPORATION FOR PROJECT AGREEMENT NUMBER: PA-26-003-BV SOUTHWEST WWTP SODIUM HYPOCHLORITE SYSTEM IMPROVEMENTS CONSTRUCTION MANAGEMENT SERVICES"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City requires a qualified professional engineering firm to provide construction management services for the Southwest Wastewater Treatment Plant Sodium Hypochlorite System Improvements Project, previously awarded via PA-24-018-BV to Black & Veatch Corporation; and

WHEREAS, in 2021, the City entered into a Continuing Services Agreement with Black & Veatch Corporation for professional services related to water, wastewater, wastewater reuse, and natural gas utilities projects; and

WHEREAS, the City has developed a Project Agreement with Black & Veatch Corporation for construction management services based on the firm's reasonable proposal and based on its experience and availability for these services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Pursuant to the Continuing Services Agreement between the City of Sunrise and Black & Veatch Corporation, the "Project Agreement between the City of Sunrise and Black & Veatch Corporation for Project Agreement Number: PA-26-003-BV Southwest WWTP Sodium Hypochlorite System Improvements Construction Management Services" (Project Agreement) is hereby approved. A copy of the Project Agreement is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The Mayor is hereby authorized to execute the Project Agreement.

Section 3. The City Manager is hereby authorized to extend the Project Agreement in accordance with the terms of the approved Project Agreement. The Director of Utilities shall provide the City Clerk with a copy of any such extension.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

PROJECT AGREEMENT

Between

THE CITY OF SUNRISE

And

BLACK & VEATCH CORPORATION

For

Project Agreement Number: PA-26-003-BV

SOUTHWEST WWTP SODIUM HYPOCHLORITE SYSTEM IMPROVEMENTS CONSTRUCTION MANAGEMENT SERVICES

Pursuant to the provisions contained in the Continuing Services Agreement between the City of Sunrise ("City") and Black & Veatch Corporation ("Consultant") for Professional Services – Water, Wastewater, Wastewater Reuse and Natural Gas Utilities Projects (hereinafter referred to as "Continuing Services Agreement") dated May 11, 2021, this Project Agreement (hereinafter referred to as "Agreement") authorizes the Consultant to provide the services as set forth below:

SECTION 1 INCORPORATION OF CONTINUING SERVICES AGREEMENT

1.1 All terms and conditions of the Continuing Services Agreement between the City and the Consultant dated May 11, 2021, not specifically modified by this Agreement shall remain in full force and effect and are incorporated into and made a part of this Agreement by this reference as though set forth in full.

SECTION 2 CONSULTANT'S BASIC DUTIES TO CITY

2.1 By executing this Agreement, the Consultant represents to the City that the Consultant is professionally qualified to act as the Consultant for the Project (hereinafter referred to as "the Project") and is licensed to practice engineering by all public entities having jurisdiction over the Consultant and the Project. The Consultant further represents to the City that the Consultant will maintain all necessary licenses, or other authorizations necessary to act as Consultant for the Project until Consultant's duties hereunder have been completed. The Consultant shall be responsible for providing all necessary subconsultants required for the successful completion of the work as outlined in EXHIBIT "1," Scope of Services. The Consultant assumes full responsibility to the City for the improper acts, negligence, and omissions of its subconsultants and of all others employed or retained by the Consultant in connection with the Project.

2.2 Execution of this Agreement by the Consultant constitutes a representation that the Consultant has become familiar with the Project site and the local conditions under which the Project is to be implemented.

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

2.3 THIRTY PERCENT DESIGN DOCUMENTS (NOT USED)

2.4 SIXTY PERCENT DESIGN DOCUMENTS (NOT USED)

2.5 NINETY PERCENT DESIGN DOCUMENTS (NOT USED)

2.6 ONE HUNDRED PERCENT DOCUMENTS (NOT USED)

2.7 ADMINISTRATION OF CONSTRUCTION

2.7.1 The Consultant shall perform those duties and discharge those responsibilities set forth herein in Sections 2.7.2 through 2.7.13. Furthermore, the Consultant shall perform and be responsible for all services requested of the Consultant by the City relating to the interpretation and implementation of the Consultant's drawings, specifications, or other Construction Documents or other contract documents prepared by the Consultant.

2.7.2 The Consultant shall represent the City during construction and shall facilitate all instructions and other appropriate communications between the City and the Contractor, which shall be communicated through the Consultant. The Consultant shall act on behalf of the City only to the extent provided herein and in the Construction Contract.

2.7.3 Upon receipt, the Consultant shall carefully review and examine the Contractor's Schedule of Values, together with any supporting documentation or data that the City or the Consultant may require from the Contractor. The purpose of such review and examination will be to protect the City from an unbalanced Schedule of Values that allocates greater value to certain elements of the work than is indicated by the supporting documentation or data or, than is reasonable under the circumstances. If the Schedule of Values is not found to be appropriate, or if the supporting documentation or data is deemed to be inadequate, and unless the City directs the Consultant to the contrary in writing, the Schedule of Values shall be returned to the Contractor for revision or supporting documentation or data. After making such examination, if the Schedule of Values is found to be appropriate as submitted, or if necessary, as revised, the Consultant shall sign the Schedule of Values thereby indicating its informed belief that the Schedule of Values constitutes a reasonable, balanced basis for payment of the Contract Price to the Contractor. The Consultant shall not sign such Schedule of Values in the absence of such belief unless directed to do so, in writing, by the City.

2.7.4 The Consultant shall observe the work of the Contractor on a periodic basis. The purpose of such observations will be to determine the quality, quantity and progress of the work in comparison with the requirements of the Construction Documents and Construction Contract. In making such observations, the Consultant shall exercise care to protect the City from defects or deficiencies in the work from unexcused delays in the schedule and from overpayment to the Contractor. Following each such site visit, the Consultant shall submit a written report of such observations, together with any appropriate comments or recommendations, to the City. The Consultant shall not be responsible for any construction means, methods, sequences, or procedures for performing any construction activities.

2.7.5 The Consultant shall determine amounts owed to the Contractor based upon observations of the work as required in Subparagraph 2.7.4, evaluations of the Contractor's rate of progress in light of the remaining Contract Time and upon evaluations of the Contractor's Applications for Payment, and shall issue Certificates for Payment to the City in such amounts.

2.7.6 The issuance of a Certificate for Payment shall constitute a representation by the Consultant to the City that the Consultant has made an observation of the work as provided in Subparagraph 2.7.4, that the work has progressed to the level indicated, that the quality of the work meets or exceeds the requirements of the Construction Contract and that to the best of the knowledge, information and informed belief of the Consultant, the Contractor is entitled to payment of the amount certified; however, the issuance of a Certificate of Payment shall not constitute a representation that the Consultant has made an examination to ascertain how the Contractor has used the monies paid by the City.

2.7.7 The Consultant shall be the initial interpreter of the requirements of the drawings and specifications and the judge of the performance thereunder by the Contractor. The Consultant shall render written or graphic interpretations necessary for the proper execution or progress of the work with reasonable promptness on request of the Contractor.

2.7.8 The Consultant shall reject work that does not conform to the Construction Documents unless directed by the City, in writing, not to do so. If directed by the City not to reject work, the City shall be responsible for the results of such direction. The Consultant shall have the authority to reject work that affects public or personnel safety. Whenever, in the Consultant's opinion, it is necessary or advisable, the Consultant shall require special inspection or testing of the work in accordance with the provisions of the Construction Contract whether or not such work is fabricated, installed or completed.

2.7.9 The Consultant shall review and take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples. Appropriate action by the Consultant of the Contractor's submittal shall constitute the Consultant's representation to the City that such submittal is in conformance with the Construction Documents and Construction Contract, but does not hold the Consultant responsible for the accuracy and completeness of details such as dimensions and quantities, or for substantiating instruction for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Construction Documents. Such action shall be taken with reasonable promptness so as to cause no delay to the Contractor of the Project.

2.7.10 The Consultant shall review, and advise the City, concerning proposals and requests for Change Orders from the Contractor. The Consultant shall prepare Change Orders for the City's approval and execution in accordance with the Construction Contract, and shall have authority to order, by Field Order, minor changes in the work not involving an adjustment in Contractor's Contract Price or an extension of Contractor's Contract Time.

2.7.11 The Consultant shall conduct a site visit to determine the date of Substantial Completion and the date of Final Completion. As part of that process, Consultant shall receive and forward to the City for the City's review all written warranties and related documents and

operating manuals required by the Construction Contract. Contractor shall issue a final Certificate for Payment when called for by the Construction Contract.

2.7.12 The Consultant shall, without additional compensation, promptly correct any errors, omissions, deficiencies, or conflicts in its plans and specifications.

2.7.13 The Consultant shall visit the site as needed but not less than one time per month, including site visits for verification of the Contractor's monthly pay request, to observe the entire construction operation, for the term of construction as noted in Section 2.8.1. A report outlining the details of each site visit shall be furnished to the City within three (3) days of the required site visit. The City must be informed of any site visits, so that they have the opportunity to be included in the visit.

2.8 ADDITIONAL SERVICES

The following services of the Consultant are not included in Sections 2.3 through 2.7, nor in EXHIBIT "1," Scope of Services. Nevertheless, the Consultant shall provide such services as related to the Project if authorized in writing by the City prior to the performance or furnishing of same, and, unless otherwise specified in this Agreement, said services shall be paid for by the City as provided hereinafter.

2.8.1 Providing services to perform an extraordinary examination or investigation of existing conditions or to make measured drawings, or to verify the accuracy or other information provided by the City.

2.8.2 Making revisions in drawings, specifications or other documents when such revisions are inconsistent with written direction by the City previously given, are required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents and not reasonably anticipated, or are due to other causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.3 Preparing drawings, specifications and supporting data in connection with Change Orders, provided that such Change Orders are issued by the City due to causes not within the control or responsibility of the Consultant, either in whole or in part.

2.8.4 Providing services concerning repair or replacement of work damaged by fire or other cause during construction provided that such services are required by causes not the responsibility of the Consultant, either in whole or in part.

2.8.5 Providing services made necessary solely by the default of the Contractor or defects or deficiencies in the work of the Contractor.

2.9 SERVICE SCHEDULE

2.9.1 The Consultant shall perform its services in accordance with agreed upon schedule. The Consultant shall submit for the City's approval a schedule for the performance for the Consultant's services that shall include allowance for time required for the City's review of submissions and for approvals of authorities have jurisdiction over the Project. The City shall review and approve or reject any schedules submitted by the Consultant within five (5) working days of said submittal. If, in the event that construction of the Project is

suspended for more than thirty (30) days, the Consultant shall also suspend Construction Administration Services upon request of City. Any time spent on the Project at the request of the City or on the City's behalf during this suspension shall be additional services and shall be paid based on the Standard Hourly Rates attached to the Continuing Services Agreement as EXHIBIT "B" Hourly Rates. The reasonable term of construction upon which the fees for Construction Administration Services in this Agreement are based, shall be extended to include the period of construction suspension. This schedule, when approved by the City, shall not, except for cause, be exceeded by the Consultant. In the event the City rejects any schedules submitted by the Consultant, the Consultant shall submit a revised schedule within forty-eight (48) hours of said rejection. Submission of a schedule acceptable to the City and to which the City makes no objection shall be a condition precedent for any payment to the Consultant.

2.9.2 Upon receipt of the Notification of Commencement and the fully executed Purchase Order, the Consultant shall commence services to the City on the Commencement Date, and shall continuously perform services to the City, without interruption, in accordance with the time frames set forth in the "Project Schedule," a copy of which is attached and incorporated into this Agreement as EXHIBIT "2." The number of calendar days from the Commencement Date, through the date set forth in the Project Schedule for completion of the Project or the date of actual completion of the Project, which ever shall last occur, shall constitute the Contract Time.

2.9.3 Liquidated Damages – NOT USED

2.9.4 No Damages for Delay: The Consultant shall not be entitled to any claim for damages including, but not limited to, loss of profits, loss of use, home office overhead expenses, equipment rental and similar costs on account of delays in the progress of the Project from any cause or national disaster or emergency, unusual delay in deliveries, unusual delay in procuring permits, differing site conditions, unavoidable casualties or other cause beyond the Consultant's control, or by delay authorized by the City, or by other causes which the Consultant determines may justify delay. The Consultant's sole recovery and remedy for any such delay shall be a reasonable extension of time and a revision to the Project Schedule as determined by the City. However, additional costs to the Consultant or delays in the Consultant's performance caused by improperly timed activities shall not be the basis for granting a time extension. If the Consultant wishes to make a claim for an increase in time of performance, written notice of such claim shall be made to the City within three (3) working days after the occurrence of the event, or the first appearance of the condition giving rise to such claim. The City's representative shall determine whether the Consultant is entitled to a time extension for the delay. The failure of the Consultant to give such notice shall constitute a waiver of any claim under this section.

2.9.5 Notwithstanding the provisions of Subparagraph 2.9.4, in the event that the Contractor fails to substantially complete the Project on or before the Substantial Completion date specified in the Construction Contract or the Contractor is granted an extension of the time to complete performance under the Construction Contract and the Consultant's Contract Administration Services are materially extended by the City as a direct result thereof and through no fault of the Consultant, the Consultant shall be entitled to additional compensation at the rates shown in the Continuing Services Agreement EXHIBIT "B." The amount of compensation due by the Consultant under this Subparagraph shall be pursuant to approved written Amendment to this Agreement.

2.10 PERSONNEL

2.10.1 The Consultant shall assign only qualified personnel to perform any service concerning the Project. At the time of execution of this Agreement, the parties anticipate that the following named individuals will perform those supervisory or primary functions indicated:

NAME	FUNCTION	EMPLOYEE CATEGORY
Melissa Velez, PE	Contract Manager	Company Officer
Natalia Garcia, PE	Engineer Manager	Supervising Professional
Ana Delarme Salome	Project Engineer	Professional
David Garcia, PE	Electrical Engineer	Professional
Andrea N. Lorton	Chemical process Engineer	Professional
Jessica Farrell	I&C Engineer	Assistant Professional
Julie Gloss	Structural Engineer	Professional

So long as the individuals named above remain actively employed or retained by the Consultant, they shall perform the functions indicated next to their names. Furthermore, the City reserves the right to reject any proposed substitution for any of the above named individuals, and the City shall have the further right to require that any individual assigned to the Project by the Consultant be removed from the Project and reassigned for good cause.

SECTION 3 CITY'S BASIC DUTIES TO CONSULTANT

3.1 The City shall provide the Consultant with adequate information regarding the City's requirements for the Project including any desired or required design or construction schedule, or both, and any budgetary requirements including fixed limit of construction cost, prior to the start of the Construction Documents portion of design, upon which the Consultant shall be entitled to rely.

3.2 The City shall review any documents submitted by the Consultant requiring the City's decision, and shall render any required decision pertaining thereto in a timely fashion.

3.3 The City shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Construction Contract.

3.4 If the City becomes aware of any fault or defect in the Project, nonconformance with the Construction Contract, or of any errors, omissions or inconsistencies in the drawings or specifications, prompt notice thereof shall be given by the City to the Consultant.

3.5 The City shall perform those duties set forth in Sections 3.1 through 3.4 as expeditiously as may reasonably be necessary for the orderly progress of the Consultant's services and of the work.

3.6 The City's review of any documents prepared by the Consultant or its subconsultants shall be solely for the purpose of determining whether such documents are generally consistent with the City's construction program and intent. No review of such

documents shall relieve the Consultant of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

SECTION 4 CONSTRUCTION COSTS

4.1 If the cost of construction exceeds the cost agreed upon by the City by more than 5% of the lowest bona fide bid or negotiated proposal, the City may (1) give written approval of an increase in such fixed limit, (2) authorize rebidding or renegotiating of the Project, (3) terminate the Project and this Agreement in accordance herewith, or (4) cooperate in revising the Project scope or quality, or both, as required to reduce the construction cost. In the case of (4), the Consultant, without additional charge to the City, shall consult with the City and shall revise and modify the drawings and specifications as necessary to achieve compliance with the cost agreed upon by the City. Absent negligence on the part of the Consultant in making its estimates of probable construction cost, providing such modifications and revisions shall be the limit of the Consultant's responsibility arising from the establishment of such construction costs, and having done so, the Consultant shall be entitled to compensation for all other services performed, in accordance with this Agreement.

SECTION 5 BASIS OF COMPENSATION

5.1 The City shall compensate the Consultant for an amount not to exceed $106,267 based on services rendered pursuant to Sections 2.3 through 2.7 and **EXHIBIT "1,"** Scope of Services, of this Agreement by allocating the estimated percentage of work for each of the tasks set forth in Section 5.2. Billings for each task shall not exceed the amount allocated to each task.

5.2 Payment to the Consultant of the sum set forth in Section 5.1 shall be allocated based on the estimated percentage of work completed for each of the following tasks:

Construction Management Services	$78,742	74%
Field Support Services	$20,654	19%
Miscellaneous Services	$6,871	7%

5.3 Additional services of the Consultant as described in Section 2.8, if any, shall be compensated as follows:

See EXHIBIT "B" Hourly Rates of the Continuing Services Agreement–

5.4 Reimbursable Expenses as defined in Section 6 shall be reimbursed to the Consultant by the City as provided in Section 6.

5.5 If the scope of the Consultant's services are changed materially through no fault of the Consultant, compensation due to the Consultant shall be equitably adjusted, either upward or downward.

SECTION 6 BILLING AND PAYMENTS TO CONSULTANT

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

6.1 Billing by the Consultant shall be in accordance with EXHIBIT “E” of the Continuing Services Agreement. Payments to the Consultant shall also be in accordance with EXHIBIT “E” of the Continuing Services Agreement and EXHIBIT “2” of this Agreement.

6.2 NOT USED

SECTION 7 TERM

7.1 This Agreement shall commence on the date this instrument is fully executed by all parties and shall continue in full force and effect for **730 days**, unless otherwise terminated pursuant to Section 8.1 or 8.2, or other applicable sections of this Agreement. The City’s City Manager, in his sole discretion, may extend the term of this Project Agreement through written notification to the Consultant. Such extension shall not exceed one-hundred eighty (180) days. No further extensions of this Agreement shall be effective unless authorized by City code or City Commission action.

SECTION 8 TERMINATION

8.1 TERMINATION FOR CAUSE

8.1.1 This Agreement may be terminated by either party upon seven (7) days' written notice to the other should such other party fail substantially to perform in accordance with its material terms through no fault of the party initiating the termination. In the event of a termination for cause, the Consultant shall be entitled to receive compensation for any work completed pursuant to the Agreement to the satisfaction of the City through the date of termination, less any amounts which the City reasonably deems necessary to withhold in order to correct any defects or deficiencies in the work performed by the Consultant. In no event shall the City pay for profit or overhead on work not performed.

8.2 TERMINATION FOR CONVENIENCE

8.2.1 This Agreement may be terminated by the City without cause upon ten (10) days’ written notice to the Consultant. In the event of such a termination without cause, the Consultant shall be compensated for all services completed pursuant to this Agreement to the satisfaction of the City up to and through the date of termination, together with Reimbursable Expenses incurred. In such event, the Consultant shall promptly submit to the City its invoice for final payment and reimbursement which invoice shall comply with the provisions of Section 2.5 of EXHIBIT “E” of the Continuing Services Agreement.

8.2.2 Under no circumstances shall the City make payment of profit or overhead for work that has not been performed. Additionally, the City shall not make payment for the following items:

8.2.2.1 Anticipated profits or fees to be earned on completed portions of the work;

8.2.2.2 Consequential damages;

8.2.2.3 Costs incurred in respect to materials, equipment or services purchased or work done in excess of reasonable quantitative requirements of this Agreement;

8.2.2.4 Expenses of Consultant due to the failure of Consultant or its subconsultants to discontinue the work with reasonable promptness after notice of termination has been given to the Consultant; and

8.2.2.5 Losses upon other contracts or from sales or exchanges of capital assets or Internal Revenue Code Section 1231 assets.

8.2.2.6 Damage or loss caused by delay.

8.3 Assignment Upon Termination. Upon termination of this Agreement, the work product of the Consultant shall become the property of the City and the Consultant shall within ten (10) working days of receipt of written direction from the City, transfer to either the City or its authorized designee, all work product in its possession, including but not limited to, designs, specifications, drawings, studies, reports and all other documents and data in the possession of the Consultant pertaining to this Agreement. Upon the City's request, the Consultant shall additionally assign its rights, title and interest under any subcontractor's agreements to the City. All work product provided under this Section shall be used solely for its intended purpose.

SECTION 9 SEVERABILITY

9.1 If any term or provision of this Agreement or its application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such terms or provisions to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the City, signing by and through its Mayor, attested to by its City Clerk, duly authorized to execute same and by Black & Veatch Corporation, signing by and through its Associate Vice President, duly authorized to execute same.

CITY

CITY OF SUNRISE, FLORIDA

By: _____
Mayor Michael J. Ryan

_____ day of _____, 2026.

AUTHENTICATION:

_____
City Clerk

(SEAL)

Approved as to form for the CITY:

By: _____
Thomas P. Moss
City Attorney

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

CONSULTANT

BLACK & VEATCH CORPORATION

BY: _____
Rafael E. Frias III

TITLE: Associate Vice President

____ day of _____, 2026.

AUTHENTICATE:

_____
Corporate Secretary

_____
Please type name

(CORPORATE SEAL)

WITNESSES:

_____

_____

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

EXHIBIT "1"

SCOPE OF SERVICES
SWWWTP SODIUM HYPOCHLORITE IMPROVEMENTS

BACKGROUND

The City of Sunrise (City) is currently conducting improvements to the existing Southwest WWTP (Project) located at 15400 Slydgemill Rd, Davie, FL 33331. As part of these improvements, the City has requested enhancements to several areas of the treatment systems including the replacement of two (2) 2,500 sodium hypochlorite storage tanks, diaphragm pump skid with new peristaltic tube pump skid, replacement of recirculation pump, and replacement of all associated valves, piping, instrumentation, and control panels inside the chemical storage shed. The project also includes the installation of a new 2" water service line from an existing water main to new water dilution panel including backflow preventor assembly, recoating of existing housing structure including metal roof and concrete surfaces, a temporary sodium hypo storage or equipment as necessary to maintain operations, and any associated electrical and instrumentation work for the new equipment to be installed.

INTRODUCTION

Black & Veatch (Consultant) was contracted by the City in 2024 for detailed design services to replace the sodium hypochlorite storage tanks and associated work at the Southwest WWTP. The City has requested Consultant to provide construction management services for this project.

SCOPE OF SERVICES

TASK 1 – CONSTRUCTION PHASE SERVICES

Consultant will perform services during the construction phase of the project. By performing these services, Consultant shall not have authority or responsibility to supervise, direct, or control the Contractor's work or the Contractor's means, methods, techniques, sequences, or procedures of construction. Consultant shall not have authority or responsibility for safety precautions and programs incident to the Contractor's work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes, or orders applicable to the Contractor furnishing and performing the work. It is anticipated that the construction period will be sixteen (16) months. Specific services to be performed by Consultant are outlined below.

Subtask 1.1 Construction Management Services

- **Assistance with Contractor's Permitting**. Revise and resubmit drawings as needed to permitting agencies if required when contractor is acquiring the construction permits.

- **Contractor's Schedule**. Determine if Contractor's schedule is consistent with the construction contract documents with emphasis on milestone dates, construction sequencing, and operation of existing facilities during construction. Consultant's review shall not include an analysis of Contractor's approach, means or methods of construction to perform the work specified in the construction contract

documents.

- Review and comment upon the Contractor's initial construction schedule.
- Review and comment upon updated schedules monthly.

- **Contractor's Schedule of Values**. Review the Contractor's initial and updated schedule of values and advise City as to acceptability.

- **Shop Drawing Review.** Review drawings and other data submitted by the Contractor as required by the construction contract documents. Consultant's review shall be for general conformity to the construction contract documents and shall not relieve the Contractor of any contractual responsibilities. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Manufacturer's Operations and Maintenance (O&M) manuals received in Contractor submittals will be reviewed and passed on to the City.

- **Operation and Maintenance Data**. Collect and organize five (5) sets of operation and maintenance data provided by the Contractor. Each set will be placed in separate binders, the binders indexed, and a table of contents provided. Binders will be submitted to City.

- **Requests for Information, Change Orders, and Claims**
  - Requests for Information. Interpret construction contract documents when requested by City or the Contractor. Requests for clarification or information shall be in writing and copies of Consultant's response shall be distributed to City.
  - Change Orders. Review City or Contractor requests for project changes.
    - Review documentation
    - Prepare any additional documentation required
    - Administer the processing of change orders
    - Review applications for extension of construction time
    - Evaluate the cost and scheduling
    - Submit recommendations to City
    - Assist City in negotiations with Contractor to obtain a fair price for the work.
    - Act on claims of City and the Contractor relating to the acceptability of the work or the interpretation of the requirements of the construction contract documents.

- **Drawings Conformed to Construction Records.** Upon completion of the project Consultant will review the construction contract drawings to conform to the construction records. Contractor will maintain redlined drawing set of approved

changes. The final record drawings will be prepared by the Consultant in Computer Aided Design (CAD) with the information provided by the Contractor.

- **Contractor Pay Requests**. Review and process the Contractor's monthly payment requests, in accordance with sections 2.7.4 through 2.7.6 of the general conditions. The Consultant shall conduct an evaluation of the pay application from the Contractor, including a review of materials stored and installed. The Consultant will utilize relevant observations from planned site visits in the payment review process, a resident engineer will not be provided.

Subtask 1.2 Field Support Services

- **Preconstruction Conference.** Attend the preconstruction conference at a date and time selected by the City and at a facility provided by the City. Elements of the conference will include:
    - Agenda prepared by Consultant
    - Consultant prepare and distribute minutes
    - Discussion of Contractor's tentative schedules
    - Procedures for transmittal and review of Contractor's submittals
    - Special Inspections Program
    - Critical work sequencing
    - Change orders
    - Record documents
    - Contractor's responsibilities for safety and first aid

- **Construction Progress Review Meetings and Monthly Site Visit.** Participate in monthly progress construction meetings. Visit the construction site up to ten (10) instances to observe progress of the work, and consult with the City and the Contractor.

- **Punch List.** Upon substantial completion, inspect the construction work and prepare a punch list of those items to be completed or corrected before final completion of the project. Submit results of the inspection to the City and the Contractor. The substantial inspection will include Consultant's Engineering Manager.

- **Final Inspection.** Upon completion or correction of the items of work on the punch list, conduct a final inspection to determine if the work is completed. Provide written recommendations to City concerning final payment, including a list of items, if any, to be completed prior to making such payment. The substantial inspection will include Consultant's Engineering Manager.

Subtask 1.3 Miscellaneous Services

Plant Operations and Maintenance (O&M) manual chapters shall be developed for the process features associated with the Southwest Wastewater Treatment Plant Sodium Hypochlorite System Improvements project. For process features that were changed or modified through the referenced projects, updates to the existing plant O&M manual will be provided. New chapters and/or subsections to the existing plant O&M manual will be developed for the new process features that were or are being added through the referenced projects. The services that are to be provided for preparation of O&M manual chapters are described below:

1. The new O&M manual chapters will include the following information:
    a) Standard Operating Procedures (SOPs)
    b) Equipment Lists, for major process components
    c) General discussion of regulatory requirements that relate to each process

2. The new O&M manual chapters will be developed in PDF format. Links in the PDF file will be created to reference to the applicable sections of the vendor furnished O&M information that was provided in the construction project. Examples of the type of information to be included through links included spare parts documentation, startup and calibration reports, fabrication drawings, etc.

3. Consultant shall prepare final O&M chapters. Submission of the documents shall be in hard copy original and electronic format. Electronic format shall consist of the native Microsoft Word file, Excel Equipment Sheets, as well as indexed and linked PDF files. All documents produced by this effort shall be searchable. Printing of the text will be on both sides of the paper.

Deliverables

- Pre-construction meeting documents (agenda, attendance list, meeting minutes).
- Monthly progress construction meetings documents (agenda, attendance list, meeting minutes).
- Monthly site visit reports
- Punch list
- Certificate of final completion
- Operations and Maintenance manuals as per Subtask 1.3
- Paperwork Closeout:
    1. Manufacturer's O&M Manuals
    2. The warranty information and instrument calibration certificates (if applicable) for each piece of equipment shall be included in each O&M
    3. Record Drawings, in PDF and CAD formats for this project. Minimum of 5 hard copies of Manufacturer's O&M Manuals and Record Drawings (three full size, two 11x17, CAD and PDF) are required.
    4. Spare parts list(s) and special tools list for items to be handed over

EXHIBIT "2"

PROJECT SCHEDULE

Task	**Task Duration (Weeks)**	**Task Completion Following Notice to Proceed (Weeks)**
Task 1	69	69

Authorized CITY Representative's Initials: _____ Authorized CONSULTANT's Initials: _____

CITY OF SUNRISE

Memorandum

To: File

From: Earl Prizlee, P.E. Capital Projects Director EPP

Date: February 10, 2026

Re: Basis & Justification for Consultant Selection for Professional Construction Management Services for the Southwest WWTP Sodium Hypochlorite System Improvements Project

The Utilities Department assigned professional engineering services to Black & Veatch Corporation, for assistance with construction management services for the Southwest WWTP Sodium Hypochlorite System Improvements Project.

Basis

The Southwest WWTP Sodium Hypochlorite System Improvements project is part of the City's Five-year Capital Improvement Program with funding available for this fiscal year for design services.

Justification

Black & Veatch Corporation completed the design for the Southwest WWTP Sodium Hypochlorite System Improvements Project. Black & Veatch Corporation has provided the City a reasonable proposal for the associated construction management services related to this project and is capable of performing the services based on their experience and availability. This assignment has been evaluated for compliance with the objective of equitable distribution of work to the various design consultants under the Continuing Services Agreement, and it is consistent with that objective.

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: Proclamation

Item Number: 6A **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Proclamation proclaiming January 13, 2026 as Marie Hautigan Day in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

Proclamation

Background:
Marie Hautigan is the principal at Piper High School, where she has been serving for the last seven years of her 18 years at Broward County Public Schools.

Marie Hautigan of Piper High School was named the Broward County Public Schools (BCPS) 2023 Caliber Awards Principal of the Year for her transformative leadership, improving school culture, academic rigor, and student achievement at the school. Her recognition highlights her commitment to community building, inclusivity, and leveraging programs like Cambridge International to boost student success, including achieving a 99% graduation rate in 2023.

Ms. Hautigan believes education opens a pathway for a student to reach his or her full potential. Education improves an individual's quality of life and results in a more intellectual, lucrative and benevolent society. "I'm proud to have led my community to reclaim the greatness that had previously been forgotten by our stakeholders," Hautigan said. "My goal is for every Bengal Scholar to take at least one college-level course before he or she graduates. My initiative has significantly contributed to the improvement of the school culture and the endless pursuit of a student body focused on achieving its full potential."

Ms. Hautigan is known for sometimes using unconventional methods to communicate with her students, Hautigan isn't shy when it comes to creating those special bonds. From performing with the school's cheerleaders and step team, to showing her moves with the girls' dance team and school band, she has used these opportunities to communicate with students how impressed she is with their talents and abilities. She also demonstrates the importance of trying your best, especially on things outside your comfort zone.

At the conclusion of the 2025-2026 school year Ms. Marie Hautigan will be retiring.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Phone:

Department Head Name and Title:

City Manager:
Authorized for agenda placement

Proclamation

Office of the Mayor

Ms. Marie Hautigan Day

WHEREAS, Marie Hautigan has devoted more than 26 years to the field of education, including approximately 20 years with Broward County Public Schools, leaving an enduring impact on students, families, and school communities throughout Broward County; and

WHEREAS, Ms. Hautigan served with distinction as Principal of Piper High School from July 1, 2019, until her retirement on January 23, 2026, and throughout her tenure demonstrated an unwavering belief that quality education is transformative and opens pathways for students to reach their full potential and strengthens society as a whole; and

WHEREAS, under Principal Hautigan's visionary leadership, Piper High School's performance grade improved by nearly 150 points, reflecting significant advancements in school culture, academic rigor, expectations, and student achievement; and

WHEREAS, Principal Hautigan's commitment to public education and access in education was recognized on a national stage when she was invited to present at the National College Board Symposium, entitled "A Dream Deferred," highlighting the importance of expanding access to advanced academic opportunities for all students; and

WHEREAS, her innovative approach to student engagement and school pride included extensive participation in halftime performances alongside the Piper Bengal Band, dance team, and cheerleaders, efforts that garnered over one million views and brought national attention to Piper High School's vibrant community; and

WHEREAS, in recognition of her exceptional leadership and service, Marie Hautigan was honored as Caliber Principal of the Year in 2023 and her commitment to education and impact on developing community partnerships was recognized by the Greater Sunrise Chamber of Commerce when she received the Sunrise HERO Award in 2023; and

WHEREAS, beyond her professional achievements, Marie Hautigan is a devoted mother of two sons, both graduates of Broward County schools who continued on to graduate from Georgetown University, reflecting her deep personal commitment to academic excellence and lifelong learning; and

WHEREAS, Marie Hautigan's career includes service as a teacher, magnet coordinator, assistant principal, interim assistant principal, and principal, and her legacy is one of inclusiveness, collaboration, and an unrelenting pursuit of excellence for every student she served; and

WHEREAS, the City of Sunrise is deeply grateful to Marie Hautigan for her extraordinary contributions to education, her leadership at Piper High School, and her lasting positive impact on the Sunrise community.

NOW, THEREFORE, be it resolved that I, Michael J. Ryan, Mayor of the City of Sunrise, Florida, together with the City Commissioners do hereby proclaim February 10, 2026 as: **Ms. Marie Hautigan Day** in the City of Sunrise and urge all to recognize and commend Marie Hautigan for her distinguished career in education and do extend sincere gratitude and best wishes to her upon her well-earned retirement.



Witness My Hand and Official Seal of
The City of Sunrise, Florida

_____

Michael J. Ryan, Mayor

AGENDA ITEM REQUEST

Originating Department: Leisure Services

Item Title: Presentation

Item Number: 6B **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Presentation of the Youth Athlete of the Month Award for February 2026 to O'Neika Gayle and Giovanni Gianfriddo from the Sunrise Swimming program. Kevin Pickard, Director of Leisure Services.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

February 2026 Youth Athlete of the Month - Sunrise Swimming

Background:
In 2018, the Sunrise City Commission approved a program to recognize youth athletes in the City Leisure Services programs on a monthly basis. The City established the Youth Athlete of the Month program on February 13, 2018 via Resolution 18-18 as a way of recognizing outstanding youth athletes from the Sunrise recreational, travel and instructional sport programs.

The program recognizes two youth athletes (one male and one female) from different athletic programs each month. The Leisure Services Advisory Board administers the selection process for City operated programs using nominations submitted by volunteer coaches. The City's contractual athletic organizations and instructors administer the selection process for their respective organizations.

Each award recipient receives a City of Sunrise Leisure Services voucher valued at $25.00, which is redeemable as payment towards various Leisure Services Programs. The monthly winners are recognized at a City Commission meeting and the City Commission provides each recipient with a certificate of recognition.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Richard Devaux Phone: 954-747-4617

Department Head Name and Title:
Kevin Pickard, Director of Leisure Services

City Manager:
Authorized for agenda placement

February 2026 Youth Athlete of the Month
Sunrise Swimming

Athlete: Giovanni Gianfriddo
Coach: Alec Wathen

Giovanni Gianfriddo is an 18- year old student at Somerset Academy Charter High School and a participant in the Sunrise Swimming Program.

Comments from his Coach:

Giovanni has been a member of Sunrise Swimming for over 12 years, starting in our lesson program at the age of 5, and then moving through the training groups, where he now trains with the Champions group. He is a competitor both in practices and at competitions; he doesn't give up, even when faced with difficult scenarios.

Giovanni is a Sectional qualifier, which puts him in the top 10% of swimmers nationally. He has been a High School State qualifier for the last two years finishing 21st and 10th respectively.

Giovanni is in all advanced high school classes, and has earned many academic and behavioral awards through the years. He even published a poem at the age of 12!

In addition to his swimming achievements, Giovanni has been working with Sunrise Swimming teaching private and group swim lessons to children and adolescents for the past 3 years. He is a valuable member of our staff, and is respected by those he works with.

Athlete: O'Neika Gayle
Coach: Alec Wathen

O'Neika Gayle is an 18- year-old student at South Plantation High School and a participant in the Sunrise Swimming Program.

Comments from her Coach:

O'Neika has been a member of Sunrise Swimming for over 11 years, starting in our lesson program at the age of 5, and then moving through the training groups, where she now trains with the Champions group. She has been a State finalist in her events since her Sophomore year of high school (finishing in the top 8). She suffered a stress fracture during track season in 10th grade, but overcame that challenge to go on and become a finalist in her Jr and Sr years. This December she qualified for the Futures Championship, which is a national competition for athletes transitioning from the Regional to the National level (typically the top 2-5% in the sport).

In addition to her swimming accolades, O'Neika has maintained a 3.87 GPA, while completing a rigorous course load and earning the AICE diploma. She is also enrolled at Broward College through the Dual Enrollment program, graduating in June with both a HS diploma and an associate degree.

O'Neika is a member of the National Honor Society, tutors fellow students in English, and is a Youth Leader at her church. She completed an internship at Ft Lauderdale AC and Marriott Hotels this summer.

O'Neika has been accepted to several colleges and universities. She has received a Bright Futures Scholarship, and plans to major in nursing while also swimming in college.

AGENDA ITEM REQUEST

Originating Department: Leisure Services

Item Title: Presentation

Item Number: 6C **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Presentation of the Teacher of the Month Award for February 2026 to Ms. Malkia Panthier from Piper High School and Dr. Saima Sanaullah from Plantation High School. Kevin Pickard, Director of Leisure Services.

Funding:
001.49.60.519.504801 - Public Relations

Amount:
$50.00 each

ATTACHMENTS:

February 2026 Teacher of the Month - Piper High School
February 2026 Teacher of the Month - Plantation High School

Background:
The City Commission approved the Teacher of the Month program to run from October through May of the school year, as a way to recognize our outstanding Sunrise teachers. The principal from each Sunrise school selects a teacher that best represents the qualities befitting a Teacher of the Month recipient.

In recognition of their efforts to make a difference in the lives of the children of Sunrise, these nominees will each receive the Teacher of the Month award at a City Commission meeting and a $50.00 gift card.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Karen Gallagher Phone: 954-747-4620

Department Head Name and Title:
Kevin Pickard, Director of Leisure Services

City Manager:
Authorized for agenda placement

Teacher of the Month – February 2026

Piper High School- Malkia Panthier

Piper High School proudly nominates Malkia (MA-LIE-KA) Panthier as February 2026 Teacher of the Month.

Ms. Panthier is a popular and highly effective English Language Arts teacher whose passion, innovation, and dedication have positively impacted countless children.

As Piper's outstanding English Department Chair, Ms. Panthier oversees one of the most successful English departments in the district. She is the epitome of excellence in the teaching profession.

As a former Piper graduate herself, Ms. Panthier always envisioned returning to her alma mater to make a difference. She certainly has.

Teacher of the Month – February 2026
Plantation High School- Dr. Saima Sanaullah

Plantation High School proudly nominates Dr. Saima Sanaullah as February 2026 Teacher of the Month.

Dr. Saima Sanaullah has been a dedicated school leader at Plantation High School since 2012, whose focus on excellence and equity drives student success and professional growth. As Department Chair and Science teacher, she uses data and collaboration to improve student outcomes. She has served as SAC Chair, overseeing compliance and approving key initiatives; as MTSS Coordinator, facilitating interventions for at-risk students; and as PBIS facilitator implementing incentive systems for positive behavior. Her leadership in science raised Biology EOC proficiency from 44% to 63%, and she supports academic growth through reviewing events and extended learning opportunities (ELOs). Dr. Sanaullah designs interactive lessons across multiple subjects, mentors teachers, and delivers professional development. She boosts school engagement by assisting with the coordination of open houses and sponsoring student groups. Dr. Sanaullah is recognized as Plantation High School 2025/2026 Teacher of the Year and is currently a finalist for Broward County Public School Teacher of the Year CALIBER Award. She is also a member of the 2025-26 Broward LEAD, and consistently demonstrates effective, student-focused leadership

Her accolades reflect not only individual achievement but also the positive transformation she inspires in others. Dr. Saima Sanaullah is an exemplary educator whose visionary leadership continues to elevate Plantation High School, making her our nominee for the City of Sunrise Teacher of the Month of February 2026.

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: Proclamation

Item Number: 6D **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Proclamation proclaiming the Month of February 2026 as Black History Month in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

Proclamation

Background:
See attached proclamation

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Phone:

Department Head Name and Title:

City Manager:
Authorized for agenda placement

Proclamation

Office of the Mayor

Black History Month

WHEREAS, Black History Month, celebrated during the month of February, originated in 1926 when Dr. Carter G. Woodson set aside a special period in February to recognize the heritage and achievements of Black people in the United States; and

WHEREAS, in 1986 Congress passed Public Law 99-244 which designated February 1986 as "National Black (Afro-American) History Month." The law directed the President to issue a proclamation calling on the people of the United States to observe February 1986 with the appropriate ceremonies and activities. Black History Month has since been an annual national celebration of achievements by African Americans and their central role in U.S. history; and

WHEREAS, since 1976, every U.S. president has officially designated February as Black History Month and chosen a specific theme. The theme for Black History Month 2026 is "A Century of Black History Commemorations." This theme highlights that 2026 marks 100 years since the first national observance of Black history; and

WHEREAS, consistent with this theme we recall sculptor Edmonia 'Wildfire" Lewis, Poets like Langston Hughes and Josephine Baker. Painters such as Aaron Douglas a leading figure in the Harlem Renaissance. Musicians ranging from Muddy Waters and BB King to Nina Simone and DJ "Kool Herc". Mathematician like Gladys Mae West and Katherine Johnson. Physicians like James McCune Smith and Daniel Hale Williams. Dancers like Alvin Hailey, movie stars like Sidney Poitier and Denzel Washington who have all been pioneers in their fields, representing the best of black culture and its influence on American and the World.

WHEREAS, the year 2026 provides an opportunity to reflect on the rich history, enduring legacy, and invaluable lessons of African Americans, and to recognize the growth, resilience, success, and diversity of their contributions and achievements that have profoundly shaped our community, state, and nation; and

WHEREAS, the City of Sunrise, recognizes that the soul of America is what makes us unique among all nations. We are the only country in the world founded on an idea. It is the idea that we are all created equal and deserve to be treated with equal dignity throughout our lives. While we still grapple today with the moral stain and vestiges of slavery, our country's original sin, we have never walked away from the fight to fully realize the promise of America for all Americans. Throughout our history, Black Americans have never given up on the promise of America; and

WHEREAS, the Mayor and City Commission of the City of Sunrise recognize the importance of commemorating Black History Month. In doing so, we pay homage to and acknowledge the achievements of African Americans throughout our Nation's history and encourages the continuation of its celebration to raise the awareness of this community's accomplishments for all Americans.

NOW, THEREFORE, be it resolved that I, Michael J. Ryan, Mayor of the City of Sunrise, Florida, together with the City Commissioners do hereby proclaim the month of February 2026 as: **Black History Month** in the City of Sunrise and encourage all to celebrate our diverse heritage and culture, and continue our efforts to create a world that is more just, peaceful, and prosperous for all.

Witness My Hand and Official Seal of
The City of Sunrise, Florida

Michael J. Ryan, Mayor

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: Proclamation

Item Number: 6E **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Proclamation proclaiming the Month of February 2026 as Teen Dating Violence Awareness. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

Proclamation

Background:
See attached proclamation.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Phone:

Department Head Name and Title:

City Manager:
Authorized for agenda placement

Proclamation

Office of the Mayor

TEEN DATING VIOLENCE AWARENESS MONTH

WHEREAS, teen dating violence is a serious and pervasive issue that affects young people across our nation, with an estimated 1 in 3 teens experiencing some form of physical, emotional, or psychological abuse in their relationships; and

WHEREAS, abusive relationships can have long-term, damaging effects on the emotional, mental, and physical well-being of young people, leading to issues such as low self-esteem, depression, anxiety, and an increased risk of future abusive relationships; and

WHEREAS, February has been designated as Teen Dating Violence Awareness Month to raise awareness about the prevalence and impact of teen dating violence, and to promote healthy, respectful relationships among youth; and

WHEREAS, it is essential to educate teens, parents, educators, and communities about the warning signs of dating violence, how to intervene, and the resources available to support those affected, so that every young person has the tools and support they need to build safe, positive relationships; and

WHEREAS, prevention efforts, such as open communication, education, and programs that promote respect and equality, play a critical role in empowering teens to recognize and reject unhealthy behaviors and choose non-violent, respectful relationships; and

WHEREAS, we acknowledge the importance of supporting survivors of teen dating violence and working together to provide resources and opportunities for healing, empowerment, and justice for those affected; and

WHEREAS, Teen Dating Violence Awareness Month serves as a time to reflect on the importance of fostering a culture of respect, kindness, and equality among young people and a reminder that everyone deserves a relationship free from abuse.

NOW, THEREFORE, I, Michael J. Ryan, Mayor of the City of Sunrise, Florida together with the City Commissioners hereby proclaim the Month of February 2026 as Teen Dating Violence Awareness Month in the City of Sunrise and call upon all to raise awareness about the issue, promote healthy relationships, and join in the efforts to prevent dating violence and support survivors in our community.



Witness My Hand and Official Seal of
The City of Sunrise, Florida

_____

Michael J. Ryan, Mayor

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: Proclamation

Item Number: 6F **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Proclamation proclaiming February 4th, 2026 as World Cancer Day in the City of Sunrise. Mayor Michael J. Ryan. Deputy Mayor Jacqueline A. Guzman. Assistant Deputy Mayor Latoya S. Clarke. Commissioner Neil C. Kerch. Commissioner Joseph A. Scuotto.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

Proclamation

Background:
See attached proclamation

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Phone:

Department Head Name and Title:

City Manager:
Authorized for agenda placement

Proclamation

Office of the Mayor

World Cancer Day

WHEREAS, cancer is a complex and multifaceted disease that affects millions of individuals and families worldwide, regardless of age, race, ethnicity, or socioeconomic background; and

WHEREAS, according to the American Cancer Society approximately 2.1 million new cancer cases are projected to be diagnosed in the U.S. in 2026, which equals about 5,800 new diagnoses every day; and

WHEREAS, World Cancer Day, observed annually on February 4th, is an initiative to raise awareness, improve education, and promote action toward cancer prevention, detection, treatment, and survivorship; and

WHEREAS, the 2026 World Cancer Day theme, "United by Unique," recognizes that every cancer diagnosis and journey is different, shaped by the individual experiences, needs, challenges, and strengths of each patient and their loved ones; and

WHEREAS, this theme underscores the importance of personalized, patient-centered, and empathetic care, acknowledging that effective cancer treatment must address not only the disease, but also the emotional, social, cultural, and mental well-being of patients and their families; and

WHEREAS, advances in medical research, early detection, and innovative therapies continue to improve outcomes, yet equitable access to quality care, education, and support services remains essential to ensuring that no one faces cancer alone; and

WHEREAS, communities play a vital role in supporting individuals affected by cancer through compassion, advocacy, education, and collaboration with healthcare providers, caregivers, and nonprofit organizations.

NOW, THEREFORE, be it resolved that I, Michael J. Ryan, Mayor of the City of Sunrise, Florida, together with the City Commissioners do hereby proclaim February 4th, 2026 as: **World Cancer Day** in the City of Sunrise and encourage all to unite in recognizing the uniqueness of every cancer journey, honoring those currently battling cancer, remembering those lost, and supporting survivors and caregivers; and

Witness My Hand and Official Seal of
The City of Sunrise, Florida

_____

Michael J. Ryan, Mayor

AGENDA ITEM REQUEST

Originating Department: Fire Rescue

Item Title: Presentation

Item Number: 6G **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Presentation of the Firefighter of the Month Award for February 2026 to Captain Michael McCord. John K. McNamara, Fire Chief.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

FFOM - February 2026

Background:
The Fire Chief has reviewed the nomination for Firefighter of the Month and determined that Captain Michael McCord should receive the Firefighter of the Month Award for the month for February 2026.

He is being recognized as Firefighter of the Month for his efforts and quick thinking. His efficient response led to a greater chance of survival for the patient. The winning nomination is attached.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: John McNamara Phone: 954-746-3400

Department Head Name and Title:
John McNamara, Fire Chief

City Manager:
Authorized for agenda placement

CITY OF SUNRISE FLORIDA

Memorandum

To: Captain Michael McCord

From: John McNamara, Fire Chief

Date: February 3, 2026

Re: Firefighter of the Month – February 2026

CC: Battalion Chief Cy Egert, Battalion Chief Jeff Martin, Battalion Chief Chris Arbos, Division Chief Manuel Pastrana, File

---

On December 3, 2025, your unit – EMS 39 – along with Engine 72 and Rescue 72 responded to a patient who suffered a fall with serious injuries. Due to the injuries, it was determined that the patient was a candidate for "Whole Blood." While the crew began setting up the procedure for whole blood administration, further assessment revealed that the patient had no lung sounds on one side. As the EMS Captain, you decided to perform a "Finger Thoracostomy" to facilitate airway exchange in a patient with a compromised airway. This procedure is new and complex and may pose risks to the patient if not performed properly.

In short, you performed it flawlessly, which helped save this patient's life.

In Battalion Chief Cy Egert's recommendation of you being a Firefighter of the Month candidate, he stated:

"*Certainly, the crews of E72/R72 should not go unnoticed for their own efforts on this incident. I believe Captain McCord's actions, however, are spotlighted, as this procedure has inherent risk to the patient if not performed accurately. Mike recognized this and still weighed the risk/benefit of the procedure, ultimately siding on the patient's best interest to perform this life-saving procedure. Mike is a true example of what one gets when you add a career's worth of experience, along with a high level of dedication to the job. We should all be proud of him and proud to be part of this progressive Fire-Rescue Department.*"

I could not have said it any better myself! Proud to have you on our team and serving all the residents, visitors, and business owners of not just Sunrise, but wherever Sunrise Fire Rescue may be called.

As a result of your efforts, it is a great privilege to recognize you as Firefighter of the Month for February 2026.

AGENDA ITEM REQUEST

Originating Department: Human Resources

Item Title: Presentation

Item Number: 6H **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Recognition of service time and dedication for employees that are retiring from City service awarded to: Steven Grasso, Fire Planner; Fire Rescue Department. Lydia Walker, Code Compliance Officer; Community Development Department. Julie Surace, Sr. Public Service Specialist; Finance and Administrative Services Department. Matthew Kroger, Police Officer; Police Department. Glenn Tyson, Plans Examiner; Community Development Department. John K. McNamara, Fire Chief. Shannon Ley, Director of Community Development. Susan Nabors, Director of Finance and Administrative Services. Daniel Ransone, Chief of Police.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

No Attachments Available

Background:
The City Commission wishes to recognize employees who retire from City employment and to thank them for their service time and dedication.

The following employees will retire from City service during the month of March 2026:

Stephen Grasso. Fire Planner, 14+ years of service (2011-2026)
- Fire Planner (2011-2026)

Lydia Walker, Code Compliance Officer, 17 years of service (2009-2026)
- Code Compliance Officer (2009-2026)

Julie Surace, Sr. Public Service Specialist, 15+ years of service (2011-2026)
- Public Service Specialist (2011-2014)
- Sr. Public Service Specialist (2014-2026)

Glenn Tyson, Plans Examiner, 21 years of service (2005-2026)
- Building Inspector (2005-2012)
- Plans Examiner (2012-2026)

Matthew Kroger, Police Officer, 29+ years of service
- Police Officer (1996-2026)

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jami Ketchup, Director of HR Phone: 954-838-4522

Department Head Name and Title:
Daniel Ransone, Chief of Police, John McNamara, Fire Chief
Shannon Ley, Director of Community Development, Susan Nabors, Director of Finance & Admin

Services

City Manager:
Authorized for agenda placement

CITY OF SUNRISE FLORIDA

AGENDA ITEM REQUEST

Originating Department: Human Resources

Item Title: Presentation

Item Number: 6I

Meeting Date: 2/10/2026

City Reference Number (C#):

Item Description:

Presentation of the Outstanding Performance Award for February 2026 Meagen Ricks, Operations Supervisor. Kevin Pickard, Director of Leisure Services.

Funding:
001.16.10.513.504907 - Employee Appreciation

Amount:
$50.00 Gift Card

ATTACHMENTS:

OPA February 2026 - Meagen Ricks

Background:
The Outstanding Performance Award Program is a monthly award program that provides an opportunity to honor employees who are outstanding contributors to the organization. Outstanding Performance Awards are nominated by coworkers through submission of a nomination form to the Human Resources Department. Employees are selected for the monthly Outstanding Performance Award by a selection committee. Each employee receiving one of these honors is recognized at a City Commission Meeting with an award certificate and a $50.00 gift card.

The Selection Committee has reviewed the nominations submitted and have selected the following employee for February 2026:

- Meagen Ricks - Operations Supervisor - Leisure Services

The employee will be presented with a certificate of recognition and will receive a $50.00 American Express gift card.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jami Ketchup, Director of Human Resources

Phone: 954-838-4522

Department Head Name and Title:
Kevin Pickard, Director of Leisure Services

City Manager:
Authorized for agenda placement



NOMINATION FOR OUTSTANDING PERFORMANCE AWARD

The Outstanding Performance Award Program provides an opportunity to honor General Employees who are outstanding contributors to the organization

Employee Name: Meagen Ricks

Job Title: Operation Supervisor

Department/Division: Leisure Services / Administration

I hereby nominate Meagen Ricks **for the Outstanding Performance Award for the reasons stated below:**

Meagen was promoted to the Operations Supervisor of the newly renovated Signature Sunrise ballroom in May of 2025. Although she continued to manage the responsibilities of the position she was vacating (Administrative Assist I), she was tasked with preparing the Signature Sunrise to open from an administrative standpoint only a few months later, as a grand opening was scheduled for October 4, 2025.

Meagen developed comprehensive documentation, including contractual agreements, rules and regulations, FAQs, layout plans, etc. This administrative infrastructure was created from scratch, and required extensive collaboration with a variety of other City departments/divisions such as Risk Management, the City Attorney's Office, Finance, and the City Manager's Office. Her above and beyond efforts set the Leisure Services Department up to hit the ground running successfully when the facility opened.

After opening, Meagen has become the day-to-day point person of the operation and has done an excellent job balancing a very unpredictable workload. She is readily available for customers, making sure she responds quickly to inquiries while also managing to take unscheduled requests to see the venue. She is laser focused on the customer and takes a massive amount of pride in providing the best customer service possible. Whether it is a wedding, baby shower, repass, or any other life event, Meagen knows that it may be one of the most important events of a customer's life. She is willing to stay late for a facility viewing, and consistently has extended conversations to make sure a customer is comfortable with every detail.

Additionally, Meagen is proactive in solving problems and streamlining processes to create a more efficient workplace. Her experience in multiple administrative roles within Leisure Services has prepared her for her new role, and she has continued to represent the City extremely well.

Name and Signature of Nominator **Date**

Kevin Pickard 1-15-26

Name and Signature of Director **Date**

AGENDA ITEM REQUEST

Originating Department: Human Resources

Item Title: Presentation

Item Number: 6J **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Presentation of the Quarterly Award of Excellence to Victoria Hernandez, Procurement Manager. Susan Nabors, Director of Finance and Administrative Services.

Funding:
001.16.10.513.504907 - Employee Appreciation

Amount:
$50.00 gift card

ATTACHMENTS:

AOE January 2026 - Victoria Hernandez

Background:
The City is recognizing employees that go above and beyond the call of duty, provided excellent customer service, volunteered their time to our community, or otherwise added value to our organization that is worth recognizing! This program is a quarterly Award of Excellence, which recognizes and rewards employees who are outstanding contributors to the organization who are not eligible to participate in any of the other monthly award programs.

The Committee reviewed all nominations and they have selected the following employee to receive the quarterly Award of Excellence:

- Victoria Hernandez - January 2026

The employee will be presented with a certificate of recognition during the City Commission meeting and they will also receive a $50.00 American Express gift card.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jami Ketchup, Director of HR Phone: 954-838-4522

Department Head Name and Title:
Susan Nabors, Director of Finance & Administrative Services

City Manager:
Authorized for agenda placement



NOMINATION FOR AWARD OF EXCELLENCE

The Award of Excellence Program provides an opportunity to honor employees who are outstanding contributors to the organization and are not eligible to participate in the monthly Outstanding Performance Award Program

Employee Name: Victoria Hernandez

Job Title: Asst. Procurement Manager

Department/Division: Purchasing

I hereby nominate Victoria Hernandez **for the Award of Excellence for the reasons stated below:**

A big thank you to Vicky, Procurement Manager, for her outstanding support on the Alternative Work Schedule and UKG Kronos Cloud Migration contracts. Vicky provided critical guidance and leadership throughout the process. Her steady support and expertise made a huge difference in helping us move these important contracts forward. This work will benefit staff across the City and strengthen our systems for the future. Vicky's leadership was key to making this endeavor a success.

Thank you, Vicky!

Mo Pierre-Louis — 09/19/2025

Name and Signature of Nominator — **Date**

Susan Nabors — 09/19/2025

Name and Signature of Director — **Date**

AGENDA ITEM REQUEST

Originating Department: Finance and Administrative Services

Item Title: Amendment

Item Number: 12A **Meeting Date:** 2/10/2026

City Reference Number (C#): C26009

Item Description:

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, amending Fiscal Year 2025/2026 Budget Ordinance No. 720; amending the Stormwater Fund (444) and Fleet Management Fund (502) providing for conflict; providing for severability; and providing an effective date. City Manager Mark Lubelski. Susan Nabors, Director of Finance and Administrative Services. (First Reading CCM 1/27/2026 Passed 4-0 Guzman Absent).

Funding:
See Attachment

Amount:
See Attachment

ATTACHMENTS:

ATY Ordinance - C26009
Exhibit A
Business Impact Estimate
Legal Ad

Background:
This item amends the FY 2025/2026 Budget as follows:

Stormwater Fund 444
A: This item recognizes the appropriation of grant funding in the amount of $500,000 from the State of Florida Department of Environment Protection (FDEP) approved by City Commission on January 25, 2022 via Resolution No. 22-6, funding in the amount of $2,195,866 from the Broward County Transportation Surtax as presented at the City Commission meeting on January 27, 2026 for approval, and the appropriation of fund balance in the amount of $382,543 for a total of $3,078,409 to support the replacement of Stormwater Pump Station No. 5 - Project #006305.

B: This item recognizes the appropriation of grant funding in the amount of $500,000 from the Resilient Broward Grant to be presented at the City Commission meeting on January 27, 2026 for approval to support drainage improvements at Basin No. 15 - Project #006329.

Fleet Management Fund 502
C: This item recognizes the reappropriation of fund balance in the amount of $478,379 and transfers funding to the appropriate account to fund Purchase Order (PO) #25001294 for the replacement of a Fire Rescue vehicle. The PO was closed in error during the FY 2025 year-end closing process. This purchase was previously budgeted and approved by the City Commission.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Kareyann Ashworth Phone: 954-746-3220

Department Head Name and Title:
Susan Nabors, Finance and Administrative Services Director

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. 720; AMENDING THE STORMWATER FUND (444) AND THE FLEET MANAGEMENT FUND (502); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Fiscal Year 2025/2026 Budget Ordinance No. 720 is hereby amended to revise the Stormwater Fund (444) and the Fleet Management Fund (502), as more particularly set forth in the revised budget sheets which are attached to and made a part of this Ordinance as Exhibit A.

Section 2. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 4. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this 27TH DAY OF JANUARY, 2026.

PASSED AND ADOPTED upon this second reading this _____ DAY OF_____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

FIRST READING		SECOND READING	
MOTION:	SCUOTTO	MOTION:	_____
SECOND:	KERCH	SECOND:	_____
CLARKE:	YEA	CLARKE:	____
GUZMAN:	ABSENT	GUZMAN:	____
KERCH:	YEA	KERCH:	____
SCUOTTO:	YEA	SCUOTTO:	____
RYAN:	YEA	RYAN:	____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

BUDGET AMENDMENT
STORMWATER
FUND 444

	ACCOUNT NUMBER	ACCOUNT NAME	PROJECT NUMBER	PROJECT TITLE	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET
	REVENUES								
A	00.00.334.334360	STATE GRANT-STORMWATER MGMT	N/A	N/A	0	0	500,000	0	500,000
A	00.00.337.337400	LOCAL GRNT-TRANS SURTAX FUNDED	N/A	N/A	0	0	2,195,866	0	2,195,866
B	00.00.337.337305	LOCAL GRNT-PHY ENV-BROWARD CTY	N/A	N/A	0	0	500,000	0	500,000
A	00.00.389.389900	FROM FUND BALANCE	N/A	N/A	7,890,110	7,890,110	382,543	0	8,272,653
		TOTAL FUND REVENUES			**19,199,090**	**21,582,413**	**3,578,409**	**0**	**25,160,822**
	EXPENDITURES								
A	66.73.538.506510	CONSTRUCTION	006305	STORMWATER PUMP STATION #5	0	7,280,988	3,078,409	0	10,359,397
B	66.73.538.506510	CONSTRUCTION	006329	BASIN 15 DRAINAGE IMPROVEMENTS	0	6,922,000	500,000	0	7,422,000
		TOTAL FUND EXPENDITURES			**19,199,090**	**21,582,413**	**3,578,409**	**0**	**25,160,822**

BUDGET AMENDMENT
FLEET MANAGEMENT
FUND 502

	ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET
	REVENUES						
C	00.00.389.389900	FROM FUND BALANCE	0	0	478,379	0	478,379
		TOTAL FUND REVENUES	**10,037,530**	**13,872,561**	**478,379**	**0**	**14,350,940**
	EXPENDITURES						
C	52.21.519.506405	MOTOR VEHICLES	4,383,300	8,218,331	478,379	0	8,696,710
		TOTAL FUND EXPENDITURES	**10,037,530**	**13,872,561**	**478,379**	**0**	**14,350,940**

Business Impact Estimate Form

This Business Impact Estimate Form is provided in accordance with Section 166.041(4), Florida Statutes and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the City's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A. below. This Business Impact Estimate Form may be revised following its initial posting.

Title and C# of proposed ordinance: C#26009
Ordinance of the City of Sunrise, Florida, amending Fiscal Year 2025/2026 Budget Ordinance No. 720; amending the Stormwater Fund (444) and the Fleet Management Fund (502) providing for conflict; providing for severability; and providing an effective date.

The provisions contained in this Section A. constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A. below, a business impact estimate is not required by state law for the proposed ordinance.

Section A.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the City;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A. is applicable, then only Section A. needs to be completed. If there is no exemption in Section A., Section B. must be completed.

Section B. This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

(c) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information/methodology for preparation, if any:

Prepared by: Kareyann Ashworth, Budget Manager
Print Name and Title

1/22/2026
Signature and Date

SUN-SENTINEL

Sold To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Bill To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Jan 31, 2026
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Sworn to and subscribed before me this: February 01, 2026.

LeAnne Rollins

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LLawrence@sunrisefl.gov
7925747

NOTICE OF PUBLIC HEARING

The following item(s) will be presented to the City Commission, City of Sunrise, Florida on:

February 10, 2026 at 5:00 p.m. in Sunrise City Hall, Commission Chambers located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351.

This item will be on file in the Office of the City Clerk located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351 and may be reviewed Monday through Friday, 9:00 a.m. to 5:00 p.m.

The City of Sunrise City Commission Meeting on February 10, 2026 at 5:00pm will be hosted in both an in-person format (Sunrise City Hall, 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351) and a virtual format. The public is encouraged to
attend and participate by telephone. Telephone call in number: 954-395-2401 Access
Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

C25308
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C25309
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C26009
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. 720; AMENDING THE STORMWATER FUND (444) AND THE FLEET MANAGEMENT FUND (502); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The public may attend and participate in the above meeting by telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

Call in number: 954-395-2401
Access Code: 368262
Attendees can press 5* on their phone keypad to sign up to make a comment during public hearings or during open discussion.
Attendees will be called upon to speak, one at a time, by the meeting organizer.
For technical difficulties please call 954-578-4792
The meeting documents are available on our Commission Agendas webpage at https://www.sunrisefl.gov/departments-services/city-commission/commission-agendas
If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

The City does not tolerate discrimination in any of its programs, services or activities, and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 2 hours in advance of the scheduled emergency meeting, or as soon as you receive this notice. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

Any person can submit written comments or evidence or other physical evidence which he or she intends to offer into evidence during the City Commission Meeting via email CityManager@sunrisefl.gov, or to the City Manager's Office, 10770 West Oakland Park Boulevard,

SUN-SENTINEL

Sunrise, FL 33351.The City of Sunrise will be conducting the February 10, 2026 City Commission Meeting via Vast Conference Calling call in number: 954-395- 2401 Access Code: 368262.
1/31/2026 7925747

Order # - 7925747

CITY OF SUNRISE FLORIDA

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Amendment

Item Number: 12B **Meeting Date:** 2/10/2026

City Reference Number (C#): C25308

Item Description:

This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, relating to the 84 South Development of Regional Impact; approving a request for modification of the 84 South Development of Regional Impact development order by amending Section 3.6 to increase the height of the hotel to no taller than seven (7) stories and to reduce the setback to a minimum of ten (10) feet along property lines abutting the I-75 right-of-way for a portion of parcel K; providing for conflict; providing for severability; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Tabled CCM 1/13/26, Passed 5-0). (Tabled SCCM 2/3/26, Passed 5-0).

Funding:

N/A

Amount:
N/A

ATTACHMENTS:

ATY Ordinance - C25308
Exhibit A - Staff Report
Letter of Intent
Public Notice
Display Ad - Proof
Legal Ad

Background:
This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

This is an application to amend the Development Order for the 84 South Development of Regional Impact (DRI), which is generally located south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, as shown on the location map in the attached Staff Report. The proposed amendment is specific to a portion of the Indian Trace Shopping Center's Parcel K which is located on the northeast corner of SW 14 Street and SW 160 Avenue, more specifically the easternmost portion of Parcel K. The proposed amendment is to increase the allowable height for the subject portion of Parcel K and reduce the minimum setback along the property line abutting the I-75 Expressway right-of-way. Parcel K of the DRI has a Commercial land use designation on the City's Future Land Use Map and is currently designated as B-2, Community Business District, on the Zoning District Map. City Commission action is required pursuant to Section 16-38 of the Land Development Code.

The applicant has concurrently submitted a Rezoning application to rezone Parcel K and other portions of the Indian Trace Shopping Center to a Planned Development District (PDD) with a corresponding PDD Master Plan and Development Agreement, known as the Camino Real project. In addition, the applicant has applied for site plan approval for a hotel on the subject portion of Parcel K.

In accordance with Section 380.06 Florida Statutes, the proposed amendment to the Development Order has been reviewed based on the Comprehensive Plan and the Land Development Code. Staff find that the DRI DO proposed change is consistent with the Comprehensive Plan and the Land Development Code, pursuant to Section 380.06, Florida Statutes.

Staff completed an open building permit and code violation search. There are five open building permits and no active code violations or liens.

For more information on this item, including any of the attachments to this item or additional backup information, please contact the Community Development Department staff member identified below.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jim Koeth Phone: 954-746-3279

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 84 South Development of Regional Impact (DRI) Development Order (Development Order) was originally approved by the Broward County Commission on November 1, 1977, by the adoption of Ordinance No. 77-36(z), because the land was located within unincorporated Broward County; and

WHEREAS, the City of Sunrise annexed this unincorporated property on June 28, 1983, via Ordinance No. 269; and

WHEREAS, the 84 South DRI has been subsequently amended over the years; and

WHEREAS, Weston Hotel Management 18 LLC (Applicant) has applied to the City for an amendment to Section 3.6 of the DRI Development Order, relating to a portion of Parcel K. The proposed amendment increases the allowable height for the subject portion of Parcel K and reduces the minimum setback along the property line abutting the I-75 right-of-way, as outlined in the Community Development Department's Staff Report, a copy of which is attached to and made a part of this Ordinance as Exhibit A; and

WHEREAS, the City of Sunrise Planning and Zoning Board considered the proposed amendment to the Development Order and recommended approval at its December 4, 2025 meeting pursuant to section 16-49(b)(2) of the City's Land Development Code; and

WHEREAS, the City Commission held a public hearing pursuant to Section 380.06, Florida Statutes, to consider the proposed amendment to the Development Order.

underscored text are additions
~~scored-through~~ text are deletions

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The foregoing Whereas clauses are true and correct and hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Findings of Fact. The City Commission makes the following findings of fact:

2.1 The proposed amendment to the 84 South DRI includes revisions to the development previously approved but does not create a reasonable likelihood of additional regional impact, or any type of regional impact not previously reviewed by the City, the South Florida Regional Planning Council and the State Land Planning Agency.

2.2 The development is not located within an Area of Critical State Concern.

2.3 The Development Order is consistent with the State Comprehensive Plan, Chapter 187, Florida Statutes.

2.4 The Development Order is consistent with the Broward County Comprehensive Plan, the City's Comprehensive Plan, and the City's land development regulations.

2.5 All statutory and regulatory requirements or conditions for the adoption of this Ordinance have been met or fulfilled.

Section 3. Modifications to Development Order: The following section of the 84 South DRI Development Order, as adopted by Ordinance No. 77-36(z), and as subsequently amended, is hereby amended to read as follows:

* * *

Section 3.6: Parcel "K", proposed for business use, shall be platted and developed as a unified parcel and shall be an integral part of the 84 SOUTH Project. The following restrictions and/or requirements shall be applicable to development of Parcel "K":

1. Development shall be consistent with those regulations embodied in B-2A zoning districts, except as follows:

   (a) No Structure shall be taller than two (2) stories and shall be setback

underscored text are additions
~~scored-through~~ text are deletions

a minimum of thirty-five (35) feet from all property lines, with the exception of the hotel parcel legally described on the attached survey, which shall be no taller than seven (7) stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.

(b) One gasoline service station shall be permitted.

* * *

Section 4. Sections Remaining in Effect. Any sections contained in Ordinance No. 77-36(z), as subsequently amended, that are not specifically amended herein shall remain in full force and effect as set forth within.

Section 5. Recordation. Within thirty (30) days of the effective date of this Amendment to the 84 South DRI Development Order, the developer shall record this Ordinance in the Public Records of Broward County, Florida and shall provide copies of the recorded ordinance to the City, the South Florida Regional Planning Council, and the Florida Department of Commerce.

Section 6. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 8. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this _____ DAY OF_____, 2026.

PASSED AND ADOPTED upon this second reading this _____ DAY OF_____, 2026.

_____
Mayor Michael J. Ryan

underscored text are additions
~~scored-through~~ text are deletions

Authentication:

_____
Felicia M. Bravo
City Clerk

FIRST READING		SECOND READING	
MOTION:	_____	MOTION:	_____
SECOND:	_____	SECOND:	_____
CLARKE:	____	CLARKE:	____
GUZMAN:	____	GUZMAN:	____
KERCH:	____	KERCH:	____
SCUOTTO:	____	SCUOTTO:	____
RYAN:	____	RYAN:	____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

underscored text are additions
~~scored-through~~ text are deletions

EXHIBIT A

STAFF REPORT

84 SOUTH DEVELOPMENT OF REGIONAL IMPACT (DRI) - DEVELOPMENT ORDER AMENDMENT

Summary

This is an application to amend the Development Order for the 84 South Development of Regional Impact (DRI), which is generally located south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, as shown on the location map. The proposed amendment is specific to a portion of the Indian Trace Shopping Center's Parcel K which is located on the northeast corner of SW 14 Street and SW 160 Avenue, more specifically the easternmost portion of Parcel K. The proposed amendment is to increase the allowable height for the subject portion of Parcel K and reduce the minimum setback along the property line abutting the I-75 Expressway right-of-way. Parcel K of the DRI has a Commercial land use designation on the City's Future Land Use Map and is currently designated as B-2 (Community Business District) on the Zoning District Map. City Commission action is required pursuant to Section 16-38 of the Land Development Code.

The applicant has concurrently submitted a Rezoning application to rezone Parcel K and other portions of the Indian Trace Shopping Center to a Planned Development District (PDD) with a corresponding PDD Master Plan and Development Agreement. In addition, the applicant has applied for site plan approval for a hotel on the subject portion of Parcel K.

Approved DRI Development Order

The 84 South DRI Development Order (DO) was originally approved by the Broward County Commission in November 1977 by Ordinance No. 77-36(z) since the land was located in unincorporated Broward County at the time. In 1983, City annexed this unincorporated property by City Commission Ordinance No. 269-1983. The DRI DO was subsequently amended over the years.

Project Description

The 84 South DRI covers approximately 701 acres and includes parcels with different ownerships. Parcel K is approximately 16 acres as defined by the "New River Estates, Section Nine Plat," as recorded in Plat Book 126, Page 46, of the Public Records of Broward County,

Florida. The Parcel K area includes an existing commercial shopping center, known as Indian Trace Shopping Center, with retail, restaurant, a movie theater, office building, and a parcel of vacant undeveloped land. The proposed amendment is to increase the allowable height for the subject portion of Parcel K, specifically the vacant parcel of undeveloped land, as shown in underlined text in Section 3.6 below. This amendment increases the maximum height to seven (7) stories and reduces the minimum setback to ten (10) feet along the property line abutting the I-75 Expressway right-of-way.

> *Section 3.6: "Development shall be consistent with those regulations embodied in B-2A zoning districts, excepts as follows:*
>
> *(a) No Structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines. With the exception of the hotel parcel legally described on the attached survey, which shall be no taller than seven (7) stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.*
> *(b) One gasoline service station shall be permitted."*

Staff Evaluation

In accordance with Section 380.06 Florida Statues, the proposed amendment to the Development Order has been reviewed based on the Comprehensive Plan and the Land Development Code. Staff find that the DRI DO proposed change is consistent with the Comprehensive Plan and the Land Development Code, pursuant to Section 380.06, Florida Statutes.

Staff Recommendation to the Planning and Zoning Board, December 4, 2025

Staff recommends approval of the proposed amendment.

Planning and Zoning Board Recommendation, December 4, 2025

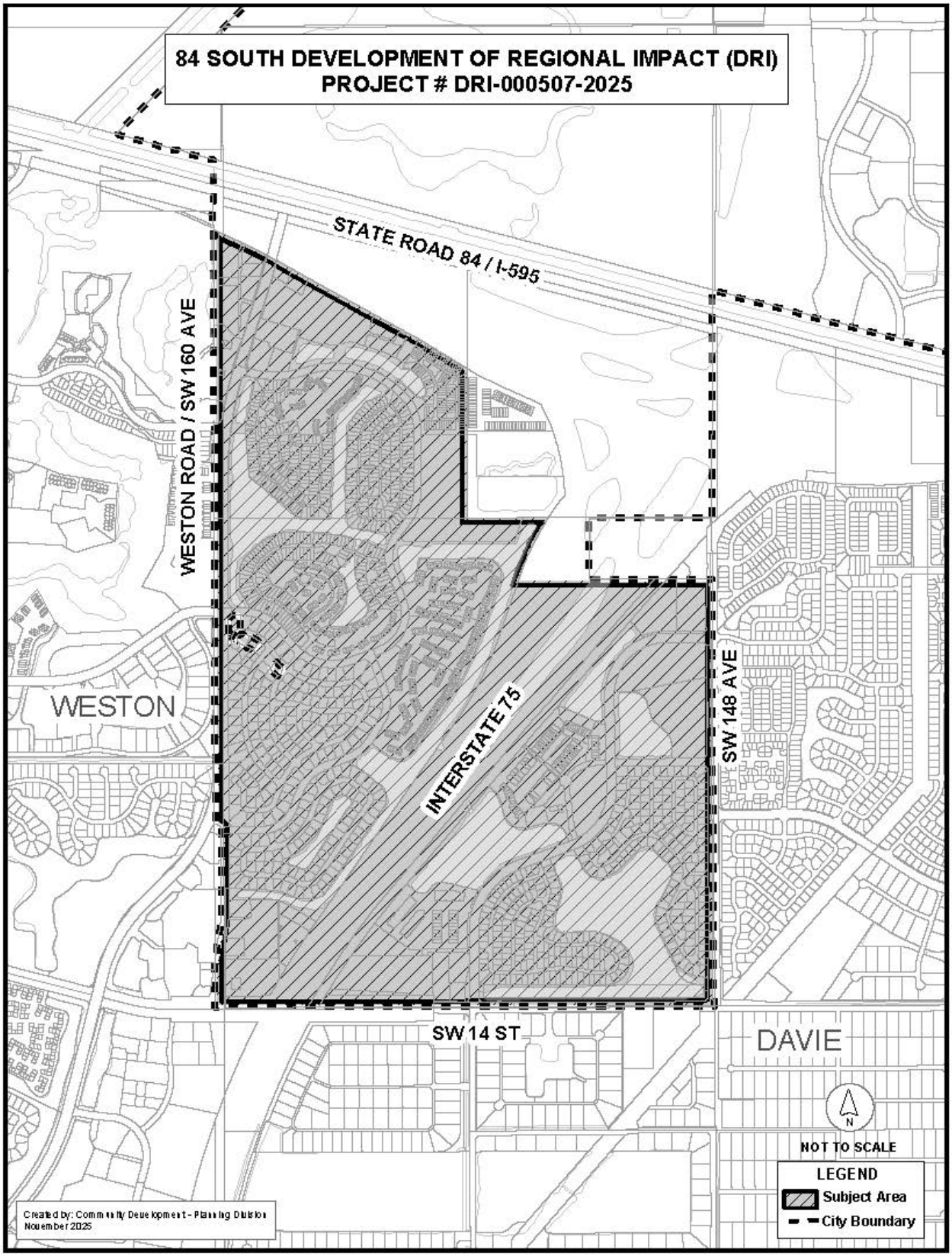
At its meeting on December 4, 2025, the Board approved Staff's recommendation.

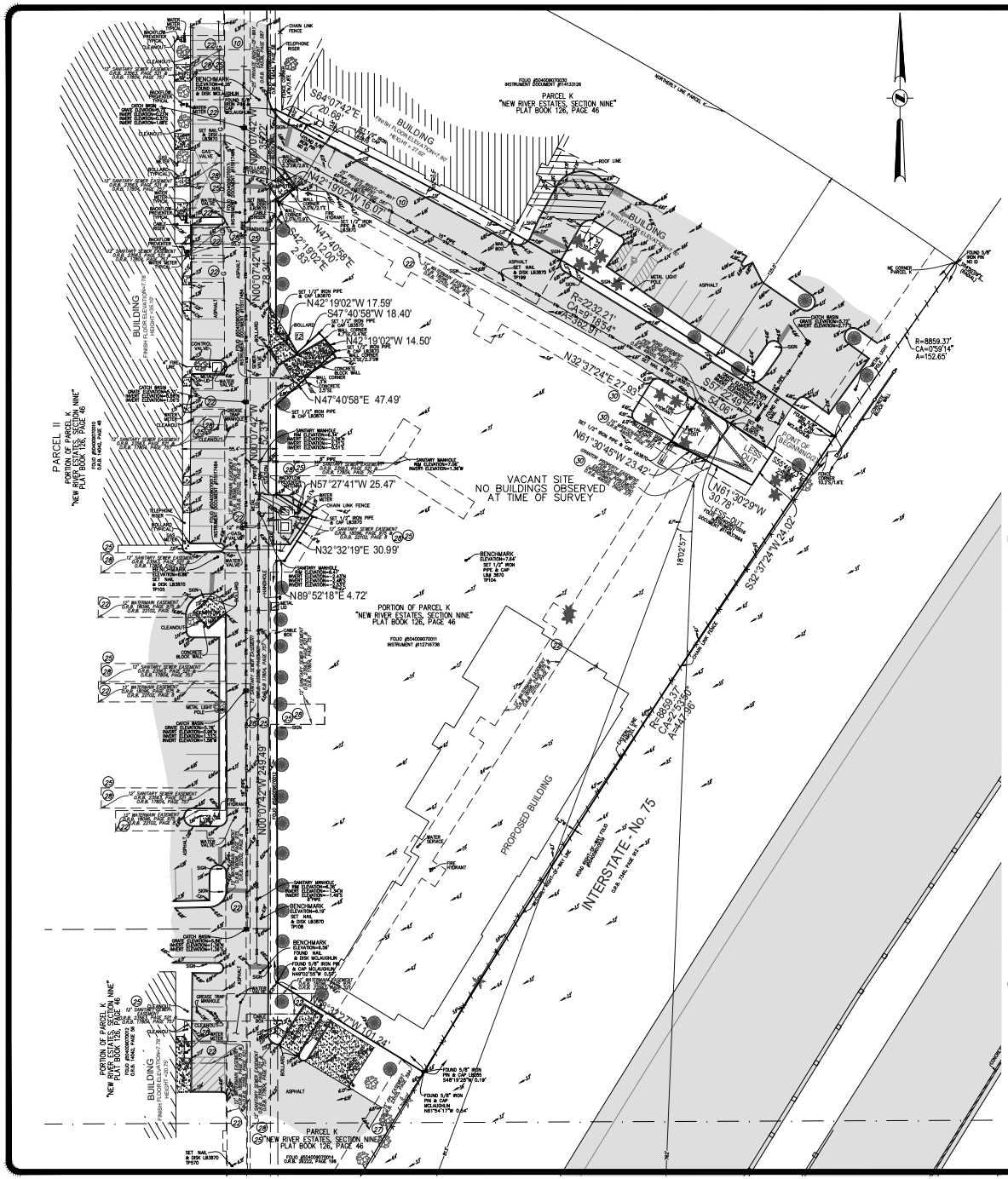
Final Staff Recommendation to the City Commission, January 13, 2026

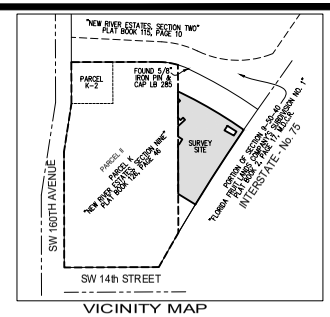
Staff recommends the approval of this application subject to the conditions listed above.

Planner: Sylvia Miller / Jim Koeth
Planning File No.: DRI-000507-2025 (78:010)

Location Map







VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF PARCEL "K", NEW RIVER ESTATES, SECTION NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 00°48'30", AN ARC DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING (1); THENCE CONTINUING SOUTHWESTERLY ON SAID EASTERLY LINE, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 02°53'50", AN ARC DISTANCE OF 447.96 FEET; THENCE NORTH 58°32'27" WEST, RADIAL TO AFOREMENTIONED CURVE, A DISTANCE OF 101.24 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 249.49 FEET; THENCE NORTH 89°52'18" EAST, A DISTANCE OF 4.72 FEET; THENCE NORTH 32°32'19" EAST, A DISTANCE OF 30.99 FEET; THENCE NORTH 57°27'41" WEST, A DISTANCE OF 25.47 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 52.31 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 47.49 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 47°40'58" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 17.59 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 78.34 FEET; THENCE SOUTH 42°19'02" EAST, A DISTANCE OF 2.83 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 35.22 FEET; THENCE SOUTH 64°07'42" EAST, A DISTANCE OF 20.68 FEET TO A POINT OF CURVE; THENCE EASTERLY, ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 2,232.21 FEET, A CENTRAL ANGLE OF 09°18'54", AN ARC DISTANCE OF 362.91 FEET TO THE POINT OF BEGINNING. (1)

LESS THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37', A CENTRAL ANGLE OF 00°59'14", AN ARC DISTANCE OF 152.64 FEET; THENCE NORTH 55°49'23" WEST, A DISTANCE OF 25.12 FEET TO THE POINT OF BEGINNING (2); THENCE SOUTH 32°37'24" WEST, A DISTANCE OF 24.02 FEET; THENCE NORTH 61°30'29" WEST, A DISTANCE OF 30.78 FEET; THENCE NORTH 61°30'45" WEST, A DISTANCE OF 23.42 FEET; THENCE NORTH 32°37'24" EAST, A DISTANCE OF 27.93 FEET; THENCE SOUTH 57°22'49" EAST, A DISTANCE OF 54.06 FEET TO THE POINT OF BEGINNING (2)..

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 106,482 SQUARE FEET (2.444 ACRES), MORE OR LESS.

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENT RIGHT(S) FOR UTILITIES, DRAINAGE, ACCESS AND PARKING AS CREATED BY THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 9, 1987, IN OFFICIAL RECORDS BOOK 14942, PAGE 872, AMENDED IN OFFICIAL RECORDS BOOK 16928, PAGE 999, AND OFFICIAL RECORDS BOOK 26682, PAGE 130, AND OFFICIAL RECORDS BOOK 40462, PAGE 629, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 41512, PAGE 1242, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3413; ELEVATION: 8.515 FEET, BENCHMARK #2502; ELEVATION: 6.00 FEET & BENCHMARK #2501; ELEVATION: 6.398.
3. FLOOD ZONE: AH; BASE FLOOD ELEVATION: 8 FEET; COMMUNITY #120328; PANEL #1203280530J; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EASTERLY LINE PARCEL K HAVING A CHORD BEARING OF N34°38'09"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: H & M DEVELOPMENT, LLC; CHICAGO TITLE INSURANCE COMPANY; WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; INDIAN TRACE LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; & SEYMOUR N. SINGER, P.A.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 11873129, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 15, 2024 AT 8:00 PM. REVISION NUMBER 4, DATED 7/26/24. THE FOLLOWING ARE SCHEDULE B, PART II EXCEPTIONS TO SAID COMMITMENT:
    - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 6: UTILITY EASEMENT AND DEDICATIONS IN PLAT BOOK 126, PAGE 46; TOGETHER WITH SCRIVENERS ERROR AFFIDAVIT IN O.R.B. 22102, PAGE 20 APPLY TO THIS SITE AS DEPICTED HEREON THERE ARE NO PLOTTED EASEMENT ON THIS SITE.
    - ITEM 7: RESERVATION IN IN DEED NO. 1474 IN DEED BOOK 458, PAGE 493; AS AFFECTED BY NON-USE COMMITMENT NO. 558 IN O.R.B. 13501, PAGE 387 AND O.R.B. 13594, PAGE 572 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 8: RESOLUTION IN O.R.B. 3438, PAGE 60 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 9: ORDINANCE NO. 77-36(2) IN O.R.B. 7340, PAGE 895 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 10: PRIVATE RIGHT-OF-WAY EASEMENT IN O.R.B. 14536, PAGE 587 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 11: SEWERAGE AGREEMENT IN O.R.B. 5832, PAGE 92; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
    - ITEM 12: WATER AGREEMENT IN O.R.B. 5832, PAGE 62; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
    - ITEM 13: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, AND EASEMENTS IN O.R.B. 8919, PAGE 63; AMENDED IN O.R.B. 9003, PAGE 805, O.R.B. 9429, PAGE 170, O.R.B. 9598, PAGE 685, O.R.B. 9987, PAGE 610, O.R.B. 10584, PAGE 105, O.R.B. 12278, PAGE 506, O.R.B. 13267, PAGE 375, O.R.B. 13501, PAGE 377, O.R.B. 20166, PAGE 171, O.R.B. 20166, PAGE 174, AND O.R.B 14794, PAGE 318 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 14: FLORIDA, POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10452, PAGE 174 DOES NOT APPLY TO THIS SITE.
    - ITEM 15: FLORIDA, POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10749, PAGE 236 DOES NOT APPLY TO THIS SITE.
    - ITEM 16: EASEMENT IN O.R.B. 14893, PAGE 182 DOES NOT APPLY TO THIS SITE.
    - ITEM 17: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND ASSESSMENTS IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS IN O.R.B. 14942, PAGE 872; AMENDED IN O.R.B. 16928, PAGE 999, IN O.R.B 26682, PAGE 130, AND O.R.B. 40462, PAGE 629; AS FURTHER AMENDED IN O.R.B. 41512, PAGE 1242 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 18: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 390 DOES NOT APPLY TO THIS SITE.
    - ITEM 19: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 420 DOES NOT APPLY TO THIS SITE.
    - ITEM 20: DEVELOPER AGREEMENT IN O.R.B. 15051, PAGE 740 DOES NOT APPLY TO THIS SITE.
    - ITEM 21: MAINTENANCE AGREEMENT IN O.R.B. 15507, PAGE 715 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 22: EASEMENT IN O.R.B. 18096, PAGE 975; AS CORRECTED IN O.R.B. 22102, PAGE 8 APPLY TO THIS SITE AS DEPICTED HEREON.
    - ITEM 23: DEVELOPER AGREEMENT IN O.R.B. 22303, PAGE 235 DOES NOT APPLY TO THIS SITE.
    - ITEM 24: MAINTENANCE AGREEMENT IN O.R.B. 22289, PAGE 514 DOES NOT APPLY TO THIS SITE.
    - ITEM 25: NON-EXCLUSIVE UTILITY EASEMENT IN O.R.B. 23563, PAGE 521 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 26: COVENANT IN O.R.B. 23868, PAGE 48; AMENDED IN O.R.B. 26554, PAGE 294 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 27: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 23105, PAGE 594 LIES ADJACENT TO THE SOUTHERLY LINE OF THIS SITE AS DEPICTED HEREON.
    - ITEM 28: SANITARY SEWER EASEMENT IN O.R.B. 17804, PAGE 757 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 29: EASEMENT FOR UTILITIES, INGRESS, EGRESS AND PARKING IN O.R.B. 40462, PAGE 634; AS AMENDED IN O.R.B. 41512, PAGE 1237 DOES NOT APPLY TO THIS SITE.
    - ITEM 30: EASEMENT AGREEMENT IN O.R.B. 49050, PAGE 371 APPLIES TO THIS SITE AS DEPICTED HEREON..
    - ITEMS 31 & 32: INTENTIONALLY DELETED.
11. THERE ARE ENCROACHMENT OF ASPHALT, CONCRETE, CONCRETE BLOCK WALLS, CHAIN LINK FENCES, GATES, ANTENNA AND BILLBOARD SIGN AT THE OUT PORTIONS AS WELL AS CHAIN LINK FENCE CROSSING THE EASTERLY PROPERTY LINE AS SHOWN HEREON.

CERTIFICATION:

TO SEYMOR N. SINGER, P.A.; WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY AND H&M DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/2/24.

DATE OF PLAT OR MAP: 12/4/24

John F Pulice Digitally signed by John F Pulice
Date: 2025.11.18 17:57:59 -05'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4	#75103-BOUNDARY REVISION-11/18/25	L.H.
3	#73604-ALTA/NSPS - 12/4/24	A.R.
2	#73597-TOPOGRAPHIC SURVEY-8/2/24	K.F.
1	#65382-ORIGINAL SURVEY-11/15/18	M.D.

PROPOSED HOTEL SITE
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FLORIDA 33326
(CITY OF SUNRISE, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.	SCALE: 1" = 30'	CLIENT: H & M DEVELOPMENT, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 8/2/24	ORDER NO.: 75103

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

November 19, 2025

Shannon Ley, P.E.
Community Development Director
City of Sunrise
1601 NW 136 Avenue, Building A
Sunrise, Florida 33323

Re: 84 S Development of Regional Impact ("84 S DRI") — Letter of Intent and Narrative of Proposed Changes to the DRI Development Order

Dear Mrs. Ley:

Weston Hotel Management 18 LLC ("Applicant"), through undersigned counsel and pursuant to City of Sunrise Code Section 16-38, hereby requests changes to the 84 S Development of Regional Impact Development Order. In support thereof, Applicant provides this Letter of Intent and attached proposed amendments.

With this amendment, Applicant is not seeking to change the boundaries or lands included in the 84 S DRI or reduce any of its overall, substantive obligations to deliver a modern, mixed-use development. Rather, Applicant is requesting to add minor flexibility to the 84 S DRI Parcel K restrictions outlined in Section 3.6, increasing the maximum height to seven (7) stories and reducing the minimum setback to ten (10) feet along property lines abutting the I-75 right-of-way for the hotel parcel legally described on the survey provided with the submittal. The changes, if approved, will help support the long-term success of the DRI and ensure it remains compliant with DRI regulations.

The DRI Master Plan identifies that Parcel K is restricted to "Commercial" and Section 3.6 of the 84 S Development of Regional Impact limits the uses on Parcel K to business use and one gasoline service station. There are no restrictions regarding the square footage of business uses or the gasoline service station. The following uses have been developed on Parcel K:

- +/- 3,160 sq. ft. gasoline service station
- +/- 12,682 sq. ft. daycare center
- +/- 74,776 sq. ft. of commercial use
- +/- 26,000 sq. ft. theater
- +-/ 29,000 sq. ft. office building

Applicant has enclosed with this application the following items as required by Section 16-38 of the City of Sunrise Code:

A. Legal Description of the Properties in Parcel K of the 84 S DRI;
B. Applicant and Agent Contact Information;

C. Narrative Description of the Proposed Change;
D. Master Site Plan;
E. Location Map;
F. Signed DRI Amendment Application form;
G. Letter of Authorization for the undersigned firm to process this Application.

Finally, the application fee has been paid and processed by the City. Following your review, if you have any questions or require additional information, please feel free to contact me.

Thank you,

Scott Backman, Esq.
sbackman@miskelbackman.com

Hotel at Camino Real
Development of Regional Impact Amendment
November 19, 2025

Weston Hotel Management 18 LLC ("Applicant") is the contract purchaser of the +/- 2.46-acre vacant parcel generally located on the northeast corner of SW 14th Street and SW 160th Avenue (folio: 504009070011) (Section 9, Township 50 South, Range 40 East) ("Vacant Parcel") in the City of Sunrise ("City"). Adjacent to the Vacant Parcel is the Indian Trace Shopping Center (folios: 504009070010, 504009070021, 504009070012, 504009070014, 504009070015, 504009070017, and 504009070020), collectively referred to with the Vacant Parcel as the "Property." The Property, totaling 14.98 acres, is zoned B-2, Community Business on the City's Zoning Map, and contains a Commercial future land use designation on the City's Future Land Use Map.

On November 8, 1977, the Broward County Board of County Commissioners enacted Ordinance No. 77-36(z), establishing the 84 S Development of Regional Impact ("DRI"), which set development guidelines for a 701-acre tract. The DRI is located in the City of Sunrise, Broward County, Florida, within Section 4, Township 50 South, Range 40 East, and Section 9, Township 50 South, Range 40 East. The DRI has been revised several times pursuant to the following ordinances: Ordinance Nos. 81-81, 82-28, 83-16, 682-X, 762-X, and 874-X. The Property is located within Parcel K of the 84 S DRI and is restricted to 13.66 acres of Commercial uses. All development on Parcel K is further limited to a maximum building height of two stories, a 35-foot setback from all property lines, and a single gasoline station.

Subsequently, the Indian Trace Shopping Center's master plan, approved on April 27, 1987, authorized the existing commercial and office uses on-site. It has been revised over time, most recently on December 18, 2006. Although the plan included the future development of the Vacant Parcel as an Office Showroom, this portion of the project was never constructed. Now, the Applicant proposes to rezone the Property from B-2 to Planned Development District ("PDD") to redevelop the Property in two phases. Phase 1 includes the construction of a 174-unit, 75-foot hotel with a swimming pool, fitness center, meeting room, and dining facilities on the Vacant Parcel. A van loading zone is provided for ease of loading and unloading large parties, enhancing the hotel's functionality and guest experience. Phase 2 envisions a future mixed-use community featuring multifamily residential units, commercial spaces, and office uses (collectively, the "Project").

Because the proposed Project exceeds the Parcel K height and setback restrictions, the Applicant is requesting an amendment to the existing language to allow a maximum building height of seven

stories and a reduced setback of 10 feet along property lines abutting the I-75 right-of-way. These amendments are necessary to facilitate the development of a hotel use on Parcel K.

The proposed increase in building height will not negatively impact the surrounding area, as the site is located internal to the property directly adjacent to I-75 and separated from adjacent properties by a day care building, substantial vegetative buffer and canal. Due to the parcel's irregular shape and its proximity to the highway, the building setback has been reduced to minimize impacts on adjacent properties. Required mitigation trees are proposed within the FDOT I-75 right-of-way and will be installed by FDOT as part of the future roadway improvement project.

The current DRI language states:

> "Development shall be consistent with those regulations embodied in B-2A zoning districts, except as follows:
>
> (a) No structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines.
>
> (b) One gasoline service station shall be permitted."

The Applicant is requesting that this language be revised to:

> "Development shall be consistent with those regulations embodied in B-2A zoning districts, except as follows:
>
> (a) No structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines. <u>With the exception of the hotel parcel legally described on the attached survey, which shall be no taller than 7 stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.</u>
>
> (b) One gasoline service station shall be permitted."

The proposed revision will not alter the DRI's approved buildout date, phasing, or total acreage, and does not require any amendment to the City's Comprehensive Plan.

As part of the existing conditions on the Property, there is a small, separately folioed parcel located entirely within the boundaries of the Vacant Parcel (the "Billboard Parcel"), which contains a billboard structure. A portion of the billboard aerially extends over the Vacant Parcel,

as is permitted by an existing Easement Agreement recorded in ORB 49050, Page 371, in the Public Records of Broward County, Florida. Following the Applicant's purchase of the Vacant Parcel, the property lines of the Billboard Parcel will be adjusted to include the portions of the billboard structure that currently hover over the Vacant Parcel. In turn, an easement will be granted back to the Vacant Parcel to allow for continued use of the land for hotel-related site improvements, such as landscaping, drive aisles, and parking. The billboard is serviced by a small vehicle approximately the size of a pickup truck, and access is gained via a ladder integrated into the billboard pole. No staging area is required, and maintenance activities are infrequent, brief, and do not interfere with the operations of the hotel or the neighboring preschool. The billboard is owned and operated by a well-established company whose personnel follow the highest safety standards in the industry.

All applications and documents currently under review, which includes the Rezoning, Site Plan, Plat Note Amendment, Master Plan, Development Agreement, Design Guidelines, and DRI Amendment, are intended to authorize immediate development of a hotel within Phase 1 only. Phase 2 is planned to include future residential, commercial, and office uses on the remaining portions of the Property. While these general uses have been identified, specific plans for Phase 2 have not yet been developed. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals. The Phase 2 approval process, among other things, will ensure that all concurrency and other impact associated with the proposed residential density are fully analyzed in accordance with applicable regulations.

NOTICE OF PUBLIC HEARING

Weston Hotel Management 18 LLC has applied to the City to adopt by ordinance a **modification to the Development Order for the 84 South Development of Regional Impact** for approximately 701 acres of land generally located at south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, Sunrise, Florida as shown on the attached map. You are receiving this notice because you own property within 500 feet of this location. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The following hearings will occur in the Sunrise City Hall Commission Chambers located at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351:

City Commission Meeting	Tuesday, 01/13/26 at 5:00 p.m.	1st reading of ordinance at public hearing
City Commission Meeting	Tuesday, 01/27/26 at 5:00 p.m.	2nd reading of ordinance at public hearing

This application is on file in the Community Development Department of the City of Sunrise, 10770 W. Oakland Park Boulevard, 2nd Floor, Sunrise, FL, and may be viewed by any interested person Monday through Friday (excluding City holidays) between 9:00 a.m. and 4:30 p.m. or requested via AskZoning@sunrisefl.gov.

The City Commission will be meeting in-person; however, the public may attend and participate in the meetings in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to comment during public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See section 286.0105, Florida Statutes.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

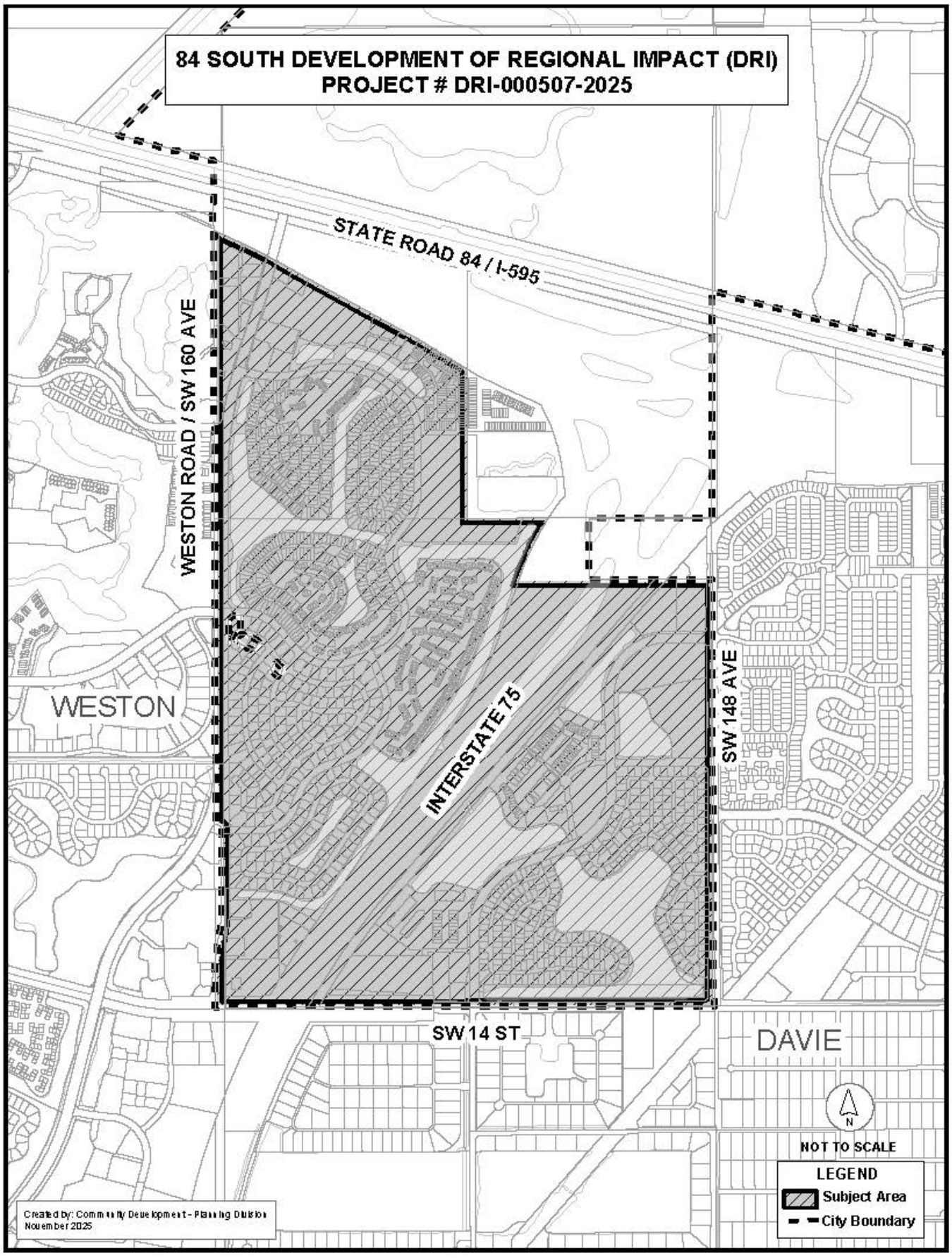
In compliance with the ADA and Fla. Stat. § 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

If you have any questions about this notice, then please contact City staff in the Planning Division at (954) 746-3281 or e-mail AskZoning@sunrisefl.gov.

Notification Date: December 29, 2025

COMMUNITY DEVELOPMENT DEPARTMENT
10770 W. Oakland Park Boulevard, 2nd Floor – Sunrise, Florida 33351
(954) 746-3281 AskZoning@sunrisefl.gov

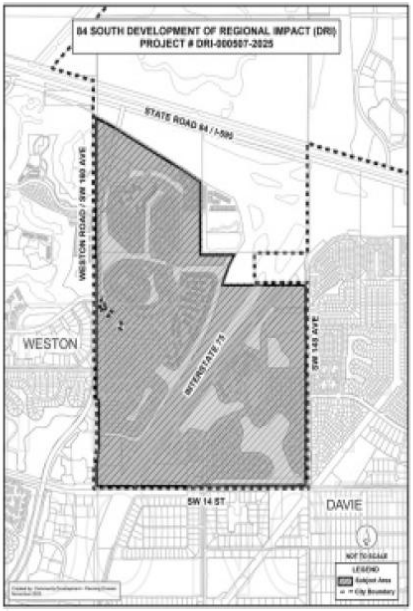
LOCATION MAP



CITY OF SUNRISE
NOTICE OF PUBLIC HEARING

An application for approval of a modification to the Development Order for the 84 South Development of Regional Impact (DRI) has been filed for approximately 701 acres of land generally located south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue. The City of Sunrise hereby gives notice that the City Commission proposes to adopt by ordinance a modification to the Development Order for the 84 South DRI. The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



The following public hearings will occur in the Sunrise City Hall Commission Chambers located at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351:

City Commission	Tuesday, January 13, 2026 at 5:00 p.m.	1st reading of Ordinance
City Commission	Tuesday, January 27, 2026 at 5:00 p.m.	2nd reading of Ordinance

The City Commission will be meeting in-person; however, the public may attend and participate in the meetings in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The proposed Ordinance may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351, between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday (excluding City holidays), or requested via AskZoning@sunrisefl.gov.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See section 286.0105, Florida Statutes.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation. For additional information please contact the Community Development Department at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

01/13/26 CCM- 84 SOUTH DRI DO Amendment

SUN-SENTINEL

Sold To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Bill To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Jan 31, 2026
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Sworn to and subscribed before me this: February 01, 2026.

LeAnne Rollins

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LLawrence@sunrisefl.gov
7925747

NOTICE OF PUBLIC HEARING

The following item(s) will be presented to the City Commission, City of Sunrise, Florida on:

February 10, 2026 at 5:00 p.m. in Sunrise City Hall, Commission Chambers located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351.

This item will be on file in the Office of the City Clerk located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351 and may be reviewed Monday through Friday, 9:00 a.m. to 5:00 p.m.

The City of Sunrise City Commission Meeting on February 10, 2026 at 5:00pm will be hosted in both an in-person format (Sunrise City Hall, 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351) and a virtual format. The public is encouraged to
attend and participate by telephone. Telephone call in number: 954-395-2401 Access
Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

C25308
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C25309
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C26009
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. 720; AMENDING THE STORMWATER FUND (444) AND THE FLEET MANAGEMENT FUND (502); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The public may attend and participate in the above meeting by telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

Call in number: 954-395-2401
Access Code: 368262
Attendees can press 5* on their phone keypad to sign up to make a comment during public hearings or during open discussion.
Attendees will be called upon to speak, one at a time, by the meeting organizer.
For technical difficulties please call 954-578-4792
The meeting documents are available on our Commission Agendas webpage at https://www.sunrisefl.gov/departments-services/city-commission/commission-agendas
If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

The City does not tolerate discrimination in any of its programs, services or activities, and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 2 hours in advance of the scheduled emergency meeting, or as soon as you receive this notice. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

Any person can submit written comments or evidence or other physical evidence which he or she intends to offer into evidence during the City Commission Meeting via email CityManager@sunrisefl.gov, or to the City Manager's Office, 10770 West Oakland Park Boulevard,

SUN-SENTINEL

Sunrise, FL 33351.The City of Sunrise will be conducting the February 10, 2026 City Commission Meeting via Vast Conference Calling call in number: 954-395- 2401 Access Code: 368262.
1/31/2026 7925747

Order # - 7925747

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Agreement

Item Number: 12C **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

This item will be pulled from the Agenda and noticed for a future City Commission Meeting.

A Resolution of the City of Sunrise, Florida approving a "Development Agreement" between the City of Sunrise, Florida and Weston Hotel Management 18 LLC; providing for recordation; providing for transmission; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

Public Notice
Display Ad - Proof

Background:
This item will be pulled from the Agenda and noticed for a future City Commission Meeting.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jim Koeth Phone: 954-746-3279

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT
& NOTICE OF PUBLIC HEARING

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF SUNRISE AND TRACE ASSOCIATES, LLP, MDC 1398, LLC, AND WESTON HOTEL MANAGEMENT 18 LLC FOR APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.

Trace Associates, LLP, MDC 1398, LLC, and Weston Hotel Management 18 LLC have applied to the City for a **Development Agreement** for a mixed-use development that is near your home or business. You are receiving this notice because you own property within 500 feet of this location. The Development Agreement is on file in the Community Development Department of the City of Sunrise, 10770 West Oakland Park Boulevard, 2nd Floor, Sunrise, Florida, and may be viewed by any and all interested parties between 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays) or requested via AskZoning@sunrisefl.gov.

A public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 during the Local Planning Agency meeting on TUESDAY, FEBRUARY 10, 2026, commencing at 4:45 P.M. Upon the close of the Local Planning Agency hearing, a public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 by the City Commission, serving in its capacity as the local governing body (City of Sunrise Commission), on TUESDAY, FEBRUARY 10, 2026, commencing at 5:00 p.m.

The City Commission and Local Planning Agency will be meeting in-person; however, the public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The land subject to the Development Agreement is generally located at the northeast corner of SW 14 Street and SW 160 Avenue in the City of Sunrise, Florida, as shown on the attached map. The applicant has concurrently applied for an amendment to the underlying 84 South Development of Regional Impact (DRI), a Rezoning of the property from B-2 (Community Business District) to PDD (Planned Development District), a Revised Master Plan, and a Site Plan. The proposed Development Agreement includes two phases. Phase 1 will consist of one, 7-story, 174-room hotel on an existing vacant parcel, while maintaining the existing 100,776 square feet of commercial uses and 28,000 square feet of office uses. A future Phase 2 envisions redevelopment of a portion of the existing commercial and/or office uses to include residential. Currently, no residential units are being allocated within the Development Agreement, therefore, there is no residential population within the subject area. As part of Phase 2, the residential and other redevelopment improvements will be reviewed and evaluated upon submittal of a required new application. The Development Agreement also provides for offsite improvements and PDD design guidelines.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

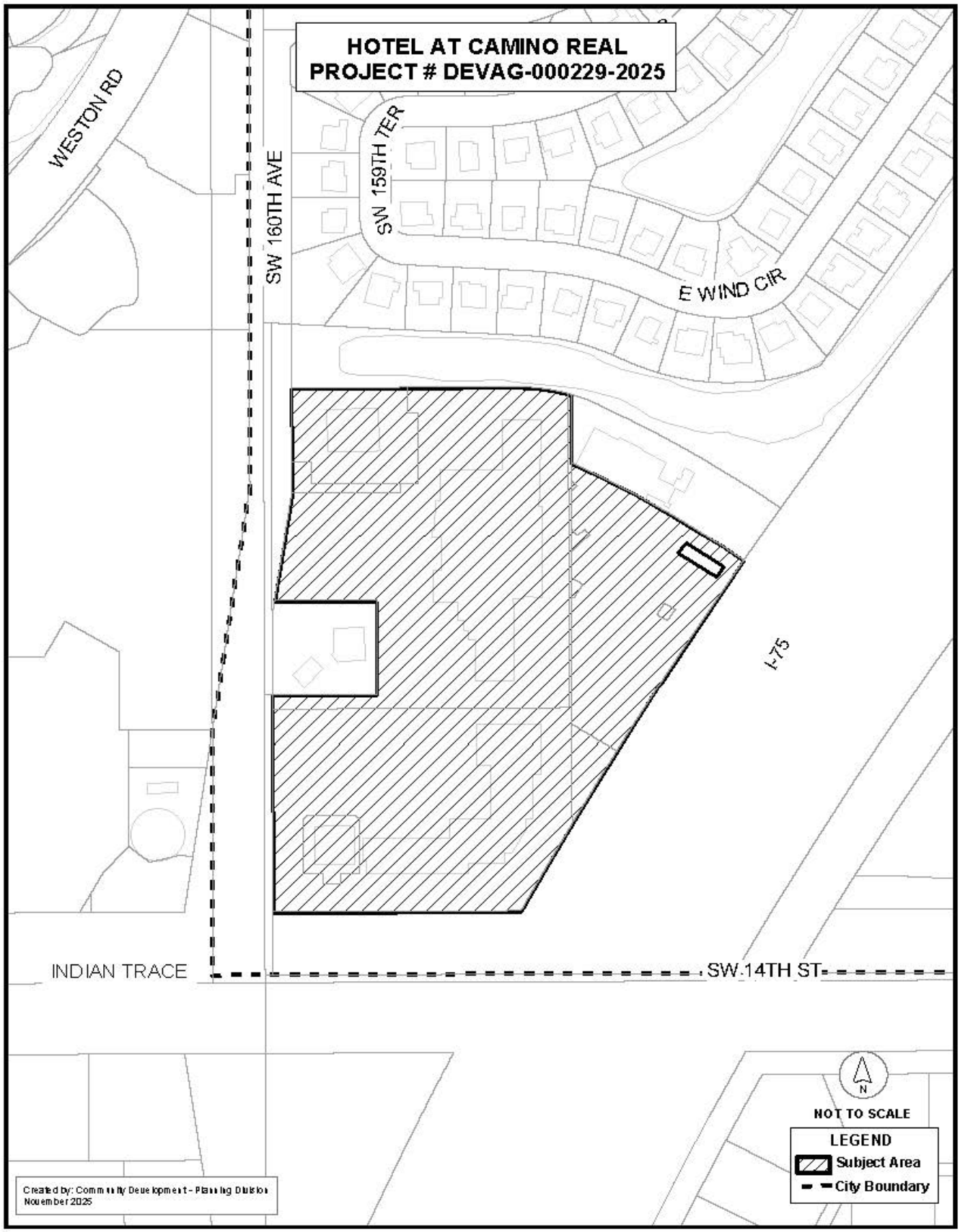
In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

If you have any questions about this notice, please contact City staff in the Planning Division at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See Section 286.0105, Florida Statutes.

Notification Date: January 30, 2026

Location Map



CITY OF SUNRISE
NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF SUNRISE AND TRACE ASSOCIATES, LLP, MDC 1398, LLC, AND WESTON HOTEL MANAGEMENT 18 LLC FOR APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.



The City Commission, in its capacity as the Local Planning Agency, will hold a public hearing on a Development Agreement between the City of Sunrise and Trace Associates, LLP, MDC 1398, LLC, and Weston Hotel Management 18 LLC on Tuesday, February 10, 2026 commencing at 4:45 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351, in order to make recommendations to the local governing body (City Commission) regarding the proposed Development Agreement. A public hearing will be held by the Sunrise City Commission on Tuesday, February 10, 2026 commencing at 5:00 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351.

The City Commission and Local Planning Agency will be meeting in-person. The public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401

b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The land subject to the Development Agreement is generally located at the northeast corner of SW 14 Street and SW 160 Avenue in the City of Sunrise, Florida, as shown on the attached map. The applicant has concurrently applied for an amendment to the underlying 84 South Development of Regional Impact (DRI), a Rezoning of the property from B-2 (Community Business District) to PDD (Planned Development District), a Revised Master Plan, and a Site Plan. The proposed Development Agreement includes two phases. Phase 1 will consist of one, 7-story, 174-room hotel on an existing vacant parcel, while maintaining the existing 100,776 square feet of commercial uses and 28,000 square feet of office uses. A future Phase 2 envisions redevelopment of a portion of the existing commercial and/or office uses to include residential. Currently, no residential units are being allocated within the Development Agreement, therefore, there is no residential population within the subject area. As part of Phase 2, the residential and other redevelopment improvements will be reviewed and evaluated upon submittal of a required new application. The Development Agreement also provides for offsite improvements and PDD design guidelines.

The proposed Development Agreement may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor 33351, between the hours of 9:00 a.m. to 4:30 p.m. Monday through Friday (excluding City holidays), or requested AskZoning@sunrisefl.gov.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation. For additional information please contact the Community Development Department at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Section 286.0105, Florida Statutes.

02/03/26 – Hotel at Camino Real Development Agreement

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Camino Real

Item Number: 13B **Meeting Date:** 2/10/2026

City Reference Number (C#): C25330

Item Description:

This item will not be heard on the February 10, 2026 City Commission meeting and will be scheduled for a future City Commission meeting. New notice will be provided once scheduled for a future date.

Revised Site Plan - Planning and Zoning Board - Passed 7-0

A Resolution of the City of Sunrise, Florida, approving a Revised Site Plan for a hotel located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically on the vacant land along interstate 75 on the eastern portion of the site; providing for penalties for violations of the conditions of approval; providing for the term of approval; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Item pulled on CCM 1/27/2026).

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Resolution - C25330
Exhibit A - Staff Report
Letter of Intent
Site Plan (1 of 2)
Site Plan (2 of 2)
Color Elevations and Renderings
Public Notice
Letter to Applicant

Background:

This item will not be heard on the February 10, 2026 City Commission meeting and will be scheduled for a future City Commission meeting. New notice will be provided once scheduled for a future date.

This is an application for Revised Site Plan approval for an approximate 2.5 acre site, generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically on the eastern portion of the site on the vacant land along I-75, as shown on the location map in the attached Staff Report. The applicant is proposing to construct a seven (7) story, 174 room hotel. Contextually, the site is part of the Indian Trace Shopping Center which includes retail, restaurants, a movie theater, and an office building.

The property is currently zoned B-2 (Community Business District) and designated Commercial land use on the City's Future Land Use Map. It is located within the 84 South Development of Regional Impact (DRI). The applicant has also applied for and is seeking approval of a Development of Regional Impact Amendment for the 84 South DRI that is specific to the subject hotel parcel, to rezone the Indian Trace Shopping Center to a Planned Development District (PDD), a Development Agreement for the Indian Trace Shopping Center, and a Revised Master Plan for the Indian Trace Shopping Center.

Staff finds this application meets all applicable Land Development Code requirements for the approval of a Revised Site Plan. Therefore, Staff recommends approval subject to the following conditions:

1. City Commission approval of the proposed Rezoning application (RZ-000203-2025).
2. City Commission approval of the proposed Master Plan application (MP-000303-2025).
3. City Commission approval of the proposed 84 South Development of Regional Impact Development Order amendment (DRI-000507-2025).
4. Prior to final Site Plan approval through the Community Development Department , City Commission approval and recordation of the Development Agreement (DEVAG-000229-2025).
5. City Staff approval of the proposed Plat Note Amendment (PLAT-AMEND-000228-2025).

6. Prior to final Site Plan approval through the Community Development Department, applicant shall correct appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.
7. Prior to issuance of a building permit, applicant must submit a bond for the cost of the eight (8) mitigation trees proposed within the FDOT Right-of-Way. Such trees must be planted prior to the issuance of a certificate of occupancy. If FDOT does not install such trees by the time of the certificate of occupancy, applicant may request payment into the tree fund if approved by City staff.
8. Prior to issuance of a certificate of occupancy for the hotel, installation of traffic signage along SW 14 Street as identified in the Development Agreement.
9. Prior to issuance of a certificate of occupancy for the hotel, completion of entrance area improvements as identified in the Development Agreement.
10. Prior to issuance of a certificate of occupancy for the hotel, installation of two (2) art displays as identified in the Development Agreement.
11. Prior to issuance of a certificate of occupancy for the hotel, installation of pedestrian paths to provide connectivity from the hotel to both shopping center buildings.
12. Prior to issuance of a certificate of occupancy for the hotel, installation of one (1) additional shade tree along SW 160 Avenue, south of the primary entry drive, and enhancement of the existing feature landscaping, as approved by Urban Forester.
13. Prior to issuance of a certificate of occupancy for the hotel, installation of additional bicycle racks within the existing developed shopping center area of the PDD (Parcels 2,3,4, & 5).
14. Should any cross-access easements be required, the applicant shall record such easements prior to the issuance of a building permit.

Staff completed an open building permit and code violation search. There are no open building permits and no active code violations or liens.

For more information on this item, including any of the attachments to this item or additional backup information, please contact the Community Development staff member identified below.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jim Koeth Phone: 954-746-3279

Department Head Name and Title:
Shannon Ley, Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REVISED SITE PLAN FOR A HOTEL LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), MORE SPECIFICALLY ON THE VACANT LAND ALONG INTERSTATE 75 ON THE EASTERN PORTION OF THE SITE; PROVIDING FOR PENALTIES FOR VIOLATIONS OF THE CONDITIONS OF APPROVAL; PROVIDING FOR THE TERM OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 16-32 of the Code of the City of Sunrise, Florida, Weston Hotel Management 18 LLC (Applicant) has applied to the City Commission for approval of a revised site plan for a hotel to be located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically on the vacant land along Interstate 75 on the eastern portion of the site; and

WHEREAS, City Staff has reviewed the application and recommends approval of the revised site plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Approval of Revised Site Plan. Pursuant to Application No. SP-000105-2025 (87:50028), the revised site plan for a hotel is approved. The Applicant, the property owner, and their successors and assigns shall comply with all staff recommendations and conditions set forth in the Community Development Department's Staff Report to the City Commission, including the conditions listed in the Staff Evaluation section. A copy of the Staff Report is attached to and made a part of this Resolution as Exhibit A.

Section 2. Violation of Conditions. Pursuant to Section 16-31(h) of the City Code, failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code.

Section 3. Term. In accordance with Section 16-31(g)(11) of the City Code, this revised site plan approval shall be effective for eighteen (18) months from the effective date of this Resolution, during which time an active building permit must be issued consistent with this Resolution for this revised site plan approval to remain in effect.

Section 4. Effective Date. This Resolution shall be effective upon final approval of the rezoning from B-2 (Community Business District) zoning district to a Planned Development District (PDD) pursuant to Rezoning Application No. RZ-000203-2025.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

EXHIBIT A

STAFF REPORT

CAMINO REAL (REVISED SITE PLAN)

Summary

This is an application for Revised Site Plan approval for an approximate 2.5 acre site, generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more specifically in the eastern portion of the corner site on the vacant land along I-75, as shown on the location map. The applicant is proposing to construct a seven (7) story, 174 room hotel. Contextually, the site is part of the Indian Trace Shopping Center which includes retail, restaurants, a movie theater, and an office building.

The property is currently zoned B-2 (Community Business District) and designated Commercial land use on the City's Future Land Use Map. It is also located within the 84 South Development of Regional Impact (DRI).

General Information

The subject property is bounded by commercial buildings to the west within the Indian Trace Shopping center, a day care center to the north, SW 14 Street (Indian Trace) on the south, and Interstate 75 (I-75) to the east.

At its December 4, 2025 meeting, the Planning & Zoning Board reviewed and recommended (6-0) concurrent applications for approval to the City Commission for a Revised Master Plan and an application for rezoning from B-2 (Community Business District) to PDD (Planned Development District). This proposed hotel is Phase 1 of the Master Plan application, with a future Phase 2 including redevelopment of portions of the existing shopping center into a mixed-use development that includes residential use.

A concurrent application has been reviewed and recommended (6-0) for approval to the City Commission by the Planning & Zoning Board at its December 4, 2025 meeting amending the height and certain setbacks within the Development Order for the 84 South DRI. This proposed site plan complies with the proposed DRI amendments.

A concurrent application for a plat note amendment is currently under review. This site plan is consistent with the plat note amendment application, which requires an administrative review process only for approval.

Although the site is currently vacant, an office/showroom was approved by the City Commission on July 21, 1987 via Resolution 87-175 that was never constructed.

Project Description

The applicant proposes to build a seven (7) story, 174-unit hotel on the vacant property located within the existing Indian Trace Shopping Center. The site plan excludes the existing billboard parcel.

The hotel will include a swimming pool, fitness center, meeting room and dog park. The applicant has voluntarily committed to paying for, installing and maintaining two (2) art displays at its sole cost and expense. The cost and expense of the art displays will be documented in the associated development agreement. One art display will be located within the existing shopping center's main entrance along SW 160 Avenue, as depicted in the associated Master Plan application previously reviewed by the Planning & Zoning Board. The second art display will be installed in front of the proposed hotel. In addition, as part of the previously reviewed associated Master Plan application, the applicant will be installing additional buffer landscaping within the State Right-of-Way along Interstate 75.

Access to the site will be through the existing Indian Trace Shopping Center from SW 160 Avenue via two (2) existing vehicular access points. The hotel site will connect to the adjacent shopping center along well-lit pedestrian walkways. The parking required for the hotel is 131 parking spaces with 131 parking spaces provided. A bike rack to accommodate six (6) bicycles is located adjacent to the dog park.

In accordance with the applicant's description, the overall design of the building creates a unified concept, specifically a harmonious architectural significant style using a compatible palette of color, materials, and interesting details. The building incorporates an emphasis on human scale with architectural features like varied massing, articulated facades, building undulation and a prominent ground level entrance that creates a comfortable, pedestrian-oriented experience. In addition, the use of significant window depth creates shadow patterns and visual interest.

Staff Evaluation

Staff has reviewed the Site Plan and find it consistent with the LDC subject to the following conditions:

1. City Commission approval of the proposed Rezoning application (RZ-000203-2025).
2. City Commission approval of the proposed Master Plan application (MP-000303-2025).
3. City Commission approval of the proposed 84 South Development of Regional Impact Development Order amendment (DRI-000507-2025).
4. Prior to final Site Plan approval through the Community Development Department , City Commission approval and recordation of the Development Agreement (DEVAG-000229-2025).
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8. Prior to issuance of a certificate of occupancy for the hotel, installation of traffic signage along SW 14 Street as identified in the Development Agreement.
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12. Prior to issuance of a certificate of occupancy for the hotel, installation of one (1) additional shade tree along SW 160 Avenue, south of the primary entry drive, and enhancement of the existing feature landscaping, as approved by Urban Forester.
13. Prior to issuance of a certificate of occupancy for the hotel, installation of additional bicycle racks within the existing developed shopping center area of the PDD (Parcels 2,3,4, & 5).
14. Should any cross-access easements be required, the applicant shall record such easements prior to the issuance of a building permit.

Staff Recommendation

Staff recommends approval of this application subject to the conditions listed above.

Planning and Zoning Board Recommendation, January 7, 2026

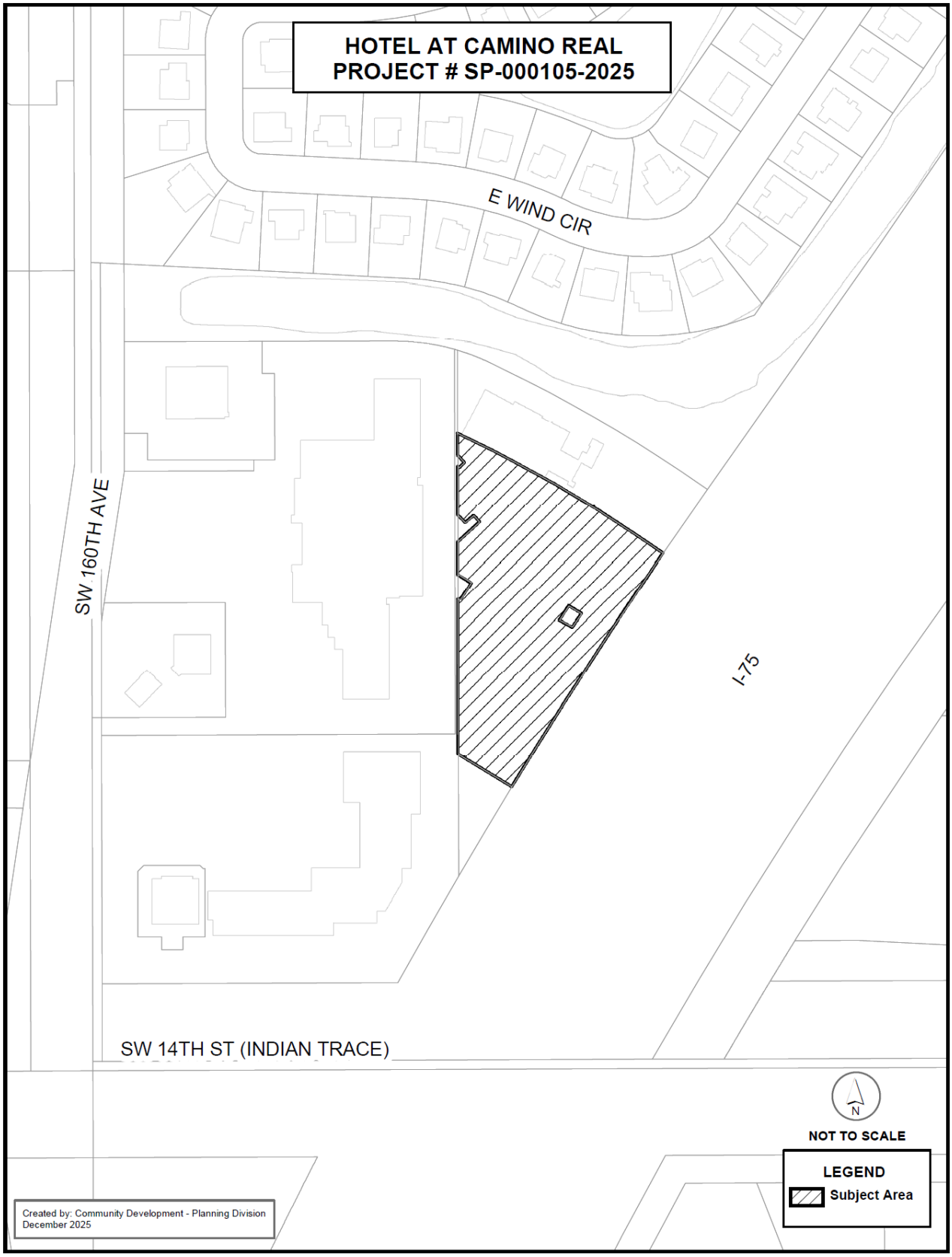
At its meeting on January 7, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, January 27, 2026

Staff recommends the approval of this application subject to the conditions listed above.

Planner: Sylvia Miller/Jim Koeth
File No.: SP-000105-2025 (87:50028)

Location Map



MISKEL BACKMAN LLP
BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER • SAMUEL EPSTEIN

October 1, 2025

Ms. Shannon Ley, PE
Community Development Director
City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, FL 33351

RE: Hotel at Camino Real-Site Plan Application

Dear Ms. Ley,

Weston Hotel Management 18 LLC ("Applicant") is the contract purchaser of the +/- 2.46-acre vacant parcel generally located on the northeast corner of SW 14th Street and SW 160th Avenue (folio: 504009070011) ("Vacant Parcel") in the City of Sunrise ("City"). Adjacent to the Vacant Parcel is the Indian Trace Shopping Center (folios: 504009070010, 504009070021, 504009070012, 504009070014, 504009070015, 504009070017, and 504009070020), collectively referred to with the Vacant Parcel as the "Property." The Property, totaling 14.98 acres, is zoned B-2, Community Business on the City's Zoning Map, and contains a Commercial future land use designation on the City's Future Land Use Map.

The Indian Trace Shopping Center's master plan, approved on April 27, 1987, authorized the existing commercial and office uses on-site. It has been revised over time, most recently on December 18, 2006. Although the plan included the future development of the Vacant Parcel as an Office Showroom, this portion of the project was never constructed. Now, the Applicant proposes to rezone the Property from B-2 to Planned Development District ("PDD") to redevelop the Property in two phases. Phase 1 includes the construction of a 174-unit hotel with a swimming pool, fitness center, meeting room, and dining facilities on the Vacant Parcel. A van loading zone is provided for ease of loading and unloading large parties, enhancing the hotel's functionality and guest experience. Phase 2 envisions a future mixed-use community featuring multifamily residential units, commercial spaces, and office uses (collectively, the "Project").

As part of the existing conditions on the Property, there is a small, separately folioed parcel located entirely within the boundaries of the Vacant Parcel (folio 504009070016) (the "Billboard Parcel"), which contains a billboard structure. A portion of the billboard aerially extends over the Vacant Parcel, as is permitted by an existing Easement Agreement recorded in ORB 49050, Page 371, in the Public Records of Broward County, Florida. Following the Applicant's purchase of the Vacant Parcel, the property lines of the Billboard Parcel will be adjusted to include the portions

of the billboard structure that currently hover over the Vacant Parcel. In turn, an easement will be granted back to the Vacant Parcel to allow for continued use of the land for hotel-related site improvements, such as landscaping, drive aisles, and parking. The billboard is serviced by a small vehicle approximately the size of a pickup truck, and access is gained via a ladder integrated into the billboard pole. No staging area is required, and maintenance activities are infrequent, brief, and do not interfere with the operations of the hotel or the neighboring preschool. The billboard is owned and operated by a well-established company whose personnel follow the highest safety standards in the industry. The Billboard Parcel is a separately folioed parcel that is not part of this Site Plan application and the associated Rezoning, Master Plan, and Development Agreement applications.

All applications and documents currently under review, which includes the Rezoning, Site Plan, Plat Note Amendment, Master Plan, Development Agreement, Design Guidelines, and DRI Amendment, are intended to authorize immediate development of a hotel within Phase 1 only. Phase 2 is planned to include future residential, commercial, and office uses on the remaining portions of the Property. While these general uses have been identified, specific plans for Phase 2 have not yet been developed. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals. The Phase 2 approval process, among other things, will ensure that all concurrency and other impact associated with the proposed residential density are fully analyzed in accordance with applicable regulations.

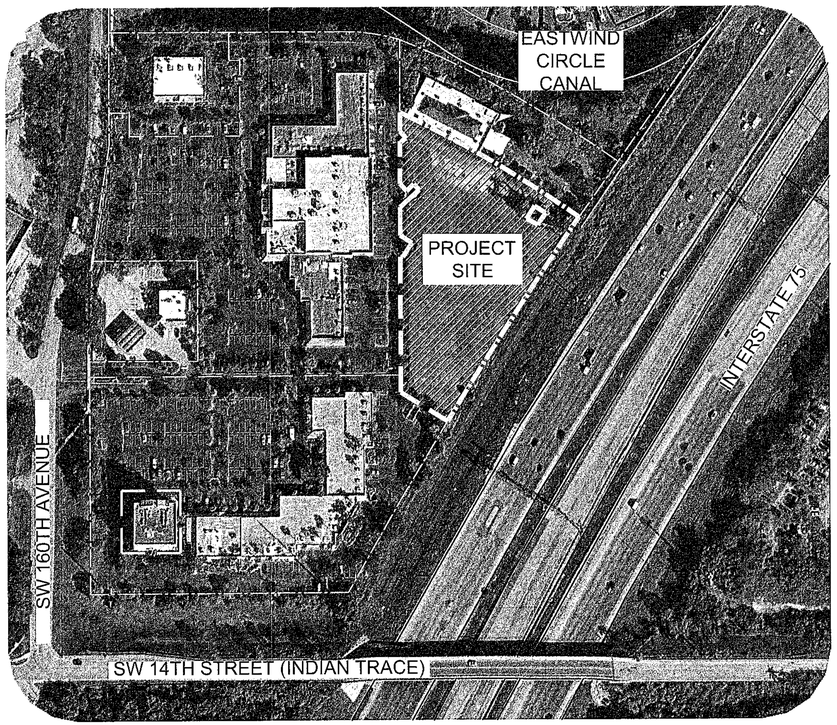
Phase 1 of the Project will revitalize an underutilized parcel, whereas Phase 2 will enhance the existing commercial uses within the shopping center, together providing a modern, high-quality hospitality option that complements the surrounding area. The proposed Project will not only bring a quality hotel to the area but will also serve as a key step in revitalizing the Property and supporting the growth of the surrounding community. By modernizing the existing commercial uses and introducing a hotel, the Project will contribute to the City's long-term goals and provide new opportunities for residents and visitors alike.

Sincerely,

Sara Thompson

Sara Thompson, Esq.
Miskel Backman LLP

HOTEL at CAMINO REAL



AERIAL MAP

NOT TO SCALE

PROJECT TEAM:

OWNER / DEVELOPER:

H&M DEVELOPMENT, LLC

3785 NW 82ND AVENUE. SUITE 204
MIAMI, FLORIDA 33166
CONTACT: DANIEL MASVEYRAUD
PHONE: 305.682.1311
E-MAIL: DANIEL@HMDEVELOPMENT.NET

ARCHITECTURE:

ANDERSON ARCHITECTURE, INC.

399 CAMINO GARDENS BOULEVARD. SUITE 202
BOCA RATON, FLORIDA 33432
CONTACT: ERIC ANDERSON
PHONE: 561.362.0220
E-MAIL: ERIC@ANDERSONARCHITECTURE.COM

SURVEYOR:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CONTACT: JOHN F. PULICE
PHONE: 954.572.1777
E-MAIL: SURVEYS@PULICELANDSURVEYORS.COM

LANDSCAPE:

EBRAHIMIAN CREATIVE GROUP

10708 NW 12TH MNR.,
PLANTATION, FLORIDA 33322
CONTACT: RYAN J. KING EBRAHIMIAN
PHONE: 305.879.7965
E-MAIL: RKINGEBRA@ECG. LAND

CIVIL ENGINEERING:

FLYNN ENGINEERING, INC.

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308
CONTACT: DENNIS SHULTZ
PHONE: 954.533.1004
E-MAIL: DSCHULTZ@FLYNNENGINEERING.COM

SITE LIGHTING:

THOMPSON AND YOUNGROSS ENGINEERING CONSULTANTS

902 CLINT MOORE ROAD, SUITE 142
BOC RATON, FLORIDA 33487
CONTACT: ANDREW YOUNGROSS
PHONE: 561.274.0200
E-MAIL: ANDREW@TECFLA.COM

TRAFFIC:

MCMAHON, A BOWMAN COMPANY

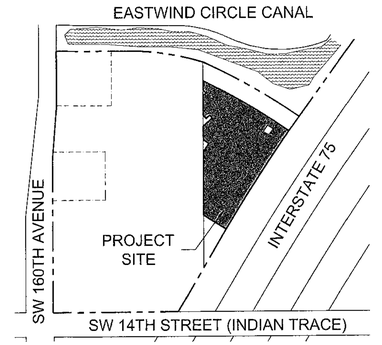
2090 PALM BEACH LAKES BOULEVARD, SUITE 400
WEST PALM BEACH, FLORIDA 33409
CONTACT: NATALIA T. LERCARI
PHONE: 561.840.8650
E-MAIL: NLERCARI@BOWMAN.COM

SHEET INDEX :

CS	COVER SHEET
A-000	CONTEXT PLAN
A-001	SITE PLAN
A-002	SITE PLAN DETAILS - DUMPSTER 1
A-002.1	SITE PLAN DETAILS - DUMPSTER 2
A-003	FAR DIAGRAMS
A-004	TRUCK MANEUVERING PLAN
A-005	POOL ENLARGEMENT & DETAILS
A-006	EXISTING SITE PAVING / EASEMENT PLAN
A-007	SITE SECTIONS
A-008	OPEN SPACE EXHIBIT
C1.0	PAVEMENT MARKING & SIGNAGE PLAN
C1.1	SITE PLAN DETAILS
S	BOUNDARY & TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY
P	PLAT
A-121	FIRST FLOOR PLAN
A-122	SECOND FLOOR PLAN
A-123	THIRD FLOOR PLAN
A-124	FOURTH FLOOR PLAN
A-125	FIFTH FLOOR PLAN
A-126	SIXTH FLOOR PLAN
A-127	SEVENTH FLOOR PLAN
A-128	ROOF PLAN & DETAILS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
LD-1	EXISTING TREE DISPOSITION PLAN
LD-2	DISPOSITION CHART
LP-1	LANDSCAPE PLAN
LP-1A	BUILDING PEDESTRIAN ZONE LANDSCAPE PLAN
LP-2	PLANT SCHEDULE & CODE CHART
LP-3	LANDSCAPE DETAILS & NOTES
LP-4	FDOT LANDSCAPE BUFFER SECTION
IR-1	IRRIGATION PLAN
IR-1A	BUILDING PEDESTRIAN ZONE IRRIGATION PLAN
IR-2	IRRIGATION SCHEDULES
IR-3	IRRIGATION DETAILS AND NOTES
IR-4	IRRIGATION DETAILS AND NOTES
ES1.1	SITE PLAN PHOTOMETRICS
ES1.2	DETAILS

ALL EXTERIOR DOORS SHALL BE PROVIDED WITH A CLOSER WITH CONTACT TO THE FIRE ALARM SYSTEM.

COLORED ELEVATIONS & RENDERINGS TO BE PART OF A SEPARATE PERMIT PACKAGE



LOCATION MAP

NOT TO SCALE

NOTATION:

"THIS SITE PLAN IS APPROVED PURSUANT TO SECTION 16-31 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH FLORIDA BUILDING CODE. ANT CHANGE TO DETAILS SHOWN , TO SATISFY THE REQUIREMENTS OF FLORIDA BUILDING CODE, SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE CITY OF SUNRISE LAND DEVELOPMENT CODE."

LEGAL DESCRIPTION:

A PORTION OF PARCEL "K", NEW RIVER ESTATES, SECTION 09, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 09, TOWNSHIP 50 SOUTH, RANGE 40 EAST, MORE FULLY DESCRIBED ON THE SURVEY SHEET.

APPLICABLE CODES:

FLORIDA BUILDING CODE - 2023 EDITION
FLORIDA ACCESSIBILITY CODE - 2023 EDITION
FLORIDA FIRE PREVENTION CODE - 2023 EDITION
ADA - 2010 EDITION
NATIONAL ELECTRICAL CODE - 2020

FLOOD ZONE: "AH"
FINISHED FLOOR ELEVATION: (9.0) NAVD

THE BUILDING SHALL BE TESTED BEFORE COMPLETION FOR FIRE DEPARTMENT COMMUNICATION. A BDA SYSTEM SHALL BE ADDED IF WARRANTED.

A SITE SECURITY SYSTEM SHALL BE PROVIDED - PER POLICE DEPARTMENT REQUIREMENTS

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
399 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.0220

www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_G001-CS
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

COVER SHEET

SEAL

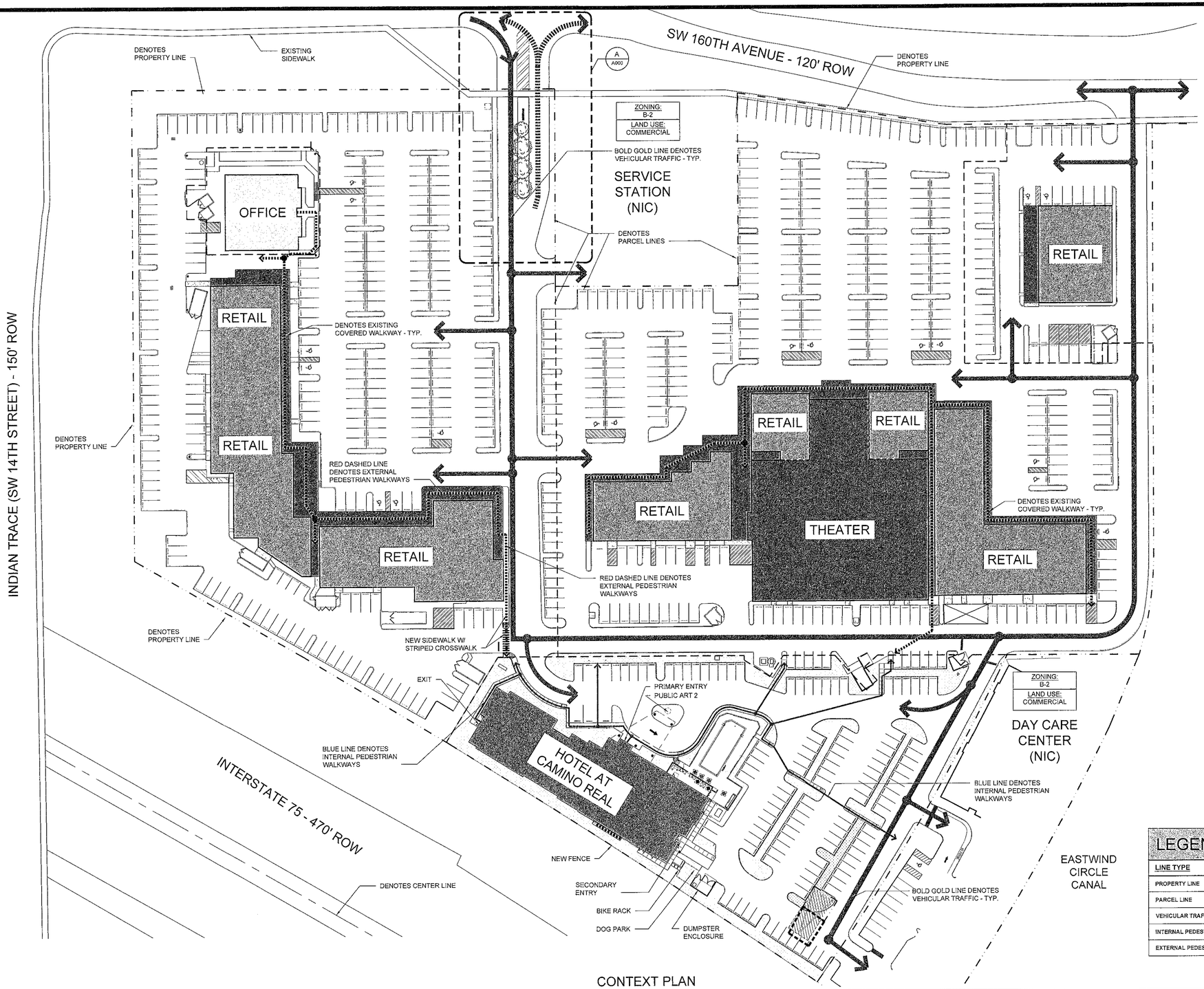
STATE OF FLORIDA
ERIC ANDERSON
AR0010828
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

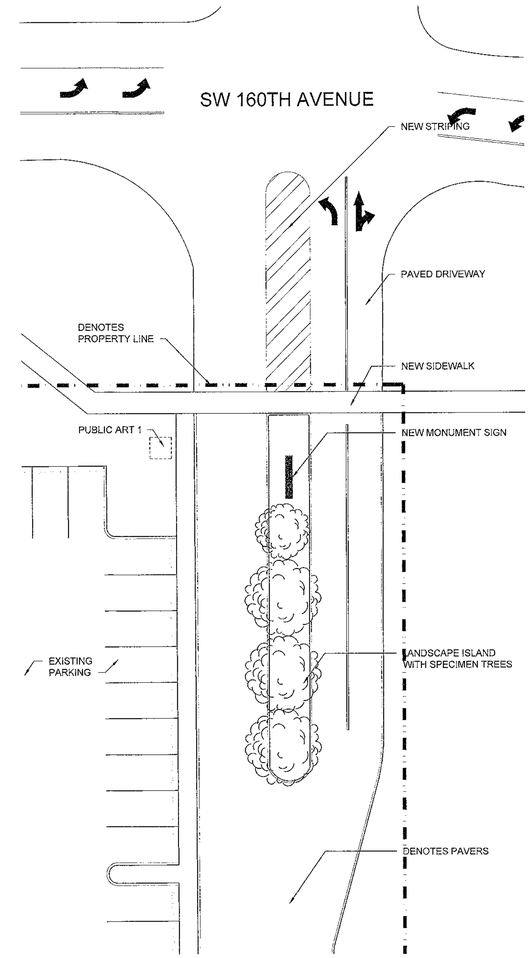
SHEET NO.

CS



CONTEXT PLAN

SCALE: 1" = 50'-0"



VEHICULAR ACCESS ENLARGEMENT

1"= 20'

A A000

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

LEAVE BLANK - FOR CITY USE ONLY

LEGEND:

LINE TYPE	LINE DESIGNATION
PROPERTY LINE	
PARCEL LINE	
VEHICULAR TRAFFIC	
INTERNAL PEDESTRIAN WALKWAY	
EXTERNAL PEDESTRIAN WALKWAY	

anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.4020
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-000-CP
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

CONTEXT PLAN

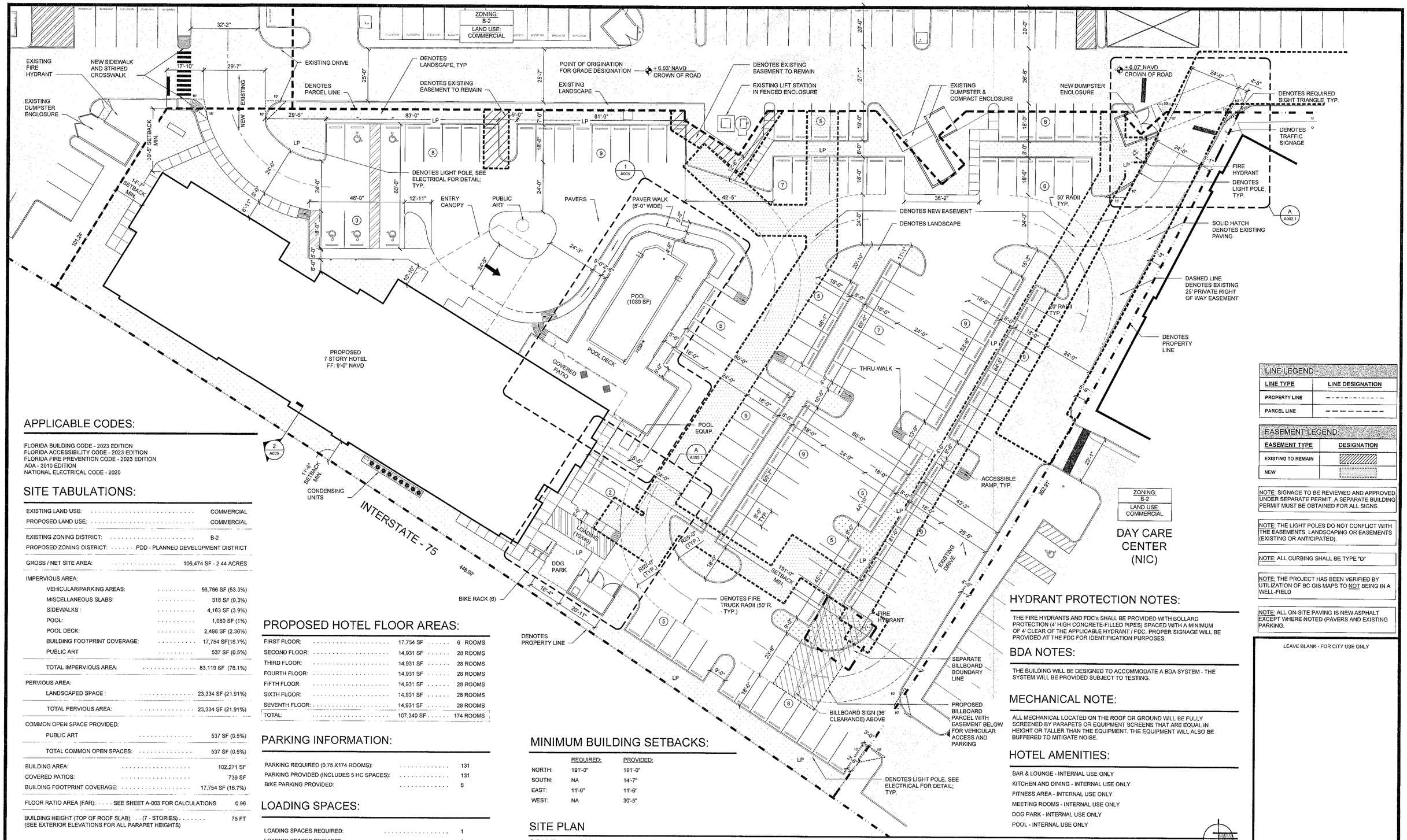
SEAL: STATE OF FLORIDA — ERIC ANDERSON — AR0010828 — REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

A-000



APPLICABLE CODES:

FLORIDA BUILDING CODE - 2023 EDITION
FLORIDA ACCESSIBILITY CODE - 2023 EDITION
FLORIDA FIRE PREVENTION CODE - 2023 EDITION
ADA - 2010 EDITION
NATIONAL ELECTRICAL CODE - 2020

SITE TABULATIONS:

EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL
EXISTING ZONING DISTRICT:	B-2
PROPOSED ZONING DISTRICT:	PDD - PLANNED DEVELOPMENT DISTRICT
GROSS / NET SITE AREA:	106,474 SF - 2.44 ACRES
IMPERVIOUS AREA:	
VEHICULAR/PARKING AREAS:	56,766 SF (53.3%)
MISCELLANEOUS SLABS:	318 SF (0.3%)
SIDEWALKS :	4,163 SF (3.9%)
POOL:	1,080 SF (1%)
POOL DECK:	2,498 SF (2.36%)
BUILDING FOOTPRINT COVERAGE:	17,754 SF(16.7%)
PUBLIC ART	537 SF (0.5%)
TOTAL IMPERVIOUS AREA:	83,119 SF (78.1%)
PERVIOUS AREA:	
LANDSCAPED SPACE :	23,334 SF (21.91%)
TOTAL PERVIOUS AREA:	23,334 SF (21.91%)
COMMON OPEN SPACE PROVIDED:	
PUBLIC ART	537 SF (0.5%)
TOTAL COMMON OPEN SPACES:	537 SF (0.5%)
BUILDING AREA:	102,271 SF
COVERED PATIOS:	739 SF
BUILDING FOOTPRINT COVERAGE:	17,754 SF (16.7%)
FLOOR RATIO AREA (FAR): - - - - SEE SHEET A-003 FOR CALCULATIONS	0.96
BUILDING HEIGHT (TOP OF ROOF SLAB): - - (7 - STORIES) - - - - - - - (SEE EXTERIOR ELEVATIONS FOR ALL PARAPET HEIGHTS)	75 FT

PROPOSED HOTEL FLOOR AREAS:

FIRST FLOOR:	17,754 SF	6 ROOMS
SECOND FLOOR:	14,931 SF	28 ROOMS
THIRD FLOOR:	14,931 SF	28 ROOMS
FOURTH FLOOR:	14,931 SF	28 ROOMS
FIFTH FLOOR:	14,931 SF	28 ROOMS
SIXTH FLOOR:	14,931 SF	28 ROOMS
SEVENTH FLOOR:	14,931 SF	28 ROOMS
TOTAL:	107,340 SF	174 ROOMS

PARKING INFORMATION:

PARKING REQUIRED (0.75 X174 ROOMS):	131
PARKING PROVIDED (INCLUDES 5 HC SPACES):	131
BIKE PARKING PROVIDED:	6

LOADING SPACES:

LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1

MINIMUM BUILDING SETBACKS:

	REQUIRED:	PROVIDED:
NORTH:	191'-0"	191'-0"
SOUTH:	NA	14'-7"
EAST:	11'-6"	11'-6"
WEST:	NA	30'-5"

SITE PLAN

SCALE: 1" = 20'

HYDRANT PROTECTION NOTES:

THE FIRE HYDRANTS AND FDC's SHALL BE PROVIDED WITH BOLLARD PROTECTION (4' HIGH CONCRETE-FILLED PIPES) SPACED WITH A MINIMUM OF 4' CLEAR OF THE APPLICABLE HYDRANT / FDC. PROPER SIGNAGE WILL BE PROVIDED AT THE FDC FOR IDENTIFICATION PURPOSES.

BDA NOTES:

THE BUILDING WILL BE DESIGNED TO ACCOMMODATE A BDA SYSTEM - THE SYSTEM WILL BE PROVIDED SUBJECT TO TESTING.

MECHANICAL NOTE:

ALL MECHANICAL LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.

HOTEL AMENITIES:

BAR & LOUNGE - INTERNAL USE ONLY
KITCHEN AND DINING - INTERNAL USE ONLY
FITNESS AREA - INTERNAL USE ONLY
MEETING ROOMS - INTERNAL USE ONLY
DOG PARK - INTERNAL USE ONLY
POOL - INTERNAL USE ONLY

LINE LEGEND	
LINE TYPE	LINE DESIGNATION
PROPERTY LINE	
PARCEL LINE	

EASEMENT LEGEND	
EASEMENT TYPE	DESIGNATION
EXISTING TO REMAIN	
NEW	

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

NOTE: THE LIGHT POLES DO NOT CONFLICT WITH THE EASEMENTS, LANDSCAPING OR EASEMENTS (EXISTING OR ANTICIPATED).

NOTE: ALL CURBING SHALL BE TYPE "D"

NOTE: THE PROJECT HAS BEEN VERIFIED BY UTILIZATION OF BC GIS MAPS TO NOT BEING IN A WELL-FIELD

NOTE: ALL ON-SITE PAVING IS NEW ASPHALT EXCEPT WHERE NOTED (PAVERS AND EXISTING PARKING.

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anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.6028
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-001-SP
date: 12/23/2025

date	revision

HOTEL at CAMINO REAL

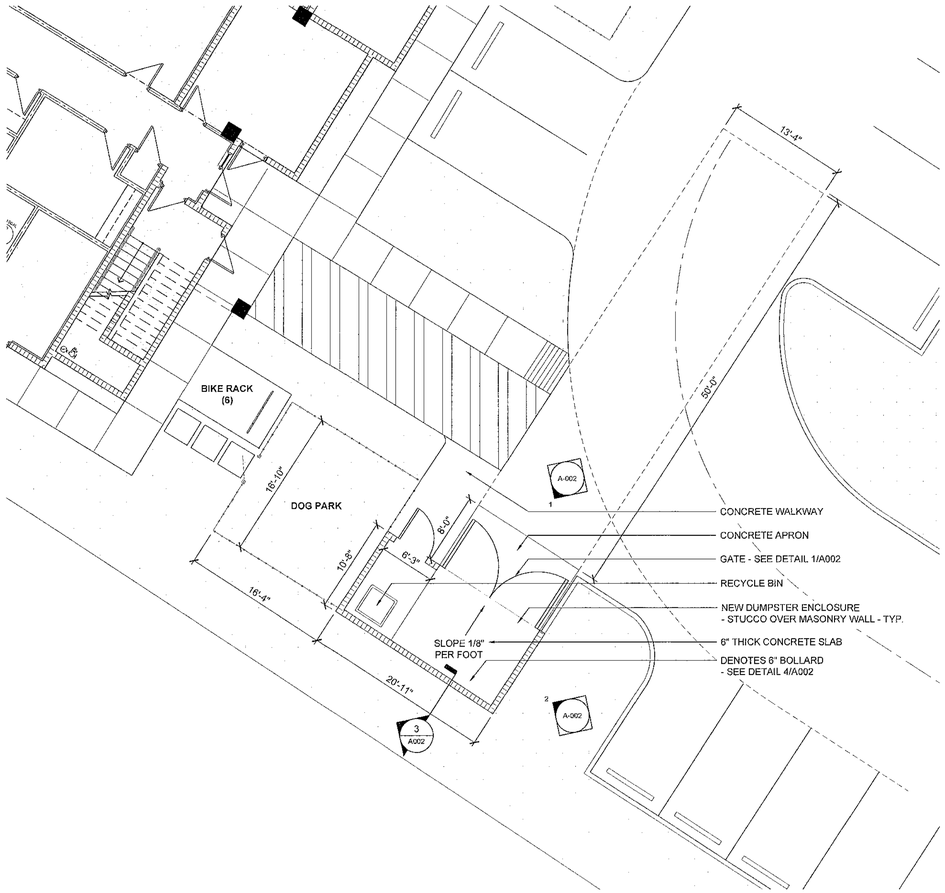
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SITE PLAN

SEAL
STATE OF FLORIDA
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AR0010928
ERIC ANDERSON

DATE:

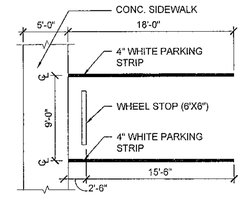
SHEET NO.
A-001



DUMPSTER 1 ENCLOSURE PLAN

1/8" = 1'-0"

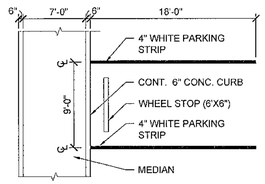
A / A002



PARKING AT CONC. SIDEWALK

1/8" = 1'-0"

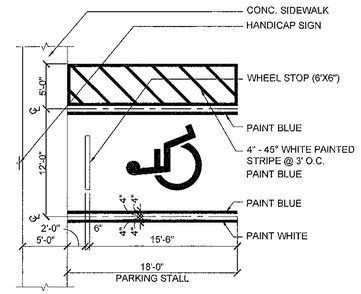
7 / A002



PARKING AT LANDSCAPE MEDIAN

1/8" = 1'-0"

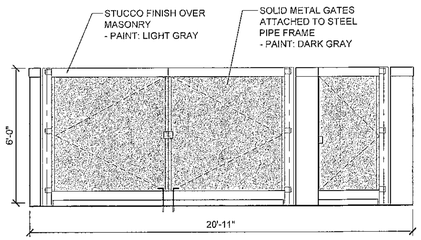
6 / A002



TYPICAL HANDICAP PARKING

1/8" = 1'-0"

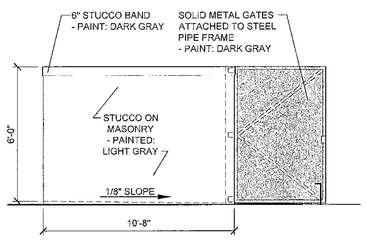
5 / A002



DUMPSTER ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"

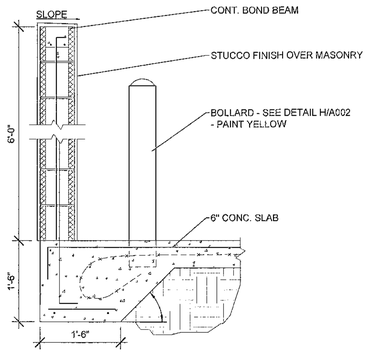
1 / A002



DUMPSTER ENCLOSURE SIDE ELEVATION

1/4" = 1'-0"

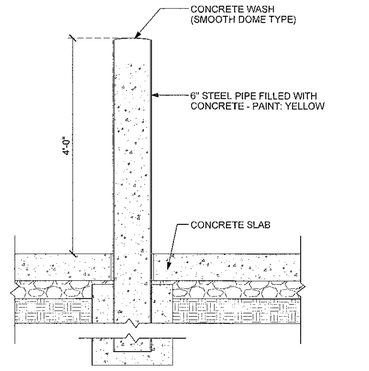
2 / A002



DUMPSTER ENCLOSURE SECTION

3/4" = 1'-0"

3 / A002



BOLLARD DETAIL

3/4" = 1'-0"

4 / A002

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architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.392.0229
www.andersonarchitecture.com

commission:	24.085
principal:	ERIC ANDERSON
project manager:	AA
file name:	4085-A-002-SP-DT
date:	12/23/2025

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SITE PLAN DETAILS - DUMPSTER 1

SEAL

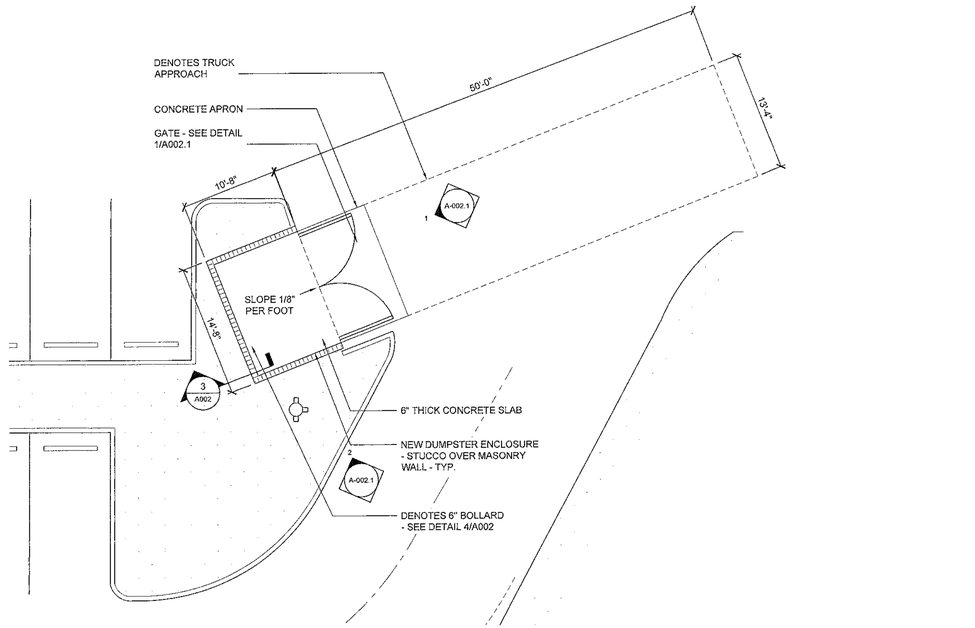
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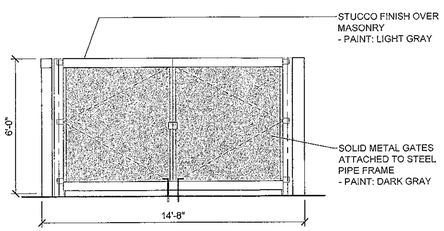
A-002



DUMPSTER 2 ENCLOSURE PLAN

A002.1

1/8" = 1'-0"

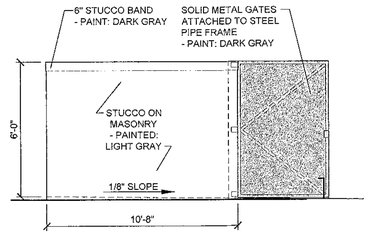


DUMPSTER ENCLOSURE FRONT ELEVATION

1

A002.1

1/4" = 1'-0"



DUMPSTER ENCLOSURE SIDE ELEVATION

2

A002.1

1/4" = 1'-0"

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anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.6226
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-002.1-SP-DT
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

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SITE PLAN DETAILS - DUMPSTER 2

SEAL

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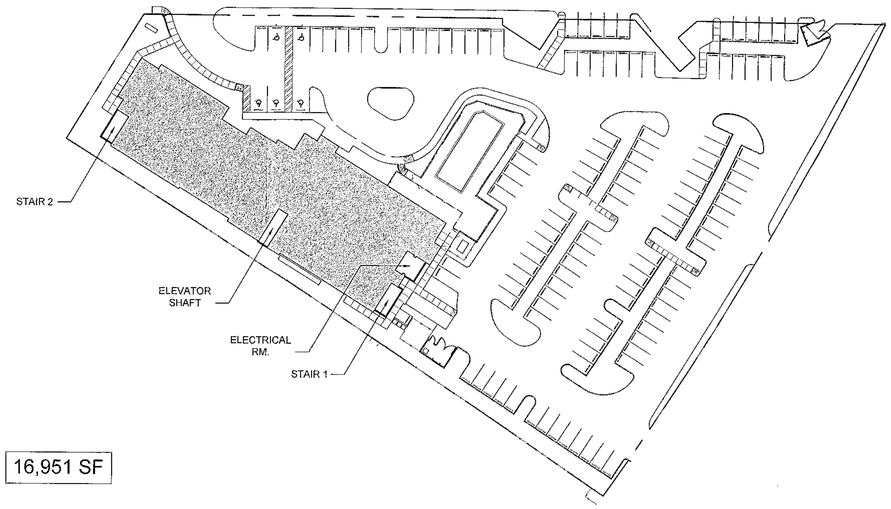
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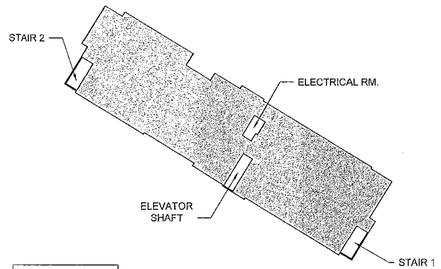
A-002.1

GROSS FLOOR AREA (GFA) = 102,271 SF
LOT AREA = 106,474 SF
FLOOR AREA RATIO (F.A.R.) = 102,271 / 106,474 = 0.96



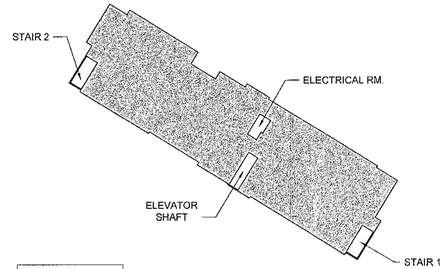
16,951 SF

FIRST FLOOR PLAN
N.T.S.



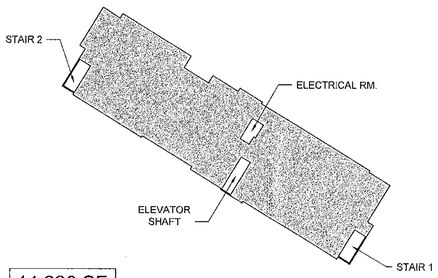
14,220 SF

2ND FLOOR PLAN
N.T.S.



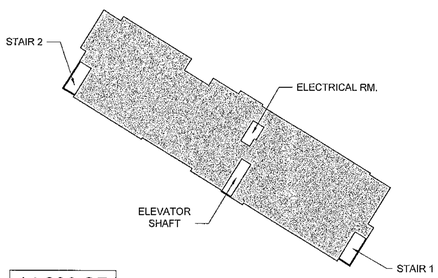
14,220 SF

3RD FLOOR PLAN
N.T.S.



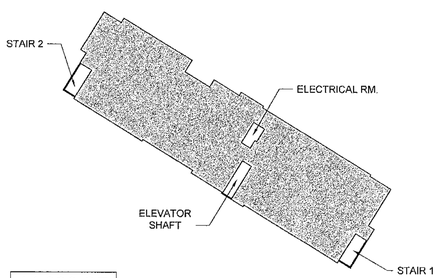
14,220 SF

4TH FLOOR PLAN
N.T.S.



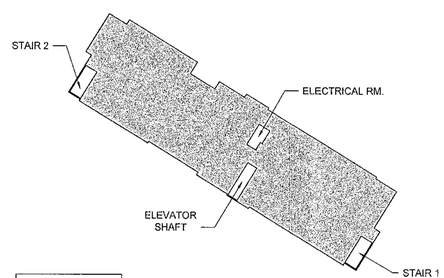
14,220 SF

5TH FLOOR PLAN
N.T.S.



14,220 SF

6TH FLOOR PLAN
N.T.S.



14,220 SF

7TH FLOOR PLAN
N.T.S.

FAR DIAGRAMS
SCALE: N.T.S.

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333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V. 561.362.6229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-003-FAR
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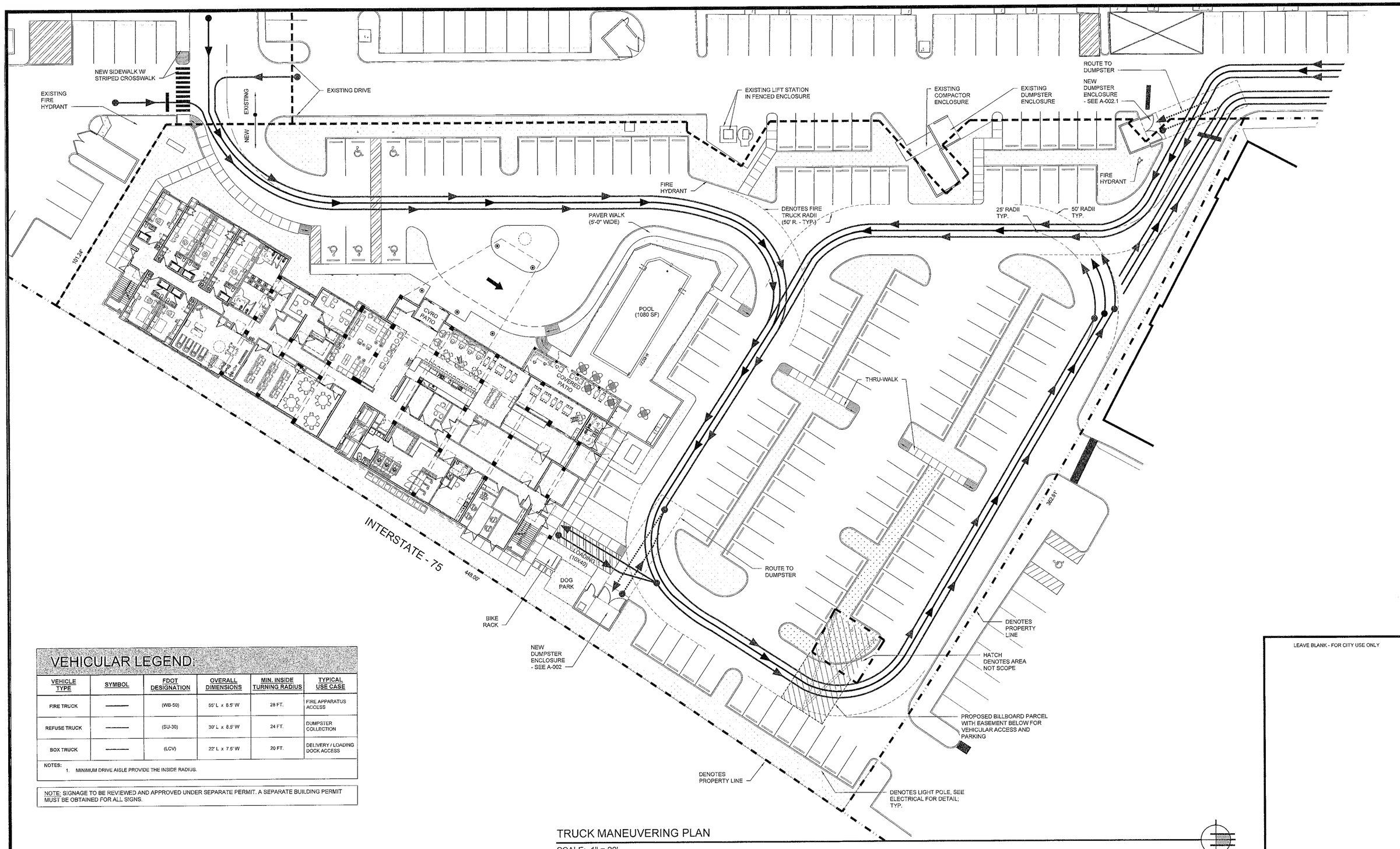
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FAR DIAGRAMS

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ERIC ANDERSON

DATE:

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A-003



TRUCK MANEUVERING PLAN

SCALE: 1" = 20'

VEHICULAR LEGEND:

VEHICLE TYPE	SYMBOL	FDOT DESIGNATION	OVERALL DIMENSIONS	MIN. INSIDE TURNING RADIUS	TYPICAL USE CASE
FIRE TRUCK	———	(WB-50)	55' L x 8.5' W	28 FT.	FIRE APPARATUS ACCESS
REFUSE TRUCK	———	(SU-30)	30' L x 8.5' W	24 FT.	DUMPSTER COLLECTION
BOX TRUCK	———	(LCV)	22' L x 7.5' W	20 FT.	DELIVERY / LOADING DOCK ACCESS

NOTES:
1. MINIMUM DRIVE AISLE PROVIDE THE INSIDE RADIUS.

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

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anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.8020
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4085-A-004-TR
date: 12/3/2025

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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

TRUCK MANEUVERING PLAN

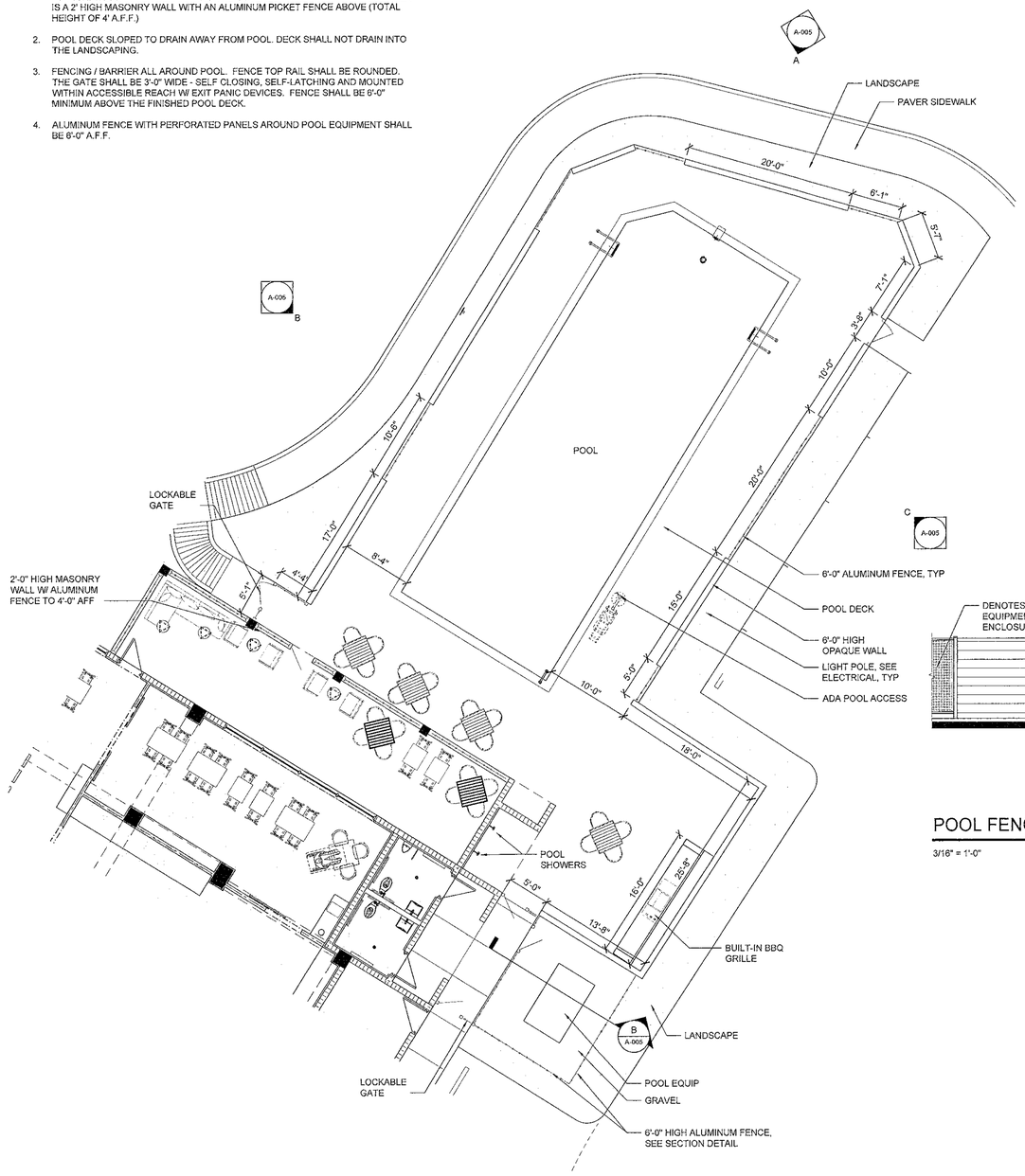
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A-004

POOL AREA ENCLOSURE NOTES:

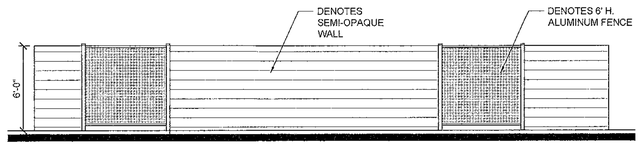
1. THE ENCLOSURE OF THE POOL IS A MIXTURE OF SOLID AND FENCED MATERIALS - 6' HIGH. THE BARRIER SEPARATING THE COVERED PATIO FROM THE POOL AREA IS A 2' HIGH MASONRY WALL WITH AN ALUMINUM PICKET FENCE ABOVE (TOTAL HEIGHT OF 4' A.F.F.)
2. POOL DECK SLOPED TO DRAIN AWAY FROM POOL. DECK SHALL NOT DRAIN INTO THE LANDSCAPING.
3. FENCING / BARRIER ALL AROUND POOL. FENCE TOP RAIL SHALL BE ROUNDED. THE GATE SHALL BE 3'-0" WIDE - SELF CLOSING, SELF-LATCHING AND MOUNTED WITHIN ACCESSIBLE REACH W/ EXIT PANIC DEVICES. FENCE SHALL BE 6'-0" MINIMUM ABOVE THE FINISHED POOL DECK.
4. ALUMINUM FENCE WITH PERFORATED PANELS AROUND POOL EQUIPMENT SHALL BE 6'-0" A.F.F.



POOL PLAN ENLARGEMENT

1/8" = 1'-0"

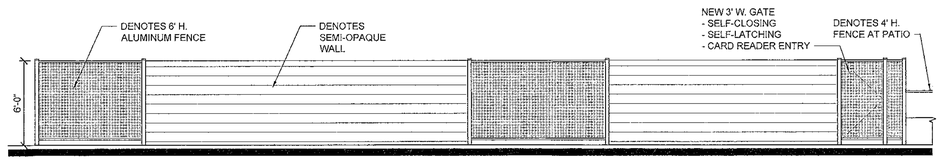
1 / A005



POOL FENCE & GATE ELEVATION - A

3/16" = 1'-0"

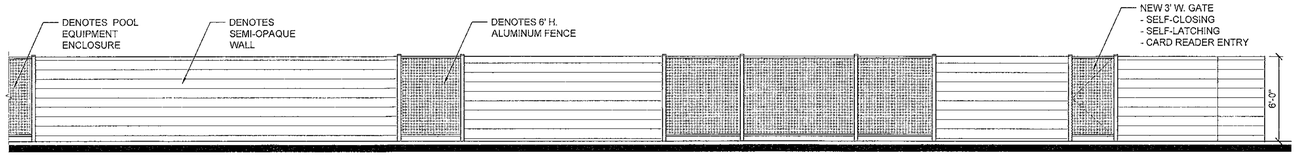
A / A005



POOL FENCE & GATE ELEVATION - B

3/16" = 1'-0"

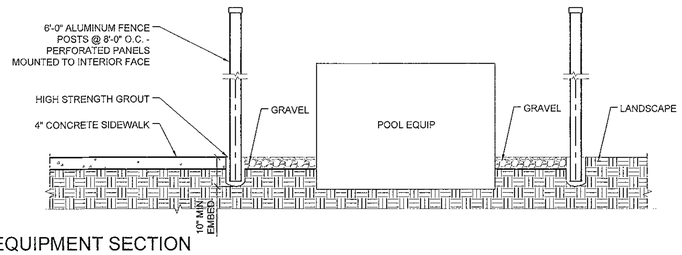
B / A005



POOL FENCE & GATE ELEVATION - C

3/16" = 1'-0"

C / A005



POOL EQUIPMENT SECTION

1/2" = 1'-0"

2 / A005

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anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.6326
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-005-PL-EN
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POOL ENLARGEMENT & DETAILS

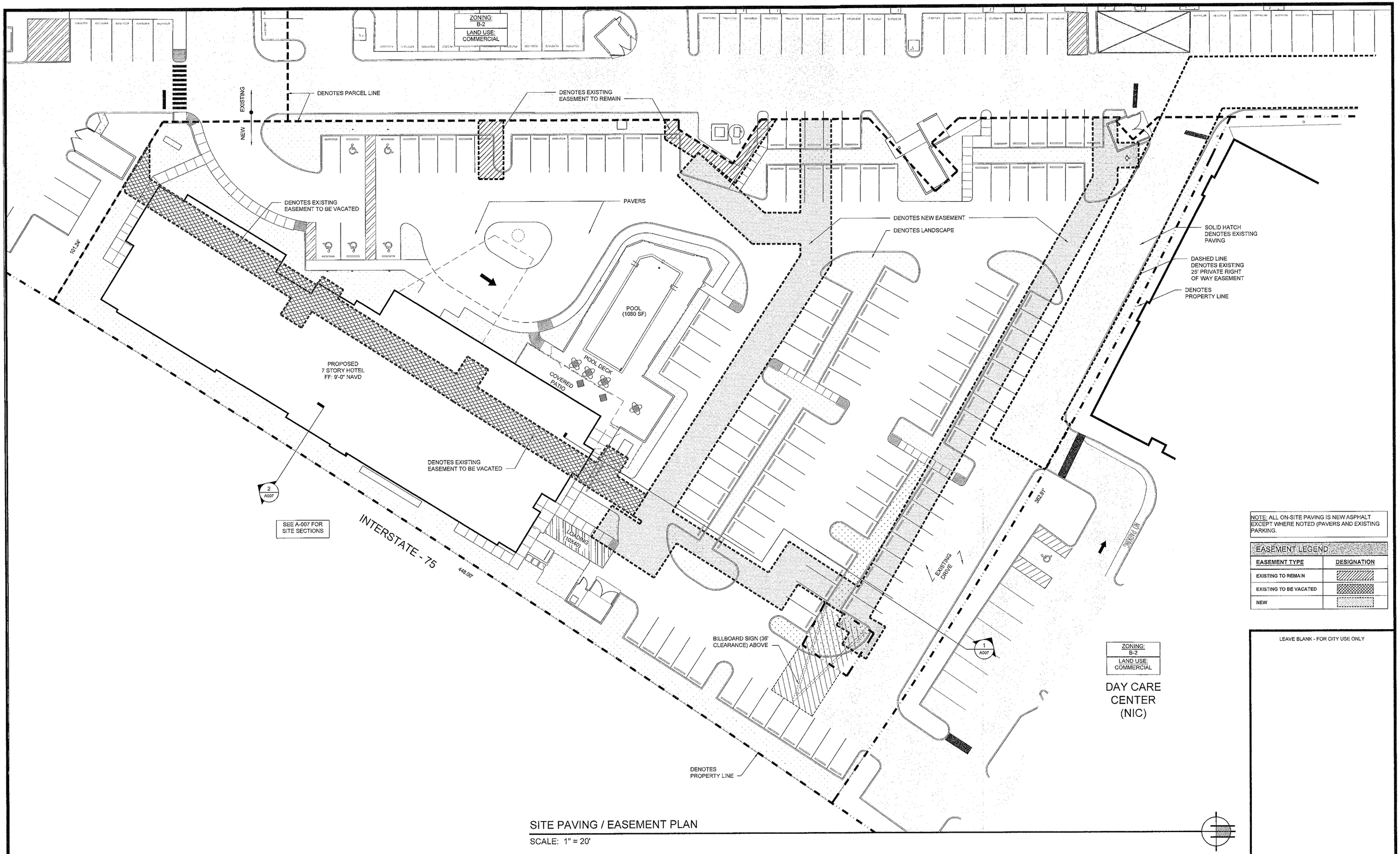
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DATE:

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A-005



NOTE: ALL ON-SITE PAVING IS NEW ASPHALT EXCEPT WHERE NOTED (PAVERS AND EXISTING PARKING.

EASEMENT LEGEND	
EASEMENT TYPE	DESIGNATION
EXISTING TO REMAIN	
EXISTING TO BE VACATED	
NEW	

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SITE PAVING / EASEMENT PLAN

SCALE: 1" = 20'

anderson
architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.9228
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-006-PV-EP
date:	12/23/2025

date	revision:

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SITE PAVING / EASEMENT PLAN

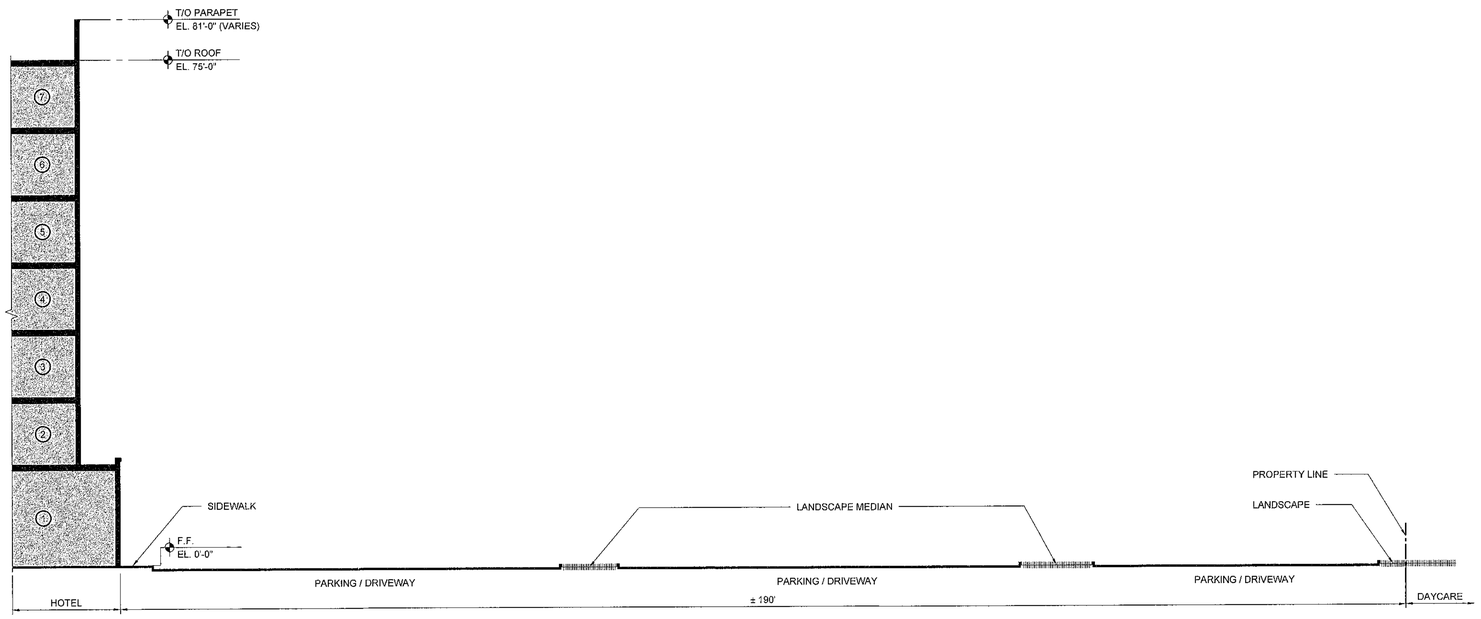
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ERIC ANDERSON

DATE:

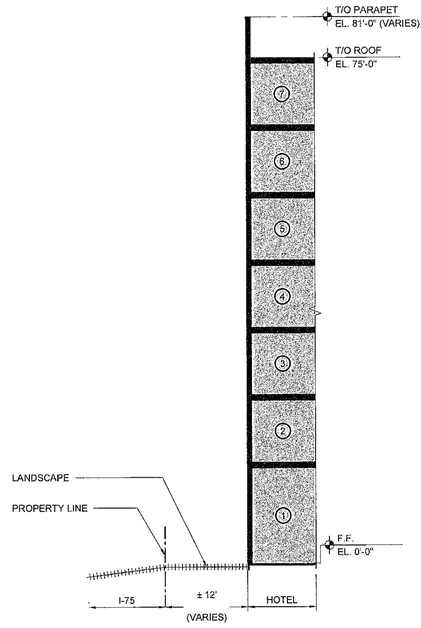
SHEET NO.
A-006



SITE SECTION

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

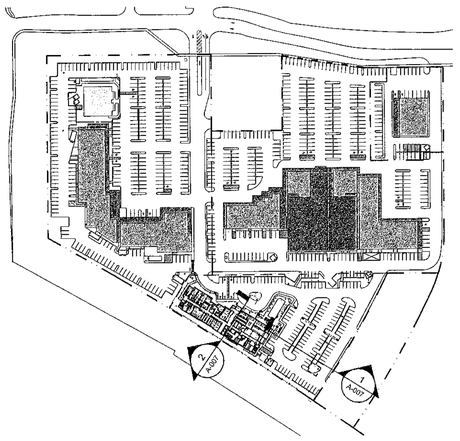
1
A-007



SITE SECTION

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

2
A-007



SITE SECTIONS - KEY PLAN

NOT TO SCALE:

LEAVE BLANK - FOR CITY USE ONLY

anderson
architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.6229
www.andersonarchitecture.com

commission:	24.085
principal:	ERIC ANDERSON
project manager:	AA
file name:	4086-A-007-SX
date:	12/23/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

HOTEL SITE SECTIONS

SEAL

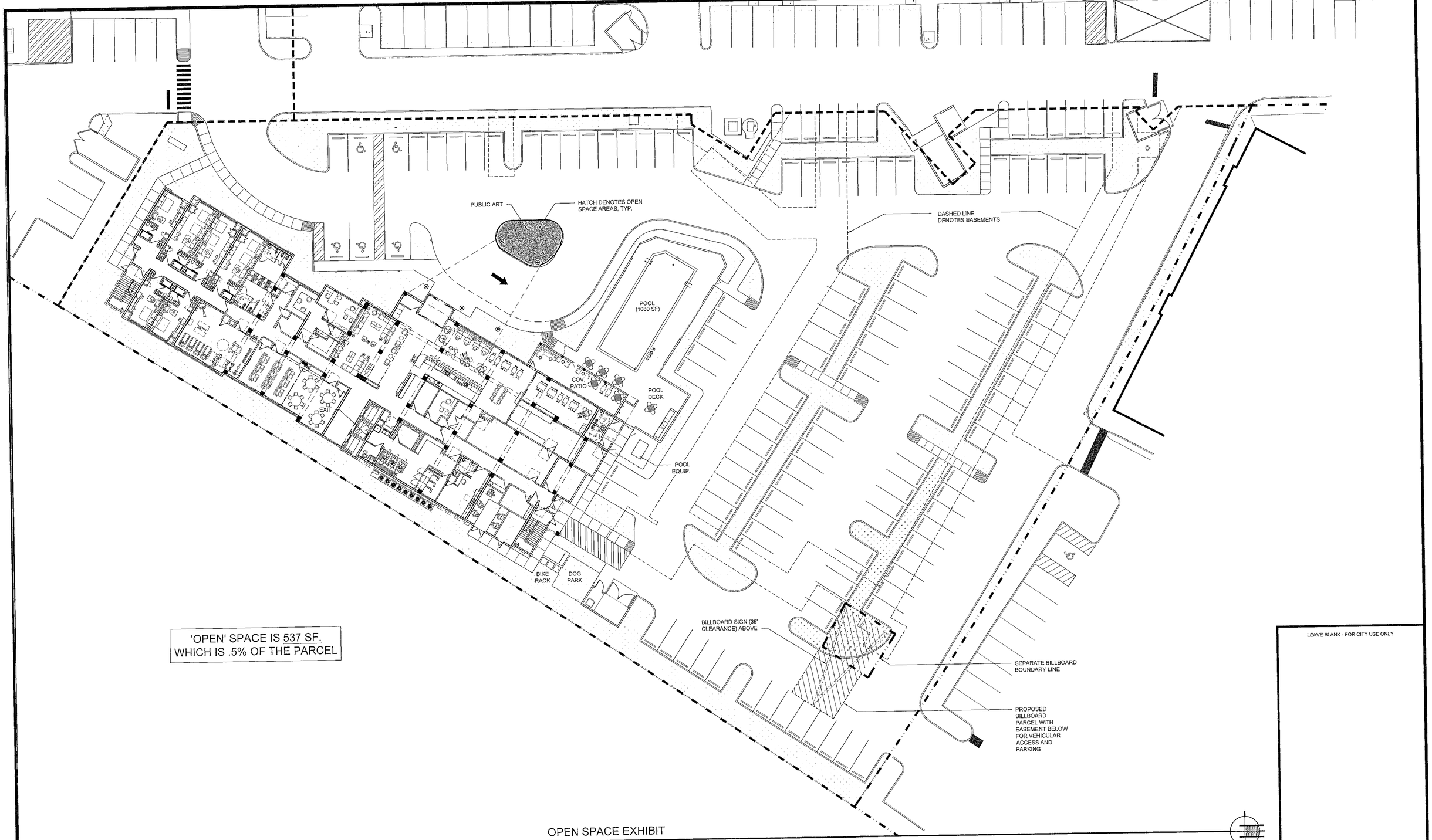
STATE OF FLORIDA
ERIC ANDERSON
AR0010229
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

A-007



'OPEN' SPACE IS 537 SF.
WHICH IS .5% OF THE PARCEL

OPEN SPACE EXHIBIT

SCALE: 1" = 20'

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561 362 9229
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-008-OP-SP
date:	12/23/2025

date | revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

OPEN SPACE EXHIBIT

SEAL

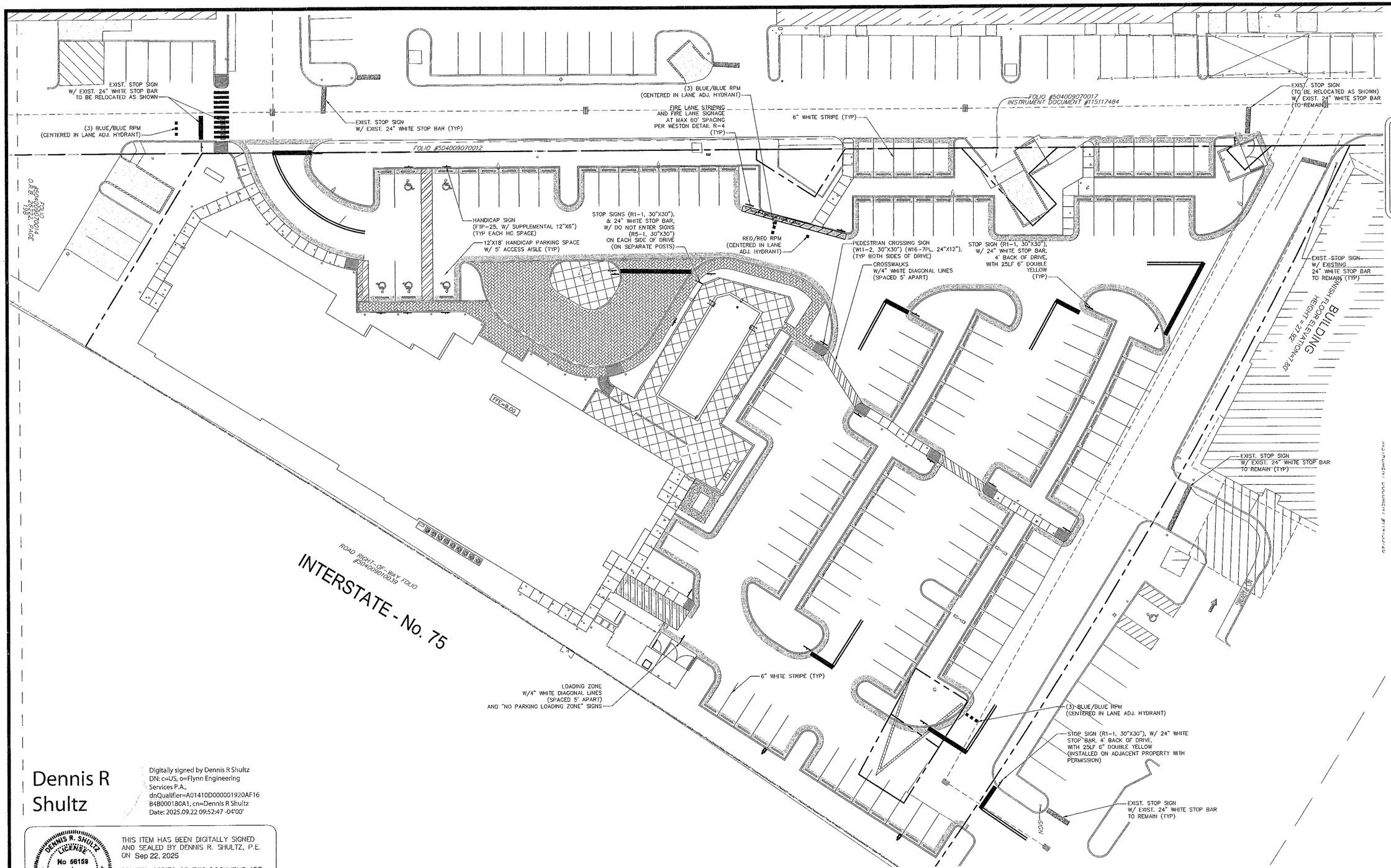
STATE OF FLORIDA
ERIC ANDERSON
AR0010828
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

A-008



CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

1.51'

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

SIGNAGE AND MARKING NOTES:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFIRMANCE WITH BCTE AND MUTCD STANDARDS.
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.
5. REFER TO SITE PLAN DETAILS SHEET A-002 FOR PARKING AND HANDICAP PARKING DETAILS.
6. FIRE LANE STRIPING SHALL COMPLY WITH NFPA 1 (18.2.3.6) AND CITY OF SUNRISE CODE OF ORDINANCES (CURRENT EDITION) 16-149.

20 0 10 20 40

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Scale:	1"=20'
Job No.	24-1840.00
Plot Date	09/22/25
Drawn by	DRS
Proj. Engr.	DRS
Appr. by	DRS

NORTH

LEAVE BLANK - FOR CITY USE ONLY

Dennis R Shultz

Digitally signed by Dennis R Shultz
DN: c=US, o=Flynn Engineering Services P.A., dnQualifier=A01410D000001920AF16B48000180A1, cn=Dennis R Shultz
Date: 2025.09.22 09:52:47 -04'00'

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Sep 22, 2025

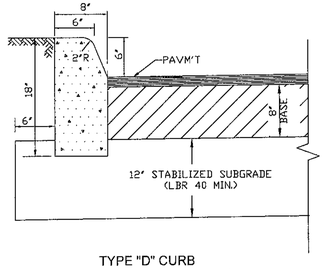
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

PAVEMENT MARKING & SIGNAGE PLAN

DATE: 09/22/25

DRAWING NO. C1.0

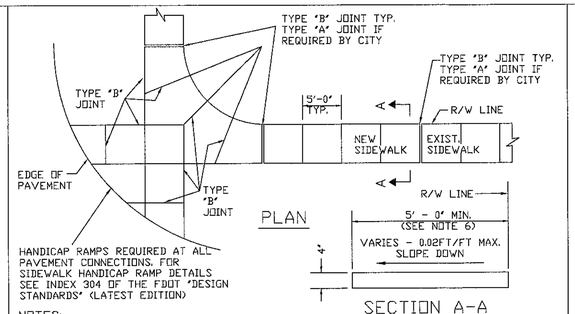


TYPE "D" CURB

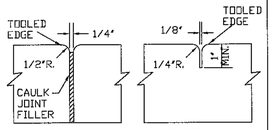
N.T.S.

CURB NOTES:
1. PROVIDE 1/4" WIDE CONTRACTION JOINT A MINIMUM OF 1-1/2" DEEP AND AT 10' SPACING MAXIMUM FOR ALL CURBS.
2. CONCRETE SHALL BE 3000 P.S.I. MIN. @ 28 DAYS.
3. TYPE "D" CURB FOR PARKING LOTS MAY BE INSTALLED AS "TRENCHED" D CURB WITH EXTRUDED TOP AT THE CONTRACTOR'S OPTION. TRENCHED CURB REQUIRES CITY TRENCH INSPECTION AND APPROVAL. EXTRUDED CURB MUST BE PLACED WITHIN 15 MINUTES OF PLACEMENT OF TRENCH CONCRETE. EXTRUDED CURB AND TRENCH CONCRETE SHALL BE MONOLITHIC.

TYPE "D" CURB DETAILS D-14



NOTES:
1. FOR NEW SIDEWALK LOCATIONS SUBGRADE BELOW SIDEWALK SHALL BE A MIN. L.B.R.-40 COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. CONCRETE TO BE 3,000 P.S.I.@ 28 DAYS
3. ALL JOINTS AND EDGES OF NEW SIDEWALK SHALL BE TOOLED. NO SAWCUT JOINTS ARE PERMITTED IN NEW SIDEWALK.
4. THE USE OF WIRE MESH REINFORCEMENT IN SIDEWALK WILL NOT BE PERMITTED
5. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE "AMERICAN WITH DISABILITIES ACT". CROSS SLOPES SHALL NOT EXCEED 0.02"/FT (2.0%).
6. ALL SIDEWALKS SHALL BE 4" THICK EXCEPT AT DRIVEWAY CROSSINGS AND OTHER VEHICULAR CROSSING AREAS WHERE THE SIDEWALK SHALL BE A MINIMUM OF 6" THICK.
7. MINIMUM WIDTH OF SIDEWALK PLACED AT BACK OF CURB IS 6'-0".
8. FOR TYPE "A" EXPANSION JOINTS PRE-MOULDED EXPANSION MATERIAL IS NOT PERMITTED. EXPANSION JOINTS TO BE USED ONLY IF APPROVED BY THE ENGINEERING DIVISION AND SHALL BE SEALED WITH APPROVED FLEXIBLE RUBBERIZED CAULK.
9. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH.

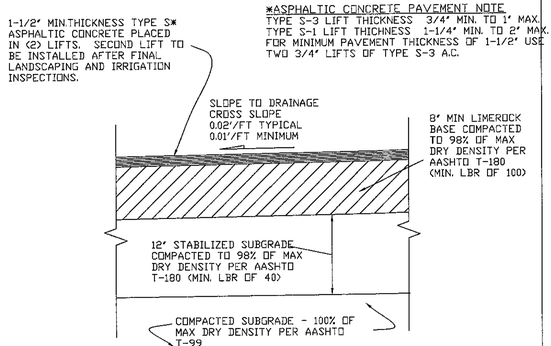


SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	ONLY WHERE DIRECTED BY THE CITY
'B'	5'-0" MINIMUM CENTER TO CENTER ON SIDEWALK

SIDEWALK CONSTRUCTION DETAILS D-17

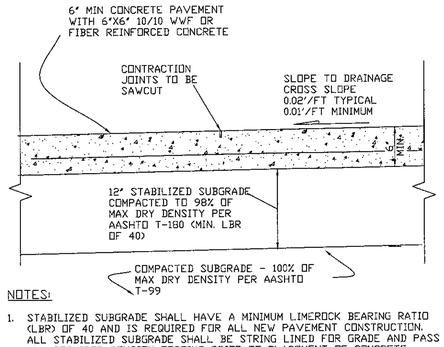
NOT TO SCALE



NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF LIMEROCK BASE. AREAS BELOW DESIGN GRADE MAY BE CORRECTED BY PLACEMENT OF ADDITIONAL LIMEROCK MATERIAL. AREAS ABOVE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO LIMEROCK PLACEMENT.
2. LIMEROCK BASE FOR ROADWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. BASE THICKNESS GREATER THAN 8" SHALL BE PLACED IN EQUAL LIFTS NOT EXCEEDING 6".
3. PRIME COAT SHALL BE APPLIED TO ALL FINISHED LIMEROCK BASE SURFACES AFTER BOARDING AND DENSITY INSPECTIONS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
4. TACK COAT SHALL BE PLACED AS REQUIRED ON EXISTING ASPHALT SURFACES BEFORE APPLICATION OF AN OVERBUILD LAYER AND TO NEW SURFACES BETWEEN LIFTS. APPLICATION RATES AND MATERIALS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS.
5. FINAL PAVEMENT LIFT CANNOT BE PLACED UNTIL ALL PROJECT LANDSCAPING IS IN PLACE AND THE IRRIGATION SYSTEM IS INSTALLED AND APPROVED.

ASPHALTIC CONCRETE PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-20

NOT TO SCALE

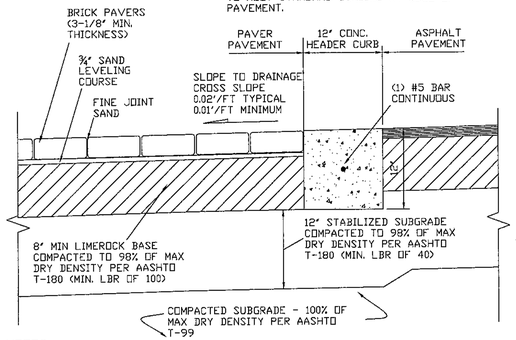


NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF CONCRETE PAVEMENT. ALL AREAS FOUND TO BE ABOVE OR BELOW THE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO CONCRETE PAVEMENT CONSTRUCTION
2. CONCRETE PAVEMENT SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. DESIGN OF CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS AND LOCATIONS SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER. DESIGN SHALL PROVIDE UNIFORM SPACING AND ACHIEVE CONTROLLED CRACKING. EXPANSION JOINTS ARE REQUIRED WHERE THE CONCRETE PAVEMENT MEETS CURBING.
4. ALL CONCRETE PAVEMENT SHALL BE CURED IN ACCORDANCE WITH FDOT SPECIFICATIONS AND SHALL HAVE A BROOM FINISH.
5. COLORED AND/OR STAMPED CONCRETE PAVEMENT WILL REQUIRE CITY APPROVAL OF BOTH THE COLOR AND STAMP PATTERN.
6. CONCRETE PAVEMENT SHALL BE SAWCUT ALONG ALL CITY OF SUNRISE EASEMENT LINES.
7. USE OF CONCRETE PAVEMENT TO BE APPROVED BY THE CITY OF SUNRISE.

CONCRETE PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-21

NOT TO SCALE

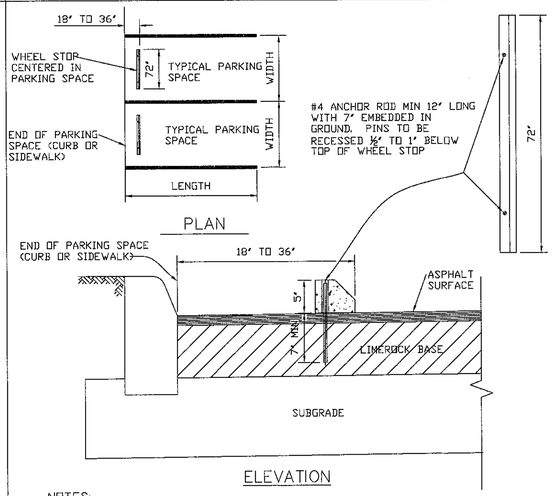
NOTE:
HEADER CURB REQUIRED FOR CONNECTION TO ASPHALTIC CONCRETE PAVEMENT. BRICK PAVERS TO MEET STANDARD CURBING AT EDGE OF PAVEMENT.



NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PAVER CONSTRUCTION. AREAS BELOW THE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO PAVER CONSTRUCTION.
2. LIMEROCK BASE FOR ROADWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. BASE THICKNESS GREATER THAN 8" SHALL BE INSTALLED IN EQUAL LIFTS NOT EXCEEDING 6".
3. BASE PRIME COAT WILL NOT BE REQUIRED FOR BRICK PAVER BASE.
4. SHOP DRAWING AND SUBMITTALS REQUIRED FOR THE PROPOSED PAVER MODULES, PAVER PATTERN, LEVELING SAND AND JOINT SAND MATERIALS. PAVERS SHALL BE LAID LEVEL TO ALL ADJACENT PAVERS AND TO THE FINISH GRADE WITH A TOLERANCE OF 1/4".
5. PAVER PAVEMENT SHALL BE PROTECTED FROM ALL TRAFFIC UNTIL COMPLETED AND APPROVED FOR USE BY THE CITY ENGINEERING DIVISION INSPECTOR.
6. USE OF BRICK PAVER PAVEMENT WILL REQUIRE APPROVAL BY THE CITY. APPROVAL SHALL INCLUDE LOCATION, COLOR AND PAVER PATTERN.

BRICK PAVER PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS D-22

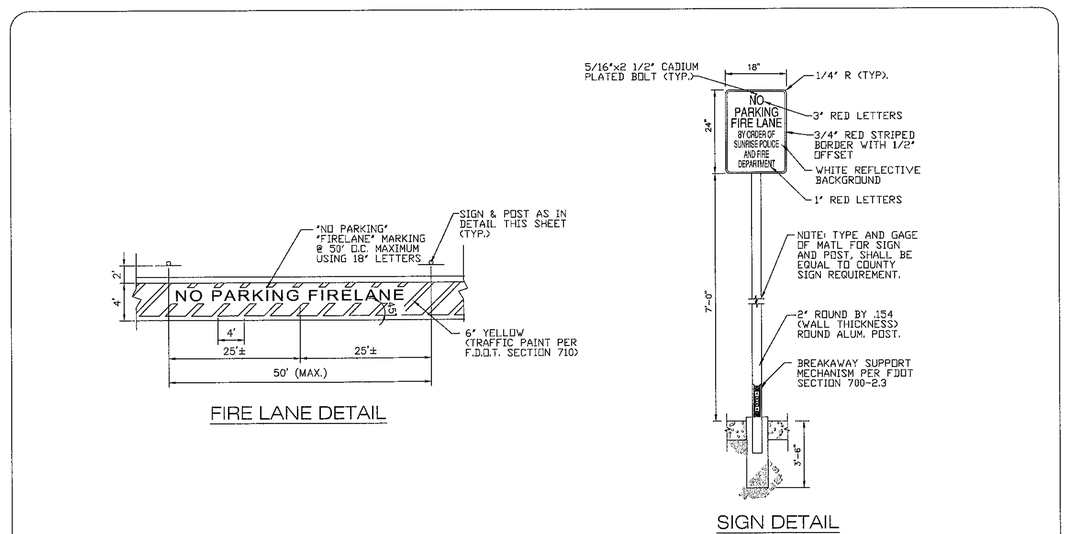
NOT TO SCALE



NOTES:
1. WHEELSTOP SIZES MAY VARY DEPENDING ON MANUFACTURER.
2. WHEELSTOPS SHALL BE UNPAINTED OR PAINTED WHITE OR YELLOW EXCEPT AT HANDICAP SPACES WHICH SHALL IN ALL CASES BE UNPAINTED.
3. ANCHOR RODS SHALL BE MINIMUM OF #4 REBAR, 12" LONG WITH 7" MINIMUM EMBEDMENT.
4. IN PAVER AREAS THE ANCHOR RODS SHALL BE A MINIMUM OF 18" LONG. HOLES SHALL BE PRE-DRILLED.
5. WHEELSTOPS ARE REQUIRED ON ALL ANGLED PARKING SPACES (EXCEPT PARALLEL SPACES) AND ALL PARKING SPACES LESS THAN 20 FEET IN LENGTH.
6. DISTANCE FROM END OF PARKING TO FACE OF WHEELSTOP SHALL BE THE SAME THROUGHOUT THE PROJECT

WHEELSTOP DETAIL D-25

NOT TO SCALE



CITY OF SUNRISE FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
STANDARD

FIRE LANE STRIPING AND SIGNAGE DETAIL

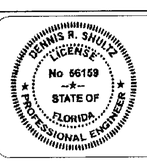
DATE: 8/13

DETAIL NO.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Scale:	NTS
Job No.	24-1840.00
Plot Date	09/18/25
Drawn by	DRS
Proj. Engr.	DRS
Appr. by	DRS

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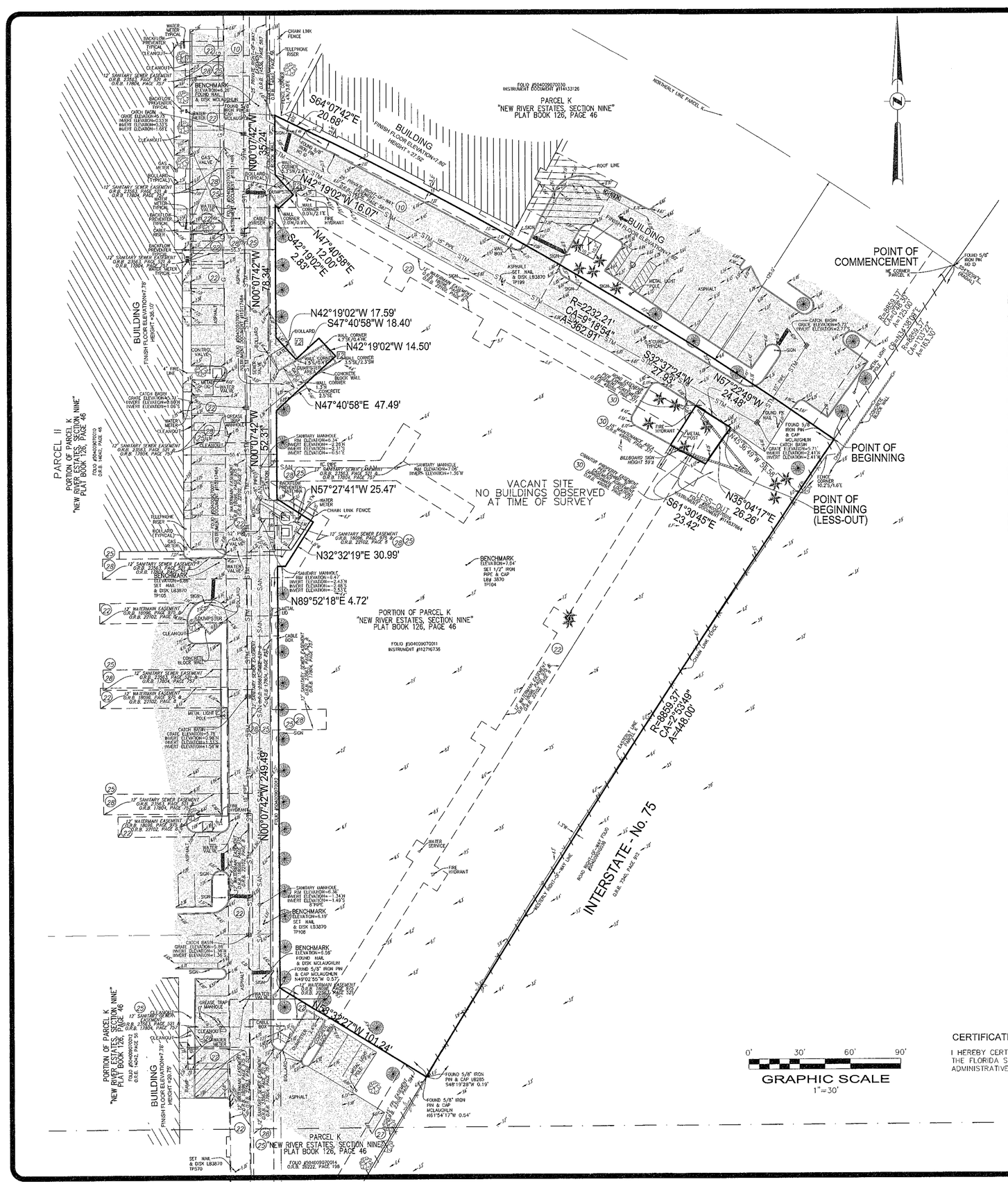
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

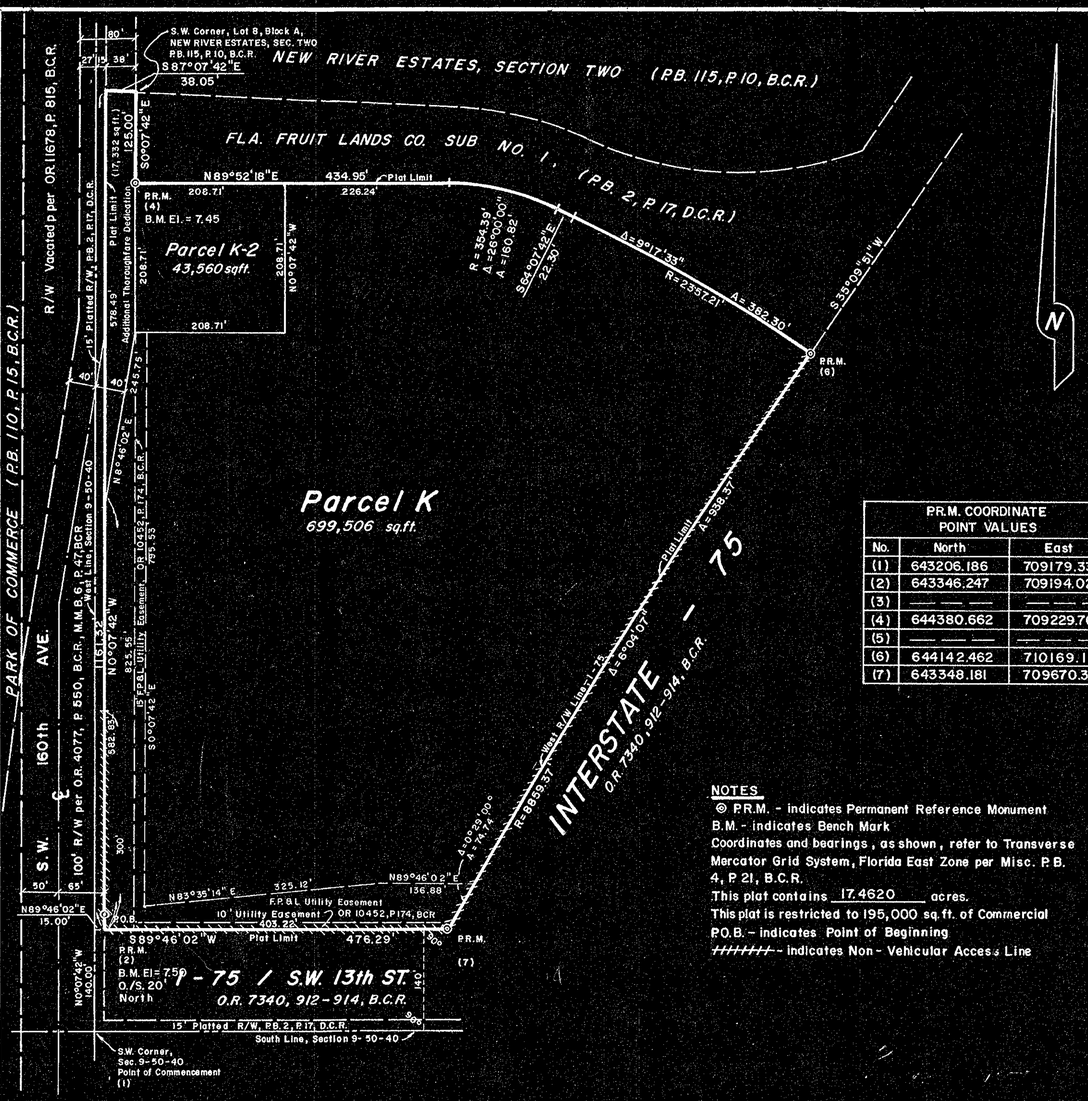
SITE PLAN DETAILS

DATE: 09/18/25

DRAWING NO. C1.1


PARCEL II
PORTION OF PARCEL K
"NEW RIVER ESTATES, SECTION NINE"
PLAT BOOK 126, PAGE 46
FOLIO #504209070010
O.R.B. 14042, PAGE 99
PARCEL K
"NEW RIVER ESTATES, SECTION NINE"
PLAT BOOK 126, PAGE 46
FOLIO #504209070070
INSTRUMENT #114133126
PORTION OF PARCEL K
"NEW RIVER ESTATES, SECTION NINE"
PLAT BOOK 126, PAGE 46
FOLIO #504209070011
INSTRUMENT #112716735
PARCEL K
"NEW RIVER ESTATES, SECTION NINE"
PLAT BOOK 126, PAGE 46
FOLIO #504209070041
O.R.B. 30222, PAGE 198
BUILDING
FINISH FLOOR ELEVATION=7.80'
HEIGHT +20.75'
BUILDING
FINISH FLOOR ELEVATION=7.80'
HEIGHT +27.92'
BUILDING
FINISH FLOOR ELEVATION=7.78'
HEIGHT +30.00'
VACANT SITE
NO BUILDINGS OBSERVED
AT TIME OF SURVEY
POINT OF COMMENCEMENT
NE CORNER PARCEL K
POINT OF BEGINNING
POINT OF BEGINNING (LESS-OUT)
LESS-OUT 26.26'
S64°07'42"E 20.68'
N00°07'42"W 35.24'
N42°19'02"W 16.07'
N47°40'58"E 12.00'
S42°19'02"E 2.83'
N42°19'02"W 17.59'
S47°40'58"W 18.40'
N42°19'02"W 14.50'
N47°40'58"E 47.49'
N00°07'42"W 78.34'
N00°07'42"W 52.31'
N57°27'41"W 25.47'
N32°32'19"E 30.99'
N89°52'18"E 4.72'
N00°07'42"W 249.49'
R=2232.21'
CA=9°18'54"
A=362.91'
S32°37'24"W 27.93'
N57°22'49"W 24.48'
N35°04'17"E 26.26'
S61°30'45"E 23.42'
R=8659.37'
CA=2°53'49"
A=448.00'
N32°32'19"E 101.24'
INTERSTATE - No. 75
SW 14th STREET
SW 160TH AVENUE
CHAIN LINK FENCE
TELEPHONE RISER
BUILDING
ROOF LINE
ASPHALT
CONCRETE
CONCRETE BLOCK WALL
METAL LIGHT POLE
FIRE HYDRANT
WATER METER
WATER VALVE
GAS VALVE
GAS METER
CABLE BOX
CLEANOUT
BOLLARD (TYPICAL)
SIGN
MAIL BOX
BACKFLOW PREVENTER
CATCH BASIN
SANITARY MANHOLE
GREASE TRAP (1 MANHOLE)
BILLBOARD SIGN
HEIGHT 59.2
BENCHMARK
ELEVATION=8.20'
FOUND NAIL & DISK MCLAUGHLIN
BENCHMARK
ELEVATION=8.09'
SET NAIL & DISK LB3870
TP105
BENCHMARK
ELEVATION=8.55'
FOUND NAIL & DISK MCLAUGHLIN
N49°02'55"W 0.57'
BENCHMARK
ELEVATION=7.84'
SET 1/2" IRON PIPE & CAP LB# 3870
TP104
FOUND 5/8" IRON PIN & CAP MCLAUGHLIN
FOUND 5/8" IRON PIN & CAP LB3285
S48°19'28"W 0.19'
FOUND 5/8" IRON PIN & CAP MCLAUGHLIN
N61°54'17"W 0.54'
SET NAIL & DISK LB3870
TP079
FOUND 5/8" IRON PIN NO ID
N89°52'18"E 1322.37'
(RECORD)
R=8659.37'
CA=0°53'50"
A=135.00'
R=2232.21'
CA=1°39'09"E
A=64.39'
R=8659.37'
CA=1°03'27"
A=163.00'
NORTHERLY LINE PARCEL K
WESTERLY RIGHT-OF-WAY LINE
ROAD RIGHT-OF-WAY MAINTENANCE
SOUTHERLY LINE PARCEL K
SOUTH LINE PARCEL K
EASTERLY LINE PARCEL K
WEST LINE PARCEL K
EAST LINE PARCEL K
12' SANITARY SEWER EASEMENT O.R.B. 23563, PAGE 521 & O.R.B. 17804, PAGE 757
12' SANITARY SEWER EASEMENT O.R.B. 17804, PAGE 757
12' SANITARY SEWER EASEMENT O.R.B. 17804, PAGE 757 & O.R.B. 19098, PAGE 279 & O.R.B. 22102, PAGE 9
12' WATERMAIN EASEMENT O.R.B. 19098, PAGE 279 & O.R.B. 22102, PAGE 9
12' WATERMAIN EASEMENT O.R.B. 19098, PAGE 279 & O.R.B. 27102, PAGE 1
15' PRIVATE RIGHT-OF-WAY O.R.B. 5832, PAGE 92
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92
15' DRAINAGE EASEMENT O.R.B. 5832, PAGE 92
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 22102, PAGE 9
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 27102, PAGE 1
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 30222, PAGE 198
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 30222, PAGE 199
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 30222, PAGE 200
15' WATERMAIN EASEMENT O.R.B. 5832, PAGE 92 & O.R.B. 30222, PAGE

86-113137 PLAT BOOK 126 PAGE 46

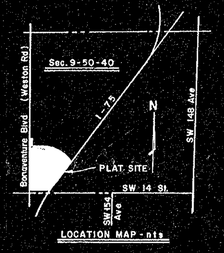


P.R.M. COORDINATE POINT VALUES		
No.	North	East
(1)	643206.186	709179.334
(2)	643346.247	709194.021
(3)	———	———
(4)	644380.662	709229.706
(5)	———	———
(6)	644142.462	710169.133
(7)	643348.181	709670.305

NOTES
- ◎ P.R.M. - indicates Permanent Reference Monument
- B.M. - indicates Bench Mark
- Coordinates and bearings, as shown, refer to Transverse Mercator Grid System, Florida East Zone per Misc. P.B. 4, P. 21, B.C.R.
- This plat contains 17.4620 acres.
- This plat is restricted to 195,000 sq. ft. of Commercial
- P.O.B. - indicates Point of Beginning
- ////////// - indicates Non-Vehicular Access Line

DESCRIPTION

A portion of the Southwest one-quarter (S.W. 1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO 1, as recorded in Plat Book 2, Page 17, of the public records of Dade County, Florida, more fully described as follows: Commencing at the Southwest corner of said Section 9; thence North 0°07'42" West along the West line of said Section 9, a distance of 140.00 feet; thence North 89°46'02" East a distance of 15.00 feet to the Point of Beginning; thence North 0°07'42" West; along a line 15 feet East of and parallel with the said West line of Section 9, a distance of 1161.32 feet; thence South 87°07'42" East, a distance of 38.05 feet; thence South 0°07'42" East, along a line 53 feet East of and parallel with the said West line of Section 9, a distance of 125.00 feet; thence North 89°52' 18" East, a distance of 434.95 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 354.39 feet, and a central of 26°00'00", an arc distance of 160.82 feet to a point of Tangency; thence South 64°07'42" East, a distance of 22.30 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 2357.21 feet and a central angle of 9°17'33", an arc distance of 382.30 feet; thence Southwesterly and Westerly along the Westerly right-of-way line of Interstate 75, the following two (2) courses and distances; Southwesterly along a curve to the left whose tangent bears South 35°09'51" West, with a radius of 8859.37 feet and a central angle of 6°04'07" an arc distance of 938.37 feet; thence South 89°46'02" West along a line 140 feet North of (as measured at right angles) and parallel with the South line of said Section 9, a distance of 476.29 feet to the Point of Termination of the said two (2) courses and distances and the Point of Beginning.



LOCATION MAP - nts

NEW RIVER ESTATES, SECTION NINE

A RESUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, P.B. 2, P. 17, D.C.R. CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

0 200 400 600 800 1000
graphic scale in feet — one inch = one hundred feet

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That OSCAR WIND, Trustee, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown, said plat to be known as "NEW RIVER ESTATES, SECTION NINE, being a resubdivision of a portion of the Southwest one-quarter (S.W.1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the in the City of Fort Lauderdale, County of Broward, State of Florida, this 1st day of May, 1984.

Witness: _____ Witness: _____ Oscar Wind: _____ Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, OSCAR WIND, Trustee, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 1st day of May, 1984.

My commission expires the 11th day of August, 1986. NOTARY PUBLIC _____, STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF SUNRISE, a Municipal Corporation of Broward County, Florida, owner of the lands described and shown as included in this, plat, has caused said lands to be subdivided and platted as shown, said plat to be known a "NEW RIVER ESTATES, SECTION NINE", being a resubdivision of a portion of the Southwest one-quarter (S.W.1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION, No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: THE CITY OF SUNRISE has caused these presents to be signed by its MAYOR and attested by its CITY CLERK, and its corporate seal to be affixed hereto by and with the authority of the City Council this 23rd day of Aug, 1985.

Witness: _____ Witness: _____ Robert A. Butterworth: _____ Mayor

Witness: _____ Witness: _____ Dorothy J. DeBenedictis: _____ City Clerk

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, ROBERT A. BUTTERWORTH & DOROTHY J.DE BENEDICTIS, MAYOR & CITY CLERK, respectively of the CITY OF SUNRISE, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Sunrise, County of Broward, State of Florida, this 13 day of August, 1985.

My commission expires the 12 day of May, 1986. NOTARY PUBLIC _____, STATE OF FLORIDA

DEDICATION OF MORTGAGE HOLDER

WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 8995, Page 380, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Miami, County of Dade, State of Florida, this 19th day of JUNE, 1984.

WESTFIELD FINANCIAL CORPORATION

Witness: _____ Witness: _____ Roddy M. Nalven: _____ Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, RODDY M. NALVEN, EXECUTIVE VICE PRESIDENT of WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, to me well known to be the individual described in and who executed the foregoing dedication, and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Miami, County of Dade, State of Florida, this 19th day of JUNE, 1984.

My commission expires the 17 day of June, 1985. NOTARY PUBLIC _____ STATE OF FLORIDA

CITY ENGINEER'S SIGNATURE

This plat was approved by the City Engineer of the City of Sunrise, Broward County, Florida, this 8th day of Aug, 1985.

By: _____ City Engineer

CITY COUNCIL

This plat was approved by the City of Sunrise, Broward County, Florida, in and by resolution passed and adopted this 17th day of July, 1984, and accepted in this plat, all previous plats of said lands are hereby cancelled and superceded.

By: _____ Council President Attest: _____ City Clerk

CENTRAL BROWARD DRAINAGE DISTRICT

This plat has been approved this 1 day of May, 1984. By _____ Chairman

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of Way for Traffic Ways by Resolution duly adopted this 27th day of June, 1985. By _____, this 21 day of Oct, 1985.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record. By: _____ Robert L. Thompson, County Surveyor, Fla P.L.S. Reg No 3869, Date 3-21-86

By: _____ Henry P Cook, Director, Fla. P.E. Reg. No. 12506, this 24 day of MARCH, 1986

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 3 day of DECEMBER, 1985. ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 31st day of March, 1986, and recorded in Plat Book 126, Page 46, record verified

ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF BROWARD

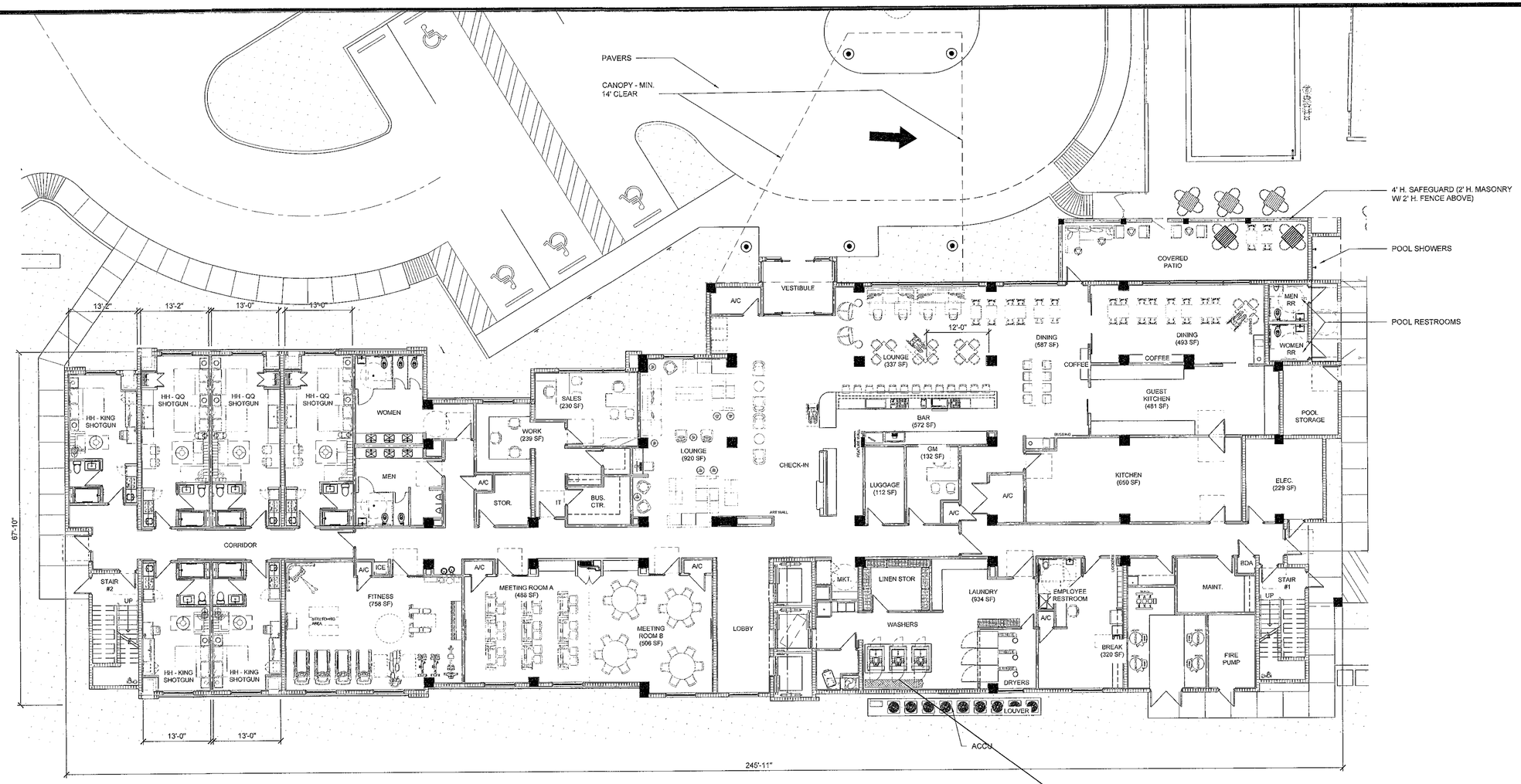
I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (PR.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 2nd day of January, 1986. The BENCH MARKS (B.M.'S) shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

Mc LAUGHLIN ENGINEERING COMPANY

This plat dated at Fort Lauderdale, Florida, this 30 day of APRIL, 1984. By: _____ James M. McLaughlin, Reg. Land Surveyor No. 2021, State of Florida

Prepared by McLAUGHLIN ENGINEERING COMPANY 400 Northeast Third Avenue Fort Lauderdale, Florida, 33301 N-3411

ORBK 15278 PG 918



FIRST FLOOR PLAN

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

ROOM TYPE DISTRIBUTION

	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN 325 SF	KING SHOTGUN ACCESSIBLE 530 SF	KING 1 BEDROOM 455 SF	QQ SHOTGUN 425 SF	QQ SHOTGUN ACCESSIBLE 530 SF	QQ 1 BEDROOM 575 SF	HYATT HOUSE TOTAL	KING 300 SF	KING MODIFIED 458 SF	KING MODIFIED ACCESSIBLE 458 SF	QQ 366 SF	QQ ACCESSIBLE 465 SF	HYATT PLACE TOTAL	FLOOR TOTAL
FIRST FLOOR	3	0	0	3	0	0	6	0	0	0	0	0	0	6
SECOND FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28
THIRD FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28
FOURTH FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28
FIFTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28
SIXTH FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28
SEVENTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28
TOTAL ROOMS	33	2	18	33	2	6	96	36	4	2	34	2	78	**174**
	53			43				42			36			

GUESTROOM ABBREVIATION LEGEND

MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V. 561.362.6229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-121-FP
date: 12/23/2025

date	revision:

HOTEL at CAMINO REAL

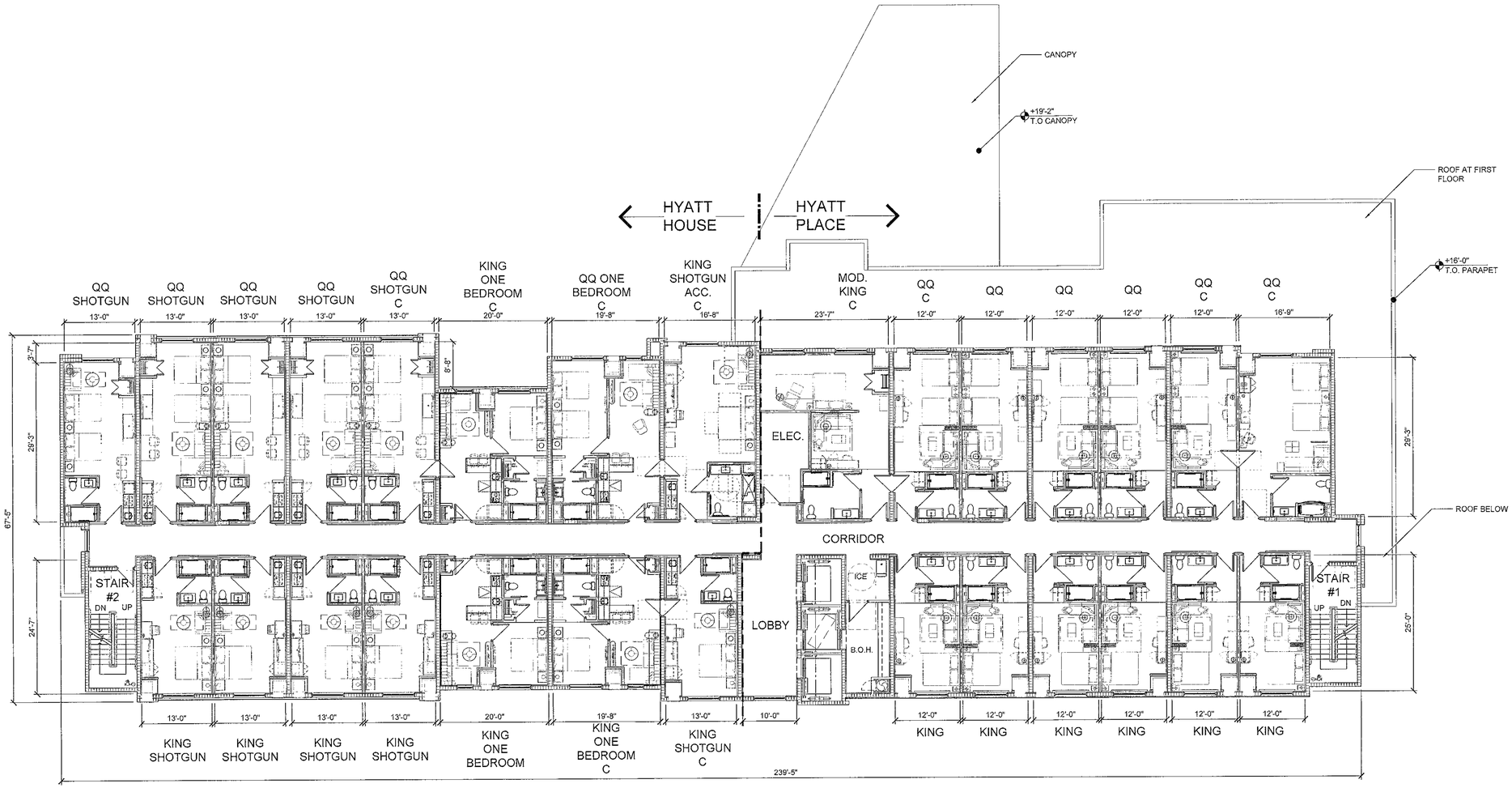
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FIRST FLOOR PLAN

SEAL: STATE OF FLORIDA — ERIC ANDERSON — AR0010828 — REGISTERED ARCHITECT — ERIC ANDERSON

DATE:

SHEET NO. A-121



SECOND FLOOR PLAN

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

ROOM TYPE DISTRIBUTION														
	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
SECOND FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.392.1226
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-122-FP
date: 12/23/2025

date	revision:

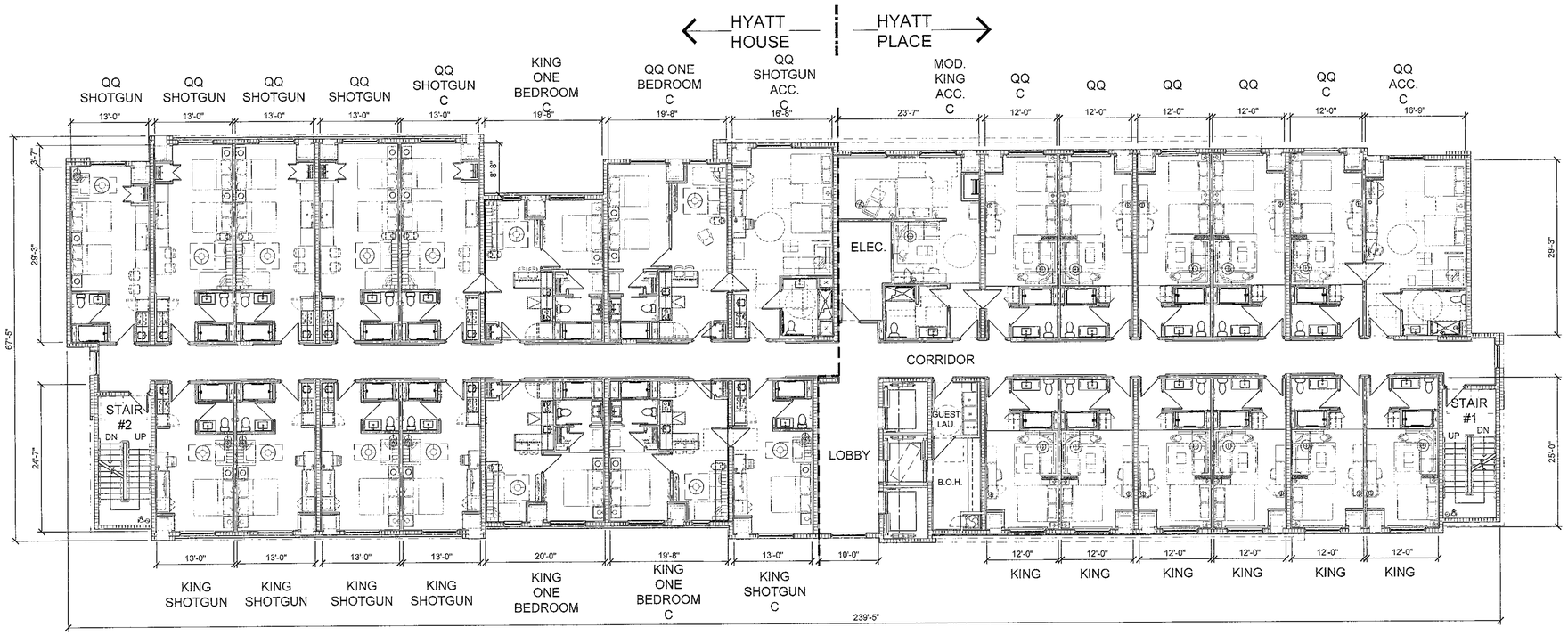
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SECOND FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010829
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-122



THIRD FLOOR PLAN

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

ROOM TYPE DISTRIBUTION	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
THIRD FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28

GUESTROOM ABBREVIATION LEGEND:	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
v. 561.362.0229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-123-FP
date: 12/23/2025

date	revision:

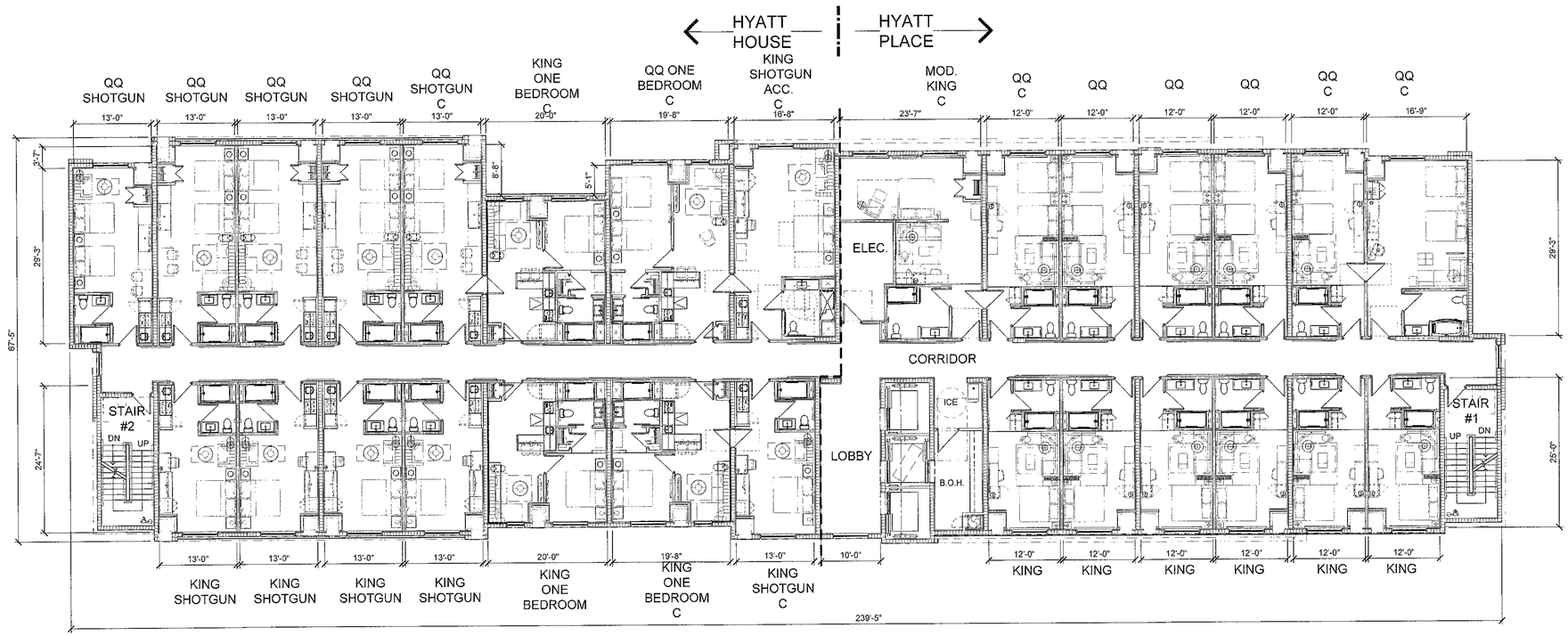
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

THIRD FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010228
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-123



FOURTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION														
	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
FOURTH FLOOR	5	1	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND:	
MARK	**DESCRIPTION**
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.6020
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-124-FP
date: 12/23/2025

date	revision:

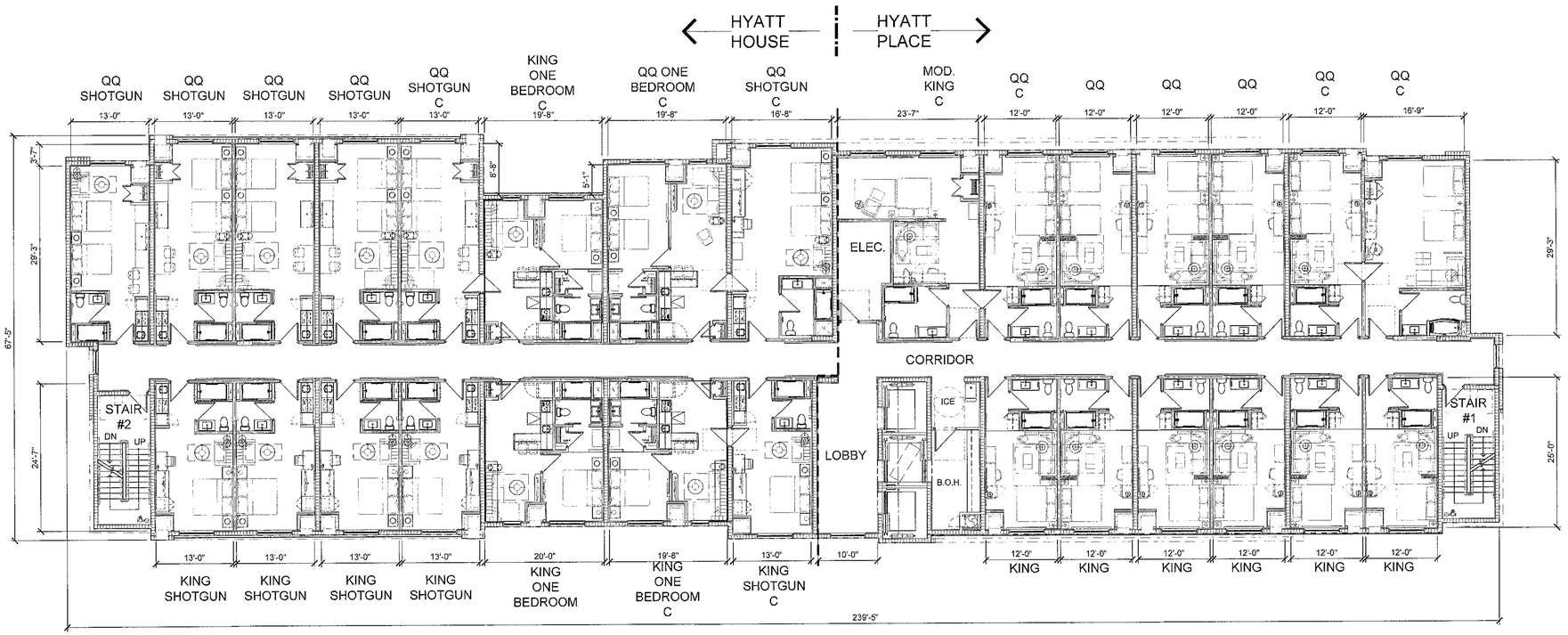
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FOURTH FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010626
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-124



FIFTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION

	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
FIFTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND

MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
v. 561.362.7229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-125-FP
date: 12/23/2025

date / revision:

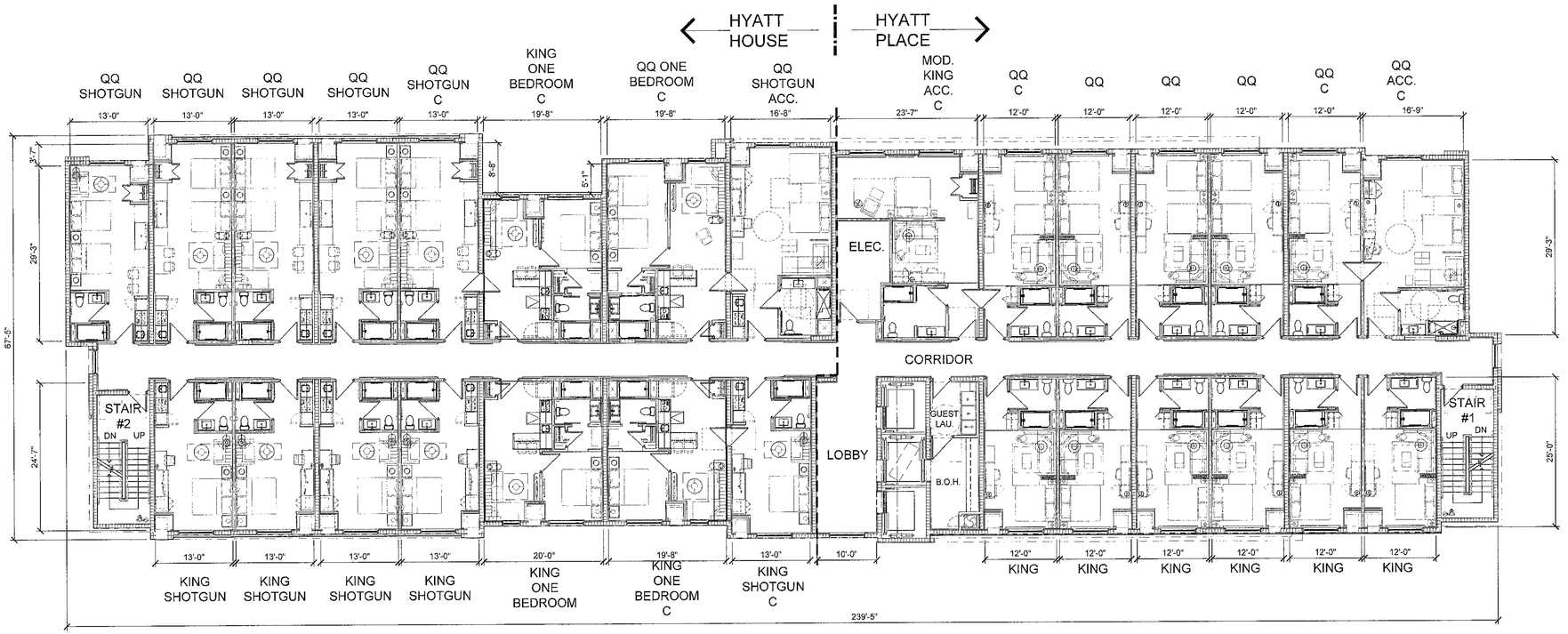
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FIFTH FLOOR PLAN

SEAL
ERIC ANDERSON
AR0010928
ERIC ANDERSON

DATE:

SHEET NO.
A-125



SIXTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION														
	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
SIXTH FLOOR	5	0	3	5	1	1	15	6	0	1	5	1	13	28

GUESTROOM ABBREVIATION LEGEND:	
MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.392.6206
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-126-FP
date: 12/23/2025

date revision:

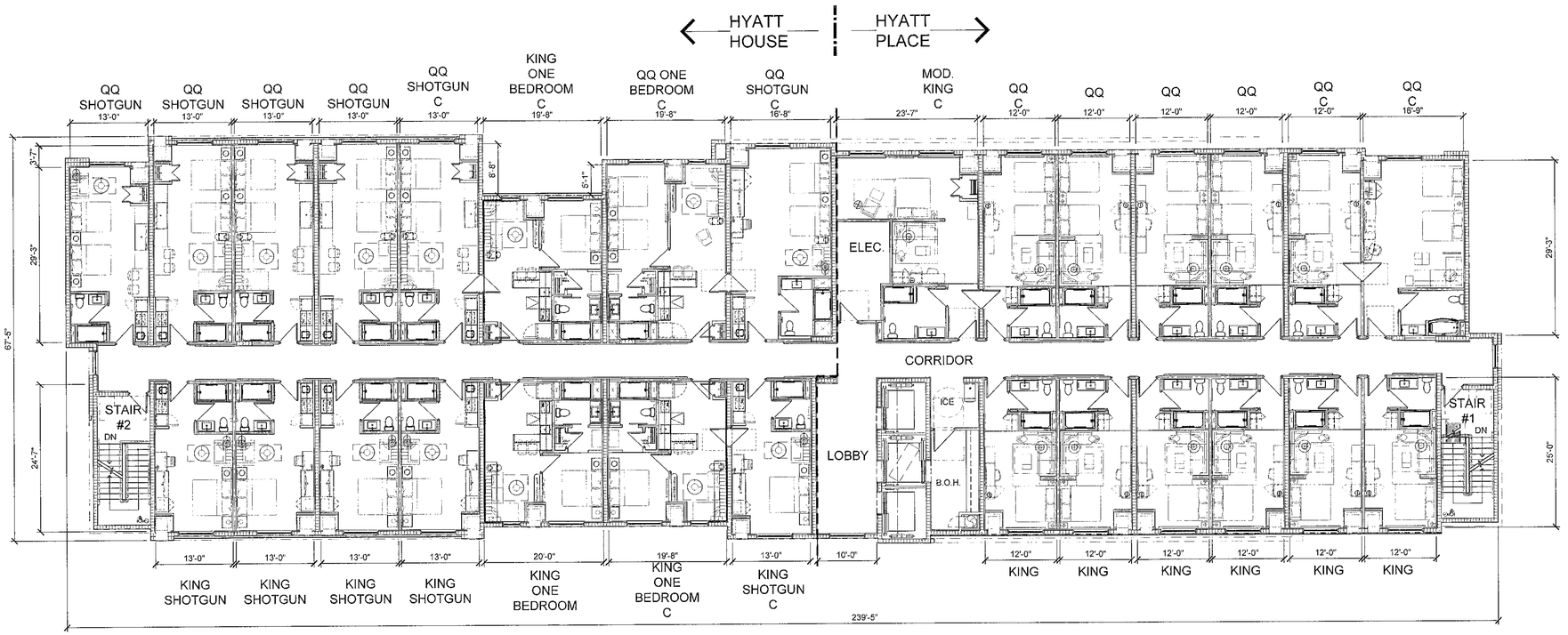
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SIXTH FLOOR PLAN

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010528
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-126



SEVENTH FLOOR PLAN

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

ROOM TYPE DISTRIBUTION

	HYATT HOUSE							HYATT PLACE						
	KING SHOTGUN	KING SHOTGUN ACCESSIBLE	KING 1 BEDROOM	QQ SHOTGUN	QQ SHOTGUN ACCESSIBLE	QQ 1 BEDROOM	HYATT HOUSE TOTAL	KING	KING MODIFIED	KING MODIFIED ACCESSIBLE	QQ	QQ ACCESSIBLE	HYATT PLACE TOTAL	FLOOR TOTAL
SEVENTH FLOOR	5	0	3	5	0	1	15	6	1	0	6	0	13	28

GUESTROOM ABBREVIATION LEGEND

MARK	DESCRIPTION
QQ	DOUBLE QUEEN
MOD.	MODIFIED
C	CONNECTOR
ACC.	ACCESSIBLE

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anderson architecture, inc.
333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.392.0229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-127-FP
date: 12/23/2025

date | revision:

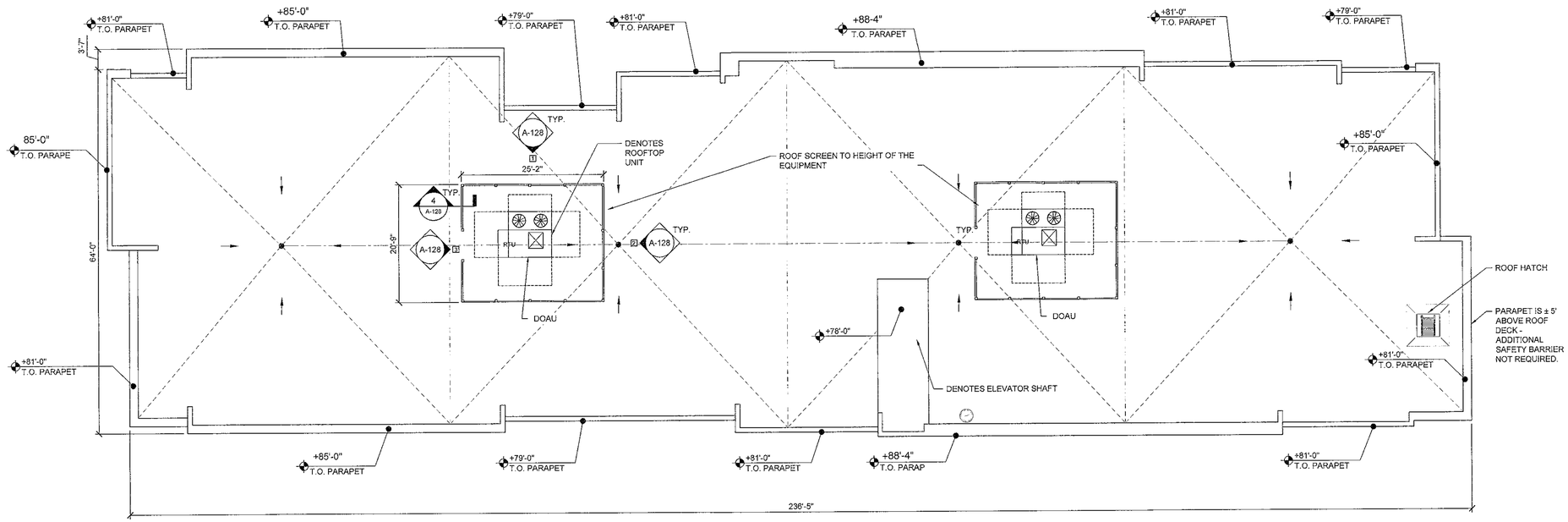
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SEVENTH FLOOR PLAN

SEAL
ERIC ANDERSON
AR0010928
ERIC ANDERSON

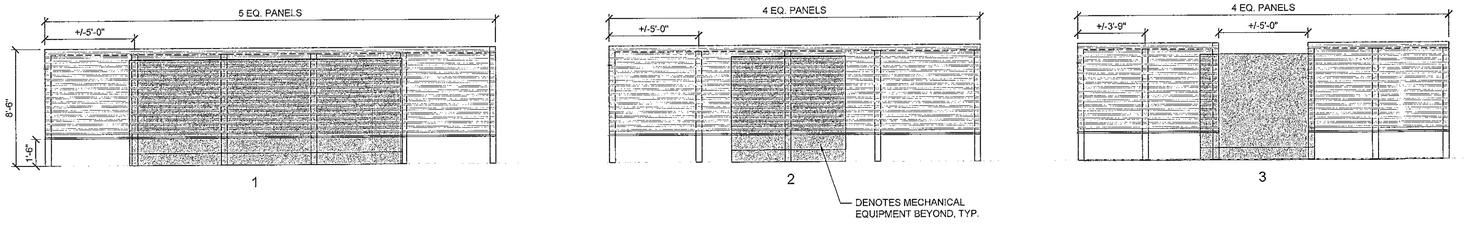
DATE:

SHEET NO.
A-127



ROOF PLAN

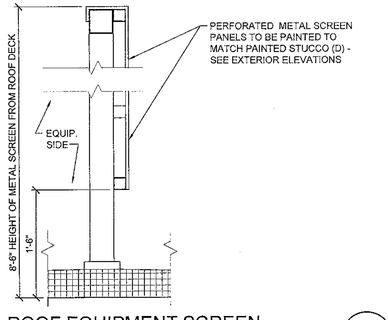
SCALE: 3/32" = 1'-0"



ROOF EQUIPMENT SCREEN ELEVATIONS

1/4" = 1'-0"

1-3
A-128



ROOF EQUIPMENT SCREEN

1" = 1'-0"

4
A-128

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anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V. 561.362.6526
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-128-RF
date: 12/23/2025

date revision:

HOTEL at CAMINO REAL

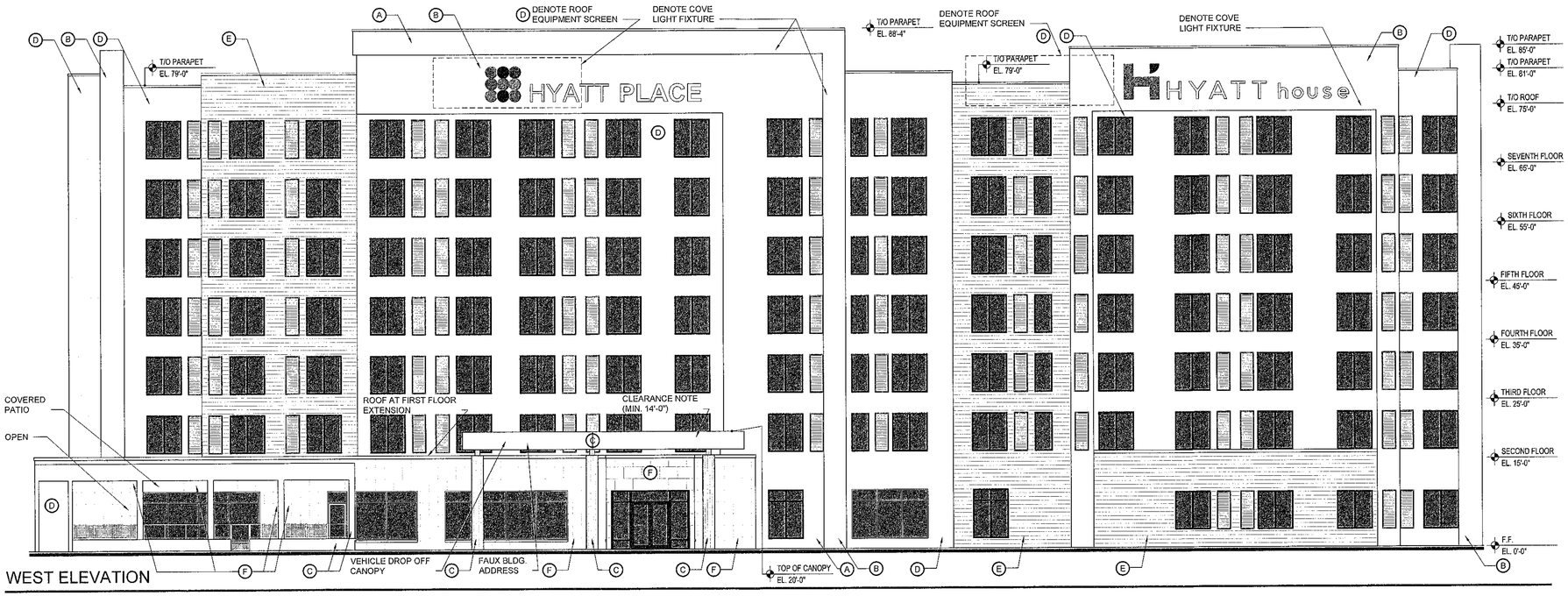
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

ROOF PLAN & DETAILS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010828
REGISTERED ARCHITECT
ERIC ANDERSON

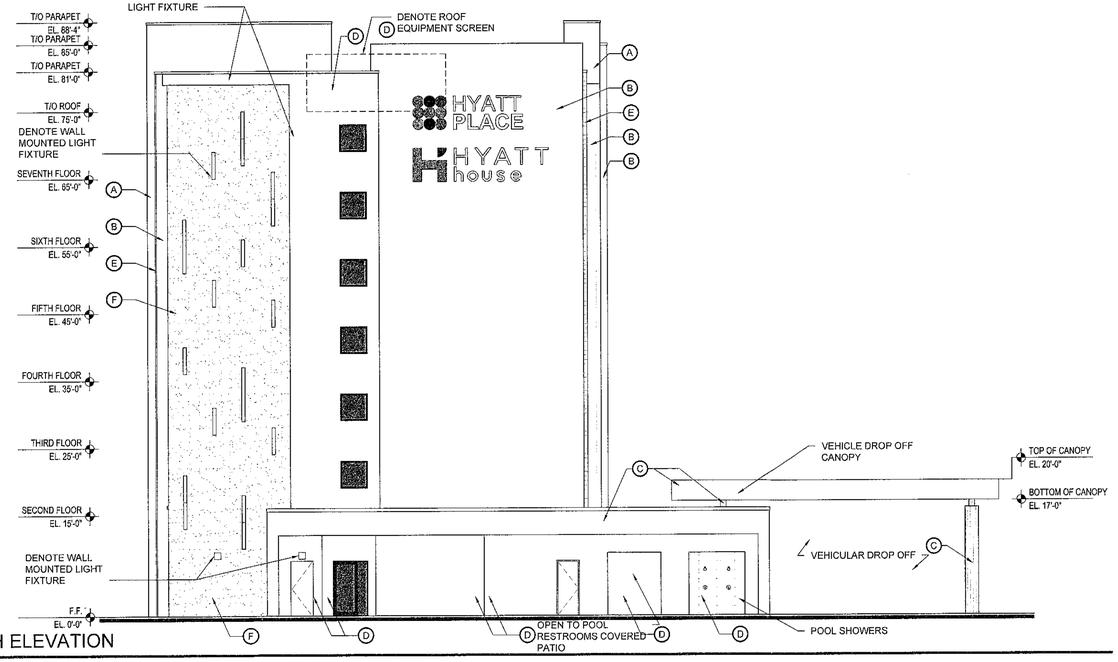
DATE:

SHEET NO.
A-128



WEST ELEVATION

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



NORTH ELEVATION

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

WALL MOUNTED LIGHTS AT FIRST FLOOR LEVEL ARE DECORATIVE IN NATURE

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. SEE DETAIL ON ROOF PLAN A128 FOR SCREENS.

SIGNAGE TO BE REVIEWED AND APPROVED UNDER A SEPARATE APPLICATION. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

+0'-0" = +9.0' NAVD

ELEVATION TAG LEGEND

TAG	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A	PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
B	PAINTED STUCCO	NETTING NEEDLE	25	38	17	54	29
C	CANOPIES	GRAY	4	7	1	1	3
D	PAINTED STUCCO & ROOF EQUIPMENT SCREEN	NEBULOUS WHITE	33	26	39	14	32
E	RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F	STONE	TBD	7	22	16	27	15
	PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V. 561.362.9229
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-201-EE
date: 12/23/2025

date revision:

HOTEL at CAMINO REAL

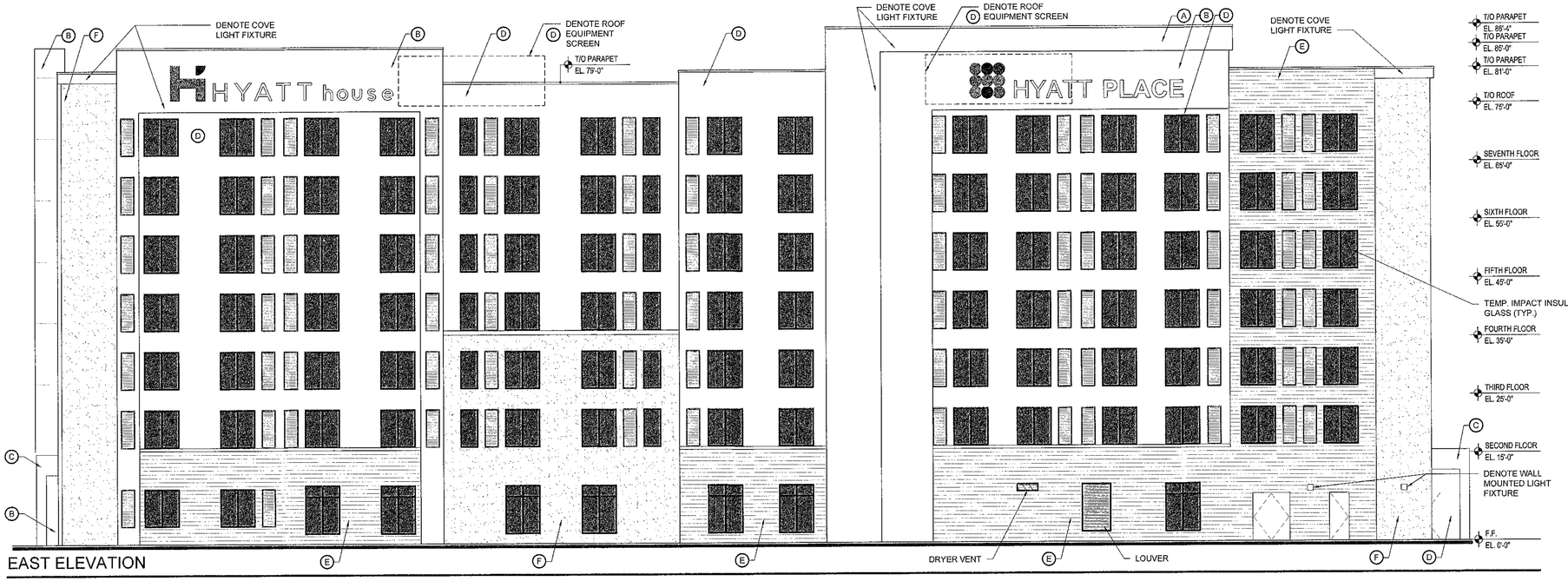
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

EXTERIOR ELEVATIONS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010828
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-201



EAST ELEVATION

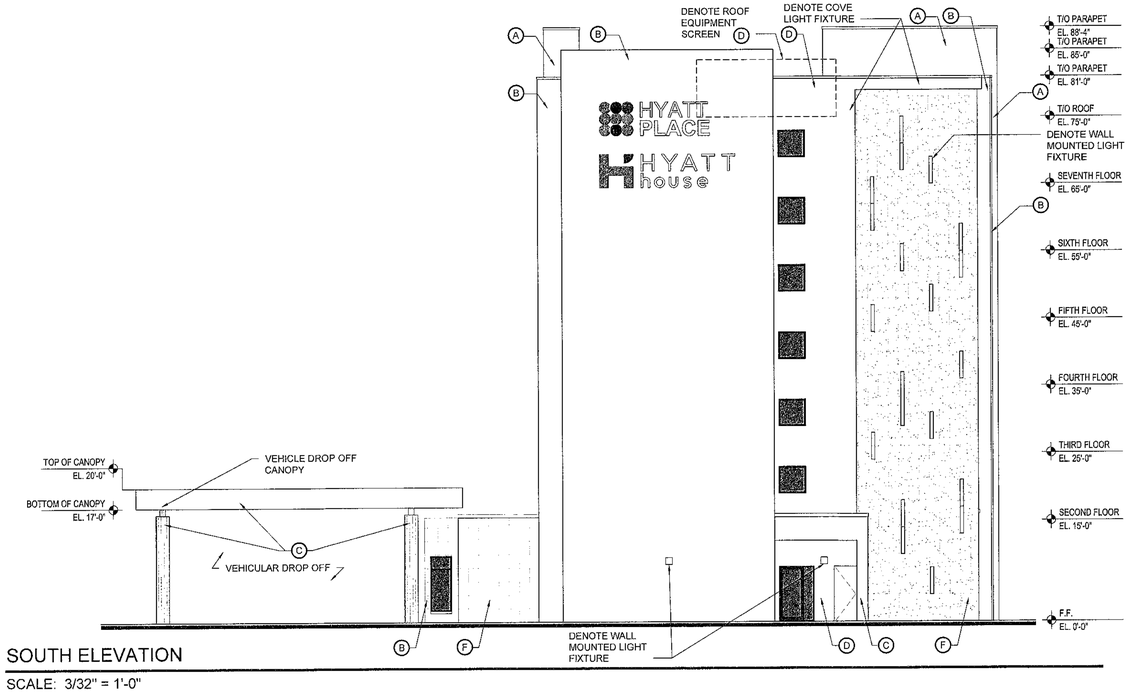
SCALE: 3/32" = 1'-0"

WALL MOUNTED LIGHTS AT FIRST FLOOR LEVEL ARE DECORATIVE IN NATURE

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. SEE DETAIL ON ROOF PLAN A128 FOR SCREENS.

SIGNAGE TO BE REVIEWED AND APPROVED UNDER A SEPARATE APPLICATION. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

+0'-0" = +9.0' NAVD



SOUTH ELEVATION

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

ELEVATION TAG LEGEND

TAG	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A	PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
B	PAINTED STUCCO	NETTING NEEDLE	25	38	17	54	29
C	CANOPIES	GRAY	4	7	1	1	3
D	PAINTED STUCCO & ROOF EQUIPMENT SCREEN	NEBULOUS WHITE	33	26	39	14	32
E	RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F	STONE	TBD	7	22	16	27	15
	PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*

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anderson architecture, inc.
333 CAMINO GARDENS BLVD., SUITE 201
BOCA RATON, FLORIDA 33432
V. 561.362.6226
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-202-EE
date: 12/23/2025

date revision:

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

EXTERIOR ELEVATIONS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010038
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-202

811 Know what's below. Call before you dig.

GENERAL EXISTING TREE, TREE RELOCATION, & ROOT-PRUNING NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PREVIOUS LANDSCAPE MATERIAL WITHIN THESE AREAS. THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION. NO FILL, COMPACTION, OR REMOVAL OF SOIL, & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM BUT PRIOR TO WHEN ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.
3. CONTRACTOR SHALL STAKE & GUY ALL TREES & PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE &MINOR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
4. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
5. ALL ROOT PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS & ANSI A-300 PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
6. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
7. CANOPY TREES REQUIRE A MINIMUM OF 8 WEEKS OF ROOT-PRUNING PRIOR TO RELOCATION. IN SPECIAL URGENT CIRCUMSTANCES FOR TREES LESS THAN 8 INCHES CALIPER, AT THE CITY, I.A. & OWNER'S DISCRETION, AT AN ABSOLUTE MINIMUM, 1 WEEK OF ROOT-PRUNING PER CALIPER INCH OF TRUNK IS REQUIRED PRIOR TO TRANSPLANT OPERATIONS TO ENSURE SUCCESSFUL RELOCATION. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
8. ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNERS DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BE ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
10. SUPPLEMENTAL IRRIGATION (IF NECESSARY) SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS PER DAY PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED. A (TEMPORARY) IRRIGATION SYSTEM IS RECOMMENDED IN THE CANOPIES OF RELOCATED TREES THROUGHOUT CONSTRUCTION.
11. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE IMMINENTLY &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER DBH INCH OR AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5') ABOVE SURROUNDING GROUND.
12. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
13. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
14. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE RE-ESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
15. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
16. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
17. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
18. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS. OTHERWISE, PLANTING SOIL TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.
19. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH 3' DIAMETER BY 3" MINIMUM DEPTH SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.
20. CONTACT RYAN KING EBRAHIMIAN, PLA ISA CA, FOR ANY QUESTIONS OR CONCERNS RELATED TO EXISTING TREES OR PROPOSED LANDSCAPE ACTIVITIES

ANY FUTURE MODIFICATIONS TO THIS MASTER PLAN WILL INCLUDE RELATED DISPOSITION PLANS

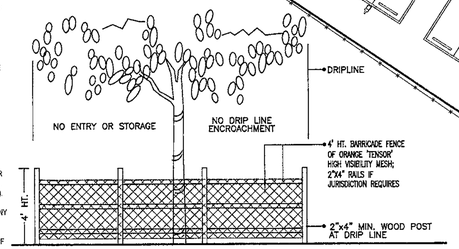
TREE PROTECTION DURING CONSTRUCTION:

ANY TREES REMAINING ONSITE IN PROXIMITY OF THE PROPOSED WORK AREA MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION PER ANSI A-300 (PART 5), STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION).

PROTECTION MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:
1. ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
2. PROTECTING THE CRITICAL ROOT ZONE (CRZ) WITH A TEMPORARY APPLICATION OF A MINIMUM OF 6" OF MULCH TO DISPERSE HEAVY LOADS IN ACCESS ROUTES, THEREBY REDUCING SOIL COMPACTION AND MECHANICAL ROOT DAMAGE
3. ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
4. CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
5. CLEAN PRUNING CUTS AND AVOIDING CUTTING ANY ROOTS GREATER THAN 2" DIAMETER WHENEVER POSSIBLE. IF ANY LARGER ROOTS MUST BE CUT, CUTS SHOULD BE CLEAN, AS FAR TOWARD THE EDGE OF THE TPZ AS POSSIBLE, AND PROPER CULTURAL METHODS SHOULD BE UTILIZED TO REDUCE SHOCK AND AID ROOT REGENERATION (IE IRRIGATION, SOIL AERATION, MULCHING).

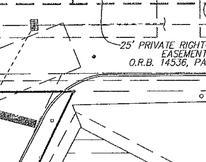
IF THE TPZ OF ANY TREE MUST BE ALTERED, ONE OR MORE OF THE FOLLOWING ADDITIONAL MEASURES MAY BE TAKEN TO REDUCE ANY IMPACTS TO THE TREE:
1. INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
2. TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
3. INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
4. UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
5. PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
6. SUPERVISION AND/OR MONITORING BY A CERTIFIED ARBORIST.

ADDITIONAL DETAILS ON PROTECTION DURING CONSTRUCTION CAN BE FOUND IN THE ANSI A-300 STANDARDS REFERENCED ABOVE, OR BY FURTHER CONSULTATION AND OVERSIGHT OF CONSTRUCTION ACTIVITIES BY A CERTIFIED ARBORIST.



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.



(NIC)

ALL INVASIVE EXOTICS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE PRIOR TO C.O. & IN PERPETUITY

SEE SHEET LD-2 DISPOSITION CHART FOR EXISTING TREE INVENTORY & PROPOSED DISPOSITIONS

THIS SITE CONTAINS EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES. IF REQUIRED, NO MORE THAN 25% OF THE CANOPY MAY BE REMOVED WITHOUT REQUESTING A FIELD MEETING WITH CITY OF SUNRISE LANDSCAPE INSPECTOR

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ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038	
PUBLISH DATE:		
PROJECT MGR:	RJK	
REVISIONS:		
Revision ID	Transmittal Set Name	Date
1	City Review Comments	09/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

EXISTING TREE DISPOSITION PLAN
PARCEL 1

SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN KING EBRAHIMIAN LAE-0002309 STATE OF FLORIDA

DATE: 09/10/25

SITE PLAN SHEET NO.
LD-1

811 Know what's below. Call before you dig.

EXISTING TREE DISPOSITION CHART

HYATT PARK & HYATT HOUSE - SUNRISE, FL

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH	HT	SPRD	TPZ/CPZ RADIUS (FT)	CANOPY (SF)	CONDITION	DISPOSITION	SPECIMEN COMMENTS
1	Royal Palm	Roystonia elata	18	35	10	5	78.50	40%	remove	Bottleneck, stunted canopy
2	Royal Palm	Roystonia elata	13	35	12	5	113.04	50%	remove	Bottleneck
3	Queen Palm	Syagrus romanzoffiana	12	25	12	5	113.04	30%	remove	Stressed, reduced vigor
4	Queen Palm	Syagrus romanzoffiana	10	20	12	5	113.04	30%	REMAIN	Stressed, reduced vigor
5	Queen Palm	Syagrus romanzoffiana	10	20	12	5	113.04	30%	REMAIN	Stressed, reduced vigor
6	Live Oak	Quercus virginiana	8	18	15	4	176.63	30%	remove	Multipe leaders, included bark, abnormal bark texture
7	Bischofia javanica	Bishopwood	12	16	14	6	153.86	10%	remove	Nuisance Tree; Mult-trunk, embedded in chain link
8	Royal Palm	Roystonia elata	14	40	15	5	176.63	50%	remove	Poor taper
9	Royal Palm	Roystonia elata	18	40	15	5	176.63	50%	remove	Poor taper
10	Royal Palm	Roystonia elata	20	40	15	5	176.63	50%	remove	Poor taper
11	Live Oak	Quercus virginiana	8	16	18	4	254.34	70%	Relocate	
12	Live Oak	Quercus virginiana	7	18	14	4	153.86	50%	remove	Codominant, included bark
13	Live Oak	Quercus virginiana	8	16	16	4	200.96	40%	remove	Multiple leaders, included bark, weak branch attachment
14	Live Oak	Quercus virginiana	8	16	16	4	200.96	60%	Relocate	Weak branch attachment
15	Live Oak	Quercus virginiana	10	16	18	5	254.34	40%	REMAIN	Multipe leaders, included bark, weak branch attachment
16	Live Oak	Quercus virginiana	9	16	18	5	254.34	50%	Relocate	Codominant
17	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant, included bark
18	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant
19	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
20	Live Oak	Quercus virginiana	7	16	16	4	200.96	70%	REMAIN	
21	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant, weak branch attachment
22	Live Oak	Quercus virginiana	7	16	16	4	200.96	40%	REMAIN	Codominant, included bark, weak branch attachment
23	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
24	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant
25	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
26	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
27	Live Oak	Quercus virginiana	7	16	16	4	200.96	50%	REMAIN	Codominant
28	Live Oak	Quercus virginiana	7	16	16	4	200.96	50%	remove	Codominant
29	Live Oak	Quercus virginiana	8	16	18	4	254.34	70%	Relocate	
30	Live Oak	Quercus virginiana	7	16	16	4	200.96	40%	remove	Multipe leaders, included bark, weak branch attachment
31	Live Oak	Quercus virginiana	9	16	18	5	254.34	70%	Relocate	
32	Live Oak	Quercus virginiana	8	20	20	4	314.00	40%	remove	Multipe leaders, included bark, weak branch attachment
33	Live Oak	Quercus virginiana	10	20	24	5	452.16	50%	Relocate	Codominant
34	Silver Trumpet	Tabebula argentea	15	18	20	8	314.00	20%	REMAIN	Cracks in trunk, flush cuts, decay in trunk, weak attachments, leaning
35	Live Oak	Quercus virginiana	16	25	30	8	706.50	50%	REMAIN	Codominant, weak branch attachment
36	Sabal Palmetto	Cabbage Palm	13	18	12	5	113.04	60%	REMAIN	
37	Sabal Palmetto	Cabbage Palm	12	15	12	5	113.04	50%	Relocate	
38	Sabal Palmetto	Cabbage Palm	18	7	10	5	78.50	60%	Relocate	
39	Sabal Palmetto	Cabbage Palm	18	10	10	5	78.50	60%	Relocate	
40	Sabal Palmetto	Cabbage Palm	10	20	12	5	113.04	70%	Relocate	
41	Sabal Palmetto	Cabbage Palm	14	8	12	5	113.04	70%	Relocate	
42	Royal Poinciana	Delonix regia	12	18	20	6	314.00	30%	remove	Stressed, trunk damage, codominant, Reduced vigor
43	Weeping Fig	Ficus benjamina	23	25	35	12	961.63	30%	REMAIN	OFFSITE; Rootbound at asphalt to the north, whitefly infestation, reduced vigor; NOT PROTECTED IN CITY
44	Live Oak	Quercus virginiana	9	20	18	5	254.34	50%	REMAIN	OFFSITE; Codominant, flush cuts
45	Crape Myrtle	Lagerstroemia indica	11	16	16	6	200.96	50%	REMAIN	OFFSITE; Codominant
46	Live Oak	Quercus virginiana	7	14	10	4	78.50	10%	REMAIN	OFFSITE; Tapered trunk, stress sprouts at base, Stressed crown, reduced vigor
47	Live Oak	Quercus virginiana	14	30	35	7	961.63	50%	REMAIN	OFFSITE; Codominant, lion-tailed
48	Live Oak	Quercus virginiana	15	25	35	8	961.63	50%	REMAIN	OFFSITE; Codominant, lion-tailed
49	Queen Palm	Syagrus romanzoffiana	8	18	10	5	78.50	50%	REMAIN	OFFSITE
50	Queen Palm	Syagrus romanzoffiana	11	18	6	5	28.26	10%	REMAIN	OFFSITE; Tapered trunk, reduced vigor
51	Queen Palm	Syagrus romanzoffiana	7	18	8	5	50.24	30%	REMAIN	OFFSITE; Tapered trunk
52	Queen Palm	Syagrus romanzoffiana	10	20	10	5	78.50	40%	REMAIN	OFFSITE; Tapered trunk
53	Alexander Palm	Ptychosperma elegans	9	20	10	5	78.50	20%	REMAIN	OFFSITE; Triple, one dead, stunted canopy growth

NOTE: EXISTING TREE INVENTORY PER ARBORIST SITE VISIT & INSPECTION ON 11/14/2024

SEC. 16-172 REPLACEMENT REQUIREMENTS FOR TREE REMOVAL CALCULATIONS

2,205.2 Total sf of Tree & Palm Canopy Removed — 2,166.60 Total sf of Tree & Palm Canopy Relocated *(To be replaced at 50%)*

1 Nuisance Trees Removed (To be Replace @1:1) — In Addition to — 3,479.12 Total Replacement Canopy Required for Canopy Removed & Relocated

NOTE: TREES LESS THAN 3" DBH ARE NOT CONSIDERED TREES FOR THE PURPOSES OF REPLACEMENT PER SEC. 172.(b).16 & ARE NOT INCLUDED IN 'CANOPY REMOVED' TOTALS ABOVE

ANY FUTURE MODIFICATIONS TO THIS MASTER PLAN WILL INCLUDE RELATED DISPOSITION PLANS

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ECG
EBRAHIMIAN CREATIVE GROUP
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PLANTATION, FL 33322
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1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

DISPOSITION CHART
PARCEL 1

SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN J. KING 6667 STATE OF FLORIDA — Ryan J. King, Digitally signed by Ryan J. King, Ebrahimian Date: 2025.09.15 07:57:39 -04'00'

DATE: 09/10/25

SITE PLAN SHEET NO. LD-2

811 Know what's below. Call before you dig.

SEE PLANT SCHEDULE & CODE CHARTS ON SHEET LP-2; SEE LANDSCAPE DETAILS & NOTES ON SHEET LP-3

WHERE DISCREPANCIES EXIST, THE MORE RESTRICTIVE OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE ARTICLE VIII OR THE DESIGN STANDARDS IDENTIFIED IN THE DEVELOPMENT AGREEMENT WILL GOVERN

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO PROVIDE 100% COVERAGE & MIN. 50% OVERAP OF NEW PERVIOUS AREAS USING THE EXISTING IRRIGATION POINT OF CONNECTION; SEE IRRIGATION PLAN SHEETS

LARGE TREES SHALL BE PLACED A MINIMUM OF 6' AWAY FROM UTILITY LINES WITH A ROOT BARRIERS & A MINIMUM OF 3' AWAY WITH ROOTBARRIERS FOR SMALL TREES ONLY

REFER TO CIVIL PLANS FOR EXISTING EASEMENTS TO REMAIN. EXISTING EASEMENTS OR PORTIONS THEREOF TO BE VACATED ARE DEPICTED ON THE EXISTING TREE DISPOSITION PLANS SHEET LD-1. SEE ORIGINAL SURVEY FOR EXISTING EASEMENT LOCATIONS & DESCRIPTIONS

GUMBO LIMBO MITIGATION TREES SHOWN IN THE FDOT I-75 R/O/W ('BS-M') INSTALLED BY FDOT WITH FUTURE I-75 IMPROVEMENTS PROJECT & TO BE BONDED WITH THE CITY VIA FEE-IN-LIEU CONTRIBUTION UNTIL AFTER 1 YR GUARANTEE PERIOD POST-INSTALLATION. CONTRIBUTION ALSO TO BE MADE TO FDOT FOR THE EQUIVALENT COST OF THESE TREES INCLUDING INSTALLATION. PROOF OF CONTRIBUTION TO BE FURNISHED TO CITY PRIOR TO FINAL C.O.

(XX) RELOCATED TREE

LANDSCAPED AREAS, INCLUDING LANDSCAPED ISLANDS, WITHIN OR ABUTTING VEHICULAR USE AREAS SHALL BE EXCAVATED TO A DEPTH OF TWO AND ONE HALF (2½) FEET TO ENSURE THAT ADEQUATE PLANTING SOIL EXISTS. PARKING LOT BASE COURSE MATERIAL, LIME ROCK, ASPHALT AND OTHER SIMILAR MATERIAL SHALL BE REMOVED TO A DEPTH OF TWO AND ONE-HALF (2½) FEET

INTERSTATE - No. 75

APPROX. 1000' BILLBOARD VIEW ZONE PER F.S. 479-106(6)a. FOR LEFT SIDE VIEWING (NORTHBOUND TRAVEL)

APPROX. 500' BILLBOARD VEGETATION MGMT. ZONE PER F.S. 479-106(6)a. FOR LEFT SIDE VIEWING (NO MEDIUM & LARGE TREES)

APPROX. 500' BILLBOARD VEGETATION MGMT. ZONE PER F.S. 479-106(6)a. FOR RIGHT SIDE VIEWING (NO MEDIUM & LARGE TREES)

APPROX. 1000' BILLBOARD VIEW ZONE PER F.S. 479-106(6)a. FOR RIGHT SIDE VIEWING (SOUTHBOUND TRAVEL)

BUILDING FINISH FLOOR ELEVATION=7.80' HEIGHT = 27.92'

25' PRIVATE RIGHT-OF-WAY EASEMENT O.R.B. 14536, PAGE 587

12' WATERMAIN EASEMENT O.R.B. 18095, PAGE 975 & O.R.B. 22102, PAGE 8

12' SANITARY SEWER EASEMENT O.R.B. 23563, PAGE 521 & O.R.B. 17804, PAGE 757

EXISTING TWO-SIDED BILLBOARD

PROPOSED BILLBOARD PARCEL WITH EASEMENT BELOW FOR VEHICULAR ACCESS & PARKING

(NIC)

LEAVE BLANK - FOR CITY USE ONLY

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038
PUBLISH DATE:	
PROJECT MGR:	RJK
REVISIONS:	

Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

LANDSCAPE PLAN

SEAL: REGISTERED LANDSCAPE ARCHITECT ROBERT JULIAN KING EBRAHIMIAN LICENSE NO. LA0001807 STATE OF FLORIDA

DATE: 09/15/25

SITE PLAN SHEET NO.: LP-1

811 Know what's below. Call before you dig.

12' SANITARY SEWER EASEMENT O.R.B. 23563, PAGE 521 & O.R.B. 17804, PAGE 757

NOTE: MITIGATION TREES TO BE INSTALLED IN THE I-75 R/O/W BY FDOT WITH FUTURE IMPROVEMENTS

SEE PLANT SCHEDULE & CODE CHARTS ON SHEET LP-2; SEE LANDSCAPE DETAILS & NOTES ON SHEET LP-3

WHERE DISCREPANCIES EXIST, THE CITY OF SUNRISE LAND DEVELOPMENT CODE ARTICLE VIII SHALL GOVERN.

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO PROVIDE 100% COVERAGE & MIN. 50% OVERAP OF NEW PERVIOUS AREAS USING THE EXISTING IRRIGATION POINT OF CONNECTION; SEE IRRIGATION PLAN SHEETS

LARGE TREES SHALL BE PLACED A MINIMUM OF 6' AWAY FROM UTILITY LINES WITH A ROOT BARRIERS & A MINIMUM OF 3' AWAY WITH ROOTBARRIERS FOR SMALL TREES ONLY

EXISTING 5' HT CHAINLINK FENCE OWNED BY FDOT TO REMAIN

APPROX. 1000' BILLBOARD VIEW ZONE PER F.S. 479-106(6)a. FOR LEFT SIDE VIEWING (NORTHBOUND TRAVEL)

1"= 10'

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EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
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RKINGEBRA@ECG.LAND
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1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

BUILDING PEDESTRIAN ZONE LANDSCAPE PLAN DETAIL

SEAL: REGISTERED LANDSCAPE ARCHITECT RAMON KING EBRAHIMIAN LA6672028 STATE OF FLORIDA

Ramon King Digitally signed by Ramon King Ebrahimian Date: 2025.09.15 17:57:54 -04'00'

DATE: 09/15/25

SITE PLAN SHEET NO. LP-1A

811 Know what's below. Call before you dig.

CODE COMPLIANCE DATA: HYATT HOUSE & HYATT PLACE – SUNRISE, FL
B-2 COMMUNITY BUSINESS DISTRICT

SEC. 16-165: PLANT MATERIAL REQUIREMENTS

Trees: 12' ht X 6' spr. Except Max 25% Slow-growing Trees (per City Tree List)
Trees for Pedestrian Zone Landscaping: Evergreen Trees 18-20' ht, 6' spread (PDD Design Guidelines) & Palms Palms 24-30' ht. for Façade Height Up to ≥36 ft
Specimen Trees: 25% of total required Trees for the plot shall be (1/3 greater in ht & spread)
Palms: 30% Max. of any Tree Requirement; Min. 6 ft clear wood
Shrubs: 24" ht. Min. Hedges 24" o.c.; No (1) Species of Shrubs may constitute more than 25% of required Mid-Level Landscaping
Groundcover: 100% min. coverage; Lawn Grass to be St. Augustine only except play fields & retention areas

SEC. 16-169: MINIMUM LANDSCAPE REQUIREMENTS

(A) LANDSCAPE STRIP ADJACENT TO RIGHTS-OF-WAY
(PDD Design Guidelines): When abutting a trafficway, a continuous hedge installed at 60" Height, to be maintained at 6' height, & (1) Tree per (25) lf or fraction thereof
East at I-75 : 10 ft Landscape Strip, 60" Hedge provided
446 lf / 25 = (18) Trees Required
(18) Trees Provided *(Small Trees Proposed Within Billboard View Corridor Counted @2:1)*

(B) LANDSCAPING ADJACENT TO ABUTTING PROPERTIES
Between business uses: a 5-ft wide landscaped buffer strip with (1) Tree per (25) lf or fraction thereof
North: 5' Landscape Strip
362.91 lf / 25= (15) Trees Required
(15) Trees Provided

Subtotal Perimeter Trees = (33) Required
(33) Provided

(C) PARKING AREA INTERIOR LANDSCAPE
25 SF of Interior Landscape Area / Required Parking Space
(Excluding perimeter buffer strip)

122 spaces total x 25 = **3,050 SF of Landscape Area Required**
13,728.58SF of Landscape Area Provided

Min. (1) Tree / 8 Required Parking Spaces
(122) Parking Spaces total in Affected Area / 8 (15) Trees Required
(31) Trees Provided for Islands
(See below Tree Island Requirement)

(1) Tree Required / Terminal & Interior Island **(31) Trees Required for Terminal & Interior Islands**
(31) Trees Provided

(1) Tree / 25' of Median dividing Double-loaded Parking
382.15' / 25 = **(15) Trees required**
(15) Trees Provided

Subtotal Parking Area Trees = (46) Required
(46) Provided
(13.8) Trees from Palms allowed (30%)
(1) Trees from [3] Palms in Interior VUA Provided

(D) FOUNDATION OR PEDESTRIAN ZONE LANDSCAPING
Required plant material and areas for pedestrian zones and foundation planting may be transferred elsewhere within the site plan or within five hundred (500) feet of the site plan… Trees May be grouped but Min., (1) Tree per Pedestrian Zone

Building Façade Height Greater than 60 ft:
(PDD Design Guidelines):
10 FT Minimum Pedestrian Zone Landscaping (PZL), width to be provided with a planting area no less than 5 ft width. Required PZL may be relocated and the required planting areas reduced to no less than 2.5 ft width when recreational or other outdoor amenity spaces are proposed as part of the development

Pedestrian Zone Landscaping (PZL) =
Provided:
South Façade: Min. 14.84 FT PZL w/ 9.84 FT Planting Area
West Façade: Min. 10.5 FT PZL w/ 5.5 FT Planting Area, except Min. 2.5 FT Planting Area where PZL is relocated to South & West of pool terrace
North Façade: 5 FT PLZ; 0 FT Planting Area, except Min. 4.45 FT Planting Area where PZL is relocated to North of pool terrace

(1) Evergreen Shade Tree / 30' of Pedestrian Zone (18-20 ft Ht. Trees, or 24-30 ft Ht. Palms)
390.17' PLZ Provided / 30' = **(13) Trees Required**
(13) Trees Provided
(Incl. (7) Trees from [14] Slow Growing Trees @2:1)
(See 'SG' on Plant Schedule)
(Incl. & (0) Trees from [0] Palms)

Trees or palms having an average mature crown spread of less than twenty-five (25) feet may be substituted for one (1) large evergreen shade tree by grouping the same so as to create the equivalent of a twenty-five-foot crown spread.

Mid-Level Plants Required are 1 for 2' of length
390.17' PLZ / 2' **195 Mid-Level Plants Required in PLZ**
223 Mid-Level Plants Provided

Low-Level Plants to cover 50% of the length of Required Mid-Level Landscaping
50% x 390.17' = 195 LF of Low-Level Plants **195 LF of Low-Level Plants Required in PLZ**
375.17 LF of Low-Level Plants Provided
(No annuals are included in this count)

Upper-Level Plants Required are 10% of the Required number of Mid-Level Plants **20 Upper-Level Plants Required in PLZ**
88 Upper-Level Plants Provided

Non-Pedestrian Zone: Sides of structures not oriented to residential or vehicle use area view provide a foundation planting area of at least (5) feet. Foundation plantings in these non-pedestrian areas shall include Low, Mid and Upper level landscaping

East Façade: 244.92'
Mid-Level Plants Required are 1 for 2' of length
244.92' / 2' **122 Mid-Level Plants Required**
84 Mid-Level Plants Provided
(Due to AC Equipment, Excess Mid- & Upper Level Plants proposed at other pedestrian zones)

Low-Level Plants to cover 50% of the length of Required Mid-Level Landscaping
50% x 244.92' = 120 LF of Low-Level Plants **120 LF of Low-Level Plants Required**
240.67 LF of Low-Level Plants Provided
(No annuals are included in this count)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
BS	13	Gumbo Limbo	Bursera simaruba	B & B	4" DBH	16' Ht	8'	Yes	High	6-7' CT; FL FANCY
CE	8	Buttonwood	Conocarpus erectus	NA	4" DBH	16' Ht	8'	Yes	High	7' CT; FL FANCY
IC	15	Dahoon Holly	Ilex cassine	B & B	2.5" DBH	12' Ht	6'	Yes	Medium	5' CT
PG	13	Fern Pine	Podocarpus gracilior	B & B	3.5" DBH	16' Ht	7-8' spr.	No	High	5' CT
QV	1	Southern Live Oak	Quercus virginiana	B & B	4" DBH	16' Ht	8-10'	Yes	High	7' CT; Fl. Fancy
TP	7	Pink Trumpet	Tabebuia heterophylla	B & B	2.5" DBH	12' Ht	6'	No	High	6' CT
PEDESTRIAN ZONE TREES										
BSP	2	Gumbo Limbo	Bursera simaruba	B & B	4.5" dbh	18' Ht	10'	Yes	High	6-7' CT; FL FANCY
EFP	5	Spanish Stopper	Eugenia foetida	B & B	5" dbh	18' Ht	7'	Yes	High	4' CT; STD; COUNTED @2:1
GCP	9	Glaucous Cassia	Cassia surattensis	B & B	5" dbh	18' ht.	8-10'	No	High	5-6' CT; STD; COUNTED @ 2:1
PGP	2	Fern Pine	Podocarpus gracilior	B & B	4.5" dbh	18' Ht	10'	No	High	5' CT
TPP	2	Pink Trumpet	Tabebuia heterophylla	B & B	5" dbh	18' Ht	9'	No	High	6' CT
RELOCATED PALMS										
SP-R	5	Cabbage Palmetto	Sabal palmetto	NA		As Noted On Sheets LD-1 & LD-2		Yes	High	Relocated Existing Trees #37 & #41; NOT COUNTED
RELOCATED TREES										
QV-R	6	Southern Live Oak	Quercus virginiana	NA	Varies	AS NOTED SHEET LD-1	varies	Yes	High	Relocated Existing Trees
REPLACEMENT PALMS										
PDM	1	Medjool Date Palm	Phoenix dactylifera	B & B	10" DBH	12' c.t.	16-18'	No	High	FL FANCY; CAT. 4
SSM	11	Cabbage Palmetto	Sabal palmetto	B & B		12-18' oa Staggered		Yes	High	No hurricane cut; CAT 4
TRM	6	Florida Thatch Palm	Thrinax radiata	B & B		8-10' Ht		Yes	High	5-6' CT; CAT 4
REPLACEMENT TREES										
BSM	9	Gumbo Limbo	Bursera simaruba	B & B	2.5" DBH	12' Ht	6'	Yes	High	6' CT; FL FANCY; CAT. 1
GCM	2	Glaucous Cassia	Cassia surattensis	B & B	1.5" DBH	7' oa	4'	No	High	3.5' CT; STD; CAT 3
LJM	2	Japanese Privet	Ligustrum japonica	B & B	2" DBH	8' Ht	6'	No	High	4-5' CT; Full; CAT 3
SLOW GROWING TREES										
CS	4	Orange Geiger Tree	Cordia sebestena	B & B	1.5" DBH	8' Ht	4'	Yes	High	4' CT; FL. FANCY
LJ	3	Japanese Privet	Ligustrum japonica	B & B	2" DBH	8' Ht	6'	No	High	4-5' CT; Full; SG
TREES COUNTED @2:1										
GC2	9	Glaucous Cassia	Cassia surattensis	B & B	1.5" DBH	7' oa	4'	No	High	3.5' CT; STD; @ 2:1
LJ2	9	Japanese Privet	Ligustrum japonica	B & B	2" DBH	8' Ht	6'	No	High	4-5' CT; Full; @2:1
PALM TREES										
SS	3	Cabbage Palmetto	Sabal palmetto	B & B		12-18' oa Staggered		Yes	High	No hurricane cut
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
MID LEVEL SHRUBS										
ALC	85	'Louisiana Red' Copperleaf	Acalypha wilkesiana	NA	36"	30"	30"	No	High	Full to Base
CAP	80	Jamaica Caper	Capparis cynophallophora	NA	As Shown	36"	30"	Yes	High	Full to Base
MRG	79	Guianese Colicwood	Myrsine cubana	7 gal	As Shown	30"	24-30"	Yes	High	Full to Base
MYF	318	Simpson' s Stopper	Myrcianthes fragrans 'compacta'	NA	24"	24"	18"	Yes	High	Full to Base
POD	92	Japanese Yew	Podocarpus macrophyllus 'Maki'	7 gal	24"	32"	24"	No	High	Full to Base; Maintain @ 48" ht
UPPER LEVEL SHRUBS										
ARD	155	Marlberry	Ardisia escallonioides	NA	36"	60"	36"	Yes	High	Full; Maintain at 6' ht
CBM	30	Black Magic Ti Plant	Cordyline fruticosa 'Black Magic'	NA	As Shown	32"	24"	No	High	
DMT	11	Dragon Tree	Dracaena marginata 'Tarzan'	7 gal	As Shown	42"	24"	No	High	2' CT
PHB	66	Cut Leaf Philodendron	Philodendron bipinnatifidum	NA	As Shown	32"	36-48"	No	High	
RHA	29	Slender Lady Palm	Rhapis humilis	7 gal	As Shown	48"	36"	No	High	Full
SRG	12	Bird Of Paradise	Strelitzia reginae	NA	As Shown	32"	30-36"	No	Medium	
LOW LEVEL SHRUB AREAS										
BMP	106	Burle Marx Philodendron	Philodendron burle-marxii	n/a	24"	18	16"-18"	No	High	
CLN	224	Dwarf Pitch Apple	Clusia rosea 'nana'	n/a	24"	16-18"	18"	Yes	High	Full Mounds
HLM	333	Spider Lily	Hymenocallis latifolia	n/a	24"	16"-18"	18"	Yes	High	
LOR	304	'Plum Delight'	Loropetalum X 'Plum Delight'	n/a	18"	12"	14-16"	No	High	Full
MUH	166	Pink Muhly Grass	Muhlenbergia capillaris	n/a	36"	24-30"	30"	Yes	High	Full Mounds
NPB	131	Giant Swordfern	Nephrolepis biserrata	n/a	32"	16"-18"	24"	Yes	High	
PHC	127	Congo Philodendron	Philodendron x 'Congo'	n/a	24"	18-20"	18"-20"	No	High	
SPP	266	Purple Ground Orchid	Spathoglottis plicata 'Purple'	n/a	24"	16"-18"	16-18"	No	High	Full
STJ	49	Blue Porterweed	Stachytarpheta jamaicensis	n/a	24"	16"	18"	Yes	High	
TRF	81	Florida Gamagrass	Tripsacum floridanum	n/a	30"	20"	24"	Yes	High	
MID LEVEL SHRUB AREAS										
ALV	92	Variegated Shell Ginger	Alpinia zerumbet 'Variegata'	7 gal.	36"	24-30"	24"	No	High	
CHL	48	'Choconiana' Heliconia	Heliconia psittacorum 'Choconiana'	3 gal	36"	24-30"	30"	No	High	
UPPER LEVEL SHRUB AREAS										
HCJ	17	'Jacquinii' Heliconia	Heliconia caribaea x bihai 'Jacquinii'	7 gal	36"	60-72"	30"	No	High	

Upper-Level Plants Required are 10% of the Required number of Mid-Level Plants **12 Upper-Level Plants Required**
24 Upper-Level Plants Provided

Subtotal PZL Trees = (13) Required
(13) Provided
(4) Trees from Palms allowed (30%)
(0) Trees from [0] Palms provided

NOTE: UPPER-, MID-, & LOW-LEVEL LANDSCAPING PROPOSED AT POOL TERRACE COUNTED TOWARD PZL

TOTAL TREES

(92) Total Trees Required

TREE REPLACEMENT CALCULATIONS

REQUIRED:
3,479.12 SF TOTAL CANOPY REPLACEMENT *(2,330.67 SF NATIVE TREE CANOPY REMOVED)*
& (1) REPLACEMENT TREE FOR NUISANCE TREE REPLACEMENT

PROVIDED:
8 CATEGORY 1 TREES (300 SF)
0 CATEGORY 2 TREES (160 SF)
4 CATEGORY 3 TREES (100 SF)
18 CATEGORY 4 PALM TREES (50 SF)
3,700 TOTAL REPLACEMENT CANOPY PROVIDED *(2,400 SF NATIVE TREE CANOPY REPLACED)*
& (1) CAT. 1 REPLACEMENT TREE FOR NUISANCE TREE REPLACEMENT

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ECG
EBRAHIMIAN CREATIVE GROUP
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

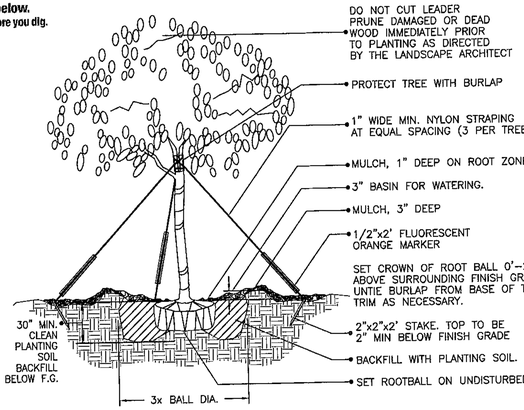
PLANT SCHEDULE & CODE CHARTS

SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN JAMAL KING EBRAHIMIAN LA6672324 STATE OF FLORIDA

DATE: 09/10/25

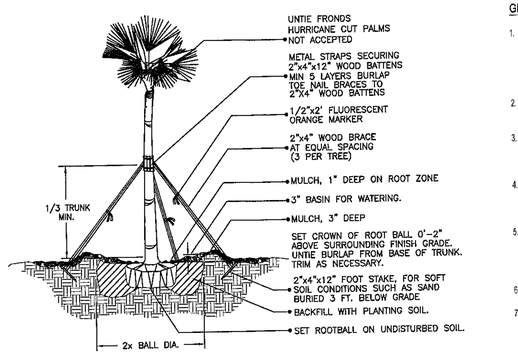
SITE PLAN SHEET NO. LP-2

811 Know what's below. Call before you dig.



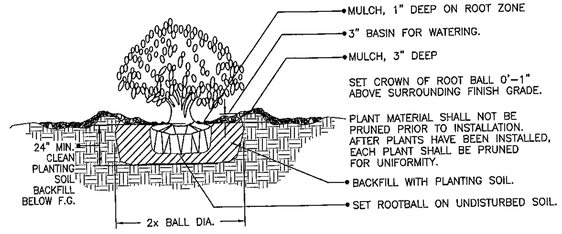
(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



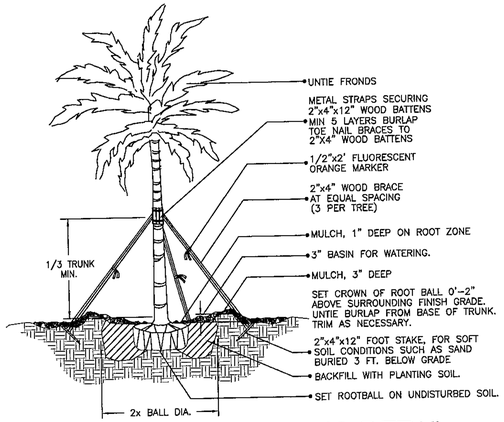
SABAL PALM PLANTING DETAIL

N.T.S.



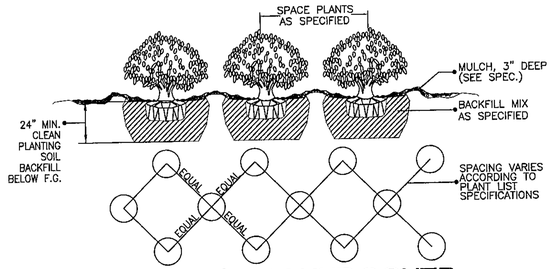
SHRUB PLANTING DETAIL

N.T.S.



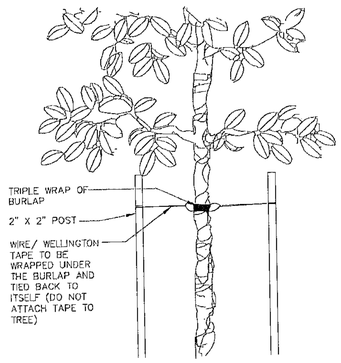
LARGE PALM PLANTING DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



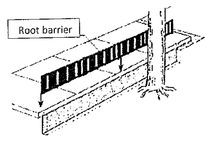
SUNRISE STRAPPING METHOD

N.T.S.

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth **or as noted**
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.

**See General Notes for Root Barrier Installation Specifications



ROOT BARRIER DETAIL

N.T.S.

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & /LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD SPECIFICATIONS: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM, V. "FLORITAM' UNLESS OTHERWISE NOTED (ST. AUGUSTINE SOLID SOD). PASPALUM NOTATUM 'ARGENTINE' (ARGENTINE' BAHIA SOLID SOD) SHALL BE PROVIDED IN THE FDOT RIGHT-OF-WAY. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR TURF TO WITHIN 1" OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE(S)TAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS AREREQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (60) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). A MULCH RING 3 FEET IN DIAMETER SHALL BE PROVIDED FOR ALL NEW & EXISTING TREES ON SITE AND IN THE SITE WORK AREA. MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6' ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

LEAVE BLANK - FOR CITY USE ONLY

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038
PUBLISH DATE:	
PROJECT MGR:	RJK
REVISIONS:	

Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

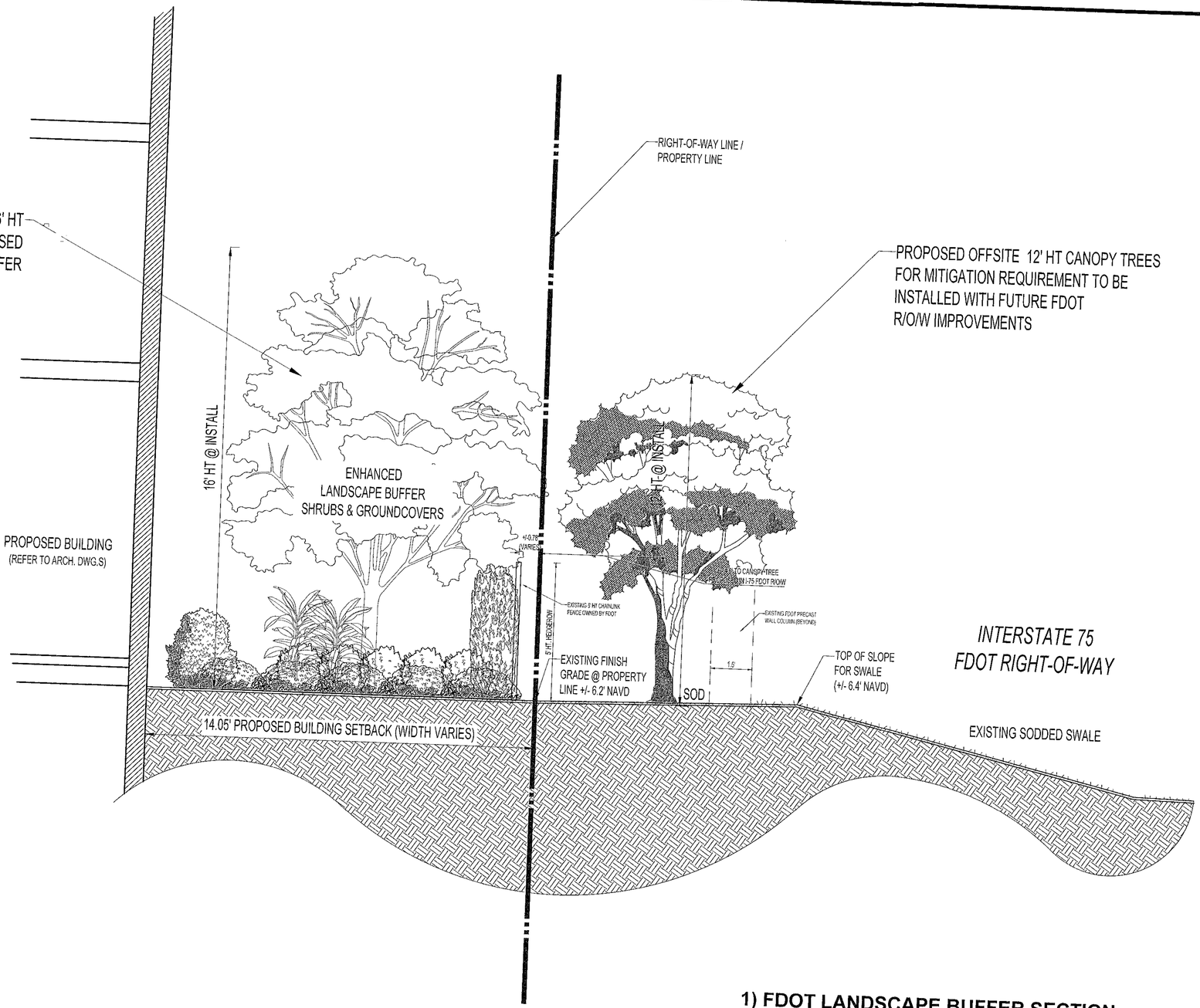
LANDSCAPE DETAILS & NOTES

SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN KING EBRAHIMIAN LA6667224 STATE OF FLORIDA

DATE: 09/10/25

SITE PLAN SHEET NO. LP-3

811 Know what's **below.** **Call** before you dig.



1) FDOT LANDSCAPE BUFFER SECTION
SCALE: $\frac{1}{2}$" = 1'

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PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

FDOT LANDSCAPE BUFFER SECTION

SEAL: REGISTERED LANDSCAPE ARCHITECT · RYAN J. KING · EBRAHIMIAN · LICENSE NO. LA6666784 · STATE OF FLORIDA

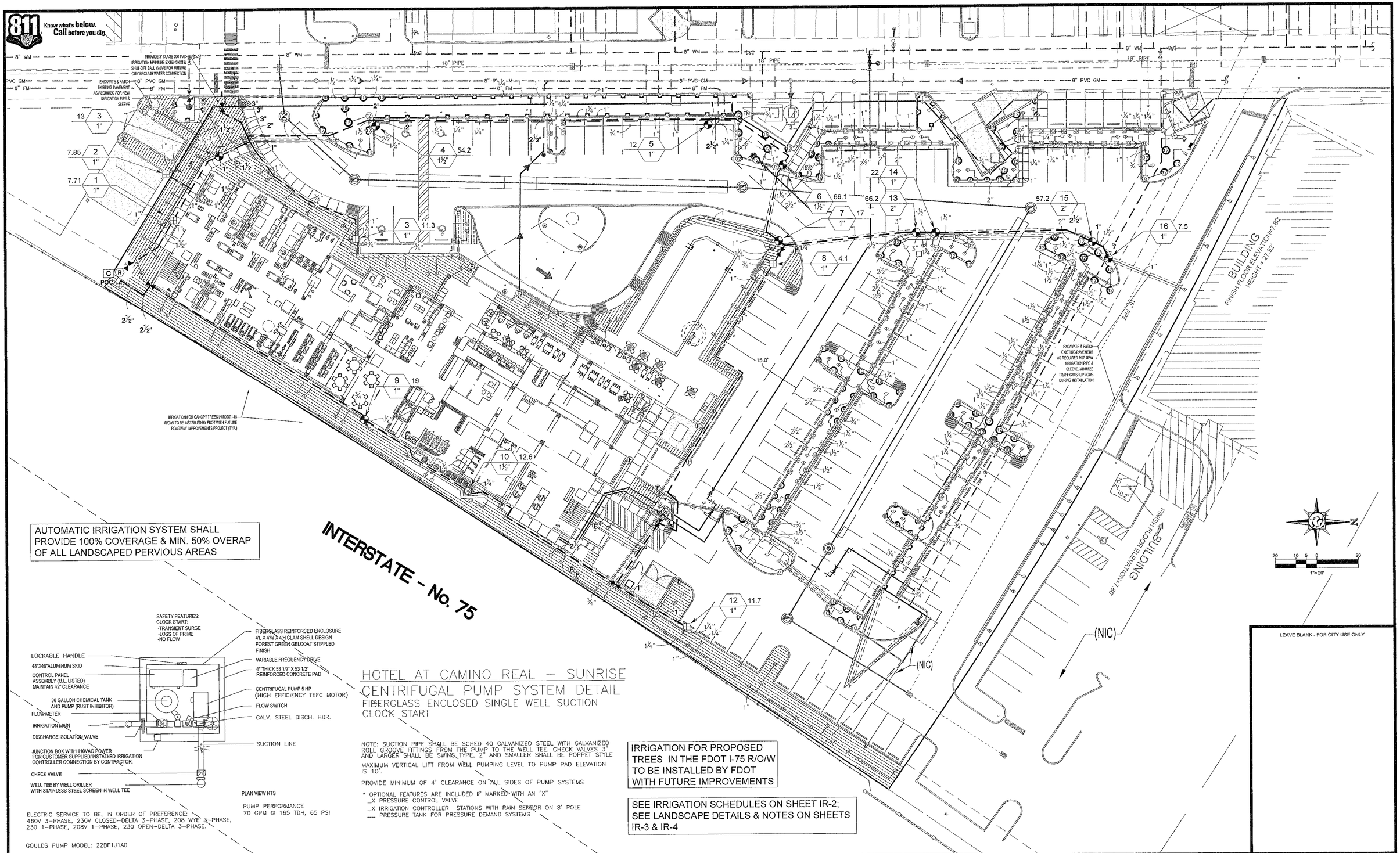
DATE: 09/10/25

SITE PLAN SHEET NO.: LP-4

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AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE & MIN. 50% OVERAP OF ALL LANDSCAPED PERVIOUS AREAS

INTERSTATE - No. 75



PLAN VIEW NTS

ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE: 460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 208 WYE 3-PHASE, 230 1-PHASE, 208V 1-PHASE, 230 OPEN-DELTA 3-PHASE.

GOULDS PUMP MODEL: 22BF1J1A0

PUMP PERFORMANCE
70 GPM @ 165 TDH, 65 PSI

HOTEL AT CAMINO REAL – SUNRISE
CENTRIFUGAL PUMP SYSTEM DETAIL
FIBERGLASS ENCLOSED SINGLE WELL SUCTION
CLOCK START

NOTE: SUCTION PIPE SHALL BE SCHED 40 GALVANIZED STEEL WITH GALVANIZED ROLL GROOVE FITTINGS FROM THE PUMP TO THE WELL TEE. CHECK VALVES 3" AND LARGER SHALL BE SWING TYPE, 2" AND SMALLER SHALL BE POPPET STYLE

MAXIMUM VERTICAL LIFT FROM WELL PUMPING LEVEL TO PUMP PAD ELEVATION IS 10'.

PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEMS

* OPTIONAL FEATURES ARE INCLUDED IF MARKED WITH AN "X"
_X PRESSURE CONTROL VALVE
_X IRRIGATION CONTROLLER STATIONS WITH RAIN SENSOR ON 8' POLE
__ PRESSURE TANK FOR PRESSURE DEMAND SYSTEMS

IRRIGATION FOR PROPOSED TREES IN THE FDOT I-75 R/O/W TO BE INSTALLED BY FDOT WITH FUTURE IMPROVEMENTS

SEE IRRIGATION SCHEDULES ON SHEET IR-2; SEE LANDSCAPE DETAILS & NOTES ON SHEETS IR-3 & IR-4

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ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038
PUBLISH DATE:	
PROJECT MGR:	RJK
REVISIONS:	

Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

IRRIGATION PLAN

SEAL: REGISTERED LANDSCAPE ARCHITECT RAHIM KING EBRAHIMIAN LICENSE NO. LA0001056 STATE OF FLORIDA

DATE: 09/10/25

SITE PLAN SHEET NO. IR-1

811 Know what's below. Call before you dig.

IRRIGATION FOR CANOPY TREES IN FDOT I-75 R/O/W TO BE INSTALLED BY FDOT WITH FUTURE ROADWAY IMPROVEMENTS PROJECT (TYP.)

IRRIGATION FOR PROPOSED TREES IN THE FDOT I-75 R/O/W TO BE INSTALLED BY FDOT WITH FUTURE IMPROVEMENTS

SEE IRRIGATION SCHEDULES ON SHEET IR-2; SEE LANDSCAPE DETAILS & NOTES ON SHEETS IR-3 & IR-4

N

10 5 2.5 0 10
1"=10'

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PROJECT NO:	F240038	
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HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

BUILDING PEDESTRIAN ZONE IRRIGATION PLAN DETAIL

SEAL: REGISTERED LANDSCAPE ARCHITECT RAMIN KING EBRAHIMIAN LA6673224 STATE OF FLORIDA

DATE: 09/10/25

SITE PLAN SHEET NO. IR-1A

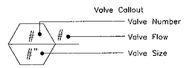
811 Know what's below. Call before you dig.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1806-PRS 15 Strip Series Turf Spray 6" popup with pressure regulator.	2	30
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	110	30
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	57	30
Q T H TT TQ F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	9	30
Q T H TT TQ F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	1	30
4 6 8 10 12 15 18	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	5	30
Q T H F	Rain Bird 1812-PRS 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	27	30
Q T H F	Rain Bird 1812-PRS 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	31	30
Q T H TQ F	Rain Bird 1812-PRS 12 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	36	30
Q T H TQ F	Rain Bird 1812-PRS 15 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	2	30
4 6 8 10 12 15 18	Rain Bird 1812-PRS ADJ Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	19	30
Q T H F	Rain Bird PA-8S-PRS-MPR 10 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	1	30
Q T H TQ F	Rain Bird PA-8S-PRS-MPR 12 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	8	30
Q T H TQ F	Rain Bird PA-8S-PRS-MPR 15 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	2	30
1401 1402 1404	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	183	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	5
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2\" PEB Globe Valve with single 1-1/2\" Pressure Regulating 40psi Quick-Check Basket Filter. Flow range: 15-62 GPM.	1
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	19
	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	7,132 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	10
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	6
C	Rain Bird ESPLXME2P w/ (1) ESPLXMSM12 24 Station, Traditionally-Wired , PRO Smart, Commercial Controller, (1) ESPLXME2P 12-Station, PRO Smart, (Module Included) Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules.	1
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
POC	NEW 5 HP CENTRIFUGAL PUMP New 5 hp Centrifugal Pump & 5" Well. 70 GPM @ 65 PSI Discharge, 165 TDH	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 3/4" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 3/4" in size.	5,532 lf
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 160 SDR 26 for 1-1/2" and larger.	768.7 lf
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	1,238 lf
	Pipe Sleeve: PVC Schedule 80	816.6 lf



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-100-LC	1"	Area for Dripline	7.71	886.4	40	0.19	5.71	45.9	57.1	0.43 in/h
2	Rain Bird XCZ-100-LC	1"	Area for Dripline	7.85	882.9	40	0.16	5.85	46.0	57.1	0.43 in/h
3	Rain Bird PEB	1"	Bubbler	13	847.6	20	3.02	2.13	25.2	35.4	1.77 in/h
3	Rain Bird XCZ-100-LC	1"	Area for Dripline	11.3	847.6	40	1.81	10.1	51.9	63.3	0.43 in/h
4	Rain Bird PEB	1-1/2"	Shrub Spray	54.2	767.8	30	3.94	3.9	37.8	47.1	1.46 in/h
5	Rain Bird PEB	1"	Bubbler	12	607.7	20	3.8	2.02	25.8	33.2	1.83 in/h
6	Rain Bird PEB	1-1/2"	Shrub Spray	69.12	555.9	30	2.74	4.98	37.7	44.4	1.77 in/h
7	Rain Bird PEB	1"	Bubbler	17	515.0	20	2.88	2.57	25.4	31.6	1.73 in/h
8	Rain Bird XCZ-100-LC	1"	Area for Dripline	4.1	500.8	40	0.2	2.66	42.9	48.9	0.43 in/h
9	Rain Bird PEB	1"	Bubbler	19	147.6	20	3.62	2.79	26.4	28.1	1.76 in/h
10	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	12.62	208.9	40	0.48	5	45.5	48.0	0.43 in/h
12	Rain Bird XCZ-100-LC	1"	Area for Dripline	11.68	338.8	40	0.24	10.7	50.9	55.3	0.43 in/h
13	Rain Bird PEB	2"	Turf Spray	66.16	574.8	30	3.87	4.61	38.5	45.4	1.9 in/h
14	Rain Bird PEB	1"	Bubbler	22	584.2	20	3.22	3.44	26.7	33.7	1.81 in/h
15	Rain Bird PEB	2"	Shrub Spray	57.23	660.8	30	3	4.71	37.7	45.5	1.92 in/h
16	Rain Bird PEB	1"	Bubbler	7.5	672.7	20	3.98	1.75	25.7	33.7	1.7 in/h
	Common Wire				1,238						

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-100-LC	Area for Dripline	0.43 in/h	1	141	1,087	
2	Rain Bird XCZ-100-LC	Area for Dripline	0.43 in/h	1	141	1,107	
3	Rain Bird PEB	Bubbler	1.77 in/h	1.5	51	663	
3	Rain Bird XCZ-100-LC	Area for Dripline	0.43 in/h	1	140	1,582	
4	Rain Bird PEB	Shrub Spray	1.46 in/h	1	42	2,276	
5	Rain Bird PEB	Bubbler	1.83 in/h	1.5	50	600	
6	Rain Bird PEB	Shrub Spray	1.77 in/h	1	34	2,350	
7	Rain Bird PEB	Bubbler	1.73 in/h	1.5	53	901	
8	Rain Bird XCZ-100-LC	Area for Dripline	0.43 in/h	1	141	578	
9	Rain Bird PEB	Bubbler	1.76 in/h	1.5	52	988	
10	Rain Bird XCZ-150-LCS	Area for Dripline	0.43 in/h	1	141	1,779	
12	Rain Bird XCZ-100-LC	Area for Dripline	0.43 in/h	1	141	1,647	
13	Rain Bird PEB	Turf Spray	1.9 in/h	1	32	2,117	
14	Rain Bird PEB	Bubbler	1.81 in/h	1.5	50	1,100	
15	Rain Bird PEB	Shrub Spray	1.92 in/h	1	32	1,831	
16	Rain Bird PEB	Bubbler	1.7 in/h	1.5	53	398	
		TOTALS:			1,294	21,005	

CRITICAL ANALYSIS

Generated:	2025-09-10 22:34
P.O.C. NUMBER: 01	
Water Source Information:	New 5 hp Centrifugal Pump & 5" Well. 70 GPM @ 65 PSI Discharge, 165 TDH
FLOW AVAILABLE	
Custom Max Flow:	70 GPM
Flow Available	70 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	70 GPM
Flow Available at POC:	70 GPM
Residual Flow Available:	0 GPM
Critical Station:	3
Design Pressure:	40 PSI
Friction Loss:	1.65 PSI
Fittings Loss:	0.16 PSI
Elevation Loss:	0 PSI
Loss through Valve:	10.1 PSI
Pressure Req. at Critical Station:	51.9 PSI
Loss for Fittings:	1.04 PSI
Loss for Main Line:	10.4 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	63.3 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	1.72 PSI

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ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038
PUBLISH DATE:	
PROJECT MGR:	RJK
REVISIONS:	

Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

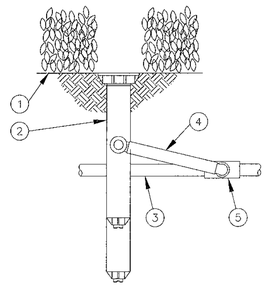
IRRIGATION SCHEDULES

SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN J KING EBRAHIMIAN LA0001220 STATE OF FLORIDA
Ryan J King Ebrahimian
Date: 2025.09.15 12:01:22 -04'00'

DATE: 09/10/25

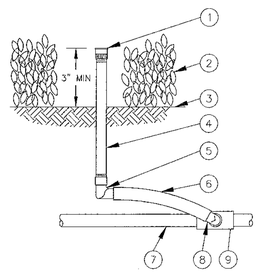
SITE PLAN SHEET NO. IR-2

811 Know what's below. Call before you dig.



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SI OR 1812-SI
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

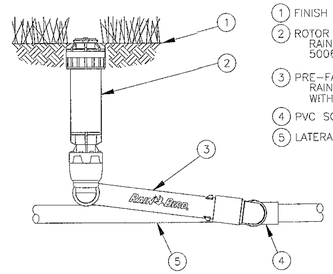
A N.T.S. **POP-UP SPRAY SPRINKLER 1800-SI WITH SWING PIPE**



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

B N.T.S. **PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER** 1/14/04

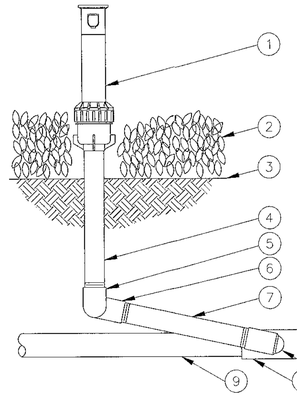
N-1400 ON RISER.dwg



1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 5006-PL-FC/PC
3. PRE-FABRICATED SWING JOINT: RAIN BIRD TSJ-075-PRS WITH 45 PSI PRESSURE REGULATOR
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE

C N.T.S. **ROTOR POP-UP SPRINKLER 5006 PLUS** 4-26-04

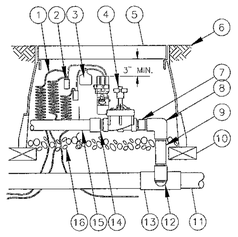
R-5004 PLUS-SJ.DWG



1. ROTOR SPRINKLER: RAIN BIRD 3500-S
2. PLANT MATERIAL
3. FINISH GRADE
4. UV RADIATION RESISTANT PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. PVC SCH 40 ELL
6. PVC SCH 40 STREET ELL (1 OF 2)
7. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
8. PVC SCH 40 TEE OR ELL
9. PVC LATERAL PIPE

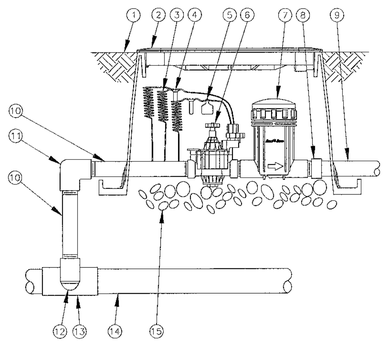
D N.T.S. **ROTOR POP-UP SPRINKLER 3500 SHRUB** 1-30-04

R-3500-S.DWG



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

E N.T.S. **ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES**

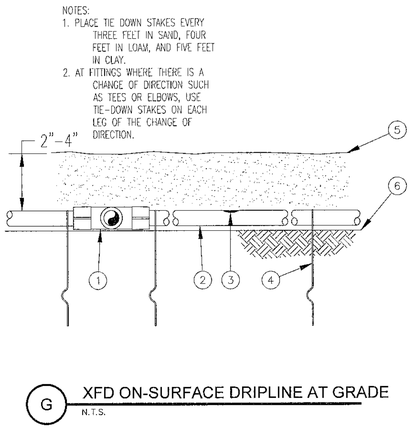


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-HCA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

XCZ-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1

F N.T.S. 12-22-10

CZK-100-PRB-LC Option 1.dwg

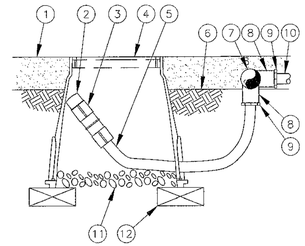


NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

G N.T.S. **XFD ON-SURFACE DRIPLINE AT GRADE** 12-18-2012

IRRIGATION PLAN

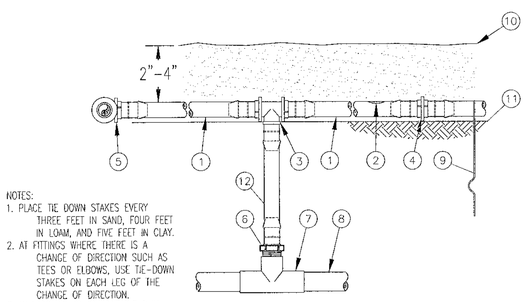


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

H N.T.S. **XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS** 12-18-2012

IRRIGATION PLAN

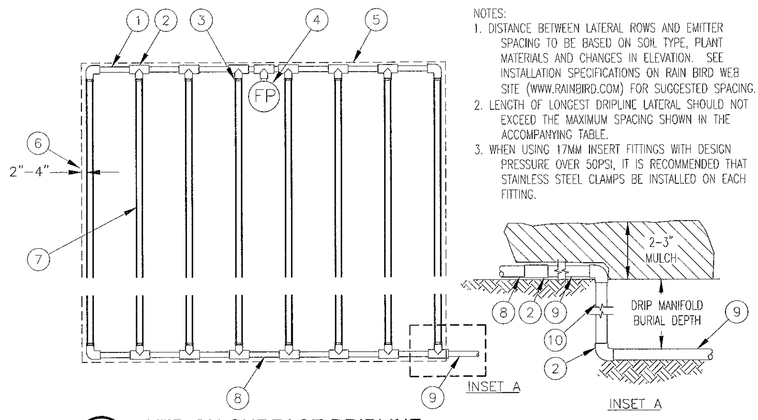


NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTING-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxI
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

I N.T.S. **XFD ON-SURFACE DRIPLINE RISER ASSEMBLY** 12-18-2012

IRRIGATION PLAN



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
8. PVC SUPPLY HEADER
9. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE

J N.T.S. **XFD ON-SURFACE DRIPLINE END FEED LAYOUT** 12-18-2012

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ECG EBRAHIMIAN CREATIVE GROUP

10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038	
PUBLISH DATE:		
PROJECT MGR:	RJK	
REVISIONS:		
Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

IRRIGATION DETAILS & NOTES

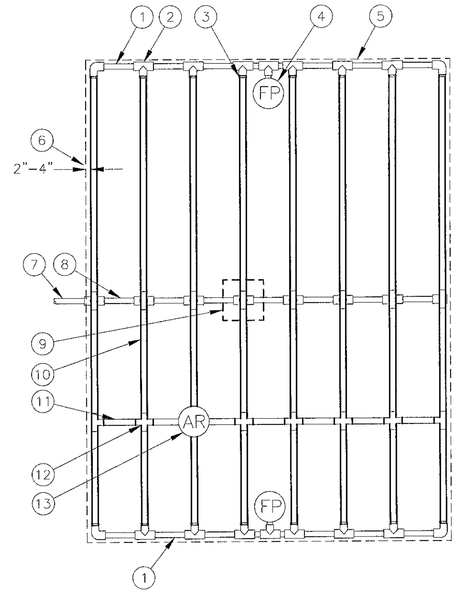
SEAL: REGISTERED LANDSCAPE ARCHITECT RYAN J. KING EBRAHIMIAN LICENSE NO. LA0001030 STATE OF FLORIDA

Ryan J. King Ebrahimian

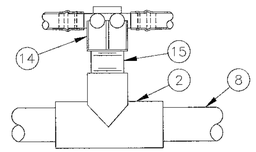
DATE: 09/10/25

SITE PLAN SHEET NO. IR-3

Know what's below. Call before you dig.



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
   RAIN BIRD XFF–MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
   PVC SUPPLY MANIFOLD
8. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. SUB–SURFACE DRIPLINE:
    RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
    POTABLE: XFS DRIPLINE
    NON–POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS:
    RAIN BIRD XFF–TEE OR
    RAIN BIRD XFD–CROSS (TYPICAL)
13. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
    SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING:
    RAIN BIRD XFD–TFA–075 FITTING
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY



INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF–SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

K XFS SUB-SURFACE DRIPLINE CENTER FEED LAYOUT

N.T.S.

12–18–2012

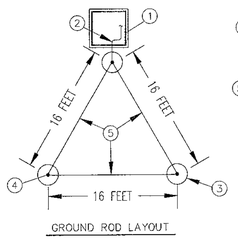
IRRIGATION PLAN

GENERAL IRRIGATION NOTES:

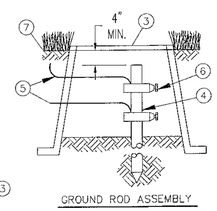
1. POINTS OF CONNECTION SHALL BE A NEW 5 HP CENTRIFUGAL PUMP & 5" CASED WELL WITH WELL WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. 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.

MINIMUM PRESSURE REQUIRED	63.3 PSI
DESIGN STATIC WATER PRESSURE	65 PSI
MAXIMUM SYSTEM DEMAND	70 GPM

2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBYINCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. 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.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. 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.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
   3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BYTHE OWNER'S AUTHORIZED REPRESENTATIVE.
10. 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.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. 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.
13. 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.
14. 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.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP 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 STARTING WORK.
16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.



GROUND ROD LAYOUT

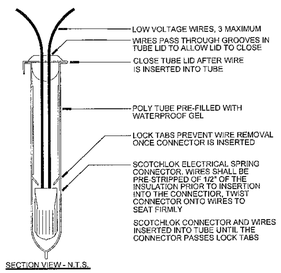


GROUND ROD ASSEMBLY

1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10–INCH ROUND VALVE BOX AS SHOWN
4. 5/8–INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#10 AWG MIN.) BETWEEN GROUNDING RODS
6. GROUND ROD CLAMP OR WELDS
7. FINISH GRADE

L CONTROLLER GROUNDING GRID Y DESIGN LAYOUT

N.T.S.



SECTION VIEW - N.T.S.

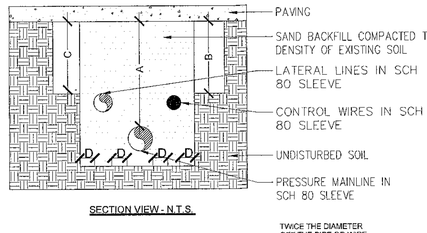
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED 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.

M WIRE CONNECTION

N.T.S.



SECTION VIEW - N.T.S.

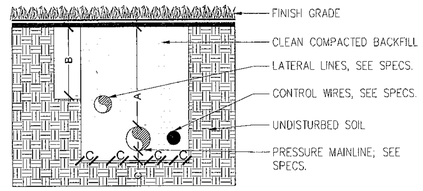
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

N SLEEVE INSTALLATION

N.T.S.



SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

O PIPE INSTALLATION

N.T.S.

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ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR.,
PLANTATION, FL 33322
RKINGEBRA@ECG.LAND
PH.: 305 879 7965

PROJECT NO:	F240038
PUBLISH DATE:	
PROJECT MGR:	RJK
REVISIONS:	

Revision ID	Transmittal Set Name	Date
1	City Review Comments	05/22/2025

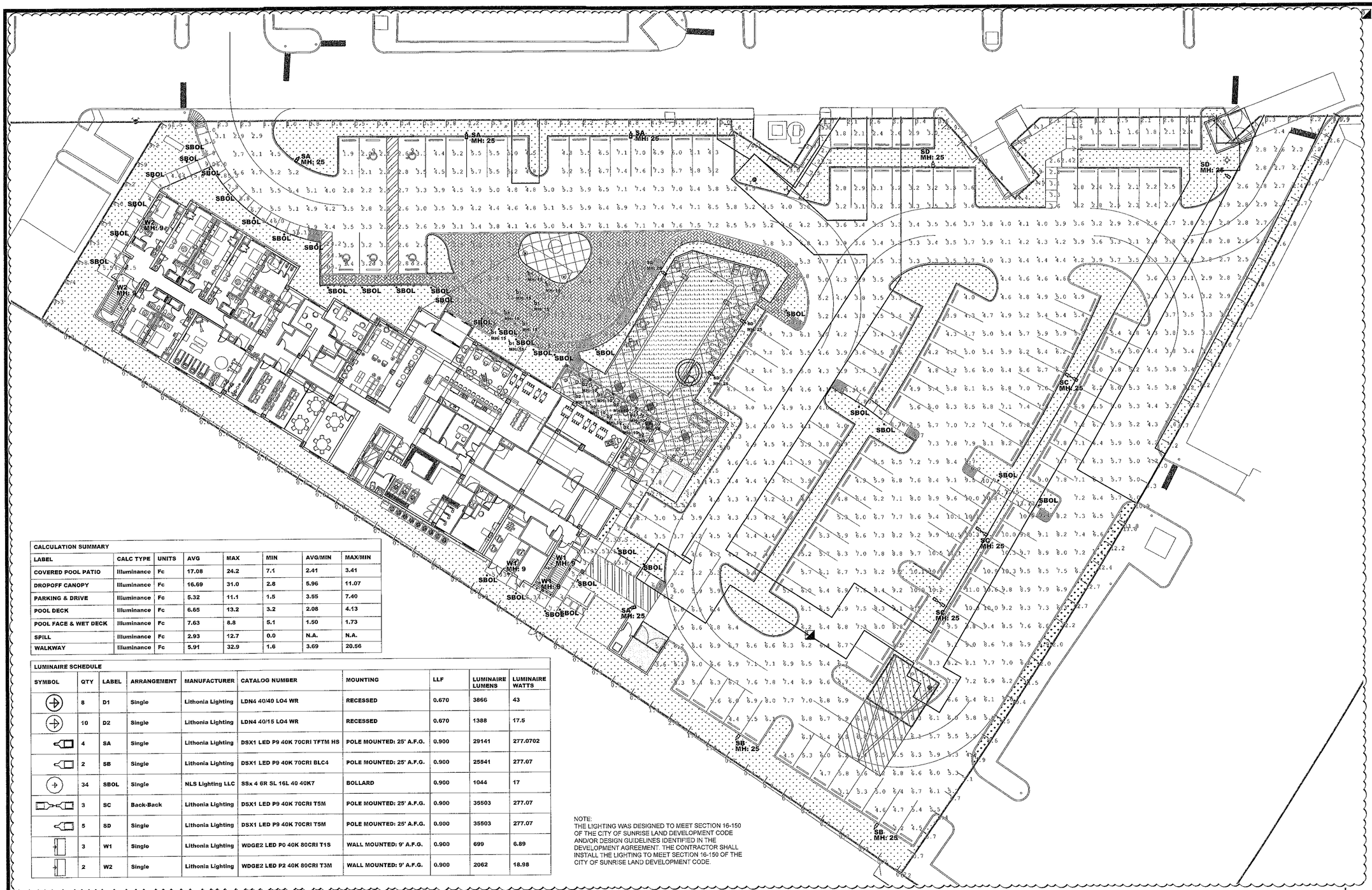
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

IRRIGATION DETAILS & NOTES

SEAL: REGISTERED LANDSCAPE ARCHITECT RAJAN M. KING #6667252 STATE OF FLORIDA ebrahimian

DATE: 09/10/25

SITE PLAN SHEET NO.: IR-4



CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COVERED POOL PATIO	Illuminance	Fc	17.08	24.2	7.1	2.41	3.41
DROPOFF CANOPY	Illuminance	Fc	16.69	31.0	2.8	5.96	11.07
PARKING & DRIVE	Illuminance	Fc	5.32	11.1	1.5	3.55	7.40
POOL DECK	Illuminance	Fc	6.65	13.2	3.2	2.08	4.13
POOL FACE & WET DECK	Illuminance	Fc	7.63	8.8	5.1	1.50	1.73
SPILL	Illuminance	Fc	2.93	12.7	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	5.91	32.9	1.6	3.69	20.56

LUMINAIRE SCHEDULE								
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	8	D1	Single	Lithonia Lighting	LDN4 40/40 LO4 WR	RECESSED	0.670	3866	43
	10	D2	Single	Lithonia Lighting	LDN4 40/15 LO4 WR	RECESSED	0.670	1388	17.5
	4	SA	Single	Lithonia Lighting	DSX1 LED P9 40K 70CRI TFTM HS	POLE MOUNTED: 25' A.F.G.	0.900	29141	277.0702
	2	SB	Single	Lithonia Lighting	DSX1 LED P9 40K 70CRI BLC4	POLE MOUNTED: 25' A.F.G.	0.900	25541	277.07
	34	SBOL	Single	NLS Lighting LLC	SSx 4 6R SL 16L 40 40K7	BOLLARD	0.900	1044	17
	3	SC	Back-Back	Lithonia Lighting	DSX1 LED P9 40K 70CRI T5M	POLE MOUNTED: 25' A.F.G.	0.900	35503	277.07
	5	SD	Single	Lithonia Lighting	DSX1 LED P9 40K 70CRI T5M	POLE MOUNTED: 25' A.F.G.	0.900	35503	277.07
	3	W1	Single	Lithonia Lighting	WDGE2 LED P0 40K 80CRI T1S	WALL MOUNTED: 9' A.F.G.	0.900	699	6.89
	2	W2	Single	Lithonia Lighting	WDGE2 LED P2 40K 80CRI T3M	WALL MOUNTED: 9' A.F.G.	0.900	2062	18.98

NOTE:
THE LIGHTING WAS DESIGNED TO MEET SECTION 16-150 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE AND/OR DESIGN GUIDELINES IDENTIFIED IN THE DEVELOPMENT AGREEMENT. THE CONTRACTOR SHALL INSTALL THE LIGHTING TO MEET SECTION 16-150 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE.

SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'

architecture, inc.
399 CAMINO GARDENS BLVD.,
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.392.0026
www.andersonarchitecture.com

commission:	24209
principal:	AJY/AA
project manager:	PS
file name:	4065
date:	05/22/2025

	date	revision:
1	05-22-25	SITE PLAN COMMENTS
2	06-24-25	SITE PLAN COORDINATION
3	09-25-25	SITE PLAN COORDINATION

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SITE PLAN PHOTOMETRICS

We turn our keys electronically and not wet seals. Printed copies of this document are not to be relied upon. Printed copies of this document are not electronically signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Andrew J Youngross
DN: CN=Andrew J Youngross, o=Thompson & Youngross Engineering, C=US
Location: FL STATE
Reason: I am approving this document
Date: 2025.05.28 16:12:24-04'00'

CONSULTANTS

TYEC HVAC PLUMBING ELECTRICAL

THOMPSON & YOUNGROSS
ENGINEERING CONSULTANTS, LLC
CERTIFICATE of AUTHORIZATION
NO. 25996
902 CLINT MOORE ROAD
SUITE 142
BOCA RATON, FLORIDA 33487
T: 561-274-0200
E: tec@tecfla.com
www.tecfla.com

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

LEAVE BLANK - FOR CITY USE ONLY

SEAL
ANDREW J. YOUNGROSS LICENSE NO. 51758 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 05/22/2025

SITE PLAN SHEET NO.
ES1.1

D-Series Size 1
LED Area Luminaire

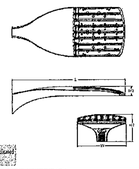
d-series

Catalog Number: REFER TO SCHEDULE
Notes: HYATT DUAL BRAND
Type: SA, SB, SC, SD

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with the environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.38" (18.8 cm)
Height H2:	2.73" (6.9 cm)
Weight:	36 lbs (16.3 kg)



design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIRZ PIRHN DDBXD

DSX1LED

Series	Optics	Color temperature (CCT) and minimum CRI	Voltage	Mounting
DSX1 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics P10* P12* P11* P13*	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted, 3000K nominal, 70 CRI	MVOLT 120-277V, 50/60 Hz 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	SPA Square pole mounting RPA Round pole mounting SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor WBA Wall bracket SPA2 Square pole mounting (2 @ 180°) RPA2 Round pole mounting (2 @ 180°) SPA3 Square pole mounting (3 @ 90°) RPA3 Round pole mounting (3 @ 90°) SPA4 Square pole mounting (4 @ 90°) RPA4 Round pole mounting (4 @ 90°) KMA Mast arm adapter (fits mast arm 2 3/8" OD, specify finish)*

Control options	Other options	Finish
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled, Bluetooth low energy (BLE) 5 enabled, 8-pin receptacle, includes sensor, ambient sensor enabled at 25 FC* PIR High/low, motion/ambient sensor, 8-20' mounting height, ambient sensor enabled at 25 FC* PER High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 25 FC* PERS Network, high/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 25 FC* Shipped separately BCE Bird control kit for use with round poles	Shipped installed SPD20KV 20kV surge protection DS Dual switching (requires two drivers)* L90 Left rotated optics R90 Right rotated optics CCE Coastal Construction* WA 50°C ambient operation* BAA Buy America, BAA (Build America, Buy America Qualified) SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* Shipped separately EGSR External Glare Shield Reversible, field install visor and maintain housing finish HSSR Half Spun Shield reversible	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTXD Textured dark bronze DTBXD Textured black DMGRAXD Textured medium gray DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR
DSX1 LED Rev. 10/14/24 Page 1 of 10

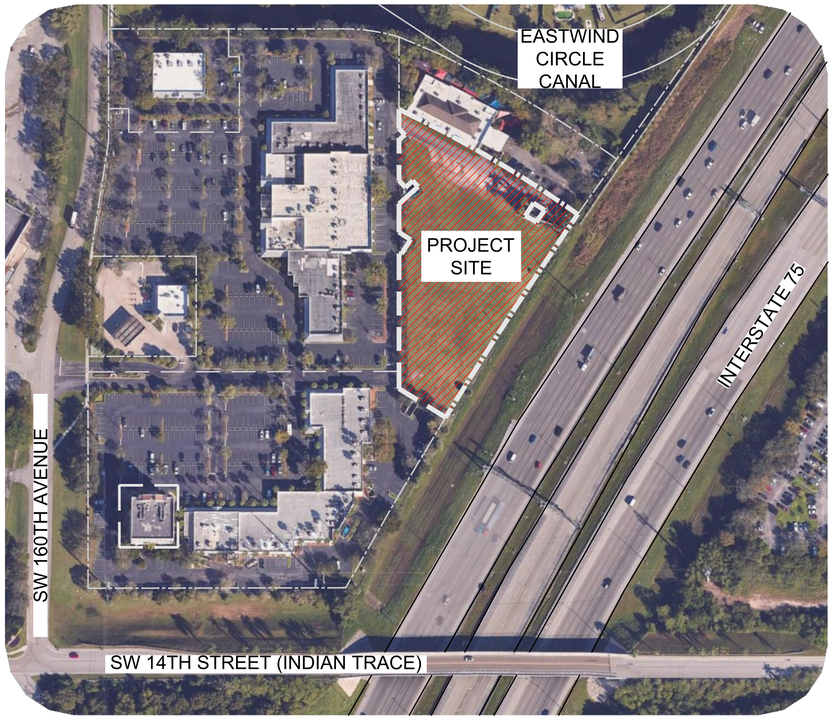
Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)
DSHS L04 (4") Shield - long (use with 4@90° or 3@120°)
DSHS L04 (8") Shield - long (use with 4@90°)
DSHS SHORT Shield - short
DSHS L04 (4") U Shield - long (use with 4@90°)
DSHS SHORT U Shield - short
DSHS T25 U Shield - T25
DSHS T25 (4") Shield - T25 (use with 4@90°)
DSHS T25 (4") U Shield - T25 (use with 4@90°)
DSHS KTC (4") Shield - Keyed (use with 4@90°)
DSHS KTC (4") U Shield - Keyed (use with 4@90°)
DSHS KTC U Shield - Keyed
DSHS WTC (4") Shield - Wildlife (use with 4@90°)
DSHS WTC U Shield - Wildlife
DSHS WTC (4") U Shield - Wildlife

HOTEL at CAMINO REAL

EXTERIOR PACKAGE



AERIAL MAP

NOT TO SCALE

PROJECT TEAM:

OWNER / DEVELOPER:

H&M DEVELOPMENT, LLC

3785 NW 82ND AVENUE. SUITE 204
MIAMI, FLORIDA 33166
CONTACT: DANIEL MASVEYRAUD
PHONE: 305.682.1311
E-MAIL: DANIEL@HMDEVELOPMENT.NET

ARCHITECTURE:

ANDERSON ARCHITECTURE, INC.

399 CAMINO GARDENS BOULEVARD. SUITE 202
BOCA RATON, FLORIDA 33432
CONTACT: ERIC ANDERSON
PHONE: 561.362.0220
E-MAIL: ERIC@ANDERSONARCHITECTURE.COM

SURVEYOR:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CONTACT: JOHN F. PULICE
PHONE: 954.572.1777
E-MAIL: SURVEYS@PULICELANDSURVEYORS.COM

LANDSCAPE:

EBRAHIMIAN CREATIVE GROUP

10708 NW 12TH MNR.,
PLANTATION, FLORIDA 33322
CONTACT: RYAN J. KING EBRAHIMIAN
PHONE: 305.879.7965
E-MAIL: RKINGEBRA@ECG. LAND

CIVIL ENGINEERING:

FLYNN ENGINEERING, INC.

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FLORIDA 33308
CONTACT: DENNIS SHULTZ
PHONE: 954.533.1004
E-MAIL: DSCHULTZ@FLYNNENGINEERING.COM

SITE LIGHTING:

THOMPSON AND YOUNGROSS ENGINEERING CONSULTANTS

902 CLINT MOORE ROAD, SUITE 142
BOC RATON, FLORIDA 33487
CONTACT: ANDREW YOUNGROSS
PHONE: 561.274.0200
E-MAIL: ANDREW@TECFLA.COM

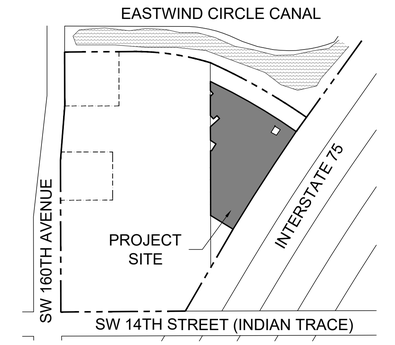
TRAFFIC:

MCMAHON, A BOWMAN COMPANY

2090 PALM BEACH LAKES BOULEVARD, SUITE 400
WEST PALM BEACH, FLORIDA 33409
CONTACT: NATALIA T. LERCARI
PHONE: 561.840.8650
E-MAIL: NLERCARI@BOWMAN.COM

SHEET INDEX :

A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	COLORED EXTERIOR ELEVATIONS
A-204	COLORED EXTERIOR ELEVATIONS
R-001	RENDERING VIEW 1
R-002	RENDERING VIEW 2
R-003	RENDERING VIEW 3
R-004	RENDERING VIEW 4
R-005	RENDERING VIEW 5
	EXTERIOR FINISHES



LOCATION MAP

NOT TO SCALE

LEAVE BLANK - FOR CITY USE ONLY

anderson architecture, inc.

333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
V: 561.362.0220

www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_G001-CS-EXT
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

COVER SHEET

SEAL

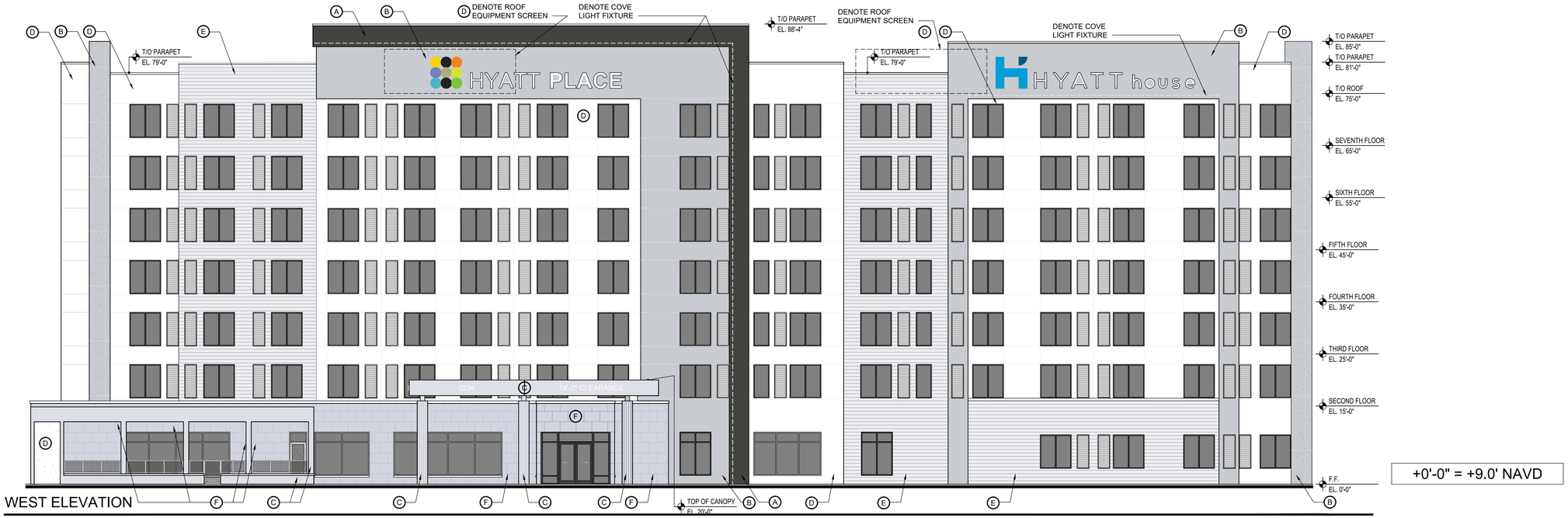
STATE OF FLORIDA · ERIC ANDERSON · AR0010828 · REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

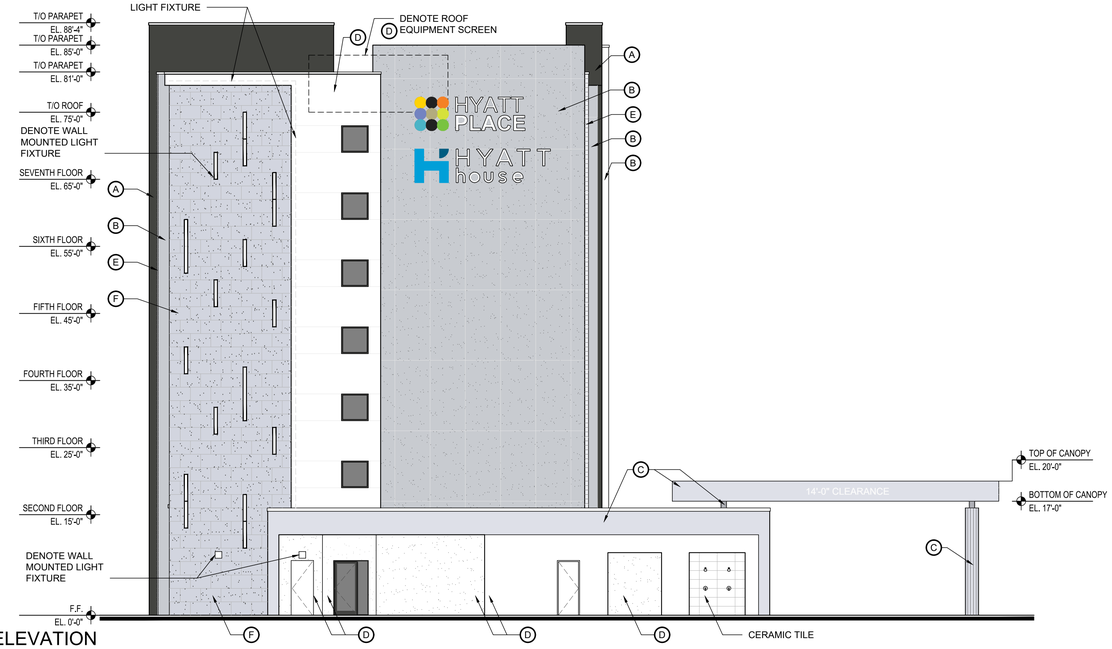
CS-EXT



WEST ELEVATION

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

+0'-0" = +9.0' NAVD



NORTH ELEVATION

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

ELEVATION TAG LEGEND

TAG	COLOR	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A		PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
B		PAINTED STUCCO	NETTING NEEDLE	25	38	17	54	29
C		CANOPIES	GRAY	4	7	1	1	3
D		PAINTED STUCCO & ROOF EQUIPMENT SCREEN	NEBULOUS WHITE	33	26	39	14	32
E		RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F		STONE	TBD	7	22	16	27	15
		PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*
	* PAINTED LOUVER AREA PERCENTAGE INCLUDED IN PAINTED WALL AREA PERCENTAGE							

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BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-203-EE
date: 10/01/2025

date	revision:

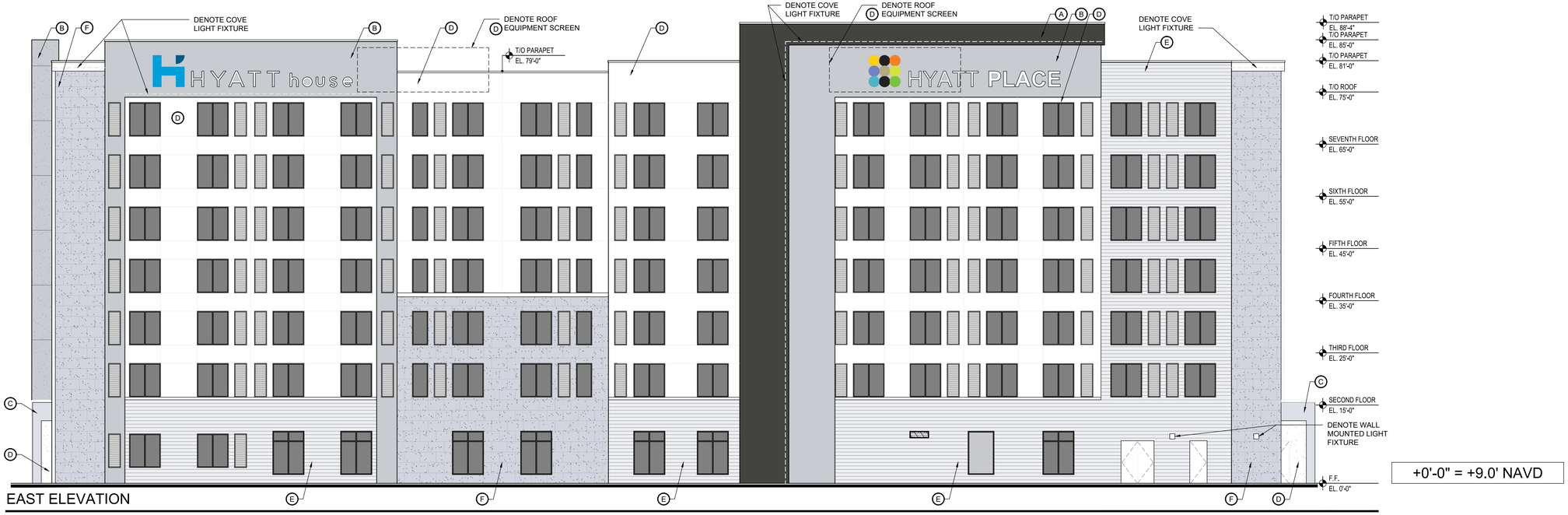
HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

COLORED EXTERIOR ELEVATIONS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

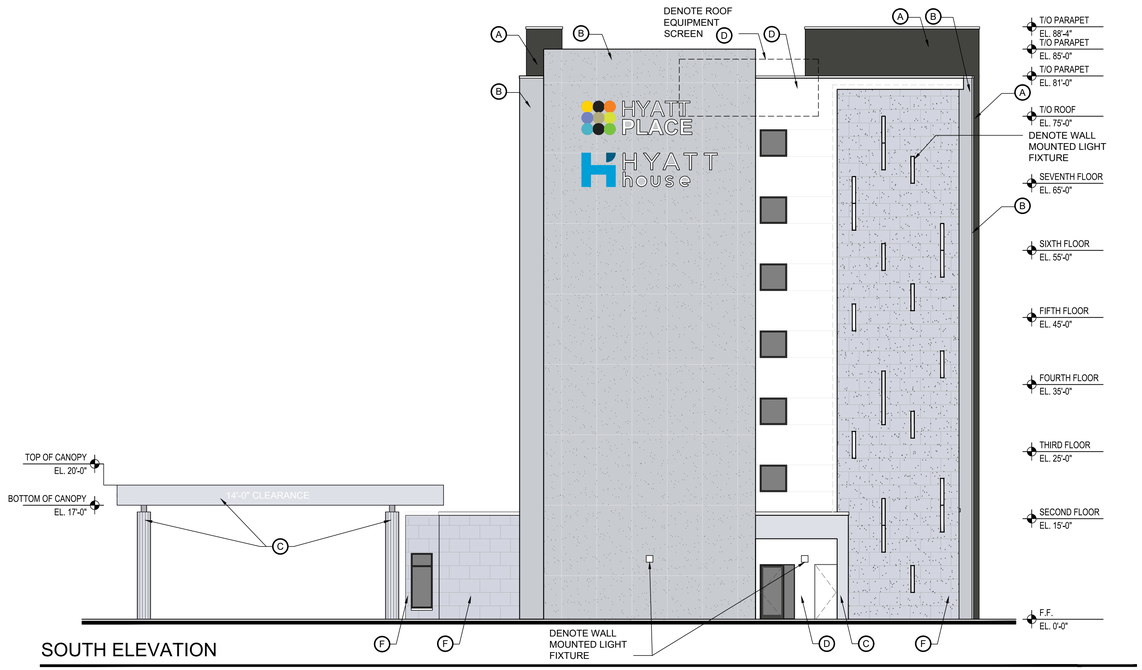
SHEET NO.
A-203



+0'-0" = +9.0' NAVD

EAST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION TAG LEGEND

TAG	COLOR	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A		PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
B		PAINTED STUCCO	NETTING NEEDLE	25	38	17	54	29
C		CANOPIES	GRAY	4	7	1	1	3
D		PAINTED STUCCO & ROOF EQUIPMENT SCREEN	NEBULOUS WHITE	33	26	39	14	32
E		RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F		STONE	TBD	7	22	16	27	15
		PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*
	* PAINTED LOUVER AREA PERCENTAGE INCLUDED IN PAINTED WALL AREA PERCENTAGE							

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V: 561.362.0220
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-204-EE
date: 10/01/2025

date	revision:

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

COLORED EXTERIOR ELEVATIONS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-204



VIEW 4

NOT TO SCALE

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333 CAMINO GARDENS BLVD.,
SUITE 201
BOCA RATON, FLORIDA 33432
v: 561.302.0220

www.andersonarchitecture.com

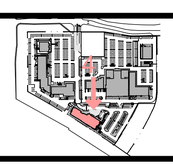
commission:	
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_R-004
date:	10/01/2025

	date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

RENDERING - VIEW 4



SEAL

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

R-004



VIEW 5

NOT TO SCALE

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SUITE 201
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V: 561.362.0220
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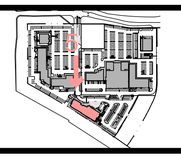
commission:	
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_R-005
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

RENDERING - VIEW 5



SEAL

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

R-005



VIEW 2

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architecture, inc.

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V: 561.362.0229

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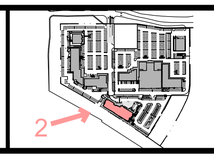
commission:	
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_R-002
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

RENDERING - VIEW 2



SEAL

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

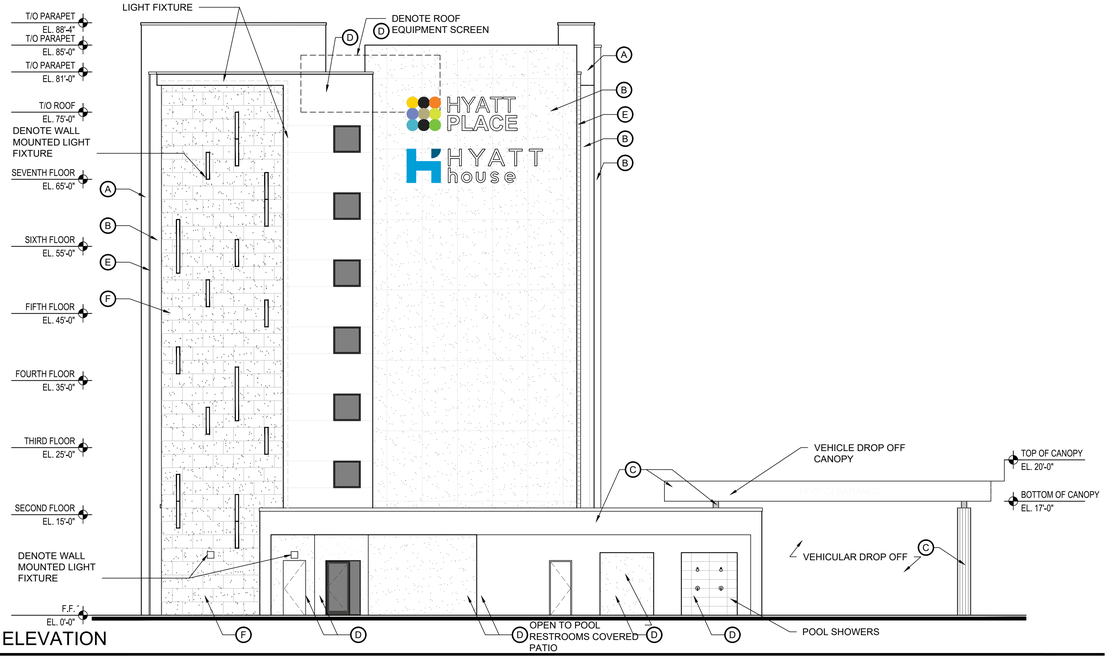
SHEET NO.

R-002



WEST ELEVATION

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



NORTH ELEVATION

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

WALL MOUNTED LIGHTS AT FIRST FLOOR LEVEL ARE DECORATIVE IN NATURE

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. SEE DETAIL ON ROOF PLAN A128 FOR SCREENS.

SIGNAGE TO BE REVIEWED AND APPROVED UNDER A SEPARATE APPLICATION. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

+0'-0" = +9.0' NAVD

ELEVATION TAG LEGEND

TAG	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A	PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
B	PAINTED STUCCO	NETTING NEEDLE	25	38	17	54	29
C	CANOPIES	GRAY	4	7	1	1	3
D	PAINTED STUCCO & ROOF EQUIPMENT SCREEN	NEBULOUS WHITE	33	26	39	14	32
E	RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F	STONE	TBD	7	22	16	27	15
	PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*

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V: 561.362.0220
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-201-EE
date: 10/01/2025

date	revision:

HOTEL at CAMINO REAL
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

EXTERIOR ELEVATIONS

SEAL
STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-201



VIEW 1

NOT TO SCALE

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V: 561.362.0220

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commission:	
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_R-001
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

RENDERING - VIEW 1

SEAL

ERIC ANDERSON
AR0010828
ERIC ANDERSON

DATE:

SHEET NO.

R-001



VIEW 3

NOT TO SCALE

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V: 561.362.0229
www.andersonarchitecture.com

commission:	
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065_R-003
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

RENDERING - VIEW 3



SEAL

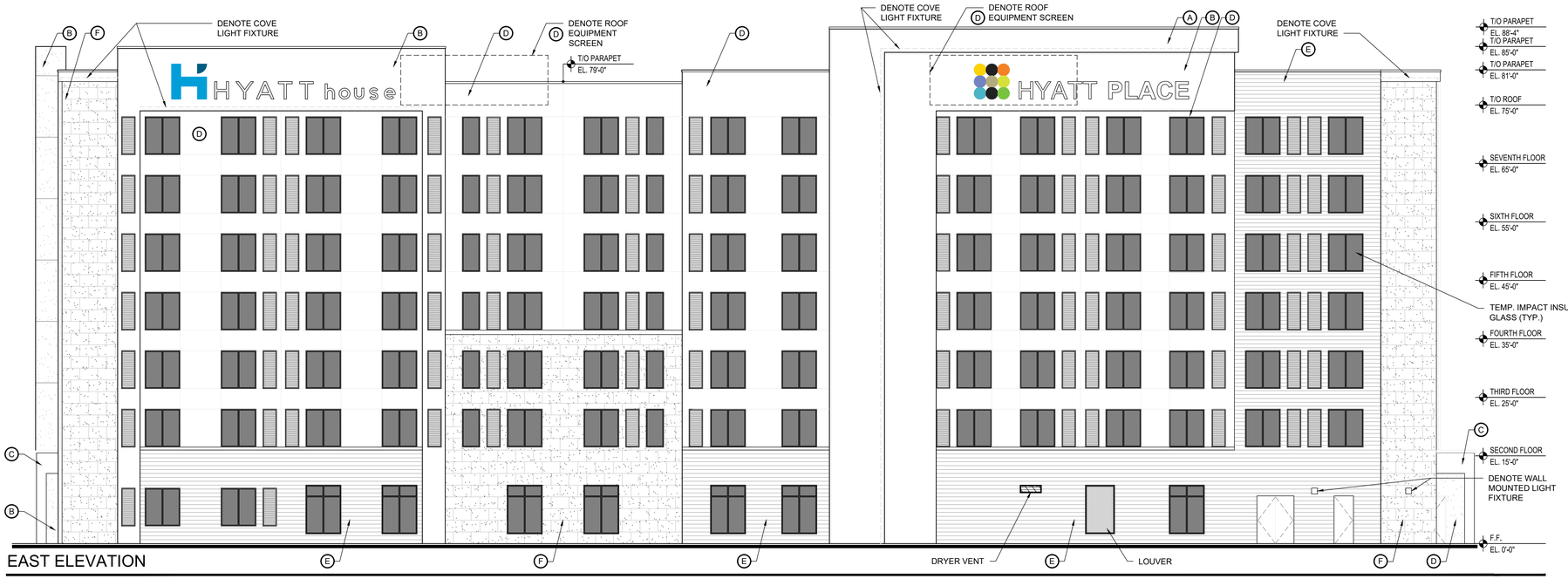
STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

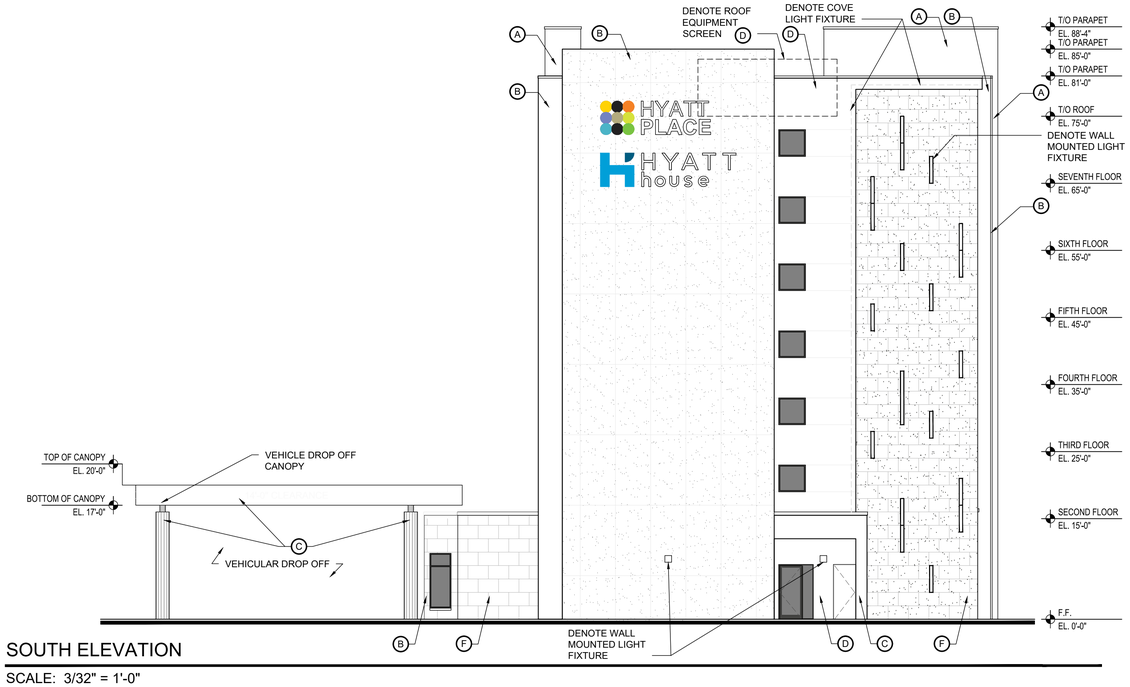
SHEET NO.

R-003



EAST ELEVATION

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



SOUTH ELEVATION

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

WALL MOUNTED LIGHTS AT FIRST FLOOR LEVEL ARE DECORATIVE IN NATURE

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. SEE DETAIL ON ROOF PLAN A128 FOR SCREENS.

SIGNAGE TO BE REVIEWED AND APPROVED UNDER A SEPARATE APPLICATION. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

+0'-0" = +9.0' NAVD

ELEVATION TAG LEGEND

TAG	MATERIAL	COLOR	WEST ELEVATION %	NORTH ELEVATION %	EAST ELEVATION %	SOUTH ELEVATION %	TOTAL ELEVATIONS %
A	PAINTED STUCCO	ASPEN GRAY	5	6	7	4	6
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E	RIBBED PANELS	LIGHT GRAY	24	1	20	0	15
F	STONE	TBD	7	22	16	27	15
	PTAC LOUVERS	TO MATCH WALL	*	*	*	*	*

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BOCA RATON, FLORIDA 33432
v: 561.362.0220
www.andersonarchitecture.com

commission:	24.065
principal:	ERIC ANDERSON
project manager:	AA
file name:	4065-A-202-EE
date:	10/01/2025

date	revision:

HOTEL at CAMINO REAL

INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

EXTERIOR ELEVATIONS

SEAL

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

ERIC ANDERSON

DATE:

SHEET NO.

A-202



Stone Veneer
Colosseum Travertine – Custom Color

Ribbed Panels
Siding Applied Panels
SW - ZIrcon



Paint Color
Stucco
SW – Nebulous White

Paint Color
Stucco
SW - Zircon

Paint Color
Stucco
SW – Peppercorn

Hotel at Camino Real

Exterior Finishes

H&M Development

anderson architecture, inc.

NOTICE OF PUBLIC HEARING

The City has received an application for approval of a **Site Plan** for hotel that is near your home or business. You are receiving this notice because you own property within 500 feet of this location. The proposed project is generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida, as shown on the attached map. City staff has determined that this application meets all applicable code requirements. **Therefore, it will be placed on the quasi-judicial consent agenda for City Commission action at its meeting on TUESDAY, January 27, 2026 commencing at 5:00 P.M. This meeting will occur in the Sunrise City Hall Commission Chambers located at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351.** This item may be recessed or tabled from this meeting to another meeting.

This application is on file in the Community Development Department of the City of Sunrise, located at 10770 W. Oakland Park Boulevard, 2nd Floor, Sunrise, FL, and may be viewed by any interested person Monday through Friday (excluding City holidays) between 9:00 a.m. and 4:30 p.m. or requested via AskZoning@sunrisefl.gov.

The City Commission will be meeting in-person; however, the public may attend and participate in the meeting in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to comment during public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

You may be an "Affected Party," which is someone who will suffer an adverse effect to a legally recognizable interest if the City's Comprehensive Plan requirements and Land Development Regulations are not properly applied, as set forth in Section 16-277 of the City's Code of Ordinances. **If you want to attend the quasi-judicial consent proceeding as an Affected Party, you must file a written notice of appearance with the Community Development Department by 4:30 p.m. on the last business day before the hearing. Affected Parties must attend the meeting in person to participate.** The notice of appearance shall state with particularity the Comprehensive Plan requirement or Land Development Regulation the person asserting affected party status contends is not being properly applied and the nature of the affected party's legally recognizable interest that may be affected by the City's approval of the land development application. Forms are available online at www.sunrisefl.gov in the Community Development Document Library.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See section 286.0105, Florida Statutes.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

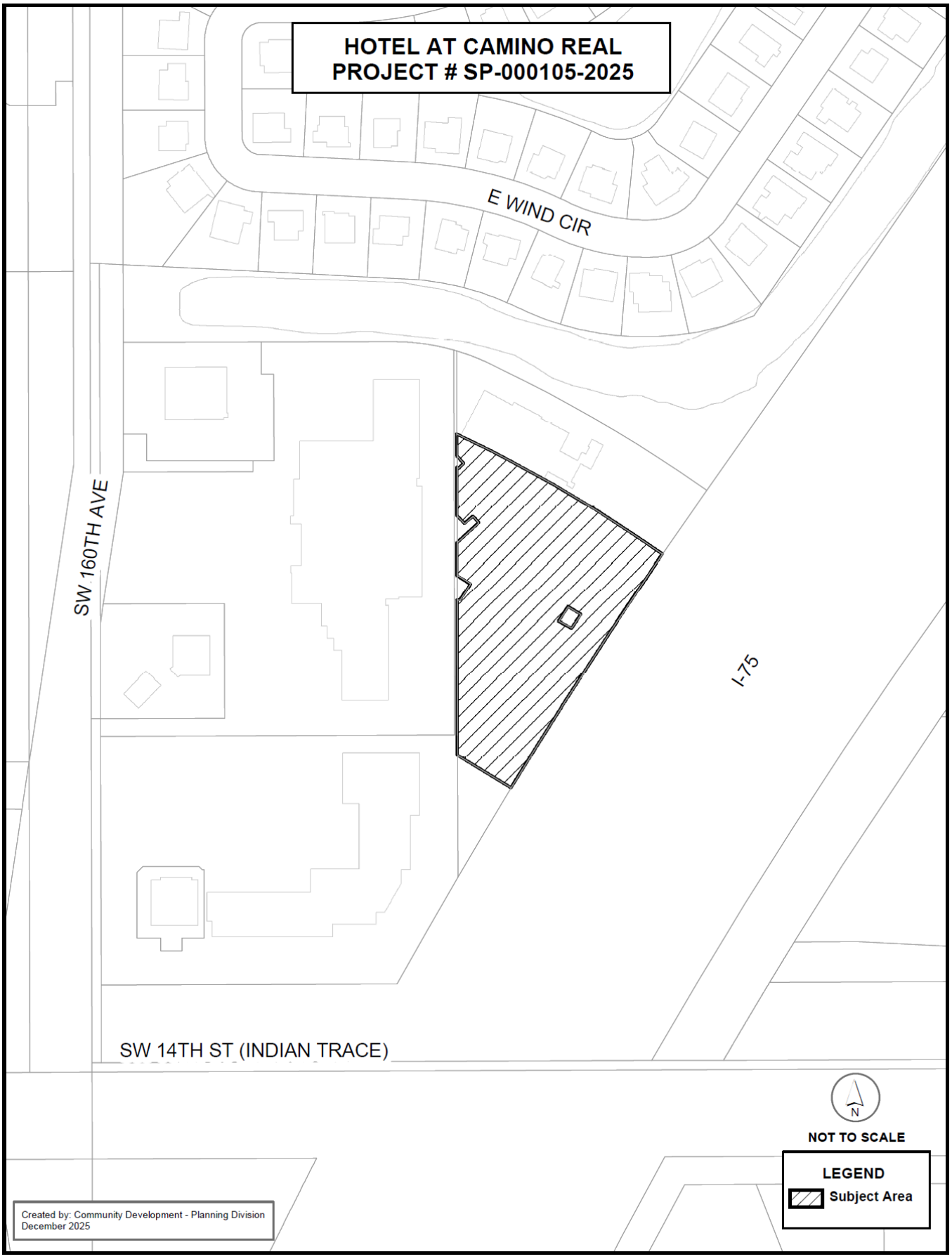
In compliance with the ADA and Fla. Stat. § 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

If you have any questions about this notice, then please contact City staff in the Planning Division at (954) 746-3281 or e-mail AskZoning@sunrisefl.gov.

Notification Date: January 12, 2026

COMMUNITY DEVELOPMENT DEPARTMENT
10770 W. Oakland Park Boulevard, 2nd Floor – Sunrise, Florida 33351
(954) 746-3281 AskZoning@sunrisefl.gov

Location Map



Lourdes M. Lawrence
Administrative Services Manager to Mayor and Commissioners

CITY OF SUNRISE

Phone: (954) 746-3250
Fax: (954) 746-3243

January 22, 2026

Weston Hotel Management
20200 West Dixie Highway
Suite 1206
Aventura, FL 33180

Dear Applicant:

Your applications **Hotel at Camino Real (Revised Site Plan) (C25330)** has been placed on the quasi-judicial consent agenda for approval on Tuesday, January 27, 2026 at 5:00 p.m at the City Commission meeting to be held in the commission chambers at City Hall located at 10770 West Oakland Park Blvd., Sunrise, Florida.

The City of Sunrise's City Commission Meeting will be hosted in both an in-person format and a virtual format. Telephone call in number: 954-395-2401 Access Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792.

This item may be removed from the quasi-judicial consent agenda by a commissioner of the City Commission, the staff, the applicant, or an affected party.

Any item removed from the quasi-judicial consent agenda shall be tabled to the next regularly scheduled commission meeting and will be placed on the quasi-judicial hearings. It will be your responsibility to follow up on the tabled date.

If you have any questions, please contact the Community Development Department at 954-746-3281.

Sincerely,

Lourdes Lawrence

Lourdes Lawrence
Administrative Services Manager

cc: Shannon Ley, P.E., Director of Community Development
Laura Perez, Administrative Assistant, Community Development
Scott Backman, Esq./Sara Thompson, Esq., Miskel Backman, LLP
Indian Trace Land Holdings, LLC

CITY OF SUNRISE FLORIDA

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Rezoning to PDD

Item Number: 13A **Meeting Date:** 2/10/2026

City Reference Number (C#): C25309

Item Description:

This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

Commission discussion and/or action re: Second Reading of an Ordinance of the City of Sunrise, Florida, approving a Rezoning from Community Business District (B-2) to Planned Development District (PDD) of approximately fifteen (15) acres of land generally located at the Northeast Corner of SW 160 Avenue and SW 14 Street (Indian Trace), within the City of Sunrise, Broward County, Florida; amending the zoning district map to reflect the rezoning; providing for conflict; providing for severability; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development. (Tabled CCM 1/13/26, Passed 5-0). (Tabled SCCM 2/3/26, Passed 5-0)

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Ordinance - C25309
Exhibit A - Sketch and Legal Description
Exhibit B - Staff Report
Letter of Intent
Traffic Study
Public Notice
Display Ad Proof
Public Notice - Additional Notice
Legal Ad

Background:
This item will not be heard on the February 10, 2026 City Commission meeting. The first reading was continued from the February 3, 2026 Special City Commission meeting to a Special City Commission meeting to be held on March 3, 2026 at 6:00 PM.

This is an application to rezone approximately fifteen (15) acres from Community Business District (B-2) to Planned Development District (PDD), generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), excluding the gas station, billboard site and day care center, as shown on the location map in the attached Staff Report. Concurrently, the applicant is proposing to construct a hotel on the existing vacant parcel located on the eastern portion of the subject site and in a future phase redevelop portions of the rest of the shopping center as a mixed-use development with residential, commercial, and office uses.

The property is currently zoned B-2 (Community Business District) and designated Commercial on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code. In addition, per Subsection 16-109(e) of the LDC, upon application for rezoning to a PDD district, the applicant shall provide a Development Agreement in compliance with Sections 163.3220 - 163.3243, Florida Statutes and a PDD Master Plan.

The applicant has concurrently applied for and is seeking approval of a PDD Master Plan, a Development of Regional Impact (DRI) amendment since the site is located within the 84 South DRI, and a Development Agreement for the subject site. In addition, the applicant has applied for site plan approval for a hotel on the vacant land which is expected to be presented at a future City Commission meeting.

Staff recommends approval of the proposed rezoning from Community Business District (B-2) to Planned Development District (PDD) subject to the following conditions as listed below:

1. The applicant shall provide an executed and unified control document prior to the first building permit for vertical construction as approved by the City Attorney's Office.
2. City Commission approval of the associated Master Plan (MP-000303-2025).
3. City Commission approval of the associated Development Agreement (DEVAG-000209-2025).

Staff completed an open building permit and code violation search. There are five open building permits and no active code violations or liens.

For more information on this item, including any of the attachments to this item or additional backup information, please contact the Community Development Department staff member identified below.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jim Koeth Phone: 954-746-3279

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Weston Hotel Management 18 LLC (Applicant) has applied to amend the City of Sunrise's Zoning Map; and

WHEREAS, the Applicant desires to rezone from Community Business District (B-2) to Planned Development District (PDD), approximately 15 acres of land generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), within the City of Sunrise, Florida; and

WHEREAS, the area to be rezoned excludes the existing gas station, billboard site, and day care center as reflected in the sketch and legal description attached to and made a part of this Ordinance as Exhibit A; and

WHEREAS, in accordance with the City's Comprehensive Plan, the underlying land use designation for the subject property is Commercial, and in accordance with the Broward County Land Use Plan, the underlying land use designation for the subject property is Commerce, both of which allow for the Planned Development District (PDD) zoning designation; and

WHEREAS, the Planning and Zoning Board held a meeting on Thursday, December 4, 2025, and recommended approval of the proposed rezoning; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing as required by law regarding the proposed rezoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Rezoning and Amendment to Zoning District Map. Pursuant to Application No. RZ-000203-2025, the approximately 15 acres of land generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more particularly described in the sketch and legal description attached to and made a part of this Ordinance as Exhibit A, is rezoned from Community Business District (B-2) to Planned Development District (PDD). The City of Sunrise Zoning District Map is hereby amended accordingly from Community Business District (B-2) to Planned Development District (PDD). The Applicant, the property owner, and their successors and assigns shall comply with all staff recommendations and conditions set forth in the Community Development Department's Staff Report to the City Commission, including those in the Staff Recommendation to the Planning and Zoning Board section. A copy of the Staff Report is attached to and made a part of this Ordinance as Exhibit B.

Section 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 6. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this _____ DAY OF_____, 2026.

PASSED AND ADOPTED upon this second reading this _____ DAY OF_____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

FIRST READING		SECOND READING	
MOTION:	_____	MOTION:	_____
SECOND:	_____	SECOND:	_____
CLARKE:	____	CLARKE:	____
GUZMAN:	____	GUZMAN:	____
KERCH:	____	KERCH:	____
SCUOTTO:	____	SCUOTTO:	____
RYAN:	____	RYAN:	____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION:

ALL OF PARCEL "K-2" AND A PORTION OF PARCEL "K", "**NEW RIVER ESTATES, SECTION NINE"**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "K-2"; THENCE NORTH 89°52'18" EAST, ALONG THE NORTH LINE OF SAID PARCELS "K-2" AND "K", A DISTANCE OF 434.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 354.39 FEET, A CENTRAL ANGLE OF 16°43'54", FOR AN ARC DISTANCE OF 103.49 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°07'42" EAST 133.91 FEET; THENCE SOUTH 64°07'42" EAST 20.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2232.21 FEET, A CENTRAL ANGLE OF 09°18'54", FOR AN ARC DISTANCE OF 362.91 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 55°38'39" EAST, ALSO BEING REFERENCE POINT 'A'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8859.37 FEET, A CENTRAL ANGLE OF 05°15'37", FOR AN ARC DISTANCE OF 813.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "K"; THENCE SOUTH 89°46'02" WEST 476.29 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "K"; THENCE NORTH 00°07'42" WEST ALONG THE WEST LINE OF SAID PARCEL "K" 428.83 FEET; THENCE NORTH 89°52'18" EAST 200.00 FEET; THENCE NORTH 00°07'42" WEST 185.00 FEET; THENCE SOUTH 89°52'18" WEST 195.15 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 08°46'02" EAST ALONG SAID WEST LINE 214.36 FEET; THENCE NORTH 00°07'42" WEST ALONG THE WEST LINE OF SAID PARCEL "K-2" 208.71 FEET TO THE **POINT OF BEGINNING**.

LESS THE FOLLOWING:

A PORTION OF PARCEL "K", "**NEW RIVER ESTATES, SECTION NINE"**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT REFERENCE POINT 'A' BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 55°38'39" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8859.37 FEET, A CENTRAL ANGLE OF 00°10'44", FOR AN ARC DISTANCE OF 27.65 FEET; THENCE NORTH 55°49'23" WEST 25.12 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 32°37'24" WEST 24.02 FEET; THENCE NORTH 61°30'29" WEST 30.78 FEET; THENCE NORTH 61°30'45" WEST 23.42 FEET; THENCE NORTH 32°37'24" EAST 27.93 FEET; THENCE SOUTH 57°22'49" EAST 54.06 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 652,131 SQUARE FEET (14.9709 ACRES), MORE OR LESS.

CLIENT: H & M DEVELOPMENT	
SCALE: N/A	DRAWN: L.H.
ORDER NO.: 75103C; 73921C	
DATE: 2/11/25; REV 11/18/25	
REZONING	
SUNRISE, BROWARD COUNTY, FLORIDA	
FOR: SUNRISE HOTEL SITE	

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE

John F Pulice
Digitally signed by John F Pulice
Date: 2025.11.18 17:56:47 -05'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION
BY
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SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

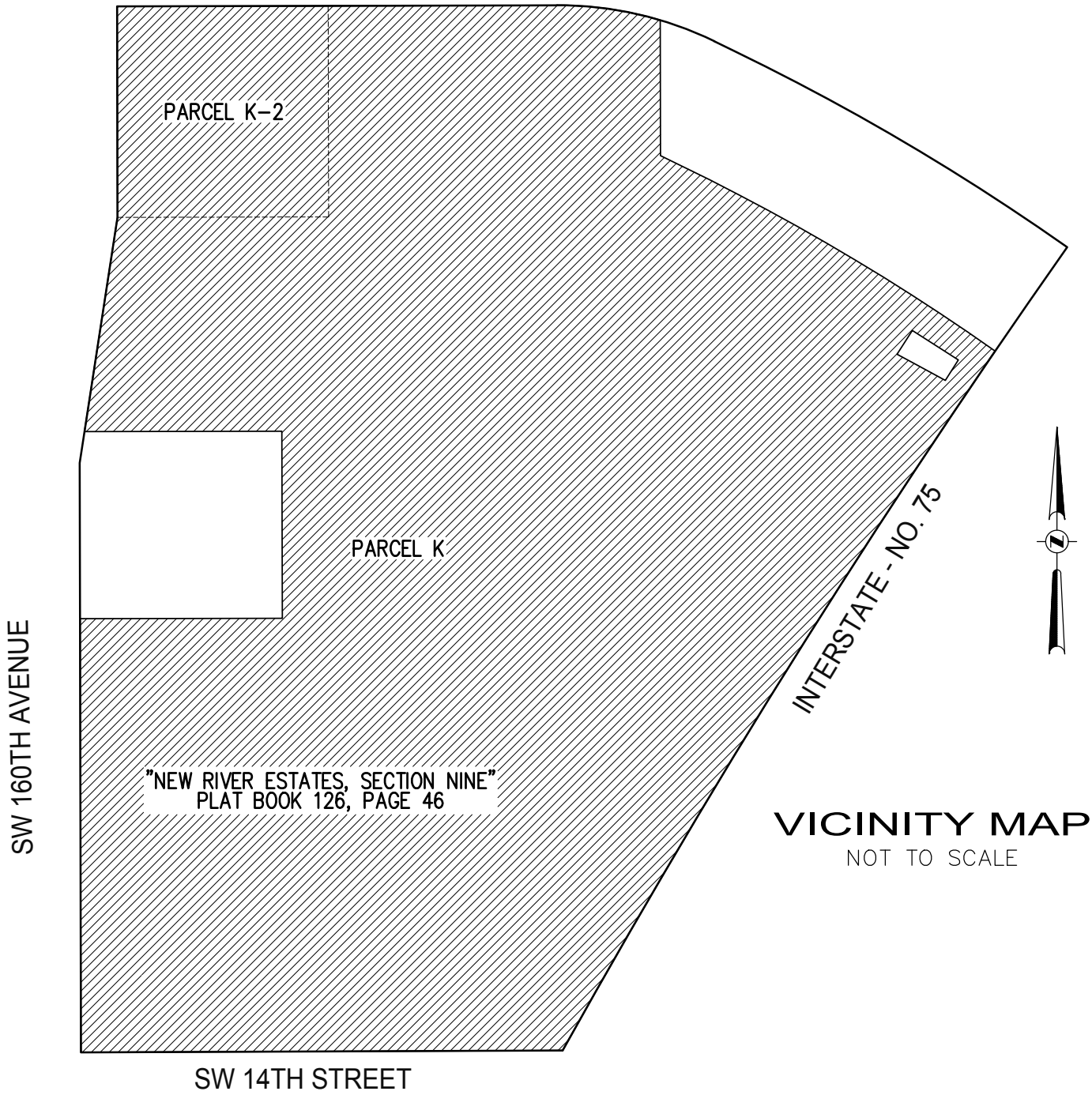
NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE NORTH LINE OF PARCEL "K" BEING N89°52'18"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: H & M DEVELOPMENT	
SCALE: N/A	DRAWN: L.H.
ORDER NO.: 75103C; 73921C	
DATE: 2/11/25; REV 11/18/25	
REZONING	
SUNRISE, BROWARD COUNTY, FLORIDA	
FOR: SUNRISE HOTEL SITE	

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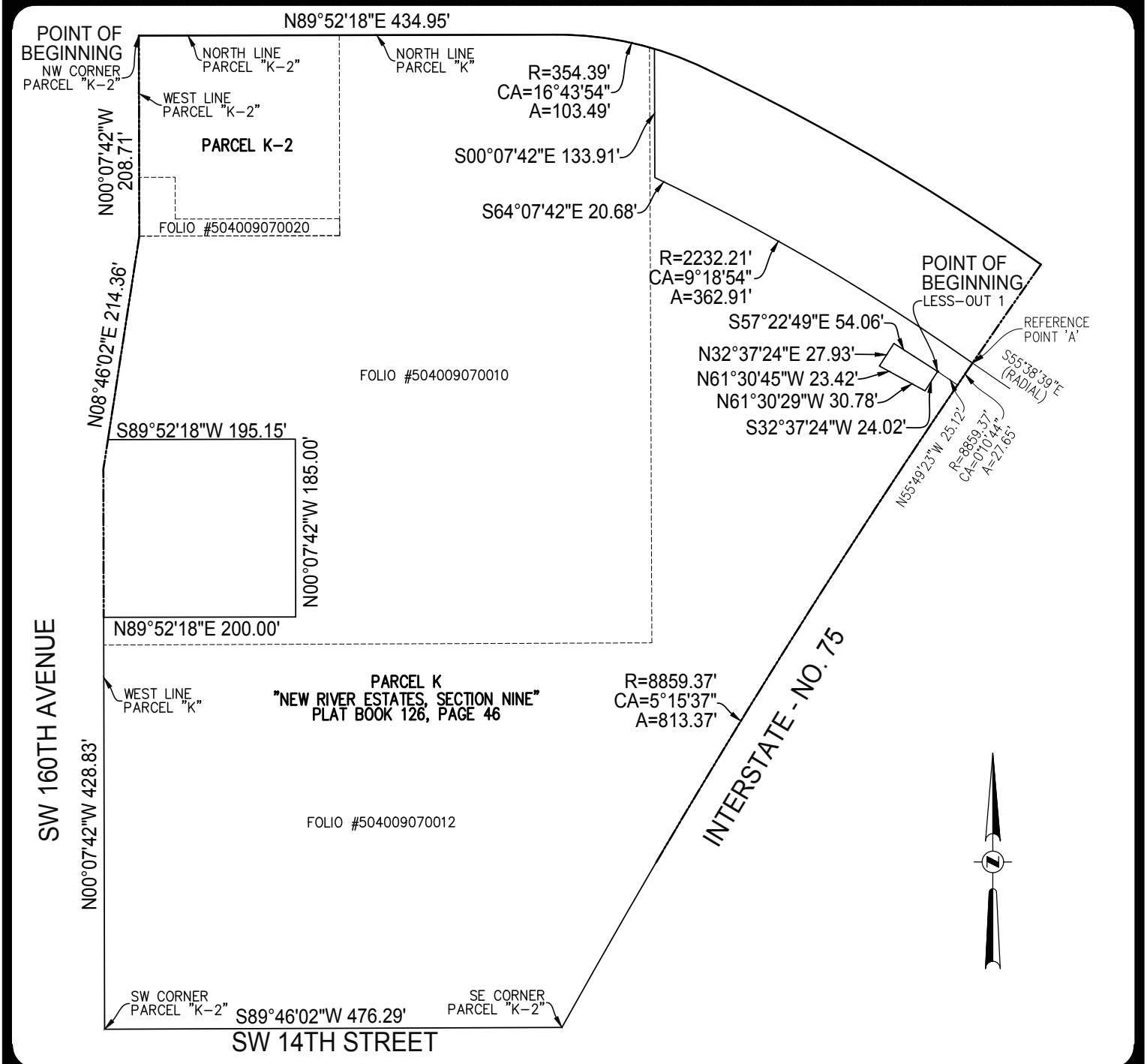


VICINITY MAP
NOT TO SCALE

CLIENT: H & M DEVELOPMENT	
SCALE: NTS	DRAWN: L.H.
ORDER NO.: 75103C; 73921C	
DATE: 2/11/25; REV 11/18/25	
REZONING	
SUNRISE, BROWARD COUNTY, FLORIDA	
FOR: SUNRISE HOTEL SITE	

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CLIENT: H & M DEVELOPMENT	
SCALE: 1"=150'	DRAWN: L.H.
ORDER NO.: 75103C; 73921C	
DATE: 2/11/25; REV 11/18/25	
REZONING	
SUNRISE, BROWARD COUNTY, FLORIDA	
FOR: SUNRISE HOTEL SITE	

SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND & ABBREVIATIONS:

R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH

STAFF REPORT

CAMINO REAL (REZONING)

Summary

This is an application to rezone approximately fifteen (15) acres from Community Business District (B-2) to Planned Development District (PDD), generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), excluding the gas station, billboard site and day care center, as shown on the location map. Concurrently, the applicant is proposing to construct a hotel on the existing vacant parcel located on the eastern portion of the subject site and in a future phase redevelop portions of the rest of the shopping center as a mixed-use development with residential, commercial and office uses.

The property is currently zoned B-2 (Community Business District) and designated Commercial on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code (LDC). In addition, per Subsection 16-109(e) of the LDC, upon application for rezoning to a PDD district, the applicant shall provide a Development Agreement in compliance with Sections 163.3220 - 163.3243, Florida Statutes and a PDD Master Plan.

The applicant has concurrently applied for and is seeking approval of a PDD Master, a Development of Regional Impact (DRI) amendment since the site is located within the 84 South DRI, and a Development Agreement for the subject site. In addition, the applicant has applied for site plan approval for a hotel on the vacant land.

General Information

The subject site's original master plan and phase I site plan was approved on April 27,1987 via Resolution No. 87-90 and subsequently approvals for other phased buildings were approved.

The site includes a commercial shopping center, known as Indian Trace Shopping Center, which includes retail, restaurant, a movie theater, a five (5) story office building, and vacant undeveloped land on the eastern section of the site. A billboard parcel is located within the proposed site for rezoning, however that portion is excluded from the rezoning request, as well as the existing gas station and day care center. Two vehicular access points exist from SW 160 Avenue.

Surrounding property uses include I-75 to the east, a hotel south across SW 14 Street within the Town of Davie, a gas station with a B-2 (Community Business District) zoning designation and a shopping center within the City of Weston across SW 160 Avenue on the west. To the north of the site is a day care center with a B-2 (Community Business District) zoning designation, a canal with a R-OS (Recreation-Open Space) zoning designation and a single family residential community with RS-3 (Low Density Single-Family Residential District).

Project Description

As per the City's LDC Sec. 16-109, the proposed rezoning provides the opportunity for additional design types by allowing for greater flexibility, creativity, and innovation in land development than other conventional zoning districts. This rezoning request is being proposed in order to facilitate the development of the vacant land (also known as Parcel 1) into a hotel located on the eastern portion of the subject site, as well as redevelopment of portions of the remaining shopping center as a mixed-use development with residential use at a future date.

As per Sec. 16-109(d)(13)(a) for Planned Development District (PDD) Development Standards, a developer seeking to rezone land to a PDD district may submit with the rezoning application proposed supplemental regulations for the PDD, to be included in the development agreement. Such submittal shall identify each provision of the proposed supplemental regulations that is in conflict with the PDD development regulations as provided in subsection (d). If approved as part of the PDD rezoning, the supplemental regulations shall supersede existing LDC regulations. The applicant is proposing the following alternative standards:

Proposed Setback Deviations Table

City Code Section	Deviation Type	Requirement	Provided	Justification
16-78(g)	Building Setbacks	Parcel 1 East Property Line: Adjacent to I-75': Min. of 75'	Parcel 1 11'-6"	Due to the adjacency of I-75, the building setback has been reduced to minimize the impact on the adjacent parcels and due to odd parcel shape/format. Additionally, required mitigation trees are proposed within the FDOT I-75 ROW to be installed by FDOT with the future roadway improvements project. These trees shall be bonded with the city via a fee-in-lieu contribution until after the 1 yr guarantee period post-installation. The future trees in the FDOT ROW will provide additional screening

				of the proposed development. Furthermore, enhanced landscaping including shrubs and groundcovers above code and a continuous Hedgerow planted at 60” height and maintained at 6 ft are provided within the on-site 9.5-foot minimum landscape buffer strip.

Proposed Parking & Loading Deviations Table

City Code Section	Deviation Type	Requirement	Provided	Justification
	Internal Sidewalks	Minimum of 5’ wide	Minimum of 4’ wide	Walkways within the parking areas are for internal purposes and therefore are proposed as 4’ wide, not the 5’ requested. These 4’ walkways allow the safe passage through the parking areas within the site. The sidewalks at the accessible spaces and at the primary connections to the building will be 5’ wide.
16-148 (d) (4)	Loading Zones for Parcel 1	Minimum of 2 required	1	Due to the nature of a hotel operation (limited deliveries/ laundry is performed in-house), the need to the second loading zone is not necessary.
16-142(b)(1)(a)	Standard Parking Space Size	10’ x 20’	9’ x 18’	The resulting parking areas due to the geometry of the property and the preferred building placement are best utilized using 9’ x 18’ standard parking spaces.

Proposed Open Space Deviations Table

City Code Section	Deviation Type	Requirement	Provided	Justification
16-109 (d) (8)	Open space	Minimum 15%	3.5%	Common open space has been provided in the form of public art located at the hotel entry, as well as the existing common open space within the shopping center. Additional open space will be provided in Phase 2 to reduce the deviation request.

Landscape Deviations

In order to provide the proposed landscaping in excess of current code requirements,

some of the site-specific landscape requirements shall be relocated from the code-required areas, to the various areas within the site. The code required quantity of trees shall be provided on-site but their location may not be in the code-required location. Therefore, the landscape design for the Project shall adhere to the provisions contained in Article VIII, Functional Landscaping of the City of Sunrise Code or Ordinances, except as set forth with the following deviations.

Proposed Landscape Deviations Table

City Code Section	Deviation Type	Requirement	Provided	Justification
Sec.16-169.(a)(1)a	Berm & Landscape Strip width	~~Combined 24" ht Min. Berm w/ 24" ht Shrub Line to 4 ft ht within Landscape Strip 20 ft width where abutting a trafficway (East @ I-75)~~ A bermed landscaped strip at least 20 foot width where abutting a trafficway (East @ I-75)	For Parcel 1: -9.5 ft Min. landscape strip (at back of house service sidewalk) -No Berm ~~-60" Ht. Hedge at install provided, to be maintained at 6 ft Ht~~	Due to the adjacency of I-75, odd parcel shape/format, and to minimize impacts to adjacent parcels **To be Provided:** -Enhanced landscaping including shrubs and ground covers above code are provided within the on-site 9.5 minimum landscape buffer strip. -Required Buffer trees provided including large maturing Shade Trees and meet intent of Code. Small trees are provided within the existing billboard view corridor & counted @ 2:1
Sec.16-169.(a).1.c	Berm Height Requirements	Average height of the berm plus hedge or shrub line shall be at least (4) feet The berm must be a minimum of (24) inches in height	-No Berm -60 inch height. Hedge at install provided, to be maintained at 6 feet Height	To be Provided: -Enhanced landscaping including shrubs and ground covers above code are provided within the on-site 9.5 foot minimum landscape buffer strip.
Sec.16-169.(a).2	Tree specifications	A required landscape strip shall include (1) tree per each (25) lineal feet or fraction thereof. No branching shall be permitted below five (5) feet except when said branches overhang a	-Branching proposed at 3.5 to 4 feet for small trees except in areas that overhang into pedestrian paths and bike lanes.	To be Provided: -Required Buffer trees provided including large maturing Shade Trees and meet intent of Code. Small trees are provided within the existing billboard view corridor & counted @ 2:1

		pedestrian or bike path		
Sec.16-169.(c)(2)	Grouping of Parking ~~and landscape islands~~	No grouping of parking spaces shall exceed eight (8) in a row	~~Five (5)~~ Six (6) groupings of parking to have nine (9) spaces in a row	This will help facilitate pedestrian circulation & accessibility to the principal structure
Sec.16-169.(c).2.a	Landscape Islands and Medians	Landscape islands and medians required to be 8 feet wide not including curbing	Landscape islands and medians proposed at 8 feet wide, including curbing	Due to odd parcel shape/format, increasing the landscape island and median width would require reducing drive aisle width below minimum code requirements.
Sec.16-169.(d).1	Pedestrian Zone Landscaping	In no case shall the required pedestrian zone have a foundation planting area less than eight (8) feet in width; nor shall more than five (5) feet of the width of the required pedestrian zone be paved except for necessary access perpendicular to building entries	For parcel 1: 10 FT Minimum Pedestrian Zone Landscaping (PZL), width to be provided with a planting area no less than 5 ft width. Required PZL may be relocated and the required planting areas reduced to no less than 2.5 ft width when recreational or other outdoor amenity spaces are proposed as part of the development South Façade: Min. 14.84 FT PZL w/ 9.84 FT Planting Area West Façade: Min. 10.5 FT PZL w/ 5.5 FT Planting Area, except Min. 2.5 FT Planting Area where PZL is relocated to South & West of pool terrace North Façade: 5 FT PLZ; 0 FT Planting Area, except Min. 4.45 FT Planting Area where PZL is relocated to North of pool terrace	Due to odd parcel shape/format, to provide site specific amenities incidental to the principal use (such as a pool for a hotel use, etc.), a reduced Pedestrian Zone Landscaping (PZL) width may be necessary in certain locations to accommodate required accessible routes

Sec.16-169.(d).3	Tree dimensions in Pedestrian Zone Landscape	Façade Ht.: 36 feet & greater Evergreen Tree Height: 18'-20' Ht., 9' spread Palm Ht.: 24-30 ft	Evergreen trees to be provided at 18' ht. Min. height, however where Slow Growing species are proposed, no less than 7 ft spread is specified	Reduced tree spreads provided in the PZL due to reduced PZL width and proximity to the multi-story structure.

Staff Evaluation

The applicant has addressed the criteria established in Subsection 16-38(c) of the LDC for approval of the proposed rezoning as follows:

(1) **That the request is consistent with the goals, objectives, policies, and intent of the City's Comprehensive Plan.**

Applicant Response: The applicant states the proposed Rezoning application is consistent with the following goals, objectives and policies of the City Comprehensive Plan:

Future Land Use Element

Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.

Applicant Response: The proposed rezoning seeks to provide a diverse mix of uses that will target the needs of the surrounding neighborhoods. The purpose of seeking the PDD zoning designation is to enable the property owner to deliver a wide range and mix of uses that could not be achieved under the current zoning designation.

Policy 2.1.3: The City of Sunrise shall continue to encourage integration of mixed land uses by utilizing innovative environmental protection regulations and zoning techniques such as planned commercial/office development with residential, public schools and environmental areas where suitable.

Applicant Response: By seeking the PDD zoning designation, the property is able to provide commercial, office and hotel uses within close proximity to one another. The goal is to create opportunities for less vehicular traffic and more availability to walk or bike to nearby commercial uses for those that work or live in close proximity to the Property.

Policy 16.1.1: Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned. Emphasis shall be placed on pedestrian safety, joint use of open space, and coordinating drainage filtration and retention systems.

Applicant Response: The proposed rezoning establishes subdivision and land development regulations that will facilitate a well-planned, orderly, and aesthetically compatible development within the City. The rezoning supports a mix of uses that will enable the effective revitalization of the site. As the Property is already developed, the essential capital improvements— including roadway, utility, and drainage infrastructure—are in place to support the proposed Project. In addition, the Project will enhance pedestrian connectivity by providing a new sidewalk linking the proposed hotel to the existing shopping center, along with improved open spaces and an interconnected drainage system.

Goal 9 - Provide opportunities to serve the current and future needs of the City of Sunrise population and economy.

Applicant Response: The proposed PDD rezoning will facilitate the redevelopment of an underutilized parcel and enhance the existing commercial uses within the adjacent shopping center by introducing a modern, high-quality hotel use that is compatible with the surrounding area. The Project will serve as a catalyst for reinvestment on the Property and support the continued growth and economic vitality of the surrounding community. By improving the existing commercial environment and incorporating a new hospitality use, the proposed development is consistent with the City's long-term planning objectives and will provide additional amenities and opportunities for both residents and visitors.

Goal 14 - Protect Potable Water Wellfields, Zones of Influence, Wetlands and Areas Impacted by Mining and Fracking.

Applicant Response: This site is not within a potable water wellfield and there are no existing wetlands on the site.

Goal 15 - To minimize off-site runoff, flooding and erosion.

Applicant Response: The site is already permitted by SFWMD as part of the 84 South master drainage permit from SFWMD. A permit modification was later permitted for the Indian Trace Center under permit 06-00243-S. The drainage system is only required by provide ½" of dry pretreatment prior to discharging to the canal to the north. Water quality and water quantity are already provided for this site within the master lake system.

(2) That the request is consistent with the density, intensity and general uses set forth in the city's future land use map (FLUM).

Applicant Response: The proposed rezoning is consistent with the underlying Commercial future land use designation, which allows commercial, office and hotel uses. Additionally, residential uses are permitted, without the need to amend the City of Sunrise Future Land Use Plan map, provided that the City of Sunrise applies Flexibility and Redevelopment Units to the parcel pursuant to Policies 2.10.1 and 2.35.1 of the Broward County Land Use Plan (BCLUP) and the "Administrative Rules Document" Article 3.If Flexibility and Redevelopment units are not allocated, a future land use amendment may be required.

(3) That the request meets the purpose and criteria set forth in the city's land development code for the zoning district into which the property is to be converted.

Applicant Response: Section 16-109(a) of the Land Development Code states the purpose and intent of the PDD district ". . . is to promote and regulate the planned development of large projects, by allowing greater freedom of design, by improving the opportunity for flexibility, creativity and innovation in land development, by limiting the expenditure of public funds, and by achieving the intent of land use regulations." This section specifically lists the below criteria as the intent and purpose of the PDD district.

- Allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties.

  Applicant Response: The application of the PDD zoning designation will facilitate a coordinated mix of hotel, commercial, and future residential uses that are compatible with the surrounding development context. The Property is primarily bordered by commercial uses and I-75, with residential neighborhoods situated to the north. The proposed mix of uses has been thoughtfully planned to ensure compatibility with adjacent land uses and to maintain consistency with the established character and functional intent of the area.

- Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land development regulations.

  Applicant Response: The Camino Real PDD will reduce improvement costs by creating a unified mixed-use development that relies on existing roadways and infrastructure. Applying the PDD zoning designation allows for a more efficient use of land and avoids the need for additional utility and roadway extensions that might otherwise be required under conventional zoning regulations.

- Conserve the natural amenities of land by encouraging the preservation of

environmentally significant, scenic or functional open space.

Applicant Response: There are no environmentally significant or scenic lands within the Camino Real PDD.

- Provide the maximum opportunity for the application of innovative site planning concepts to the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate size, shape and location.

Applicant Response: Per Section 16-109(d)(1), the minimum size for a PDD district is eight (8) acres. The Camino Real PDD is approximately 15 acres which exceeds this minimum and features a size and shape well suited to support a thoughtfully planned mix of hotel, commercial, office, and residential uses. Its location, along I-75, provides an ideal location to incorporate innovative site planning and design opportunities.

Phase 1 focuses on the development of a 174-room hotel, with site and building design that reflects an innovative approach to creating an aesthetically pleasing environment that supports both visitors and the surrounding community. The hotel parcel's design balances functionality with visual appeal, setting the tone for future development, and will include buildings of varying scales to create a neighborhood feel, while allowing for open areas that will serve as gathering spaces.

Phase 2 includes the existing Indian Trace Shopping Center, which provides ongoing commercial and office uses that will remain in place for the near future. Future plans for this phase will introduce residential, commercial, and office uses, further expanding the mixed-use character of the PDD.

- Ensure that development will occur according to the land use, site design, population density, building coverage, improvement standards, and construction phasing as authorized through the approval of a PDD master plan.

Applicant Response: All development within the Camino Real PDD will comply with all the standards listed within these guidelines and within the approved Camino Real PDD Master Plan.

- Provide the city commission a greater opportunity to enforce the goals, objectives and policies of the Comprehensive Plan on site-specific projects.

Applicant Response: Proposal is consistent with the Comprehensive Plan.

- Ensure that concurrent development of all uses will occur as the project is developed, so that the presumed synergy of the mixed uses will be achieved.

  Applicant Response: The proposed development is planned in multiple phases to foster the synergy inherent in mixed-use projects. Phase 1, focused on the hotel, establishes a foundational use that supports and attracts activity to the site. Phase 2, which includes the existing Indian Trace Shopping Center with commercial and office uses, is anticipated to introduce additional residential, commercial, and office development over time. Additionally, future pedestrian connections and improvements with access to transit and pedestrian facilities on SW 160th Ave. will be provided in Phase 2. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals.

- Provide for other limitations, restrictions and requirements as deemed necessary.

  Applicant Response: All design requirements for the Camino Real PDD are listed in the Design Guidelines, which provide clear criteria for architecture, landscaping, lighting, signage, and other site elements. Uses within the PDD are limited to those outlined in the proposed Design Guidelines, which currently include hotel development in Phase 1 and a mix of commercial, office, and residential uses planned for Phase 2.

- To reduce the effects of natural disasters and to promote safer environments through strategic urban design.

  Applicant Response: The building will be designed in compliance with the latest edition of the Florida Building Code, as required by the City of Sunrise Building Division which incorporates the necessary structural criteria for resistance to high-wind events. All exterior elements, including impact resistant windows and doors, roofing designed for uplift, and attachment of appurtenances (such as AC equipment) will have tested systems for compliance with all applicable codes and structural criteria. The buildings within the Master Plan will have undulating frontages and heights, assisting in the distribution of wind-loads.

  Additionally, the finished floor of the hotel will be above the flood criteria for the geographic location, and the site drainage design will be designed to absorb the above-the-minimum rainfall. The site drainage is oriented to the middle of the site, minimizing the chance of any overflow onto adjacent properties and common areas.

(4) That the request is compatible with existing and proposed uses in the general vicinity.

Applicant Response: The proposed Camino Real PDD demonstrates compatibility with the existing and proposed uses in the general vicinity. The Property is enveloped by a diverse array of commercial, office, and residential developments, including the adjacent Indian Trace Shopping Center, which currently hosts retail and office uses that will remain *for Phase 1. The Phase 1 hotel use is strategically positioned to complement local commercial activity and addresses the demand for hospitality accommodations owing to its location near I-75. A future phase is planned to incorporate additional commercial, office, and residential components, aligning with the surrounding development and land use designations. The proposed variety of uses within the PDD are appropriate for the locality and aims to enrich the existing character of the neighborhood, particularly the residential community to the north, while fostering a vibrant and integrated community environment.*

(5) That the request will not place an undue burden on existing infrastructure and existing capacity for the property or its general vicinity or that the applicant will provide appropriate improvements to offset the impacts.

Applicant Response: A concurrency analysis demonstrating that the Project will not place an undue burden on existing infrastructure and existing capacity has been provided with this submittal. Additionally, on and off-site infrastructure has been analyzed for the existing development and Phase 1 impacts. Phase 2 impacts will be analyzed and addressed (as needed) at time of redevelopment.

(6) That the request shall document any changed or changing conditions which make approval of the request appropriate.

Applicant Response: Several changing circumstances underscore the appropriateness of the proposed rezoning from B-2 to PDD. Firstly, this rezoning aims to invigorate the existing shopping center, transforming it into a more dynamic and contemporary mixed-use development that meets the current needs of residents while aligning the established upscale character of the City. Secondly, the introduction of a hotel on an underutilized vacant parcel will foster compatibility with the surrounding area, activate a strategic site along I-75, and facilitate the redevelopment of the Indian Trace Shopping Center. The original design of the shopping center in the 1980's was tailored to the needs of and be consistent with the character of the surrounding neighborhood. Over time, the needs and character of the local community; however these aspects have evolved over time. This rezoning would enable the shopping center's redeveloped into a vibrant,

mixed-use space that better reflects the contemporary character of the neighborhood. Lastly, the proposed rezoning aligns with the City's commitment to upholding high development standards and enhancing the quality of its neighborhoods.

Staff Recommendation

Staff recommends approval of the proposed rezoning from Community Business District (B-2) to Planned Development District (PDD) subject to the following conditions as listed below:

1. The applicant shall provide an executed and unified control document prior to the first building permit for vertical construction as approved by the City Attorney's Office.
2. City Commission approval of the associated Master Plan (MP-000303-2025).
3. City Commission approval of the associated Development Agreement (DEVAG-000209-2025).

Planning and Zoning Board Recommendation, December 4, 2025

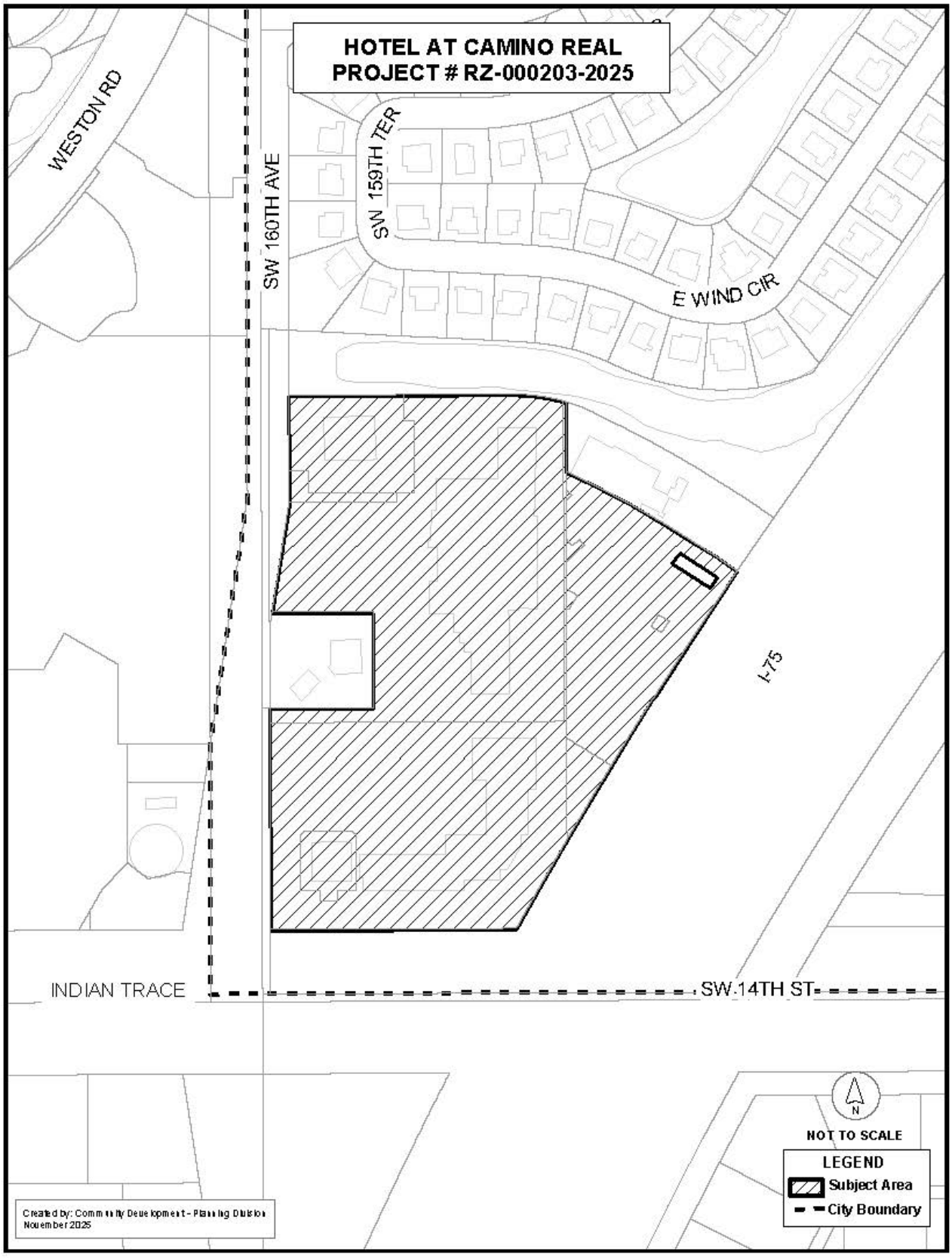
At its meeting on December 4, 2025, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, January 13, 2026

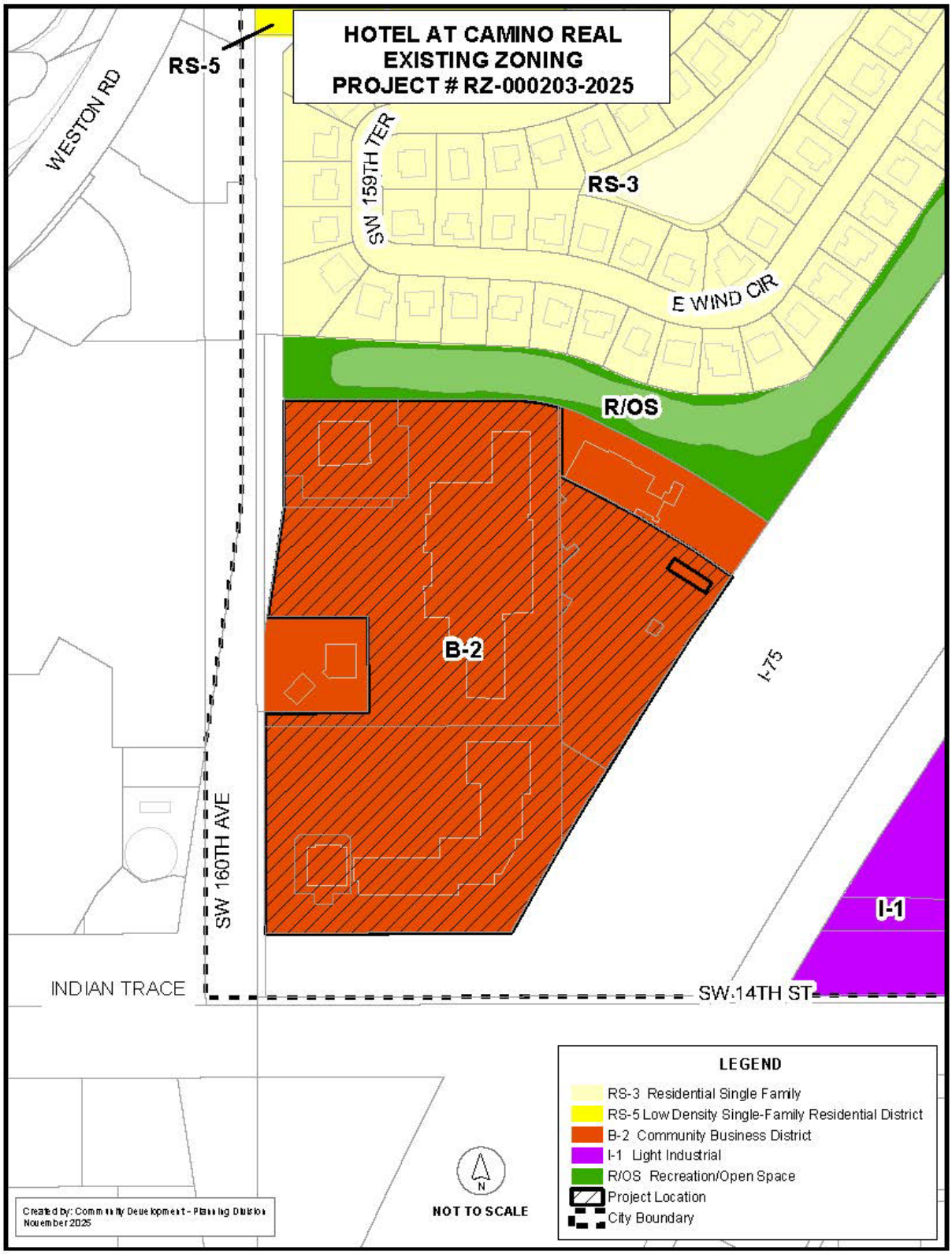
The staff report, specifically the Project Description Section in the Proposed Landscape Deviations Table has been updated as shown in strikethrough and underline to account for additional information provided. The referenced changes are not substantial. Staff recommends the approval of this application subject to the conditions listed above.

Planner: Sylvia Miller / Jim Koeth
File No. RZ-000203-2025

Location Map



Location Map with Existing Zoning Districts



MISKEL BACKMAN LLP
BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER • SAMUEL EPSTEIN

November 19, 2025

Ms. Shannon Ley, PE
Community Development Director
City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, FL 33351

RE: Camino Real PDD-Rezoning Application

Dear Ms. Ley,

Weston Hotel Management 18 LLC ("Applicant") is the contract purchaser of the +/- 2.46-acre vacant parcel generally located on the northeast corner of SW 14th Street and SW 160th Avenue (folio: 504009070011) ("Vacant Parcel") in the City of Sunrise ("City"). Adjacent to the Vacant Parcel is the Indian Trace Shopping Center (folios: 504009070010, 504009070021, 504009070012, 504009070014, 504009070015, 504009070017, and 504009070020), collectively referred to with the Vacant Parcel as the "Property." The Property, totaling 14.98 acres, is zoned B-2, Community Business on the City's Zoning Map, and contains a Commercial future land use designation on the City's Future Land Use Map.

The Indian Trace Shopping Center's master plan, approved on April 27, 1987, authorized the existing commercial and office uses on-site. It has been revised over time, most recently on December 18, 2006. Although the plan included the future development of the Vacant Parcel as an Office Showroom, this portion of the project was never constructed. Now, the Applicant proposes to rezone the Property from B-2 to Planned Development District ("PDD") to redevelop the Property in two phases. Phase 1 includes the construction of a 174-unit hotel with a swimming pool, fitness center, meeting room, and dining facilities on the Vacant Parcel. Additionally, off-site improvements are proposed in Phase 1 at the entrance along SW 160th Avenue with a new drive-way entrance consisting of new striping, landscape island with trees, a new monument sign, sidewalk, and pavers and ground cover landscaping in median. As part of the surrounding roadway improvements, the Florida Department of Transportation (FDOT) is currently designing landscape enhancements along the I-75 corridor. The Applicant is proposing additional landscaping beyond FDOT's original plan to further enhance the area. To implement these enhancements, the Applicant will enter into an agreement with the City, through which the Applicant will pay the City for the cost of the additional landscaping, and the City will then forward those funds to FDOT so the improvements can be included in FDOT's overall plan. Phase 2

envisions a future mixed-use community featuring multifamily residential units, commercial spaces, and office uses (collectively, the "Project").

As part of the existing conditions on the Property, there is a small, separately folioed parcel (folio # 504009070016) located entirely within the boundaries of the Vacant Parcel (the "Billboard Parcel"), which contains a billboard structure. A portion of the billboard aerially extends over the Vacant Parcel, as is permitted by an existing Easement Agreement recorded in ORB 49050, Page 371, in the Public Records of Broward County, Florida. Following the Applicant's purchase of the Vacant Parcel, the property lines of the Billboard Parcel will be adjusted to include the portions of the billboard structure that currently hover over the Vacant Parcel. In turn, an easement will be granted back to the Vacant Parcel to allow for continued use of the land for hotel-related site improvements, such as landscaping, drive aisles, and parking. This Billboard parcel is not a part of the rezoning application.

In connection with the submission of the rezoning application, the Applicant is submitting a Master Plan application in accordance with Section 16-109(e) of the City's Land Development Code. The full application package includes a Site Plan, a Plat Note Amendment, Development Agreement with Design Guidelines and a DRI Amendment request to support the proposed Project. All applications and documents currently under review, which includes the Rezoning, Site Plan, Plat Note Amendment, Master Plan, Development Agreement, Design Guidelines, and DRI Amendment, are intended to authorize immediate development of a hotel within Phase 1 only. Phase 2 is planned to include future residential, commercial, and office uses on the remaining portions of the Property. While these general uses have been identified, specific plans for Phase 2 have not yet been developed. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals. The Phase 2 approval process, among other things, will ensure that all concurrency and other impact associated with the proposed residential density are fully analyzed in accordance with applicable regulations.

Phase 1 of the Project will revitalize an underutilized parcel, whereas Phase 2 will enhance the existing commercial uses within the shopping center, together providing a modern, high-quality hospitality option that complements the surrounding area. The proposed Project will not only bring a quality hotel to the area but will also serve as a key step in revitalizing the Property and supporting the growth of the surrounding community. By modernizing the existing commercial uses and introducing a hotel, the Project will contribute to the City's long-term goals and provide new opportunities for residents and visitors alike. The Applicant will conduct public outreach efforts with the adjacent residential community to the north prior to the City Commission meeting.

The proposed rezoning seeks to better utilize the commercial uses to create a hub of activity that is best suited for a mix of uses that would cater to pedestrians and activities best located close to a hotel use. Per Section 16-38(c)of the City Code, the City Commission must find that a petition for a rezoning complies with each of the criteria listed below.

1. **The amendment is consistent with the goals, objectives and policies and intent of the City's Comprehensive Plan;**

   The proposed PDD rezoning is consistent with the following goals, objectives and policies of the City's Comprehensive Plan:

   Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.

   The proposed rezoning seeks to provide a diverse mix of uses that will target the needs of the surrounding neighborhoods. The purpose of seeking the PDD zoning designation is to enable the property owner to deliver a wide range and mix of uses that could not be achieved under the current zoning designation.

   Policy 2.1.3: The City of Sunrise shall continue to encourage integration of mixed land uses by utilizing innovative environmental protection regulations and zoning techniques such as planned commercial/office development with residential, public schools and environmental areas where suitable.

   By seeking the PDD zoning designation, the property is able to provide commercial, office and hotel uses within close proximity to one another. The goal is to create opportunities for less vehicular traffic and more availability to walk or bike to nearby commercial uses for those that work or live in close proximity to the Property.

   Policy 16.1.1: Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned. Emphasis shall be placed on pedestrian safety, joint use of open space, and coordinating drainage filtration and retention systems.

   The proposed rezoning establishes subdivision and land development regulations that will facilitate a well-planned, orderly, and aesthetically compatible development within the City. The rezoning supports a mix of uses that will enable the effective revitalization of the site. As the Property is already developed, the essential capital improvements— including roadway, utility, and drainage infrastructure—are in place to support the proposed Project. In addition, the Project will enhance pedestrian connectivity by providing a new

sidewalk linking the proposed hotel to the existing shopping center, along with improved open spaces and an interconnected drainage system.

Goal 9 - Provide opportunities to serve the current and future needs of the City of Sunrise population and economy.

The proposed PDD rezoning will facilitate the redevelopment of an underutilized parcel and enhance the existing commercial uses within the adjacent shopping center by introducing a modern, high-quality hotel use that is compatible with the surrounding area. The Project will serve as a catalyst for reinvestment on the Property and support the continued growth and economic vitality of the surrounding community. By improving the existing commercial environment and incorporating a new hospitality use, the proposed development is consistent with the City's long-term planning objectives and will provide additional amenities and opportunities for both residents and visitors.

Goal 14 - Protect Potable Water Wellfields, Zones of Influence, Wetlands and Areas Impacted by Mining and Fracking.

This site is not within a potable water wellfield and there are no existing wetlands on the site.

Goal 15 - To minimize off-site runoff, flooding and erosion.

The site is already permitted by SFWMD as part of the 84 South master drainage permit from SFWMD. A permit modification was later permitted for the Indian Trace Center under permit 06-00243-S The drainage system is only required by provide ½" of dry pretreatment prior to discharging to the canal to the north. Water quality and water quantity are already provided for this site within the master lake system.

2. **That the request is consistent with the density, intensity and general uses set forth in the city's future land use map (FLUM).**

   The proposed rezoning is consistent with the underlying Commercial future land use designation, which allows commercial, office and hotel uses. Additionally, residential uses are permitted, without the need to amend the City of Sunrise Future Land Use Plan map, provided that the City of Sunrise applies Flexibility and Redevelopment Units to the parcel pursuant to Policies 2.10.1 and 2.35.1 of the Broward County Land Use Plan (BCLUP) and the "Administrative Rules Document" Article 3.

3. **That the request meets the purpose and criteria set forth in the city's land development code for the zoning district into which the property is to be converted.**

Section 16-109(a) of the Land Development Code states the purpose and intent of the PDD district ". . . is to promote and regulate the planned development of large projects, by allowing greater freedom of design, by improving the opportunity for flexibility, creativity and innovation in land development, by limiting the expenditure of public funds, and by achieving the intent of land use regulations." This section specifically lists the below criteria as the intent and purpose of the PDD district.

1) **Allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties.**

   The application of the PDD zoning designation will facilitate a coordinated mix of hotel, commercial, and future residential uses that are compatible with the surrounding development context. The Property is primarily bordered by commercial uses and I-75, with residential neighborhoods situated to the north. The proposed mix of uses has been thoughtfully planned to ensure compatibility with adjacent land uses and to maintain consistency with the established character and functional intent of the area.

2) **Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land development regulations.**

   The Camino Real PDD will reduce improvement costs by creating a unified mixed-use development that relies on existing roadways and infrastructure. Applying the PDD zoning designation allows for a more efficient use of land and avoids the need for additional utility and roadway extensions that might otherwise be required under conventional zoning regulations.

3) **Conserve the natural amenities of land by encouraging the preservation of environmentally significant, scenic or functional open space.**

   There are no environmentally significant or scenic lands within the Camino Real PDD.

4) **Provide the maximum opportunity for the application of innovative site planning concepts to the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate size, shape and location.**

Per Section 16-109(d)(1), the minimum size for a PDD district is ten (10) acres. The Camino Real PDD is 14.98 acres which exceeds this minimum and features a size and shape well suited to support a thoughtfully planned mix of hotel, commercial, office, and residential uses. Its location, along I-75, provides an ideal location to incorporate innovative site planning and design opportunities.

Phase 1 focuses on the development of a 174-room hotel, with site and building design that reflects an innovative approach to creating an aesthetically pleasing environment that supports both visitors and the surrounding community. The hotel parcel's design balances functionality with visual appeal, setting the tone for future development, and will include buildings of varying scales to create a neighborhood feel, while allowing for open areas that will serve as gathering spaces.

Phase 2 includes the existing Indian Trace Shopping Center, which provides ongoing commercial and office uses that will remain in place for the near future. Future plans for this phase will introduce residential, commercial, and office uses, further expanding the mixed-use character of the PDD.

5) **Ensure that development will occur according to the land use, site design, population density, building coverage, improvement standards, and construction phasing as authorized through the approval of a PDD master plan.**

All development within the Camino Real PDD will comply with all the standards listed within these guidelines and within the approved Camino Real PDD Master Plan.

6) **Provide the city commission a greater opportunity to enforce the goals, objectives and policies of the Comprehensive Plan on site-specific projects.**

Please refer to the response to Section 16-38(c)(1) provided on page 2 above.

7) **Ensure that concurrent development of all uses will occur as the project is developed, so that the presumed synergy of the mixed uses will be achieved.**

The proposed development is planned in multiple phases to foster the synergy inherent in mixed-use projects. Phase 1, focused on the hotel, establishes a foundational use that supports and attracts activity to the site. Phase 2, which includes the existing Indian Trace Shopping Center with commercial and office uses, is anticipated to introduce additional residential, commercial, and office development

over time. Additionally, future pedestrian connections and improvements with access to transit and pedestrian facilities on SW 160th Ave. will be provided in Phase 2. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals.

8) Provide for other limitations, restrictions and requirements as deemed necessary.

All design requirements for the Camino Real PDD are listed in the Design Guidelines, which provide clear criteria for architecture, landscaping, lighting, signage, and other site elements. Uses within the PDD are limited to those outlined in the proposed Design Guidelines, which currently include hotel development in Phase 1 and a mix of commercial, office, and residential uses planned for Phase 2.

9) To reduce the effects of natural disasters and to promote safer environments through strategic urban design.

The building will be designed in compliance with the latest edition of the Florida Building Code, as required by the City of Sunrise Building Division which incorporates the necessary structural criteria for resistance to high-wind events. All exterior elements, including impact resistant windows anddoors, roofing designed for uplift, and attachment of appurtenances (such as AC equipment) will have tested systems for compliance with all applicable codes and structural criteria. The buildings within the Master Plan will have undulating frontages and heights, assisting in the distribution of wind-loads.

Additionally, the finished floor of the hotel will be above the flood criteria for the geographic location, and the site drainage design will be designed to absorb the above-the-minimum rainfall. The site drainage is oriented to the middle of the site, minimizing the chance of any overflow onto adjacent properties and common areas.

4. That the request is compatible with existing and proposed uses in the general vicinity.

The proposed Camino Real PDD demonstrates compatibility with the existing and proposed uses in the general vicinity. The Property is enveloped by a diverse array of

commercial, office, and residential developments, including the adjacent Indian Trace Shopping Center, which currently hosts retail and office uses that will remain intact . The Phase 1 hotel use is strategically positioned to complement local commercial activity and addresses the demand for hospitality accommodations owing to its location near I-75. A future phase is planned to incorporate additional commercial, office, and residential components, aligning with the surrounding development and land use designations. The proposed variety of uses within the PDD are appropriate for the locality and aims to enrich the existing character of the neighborhood, particularly the residential community to the north, while fostering a vibrant and integrated community environment.

5. **That the request will not place an undue burden on existing infrastructure and existing capacity for the property or its general vicinity or that the applicant will provide appropriate improvements to offset the impacts.**

   A concurrency analysis demonstrating that the Project will not place an undue burden on existing infrastructure and existing capacity has been provided with this submittal. Additionally, on and off-site infrastructure has been analyzed for the existing development and Phase 1 impacts. Phase 2 impacts will be analyzed and addressed (as needed) at time of Redevelopment (as defined in the development agreement and design guidelines).

6. **That the request shall document any changed or changing conditions which make approval of the request appropriate.**

   Several changing circumstances underscore the appropriateness of the proposed rezoning from B-2 to PDD. Firstly, this rezoning aims to invigorate the existing shopping center, transforming it into a more dynamic and contemporary mixed-use development that meets the current needs of residents while aligning the established upscale character of the City. Secondly, the introducing a hotel on an underutilized vacant parcel will foster compatibility with the surrounding area, activate a strategic site along I-75, and facilitate the redevelopment of the Indian Trace Shopping Center. The original design of the shopping center in the 1980's was tailored to the needs of and be consistent with the character of the surrounding neighborhood. Over time, the needs and character of the local community; however these aspects have evolved over time. This rezoning would enable the shopping center's redeveloped into a vibrant, mixed-use space that that better reflects the contemporary character of the neighborhood. Lastly, the proposed rezoning aligns with the City's commitment to upholding high development standards and enhancing the quality of its neighborhoods.

Following your review, if you have any questions or require additional information, please feel free to contact me.

Thank you,

Scott Backman, Esq.
sbackman@miskelbackman.com

Bowman

Indian Trace Center

Traffic Analysis

Broward County, Florida

Bowman Project No. 314281-01-001

Prepared for:

H&M Development, LLC.
20200 West Dixie Hwy. Suite 1206
Aventura, FL 33180

August 2025

bowman.com

Indian Trace Center
Traffic Analysis

Broward County, FL

Prepared for:
H&M Development, LLC.
20200 West Dixie Hwy. Suite 1206
Aventura, FL 33180

Prepared by:
Bowman Consulting Group, Ltd.
2090 Palm Beach Lakes Blvd, Suite 400
West Palm Beach, FL 33409
561.840.8650



Natalia T. Lercari, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers

August 2025

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Introduction

Bowman Consulting Group, LTD. (Bowman) has prepared a traffic analysis for the redevelopment of the Indian Trace Center, located at the northeast corner of Indian Trace/SW 14 Street and SW 160 Avenue, in the City of Sunrise, Florida. The site currently includes 100,776 square feet of commercial and 29,000 square feet of office, as well as a vacant parcel that is approved for 22,800 square feet of warehouse and 7,800 square feet of office. The vacant parcel will be redeveloped to include a 174-room hotel.

This study evaluates the traffic impacts associated with the proposed development on the surrounding roadway network for three (3) scenarios: Existing (2025) conditions, Background (2027) conditions (future traffic without project traffic), and Total (2027) conditions (future traffic with project traffic). The study methodology letter is included in **Appendix A**. The site location is graphically depicted on **Figure 1**. The site plan is attached in **Appendix B**.

The study area for the project includes the following study intersections, graphically shown on Figure 1:

- SW 160 Avenue at Indian Trace (unsignalized)
- SW 160 Avenue at Indian Trace Center Entrance (unsignalized)

Figure 1 Site Location



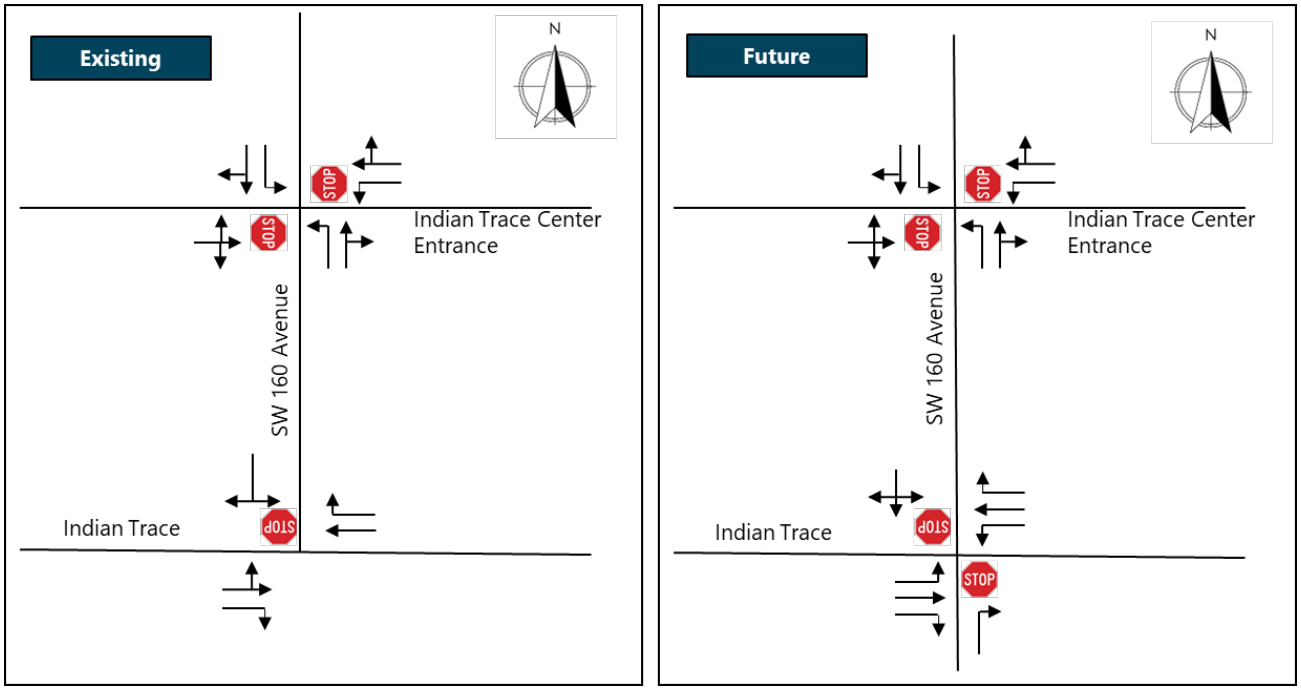
Roadway Characteristics

Indian Trace is a two-lane, two-way roadway with a posted speed limit of 40 Miles Per Hour (MPH). Sidewalk exists on the north side of the roadway. Street lighting, curb/gutter, and guardrail exist on both sides of the roadway, east of SW 160 Avenue.

SW 160 Avenue is a two-lane, two-way road with no posted speed limit. Sidewalk exists on the east side of the roadway, north of Indian Trace. Curb/gutter exists on the east side of the roadway, north of Indian Trace to just south of Indian Trace Center Entrance.

The study intersections are currently unsignalized. The land uses surrounding the study intersections includes a mix of retail, restaurant and office land uses, as well as a future hotel site at the southeast corner of Indian Trace and SW 160 Avenue. The existing intersection geometry is shown on **Figure 2**. As part of the development of the proposed Home2 Suites hotel at the southeast corner of Indian Trace and SW 160 Avenue, intersection improvements are proposed at the Indian Trace/SW 160 Avenue intersection. In addition, the City of Weston is proposing additional improvements at the same intersection. The future intersection geometry is shown on Figure 2. The future intersection improvement plans are attached in **Appendix C**.

Figure 2 Intersection Geometry



Traffic Volumes

Existing (2025) Conditions

Turning movement counts were collected at the study intersection on Tuesday, May 13, 2025, from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. The data is included in **Appendix D**. The collected counts were adjusted to reflect peak season conditions by applying a Peak Season Conversion Factor (PSCF) of 1.00 obtained from the *2024 Florida Department of Transportation (FDOT) Peak Season Factor Category Report*, included in Appendix D. The AM and PM peak hour intersection volume development tables are included in Appendix D. Existing peak hour traffic volumes are graphically shown on **Figure 3**.

Background (2027) Conditions

Traffic volumes for Background (2027) traffic conditions were calculated by applying a growth rate to existing volumes based on five-year (2019 - 2024) and ten-year (2014 - 2024) trend analysis from FDOT count stations 86-7094, 86-9122, 86-9190, and 86-9433 near the site. The calculated growth rate is negative. Therefore, a minimum 1.00 percent growth rate was used for the analysis. The trend analysis tables and summary growth rate calculations are attached in Appendix D**.** The approved Home2 Suites hotel to be located at the southeast corner of SW 160 Avenue and Indian Trace is included as a committed development project, information for which is attached in Appendix D. Background peak hour traffic volumes are graphically shown on **Figure 4**.

Figure 3 Existing (2025) Volumes

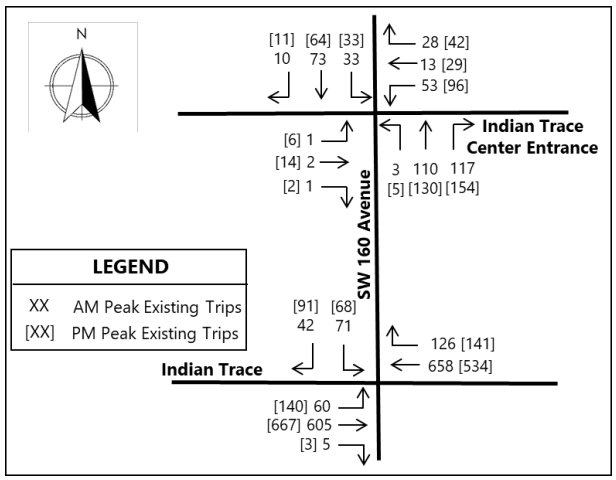
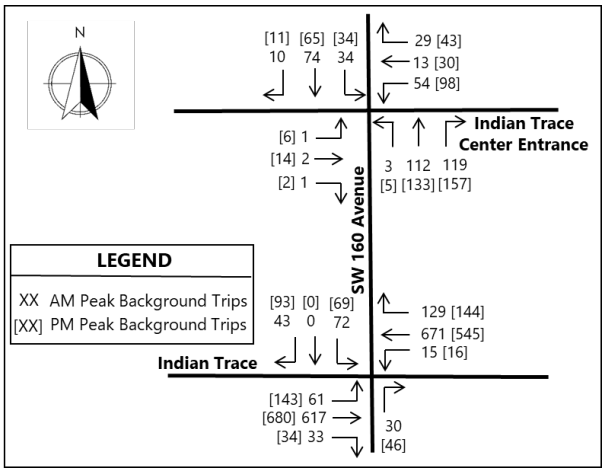


Figure 4 Background (2027) Volumes



Total (2027) Conditions

Project Driveway Access and Trip Generation

Access to the project site will be provided via two (2) existing full access, driveway connections to SW 160 Avenue. Using information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual,* 11th Edition, excerpts of which are attached in **Appendix E**, trip generation estimates were developed for the existing and proposed land uses. The trip generation analysis for daily, AM peak hour, and PM peak hour conditions is summarized in **Table 1**. The analysis indicates that the proposed development is anticipated to result in an increase of 1,133 daily trips, 70 AM peak hour trips, and 79 PM peak hour trips, when compared to the existing development. For informational purposes, trip generation analysis was performed comparing the approved versus proposed development and is attached in **Appendix F**.

TABLE 1
TRIP GENERATION ANALYSIS
INDIAN TRACE CENTER TRAFFIC ANALYSIS

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			INTERNAL TRIPS[1]				EXTERNAL TRIPS			PASS-BY[1]		NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL			IN	OUT	TOTAL
DAILY																				
EXISTING USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 67.52 (X)	50%	50%	3,402	3,402	6,804	47	34	81	1.20%	3,355	3,368	6,723	2,689	40.00%	2,010	2,024	4,034
General Office Building	710	29,000 SF	Ln(T)= 0.87 Ln(X)+ 3.05	50%	50%	198	197	395	34	47	81	20.50%	164	150	314	0	0.00%	164	150	314
SUBTOTAL						**3,600**	**3,599**	**7,199**	**81**	**81**	**162**	**2.3%**	**3,519**	**3,518**	**7,037**	**2,689**		**2,174**	**2,174**	**4,348**
PROPOSED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 67.52 (X)	50%	50%	3,402	3,402	6,804	149	90	239	3.5%	3,253	3,312	6,565	2,626	40.00%	1,940	1,999	3,939
General Office Building	710	29,000 SF	Ln(T)= 0.87 Ln(X)+ 3.05	50%	50%	198	197	395	36	47	83	21.0%	162	150	312	0	0.00%	162	150	312
Hotel	310	174 Rooms	T = 7.99 (X)	50%	50%	695	695	1,390	56	104	160	11.5%	639	591	1,230	0	0.00%	639	591	1,230
SUBTOTAL						**4,295**	**4,294**	**8,589**	**241**	**241**	**482**	**5.6%**	**4,054**	**4,053**	**8,107**	**2,626**		**2,741**	**2,740**	**5,481**
NET DIFFERENCE FROM EXISTING USES						**695**	**695**	**1,390**	**160**	**160**	**320**		**535**	**535**	**1,070**	**-63**		**567**	**566**	**1,133**
AM PEAK HOUR																				
EXISTING USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 1.73 (X)	62%	38%	108	66	174	2	2	4	2.30%	106	64	170	68	40.00%	64	38	102
General Office Building	710	29,000 SF	Ln(T)= 0.86 Ln(X)+ 1.16	88%	12%	51	7	58	2	2	4	6.90%	49	5	54	0	0.00%	49	5	54
SUBTOTAL						**159**	**73**	**232**	**4**	**4**	**8**	**3.4%**	**155**	**69**	**224**	**68**		**113**	**43**	**156**
PROPOSED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 1.73 (X)	62%	38%	108	66	174	6	2	8	4.6%	102	64	166	66	40.00%	61	39	100
General Office Building	710	29,000 SF	Ln(T)= 0.86 Ln(X)+ 1.16	88%	12%	51	7	58	4	2	6	10.3%	47	5	52	0	0.00%	47	5	52
Hotel	310	174 Rooms	T = 0.50 (X)- 7.45	56%	44%	45	35	80	0	6	6	7.5%	45	29	74	0	0.00%	45	29	74
SUBTOTAL						**204**	**108**	**312**	**10**	**10**	**20**	**6.4%**	**194**	**98**	**292**	**66**		**153**	**73**	**226**
NET DIFFERENCE FROM EXISTING USES						**45**	**35**	**80**	**6**	**6**	**12**		**39**	**29**	**68**	**-2**		**40**	**30**	**70**
PM PEAK HOUR																				
EXISTING USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 5.19 (X)	49%	51%	256	267	523	10	3	13	2.50%	246	264	510	204	40.00%	146	160	306
General Office Building	710	29,000 SF	Ln(T)= 0.83 Ln(X)+ 1.29	17%	83%	10	49	59	3	10	13	22.00%	7	39	46	0	0.00%	7	39	46
SUBTOTAL						**266**	**316**	**582**	**13**	**13**	**26**	**4.5%**	**253**	**303**	**556**	**204**		**153**	**199**	**352**
PROPOSED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 5.19 (X)	49%	51%	256	267	523	15	12	27	5.2%	241	255	496	198	40.00%	144	154	298
General Office Building	710	29,000 SF	Ln(T)= 0.83 Ln(X)+ 1.29	17%	83%	10	49	59	3	10	13	22.0%	7	39	46	0	0.00%	7	39	46
Hotel	310	174 Rooms	T = 0.74 (X) - 27.89	51%	49%	52	49	101	9	5	14	13.9%	43	44	87	0	0.00%	43	44	87
SUBTOTAL						**318**	**365**	**683**	**27**	**27**	**54**	**7.9%**	**291**	**338**	**629**	**198**		**194**	**237**	**431**
NET DIFFERENCE FROM EXISTING USES						**52**	**49**	**101**	**14**	**14**	**28**		**38**	**35**	**73**	**-6**		**41**	**38**	**79**

(1) Source: ITE Trip Generation Manual, 11th Edition

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Project Trip Distribution

The project distribution was based on a review of existing traffic volumes and roadway characteristics for the surrounding roadway network, and nearby land uses. For the Indian Trace/SW 160 Avenue intersection, the project distribution was based on a review of the following FDOT Count Stations:

- To/from north on Weston Road: Station 86-9433, 2024 AADT 17,700
- To/from south on Weston Road: Station 86-9190, 2024 AADT 17,200
- To/from west on Indian Trace: Station 86-7094, 2024 AADT 16,200
- To/from east on Indian Trace: Station 86-9122, 2024 AADT 15,000

For the Indian Trace Center Entrance/SW 160 Avenue intersection, the project distribution was based on a review of existing traffic volumes. The project distribution and/or increase in net new trips and pass-by trips are graphically shown on **Figure 5** and **Figure 6**, respectively. The increase for total trips and Total peak hour traffic volumes are graphically shown on **Figure 7** and **Figure 8**, respectively.

Figure 5 Net New Trip Increase

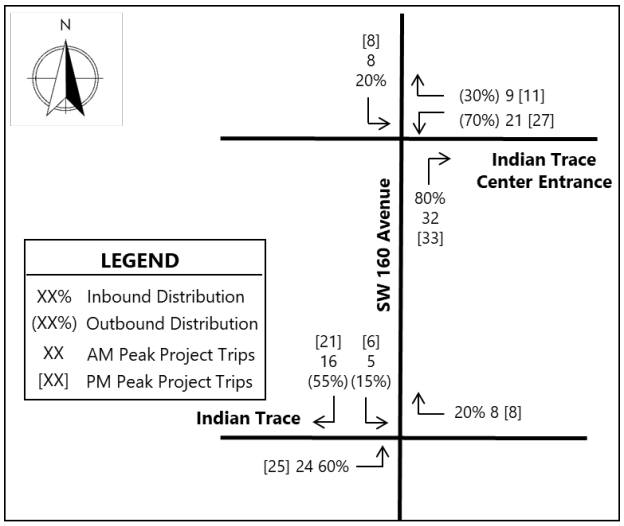


Figure 6 Pass-by Trip Increase

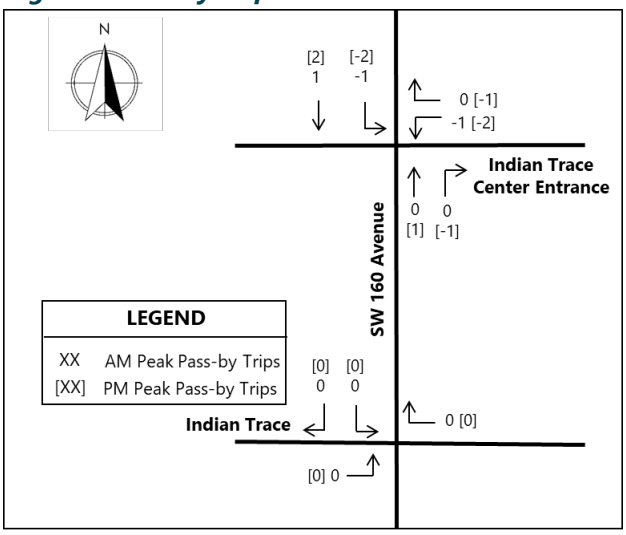


Figure 7 Total Trip Increase

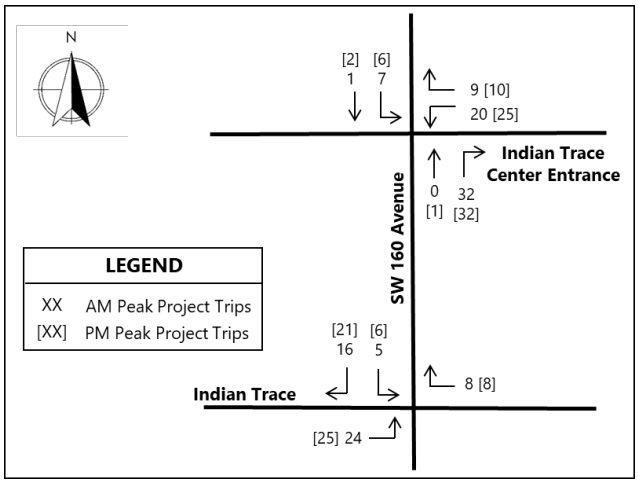
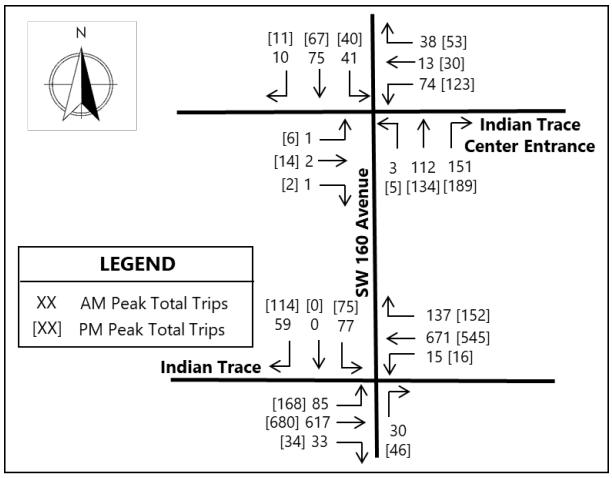


Figure 8 Total (2027) Volumes



Intersection Capacity Analysis

Intersection capacity analysis was performed for the study intersections during the AM and PM peak hours for Existing, Background, and Total conditions, using the Synchro 12 software, HCM 7th Edition methodology. Peak hour factors and heavy vehicle percentages were based on the collected data. A single peak hour factor and heavy vehicle percentage were used for all movements based on the data for each intersection. The intersection capacity analysis worksheets are provided in **Appendix G**.

Results of the AM and PM peak hour intersection capacity analyses are summarized in **Table 2**. The intersection of SW 160 Avenue and Indian Trace Center Entrance currently operates, as is expected to continue to operate, at an acceptable overall level of service (LOS) during Existing, Background, and Total conditions. All approaches and travel movements currently operate, and are expected to continue to operate, at an acceptable level of service during Existing, Background, and Total traffic conditions. The queues for the exclusive turn lanes are expected to be contained within the available storages.

Table 2 Intersection Capacity Analysis Summary

Location	Conditions	Time	Level of Service									
			Overall		EB		WB		NB		SB	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
SW 160 Avenue at Indian Trace Center Entrance	Existing	AM	A	3.2	B	11.4	B	11.7	A	0.1	A	2.3
		PM	A	4.6	B	12.5	B	12.7	A	0.1	A	2.4
	Background	AM	A	3.2	B	11.5	B	11.8	A	0.1	A	2.3
		PM	A	4.6	B	12.6	B	12.8	A	0.1	A	2.5
	Total	AM	A	3.8	B	11.9	B	12.6	A	0.1	A	2.6
		PM	A	5.2	B	13.1	B	13.9	A	0.1	A	2.8
Indian Trace at SW 160 Avenue	Existing	AM	A	6.5	A	0.9	A	0.0	-	-	F	85.3
		PM	B	14.9	A	1.7	A	0.0	-	-	F	145.5
	Background	AM	C	16.3	A	0.9	A	0.2	B	13.6	F	227.3
		PM	D	33.5	A	1.7	A	0.2	B	14.7	F	351.7
	Total	AM	D	27.1	A	1.2	A	0.2	B	13.6	F	332.9
		PM	F	53.8	A	2.0	A	0.2	B	14.7	F	507.0

For the Indian Trace/SW 160 Avenue intersection, the eastbound, westbound, and northbound (future only) approaches currently operate, and are expected to continue to operate, at an acceptable level of service during Existing, Background, and Total conditions. The southbound approach currently operates, and will continue to operate, at LOS F during AM and PM peak hours. The 95th percentile queues for the southbound approach are five (5) vehicles during the AM peak hour and nine (9) vehicles during the PM peak hour. During Background conditions, the 95th percentile queues for the southbound approach will be eight (8) vehicles during the AM peak hour and 13 vehicles during the PM peak hour. During Total conditions, the 95th percentile queues for the southbound approach will be 11 vehicles during the AM peak hour and 17 vehicles during the PM peak hour. Field observed queues were slightly less than Synchro reported queues for existing conditions; therefore, actual future queues are expected to be less than the Synchro reported queues.

Crash Evaluation

Given the existing and future delays and queues for the southbound approach, a safety evaluation was performed to determine if existing excessive delays and queues are contributing to unsafe risky maneuvers and crashes.

The crash data for January 2019 through December 2024 was downloaded from Signal Four Analytics. Police reports for all crashes were reviewed. A summary of the crashes at the intersection of Indian Trace and SW 160 Avenue is provided in **Table 3**. A collision diagram is included on **Figure 9**.

Table 3 Crash Summary

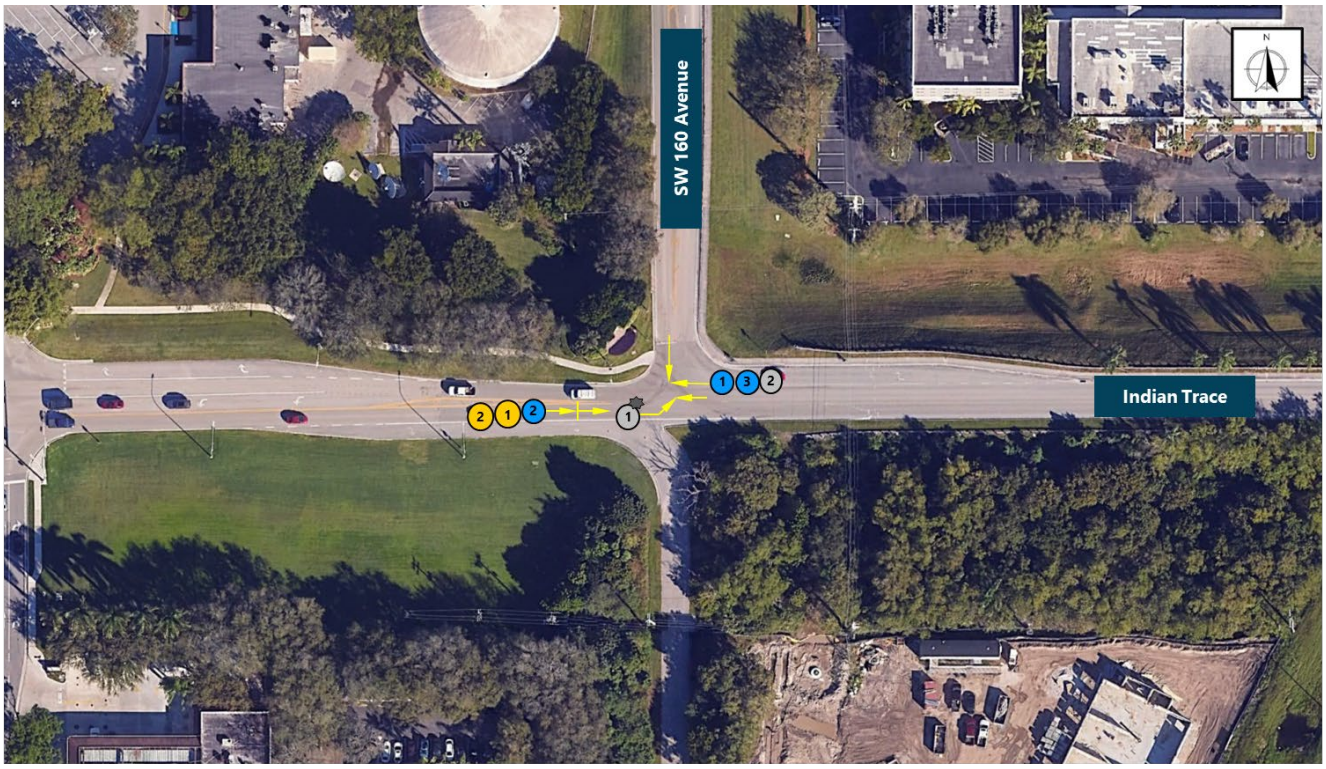
Indian Trace and SW 160 Avenue		Number of Crashes Year						6 Year Total Crashes	Mean Crashes Per Year	%
		2019	2020	2021	2022	2023	2024			
CRASH TYPE	Rear End	0	0	1	2	0	0	3	0.50	42.9%
	Head On	0	0	0	0	0	0	0	0.00	0.0%
	Angle	0	0	2	0	1	0	3	0.50	42.9%
	Left Turn	0	0	0	0	1	0	1	0.17	14.3%
	Right Turn	0	0	0	0	0	0	0	0.00	0.0%
	Sideswipe	0	0	0	0	0	0	0	0.00	0.0%
	Backed Into	0	0	0	0	0	0	0	0.00	0.0%
	Pedestrian	0	0	0	0	0	0	0	0.00	0.0%
	Bicycle	0	0	0	0	0	0	0	0.00	0.0%
	Fixed Object	0	0	0	0	0	0	0	0.00	0.0%
	Off Road	0	0	0	0	0	0	0	0.00	0.0%
	Rollover	0	0	0	0	0	0	0	0.00	0.0%
	Other	0	0	0	0	0	0	0	0.00	0.0%
	Total Crashes	**0**	**0**	**3**	**2**	**2**	**0**	**7**	**1.17**	**100.0%**
SEVERITY	PDO Crashes	0	0	1	1	1	0	3	0.50	42.9%
	Fatal Crashes	0	0	0	0	0	0	0	0.00	0.0%
	Injury Crashes	0	0	2	1	1	0	4	0.67	57.1%
LIGHTING CONDITIONS	Daylight	0	0	3	2	1	0	6	1.00	85.7%
	Night	0	0	0	0	1	0	1	0.17	14.3%
	Unknown	0	0	0	0	0	0	0	0.00	0.0%
SURFACE CONDITIONS	Dry	0	0	2	1	1	0	4	0.67	57.1%
	Wet	0	0	1	1	1	0	3	0.50	42.9%
	Unknown	0	0	0	0	0	0	0	0.00	0.0%

The key findings from the crashes at Indian Trace and SW 160 Avenue include the following:

- Seven (7) crashes occurred from January 2019 to December 2024, with zero (0) crashes in 2019, zero (0) crashes in 2020, three (3) crashes in 2021, two (2) crashes in 2022, two (2) crashes in 2023, and zero (0) crashes in 2024.
- The crashes included three (3) eastbound rear end crashes, three (3) angle crashes involving southbound and westbound vehicles, and one (1) left turn crash involving an eastbound left turn vehicle.
- A contributing factor for the rear end crashes was eastbound vehicles waiting in the eastbound through lane to turn left onto SW 160 Avenue to head north because there is no exclusive left turn lane.

- A contributing factor for the angle crashes was westbound vehicles traveling at a high rate of speed.
- Three (3) crashes (42.9 percent) were property damage only, four (4) crashes (57.1 percent) were injury crashes, and there were no fatal crashes.
- Six (6) crashes (85.7 percent) occurred during daytime conditions, and one (1) crash (14.3 percent) occurred during nighttime conditions.
- Four (4) crashes (57.1 percent) occurred under dry surface conditions, and three (3) crashes (42.9 percent) occurred under wet surface conditions.
- The study intersection is not included in the 2018-2022 high crash list provided by Signal Four Analytics.

Figure 7 Collision Diagram



	LEGEND				
Year: 2019-2024	BACKING VEHICLE	LEFT TURN	2019	Bowman
Number of Crashes: 7	SIDESWIPE	RIGHT TURN	2020	
Number of Fatalities: 0	PEDESTRIAN/BIKE	PARKED VEHICLE	2021	
	REAR-END	FIXED OBJECT	2022	
	HEAD-ON	NIGHT CRASH	2023	
	ANGLE	FATALITY	2024	

Speed Evaluation

Automatic Traffic Recorder (ATR) machines were used to collect eastbound and westbound 48-hour vehicle speeds along Indian Trace, east of the I-75 overpass. The posted speed limit along this corridor is 40 MPH. The data was collected on Tuesday, August 26, 2025, and Wednesday, August 27, 2025, and is included in **Appendix H**. **Table 4** summarizes the posted speed limit, 85th percentile speed, average speed and 10 MPH pace for each direction. The 85th percentile speed is 39 MPH for the eastbound direction and ranges between 38 MPH and 40 MPH for the westbound direction.

Table 4 Speed Summary

Location		Posted Speed Limit (MPH)	Direction	Date	85th Percentile Speed (MPH)	Average Speed (MPH)	10 MPH Pace Speed (MPH)
No.	Street						
1	Indian Trace, east of SW 160 Avenue	40	Eastbound	8/26/2025	39	32	29-38
		40	Westbound		38	32	30-39
		40	Eastbound	8/27/2025	39	32	29-38
		40	Westbound		40	35	31-40

Safety Countermeasures

As previously mentioned, given the existing and future delays and queues for the southbound approach, a safety evaluation was performed to determine if existing excessive delays and queues are contributing to unsafe risky maneuvers and crashes. Results of the speed evaluation indicate that the 85th percentile speeds are below, or equal to, the posted speed limit; although, some vehicles were recorded exceeding the posted speed limit. Based on the crash evaluation, a contributing factor for the rear end crashes was eastbound vehicles waiting in the eastbound through lane to turn left onto SW 160 Avenue to head north because there is no exclusive left turn lane. A contributing factor for the angle crashes was westbound vehicles traveling at a high rate of speed. Based on these results, we offer the following approved and proposed improvements that would help mitigate existing crash patterns:

- An exclusive left turn lane will be constructed per the approved plans by the City of Weston for Indian Trace Improvements (see **Figure 10**). This is expected to help mitigate the rear-end crashes.
- The existing Side Road sign approaching SW 160 Avenue from the east will be replaced and relocated further east according to the approved Home2 Suites plans (see **Figure 11**). This is expected to help mitigate angle and left turn crashes.
- We recommend the installation of Speed Limit 40 (R2-1) signs westbound along Indian Trace, east and west of the I-75 overpass. These will be coordinated and installed by FDOT (see **Figure 12**). This is expected to help mitigate angle and left turn crashes.
- We recommend the installation of a Speed Feedback assembly along the north side of Indian Trace, east of SW 160 Avenue within City Right-of-Way. This will be coordinated with the City and County (see **Figure 13**). This is expected to help mitigate angle and left turn crashes.

Figure 8 Study Recommendations – Construction of Eastbound Left Turn Lane



Figure 9 Study Recommendations – Replacement of Side Road Sign for SW 160 Avenue

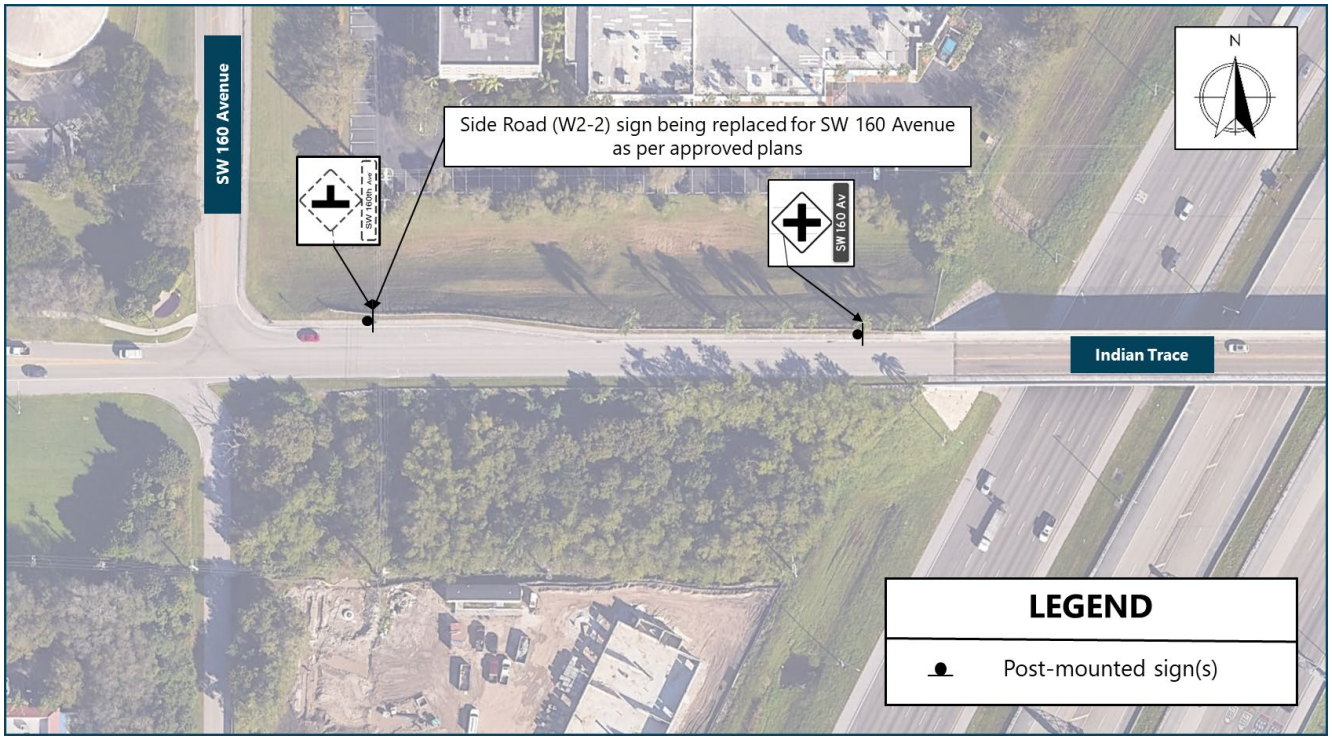
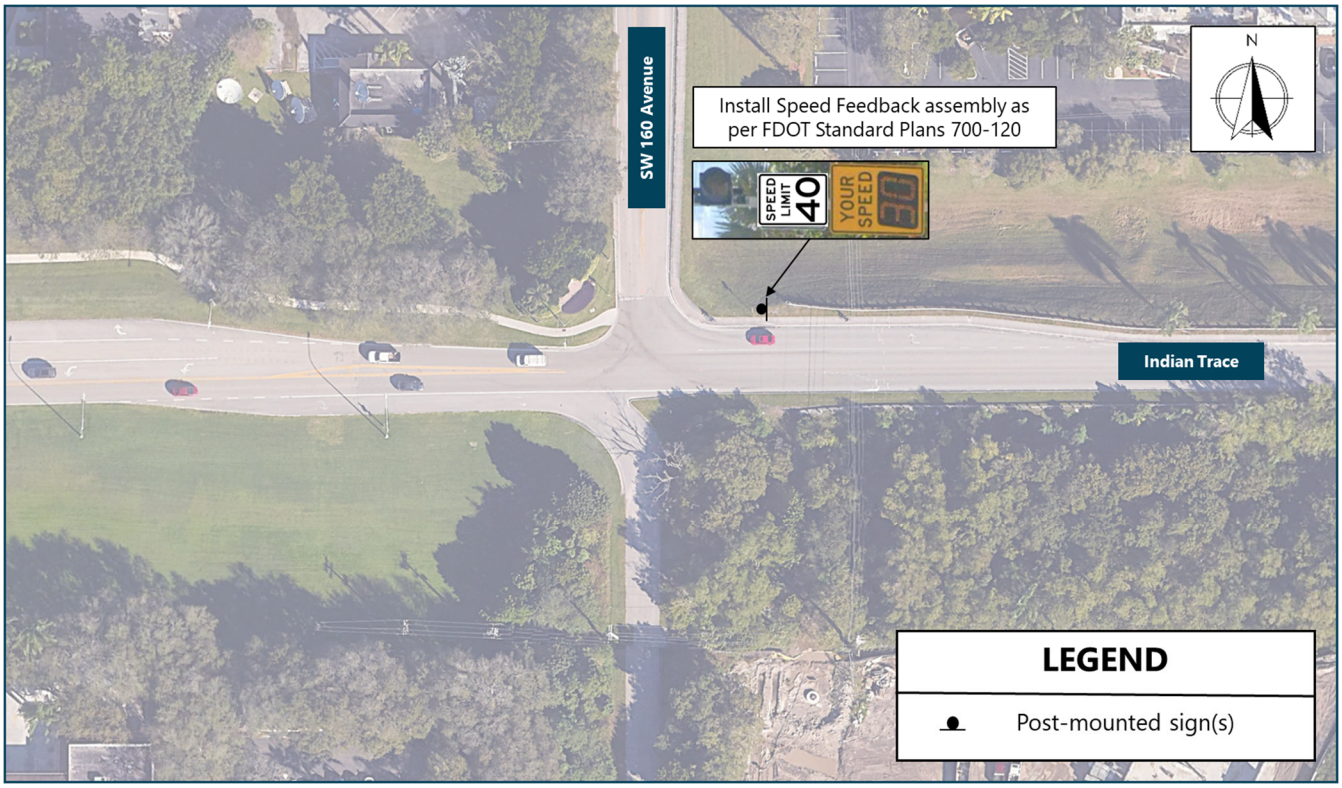


Figure 10 Study Recommendations – Installation of Posted Speed Limit Signs



Figure 11 Study Recommendations – Installation of Speed Feedback Assembly



Conclusion and Recommendations

Based on the analysis contained herein, the following can be concluded:

- The trip generation analysis indicates that the addition of the proposed hotel is anticipated to result in an increase of 1,133 daily trips, 70 AM peak hour trips, and 79 PM peak hour trips, when compared to the existing development.
- The proposed development will not have a significant impact at the main driveway connection to Indian Trace Center from SW 160 Avenue. This intersection currently operates, as is expected to continue to operate, at an acceptable overall level of service with the proposed redevelopment.
- For the Indian Trace/SW 160 Avenue intersection, most approaches currently operate, and are expected to continue to operate, at an acceptable level of service. The southbound approach currently operates, and will continue to operate, at LOS F during AM and PM peak hours.
- The crash evaluation indicated that seven (7) crashes occurred from January 2019 to December 2024 and included three (3) eastbound rear end crashes, three (3) angle crashes involving southbound and westbound vehicles, and one (1) left turn crash involving an eastbound left turn vehicle. Based on the crash evaluation, a contributing factor for the rear end crashes was eastbound vehicles waiting in the eastbound through lane to turn left onto SW 160 Avenue to head north because there is no exclusive left turn lane. A contributing factor for the angle crashes was westbound vehicles traveling at a high rate of speed.
- The speed data revealed that the 85th percentile speed was 39 MPH for the eastbound direction and ranged between 38 MPH and 40 MPH for the westbound direction; although, some vehicles were recorded exceeding the posted speed limit.

Based on these findings, the following safety countermeasures have been identified:

- An exclusive left turn lane will be constructed per the approved plans by the City of Weston for Indian Trace Improvements. This is expected to help mitigate the rear-end crashes.
- The existing Side Road sign approaching SW 160 Avenue from the east will be replaced and relocated further east, according to the approved Home2 Suites plans. This is expected to help mitigate angle and left turn crashes.
- We recommend the installation of Speed Limit 40 (R2-1) signs westbound along Indian Trace, east and west of the I-75 overpass. These will be coordinated and installed by FDOT and are expected to help mitigate angle and left turn crashes.
- We recommend the installation of a Speed Feedback assembly along the north side of Indian Trace, east of SW 160 Avenue within City Right-of-Way. This will be coordinated with the City and County and is expected to help mitigate angle and left turn crashes.

Appendix A

Traffic Methodology Letter

Bowman

May 13, 2025

Daniel Masveyraud – Principal
H&M Development, LLC.
20200 West Dixie Hwy. Suite 1206
Aventura, FL 33180

RE: Indian Trace Center Traffic Analysis – Traffic Methodology
Bowman Project N0. 314281-01-001

Please accept this Traffic Methodology Letter for the proposed redevelopment to the Indian Trace Center, located at the northeast corner of Indian Trace and SW 160 Avenue, in the City of Sunrise, Florida. The site currently includes 100,776 square feet of commercial and 29,000 square feet of office, as well as a vacant parcel that is approved for 22,800 square feet of warehouse and 7,800 square feet of office. The vacant parcel will be redeveloped to include a 174-room hotel. **Figure 1** provides an aerial image of the site.

Figure 1 Site Location



2090 Palm Beach Lakes Boulevard, Suite 400, West Palm Beach, FL 33409
P: (561) 840-8650
bowman.com

Study Area

The study area for the project will include the following study intersections, graphically shown on Figure 1:

- SW 160 Avenue at Indian Trace (unsignalized)
- SW 160 Avenue at Indian Trace Center Entrance (unsignalized)

Analysis Scenarios

The analysis scenarios for this study include Existing (2025) conditions, Background (2027) conditions (future without project), and Total (2027) conditions (future with project).

Data Collection

Turning movement counts will be collected on a typical weekday during peak hour conditions (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) for the study intersections.

Existing Conditions Analysis

Collected counts will be adjusted to reflect peak season, AM and PM peak hour traffic volumes by applying a peak-season conversion factor obtained from the 2024 FDOT *Peak Season Factor Category Report*. Intersection capacity analyses will be evaluated for the study intersections using the Synchro Software. The HCM output will be used, if available. Alternatively, the Synchro output will be used. The adopted level of service criteria will be Level of Service D. Synchro queues will be compared against the available storage lengths for the exclusive turn lanes at the study intersections.

Future Conditions Analysis – Background Traffic Conditions

Traffic volumes for Background traffic conditions will be calculated by applying a growth rate to existing volumes, which will be based on a review of five-year (2019 - 2023) and ten-year (2014 - 2023) trend analysis from FDOT count stations. A minimum one (1) percent growth rate will be used to conservatively estimate Background traffic volumes. The approved Home 2 Suites hotel to be located at the southeast corner of SW 160 Avenue and Indian Trace will be included as a committed development project.

Intersection capacity analyses will be performed for the study intersections. Truck factors and peak hour factors will be based on existing data, which will be collected as part of the data collection effort. Approved roadway modifications to the SW 160 Avenue/Indian Trace intersection will be included as background improvements. Synchro queues will be compared against the available storage lengths for the exclusive turn lanes at the study intersections.

Project Trip Generation

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, trip generation estimates will be developed for the existing, approved, and proposed land uses. The trip generation analysis will be prepared for daily, AM peak hour, and PM peak hour conditions.

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Project Access

Access to the site is currently provided via two (2) full access, unsignalized, driveway connections to SW 160 Avenue. No additional access connections are proposed.

Project Trip Distribution

Project trip distribution will be based on a review of existing traffic volumes, roadway characteristics for the surrounding roadway network, and nearby land uses.

Future Conditions Analysis – Total Traffic Conditions

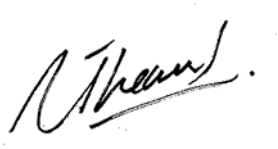
Future total traffic volumes will be determined by summing together project trips with background traffic volumes. Intersection capacity analyses will be performed for the study intersections. Truck factors and peak hour factors will be based on existing data, which will be collected as part of the data collection effort. Traffic mitigation will be proposed, as necessary. Synchro queues will be compared against the available storage lengths for the exclusive turn lanes at the study intersections.

Report

The study methodology and findings will be summarized in a report.

Should you have any questions or comments regarding this methodology, please do not hesitate to call me.

Sincerely,



Natalia T. Lercari, P.E.
Senior Project Manager

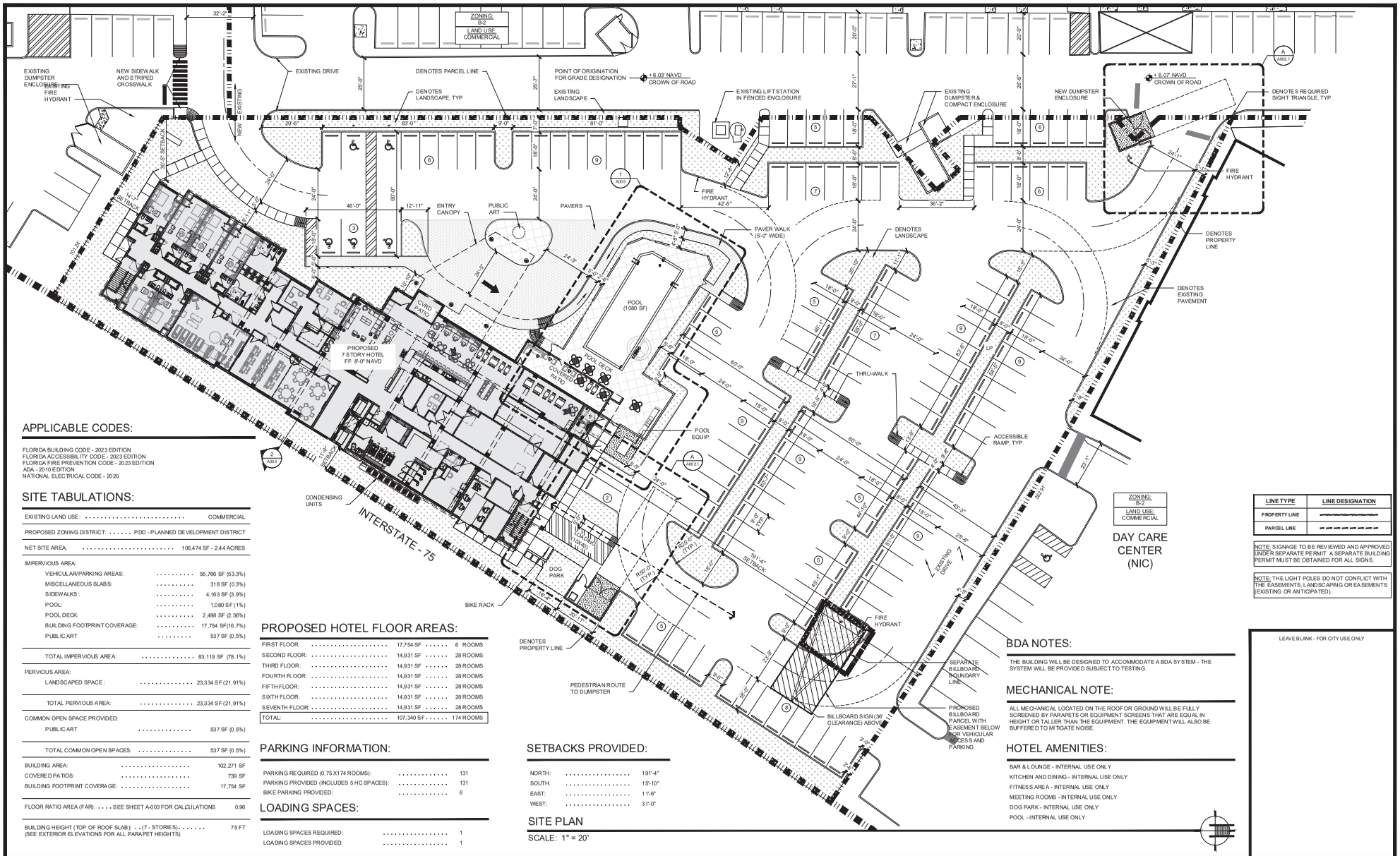
NTL - Attachment

V:\314281 - H and M Development\314281-01-001 (TRA) - Indian Trace Center\Engineering\Reports\TrafficMethodology\IndianTraceTrafficMethodology_051325.docx

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Appendix B

Site Plan



APPLICABLE CODES:

FLORIDA BUILDING CODE - 2023 EDITION
FLORIDA ACCESSIBILITY CODE - 2023 EDITION
FLORIDA FIRE PREVENTION CODE - 2023 EDITION
ADA - 2010 EDITION
NATIONAL ELECTRICAL CODE - 2020

SITE TABULATIONS:

EXISTING LAND USE:		COMMERCIAL
PROPOSED ZONING DISTRICT:		PDD - PLANNED DEVELOPMENT DISTRICT
NET SITE AREA:		106,474 SF - 2.44 ACRES
IMPERVIOUS AREA:		
VEHICULAR/PARKING AREAS:		56,766 SF (53.3%)
MISCELLANEOUS SLABS:		318 SF (0.3%)
SIDEWALKS :		4,163 SF (3.9%)
POOL:		1,080 SF (1%)
POOL DECK:		2,498 SF (2.36%)
BUILDING FOOTPRINT COVERAGE:		17,754 SF(16.7%)
PUBLIC ART		537 SF (0.5%)
TOTAL IMPERVIOUS AREA:		83,119 SF (78.1%)
PERVIOUS AREA:		
LANDSCAPED SPACE :		23,334 SF (21.91%)
TOTAL PERVIOUS AREA:		23,334 SF (21.91%)
COMMON OPEN SPACE PROVIDED:		
PUBLIC ART		537 SF (0.5%)
TOTAL COMMON OPEN SPACES:		537 SF (0.5%)
BUILDING AREA:		102,271 SF
COVERED PATIOS:		739 SF
BUILDING FOOTPRINT COVERAGE:		17,754 SF
FLOOR RATIO AREA (FAR):	SEE SHEET A-003 FOR CALCULATIONS	0.96
BUILDING HEIGHT (TOP OF ROOF SLAB):	(7 - STORIES)	75 FT
(SEE EXTERIOR ELEVATIONS FOR ALL PARAPET HEIGHTS)		

PROPOSED HOTEL FLOOR AREAS:

FIRST FLOOR:	17,754 SF	6 ROOMS
SECOND FLOOR:	14,931 SF	28 ROOMS
THIRD FLOOR:	14,931 SF	28 ROOMS
FOURTH FLOOR:	14,931 SF	28 ROOMS
FIFTH FLOOR:	14,931 SF	28 ROOMS
SIXTH FLOOR:	14,931 SF	28 ROOMS
SEVENTH FLOOR:	14,931 SF	28 ROOMS
TOTAL:	107,340 SF	174 ROOMS

PARKING INFORMATION:

PARKING REQUIRED (0.75 X174 ROOMS):	131
PARKING PROVIDED (INCLUDES 5 HC SPACES):	131
BIKE PARKING PROVIDED:	6

LOADING SPACES:

LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1

SETBACKS PROVIDED:

NORTH:	191'-4"
SOUTH:	15'-10"
EAST:	11'-6"
WEST:	31'-0"

SITE PLAN

SCALE: 1" = 20'

LINE TYPE	LINE DESIGNATION
PROPERTY LINE	
PARCEL LINE	

NOTE: SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

NOTE: THE LIGHT POLES DO NOT CONFLICT WITH THE EASEMENTS, LANDSCAPING OR EASEMENTS (EXISTING OR ANTICIPATED).

BDA NOTES:

THE BUILDING WILL BE DESIGNED TO ACCOMMODATE A BDA SYSTEM - THE SYSTEM WILL BE PROVIDED SUBJECT TO TESTING.

MECHANICAL NOTE:

ALL MECHANICAL LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.

HOTEL AMENITIES:

BAR & LOUNGE - INTERNAL USE ONLY
KITCHEN AND DINING - INTERNAL USE ONLY
FITNESS AREA - INTERNAL USE ONLY
MEETING ROOMS - INTERNAL USE ONLY
DOG PARK - INTERNAL USE ONLY
POOL - INTERNAL USE ONLY

LEAVE BLANK - FOR CITY USE ONLY

599 CAMINO GARDENS BLVD., SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.8228
www.andersonarchitecture.com

commission: 24.065
principal: ERIC ANDERSON
project manager: AA
file name: 4065-A-001-SP
date: 09/04/2025

date	revision:

HOTEL at CAMINO REAL

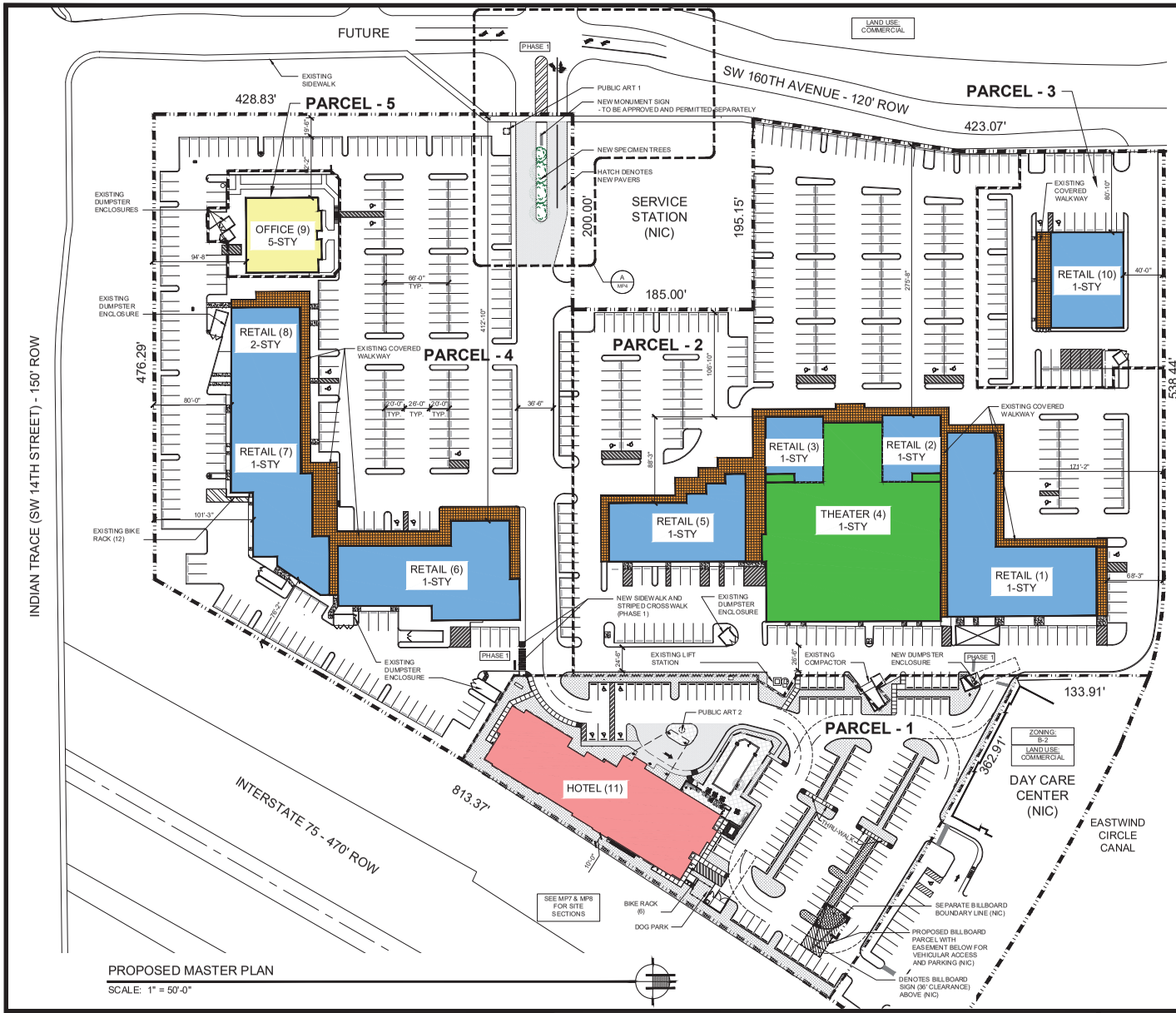
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

SITE PLAN

SEAL: STATE OF FLORIDA — ERIC ANDERSON — AR0010626 — REGISTERED ARCHITECT
ERIC ANDERSON

DATE:

SHEET NO.
A-001



PROPOSED MASTER PLAN

SCALE: 1" = 50'-0"

SITE TABULATIONS - PROPOSED:

SITE AREA: ..... 652,888 SF - 14.9882 ACRES

BUILDING AREA:	GROSS:	FOOTPRINT:
1 - RETAIL:	15,000 SF	15,000 SF
2 - RETAIL:	3,600 SF	3,600 SF
3 - RETAIL:	3,600 SF	3,600 SF
4 - THEATER:	26,000 SF	26,000 SF
5 - RETAIL:	9,600 SF	9,600 SF
6 - RETAIL:	15,618 SF	15,618 SF
7 - RETAIL:	13,216 SF	13,216 SF
8 - RETAIL:	6,862 SF	5,862 SF
9 - OFFICE:	29,000 SF	5,800 SF
10 - RETAIL:	7,280 SF	7,280 SF
11 - HOTEL:	102,271 SF	16,951 SF
TOTAL:	232,047 SF (F.A.R. = .355)	122,527 SF

EXISTING PARKING PROVIDED (PARCELS 2-5)

STANDARD PARKING (9x18):	640 SPACES
HANDICAP PARKING (12x18):	18 SPACES
BIKE PARKING:	12 SPACES
EXISTING PARKING TOTAL:	658 SPACES

HOTEL PARKING PROVIDED:

STANDARD PARKING (9x18):	126 SPACES
HANDICAP PARKING (12x18):	5 SPACES
BIKE PARKING:	6 SPACES
HOTEL PARKING TOTAL:	131 SPACES
OVERALL PARKING TOTAL:	789 SPACES
OVERALL BIKE SPACE TOTAL:	18 SPACES

LAND USE AREAS:

HOTEL (PARCEL 1)	107,232 SF (2.4617 AC)
RETAIL (PARCELS 2-4)	532,583 SF (12.226 AC)
OFFICE (PARCEL 5)	13,073 SF (0.3 AC)

SITE COVERAGE - ALL PARCELS:

	PERVIOUS	IMPERVIOUS	TOTAL
PARCEL 1	25,108 SF (23.4%)	82,144 SF (76.7%)	107,252 SF (2.46 AC)
PARCELS 2-5	64,033 SF (11.73%)	481,603 SF (88.27%)	545,636 SF (12.52 AC)
TOTAL	89,141 SF (13.7%)	563,747 SF (86.3%)	652,888 SF (14.99 AC)
OPEN SPACE	22,600 SF (3.5%)		

FLOOD ZONE: "AH"
FINISHED FLOOR ELEVATION: (8.0) NAVD

DESIGN GUIDELINES:
THE PROJECT IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE, AS AMENDED BY THE DESIGN GUIDELINES.

NOTE:
ANY FUTURE MODIFICATIONS TO THIS MASTER PLAN WILL INCLUDE RELATED ENGINEERING PLANS.

LINE TYPE	LINE DESIGNATION
PROPERTY LINE (EXTENT OF PDD)	
PARCEL LINE	
COVERED WALKWAY	
PAVERS	

LEAVE BLANK - FOR CITY USE ONLY

599 CAMINO GARDENS BLVD., SUITE 300
BOCA RATON, FLORIDA 33432
V: 561.362.8228
www.andersonarchitecture.com

commission: 24.086
principal: ERIC ANDERSON
project manager: AA
file name: 4086-MP2
date: 09/12/2025

date	revision:

HOTEL AT CAMINO REAL - PDD
INTERSTATE-75 AND SW 160TH AVENUE
SUNRISE, FL 33326

MASTER PLAN
PROPOSED

SEAL
ERIC ANDERSON

DATE

SHEET NO.
MP2

Appendix C

Future Intersection Improvements

INDIAN TRACE FROM SADDLE CLUB ROAD TO SW 160TH AVENUE



LOCATION MAP

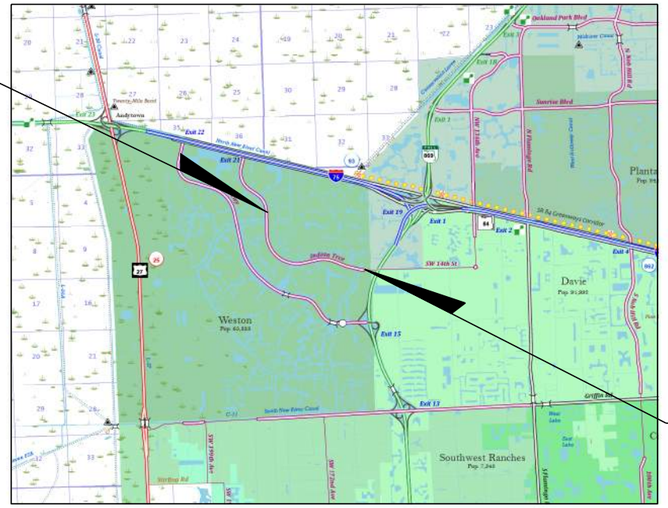
INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF ROADWAY PAY ITEMS
4-5	GENERAL AND PAY ITEM NOTES
6-8	TYPICAL SECTIONS
9	TYPICAL SECTION DETAILS
10	PROJECT LAYOUT
11-37	ROADWAY PLANS
38-40	SUMMARY OF DRAINAGE STRUCTURES
41	DRAINAGE DETAILS
42-43	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
44-46	TEMPORARY TRAFFIC CONTROL PLANS
47	SUMMARY OF SIGNING AND PAVEMENT MARKING PAY ITEMS
48-74	SIGNING AND PAVEMENT MARKING PLANS

ATTACHMENTS

	DRAINAGE
1	GENERAL PLAN
2	AREA 1 S-8
3	AREA 2 S-9
4-7	DRAINAGE DETAILS
	CITY OF WESTON STANDARD ENGINEERING DETAILS & SPECIFICATIONS
R-11	TYPICAL STREET SIGN ASSEMBLY
R-12	WESTON R.O.W STREET SIGN ASSEMBLY (BACK)
R-19 A (SHEET 1 OF 2)	TRUNCATED DOME PAVERS INSTALLATION (PROFILE)
R-19 A (SHEET 2 OF 2)	TRUNCATED DOME PAVERS INSTALLATION (PLAN)
	BROWARD COUNTY MINIMUM DESIGN & CONSTRUCTION STANDARDS
SHEET 1 OF 1	PAVEMENT MARKINGS AND SIGNS DETAILS
SHEET 1 OF 1	DRILLED SHAFT FOUNDATION AND CABINET DETAILS

BEGIN PROJECT
SADDLE CLUB ROAD
STA. 10+70.83



END PROJECT
SW 160TH AVENUE
STA. 148+83.18

PROJECT LOCATION MAP

GOVERNING STANDARDS AND SPECIFICATIONS:

- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS DATED 2024-25, 2024 FDOT DESIGN MANUAL (FDM), AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2024-25
- BROWARD COUNTY MINIMUM DESIGN & CONSTRUCTION STANDARDS
- BROWARD COUNTY TRAFFIC DETAILS
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, 11TH EDITION (DECEMBER 2023).

CITY OF WESTON
1996

MAP Broward
Mobility Advancement Program
Brought to you by the
Penny For Transportation

CITY OFFICIALS

MAYOR:	MARGARET BROWN
COMMISSIONERS:	BYRON L. JAFFE MARY MOLINA-MACFIE CHRIS EDDY HENRY MEAD
CITY MANAGER/CEO:	DONALD P. DECKER

BID-SET SUBMITTAL
AUGUST 2024

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PERMITTING AGENCIES	DATE SUBMITTED	CGA/COW INITIALS	DATE APPROVED	PERMIT NUMBER
CITY OF WESTON - BUILDING DEPARTMENTAPPROVAL	-	-	-	-
CITY OF WESTON - UTILITY ENGINEERING APPROVAL	-	-	-	-
CITY OF WESTON - LANDSCAPING APPROVAL	-	-	-	-
CITY OF WESTON - ZONING APPROVAL	-	-	-	-

NO	DATE	REVISION	BY

Engineering Division
Drawn by: Date:
Checked by: Date:
As-built drawn by: Date:
Field Inspector:
Field Book No.:

Sheet 1

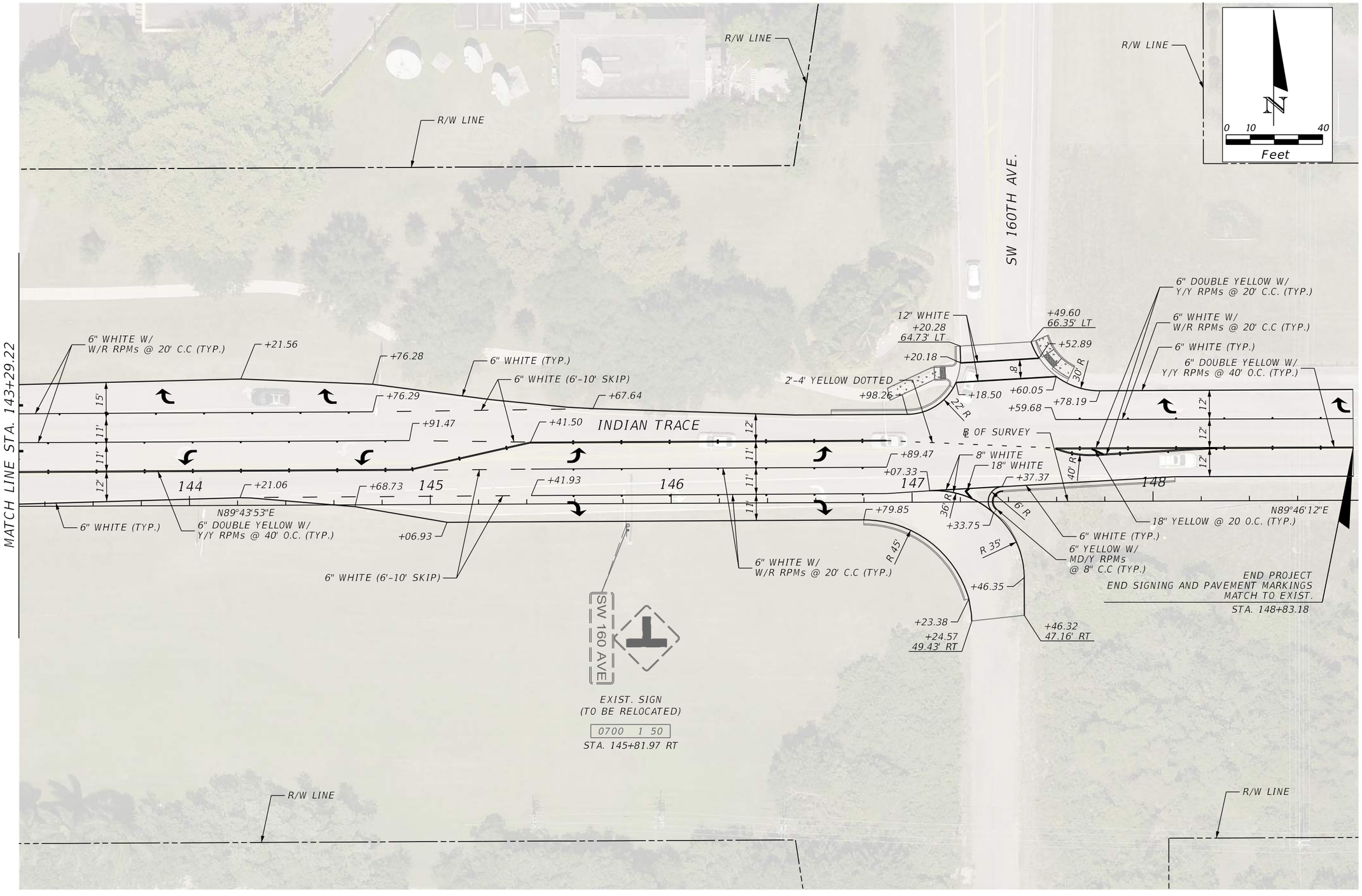
INDIAN TRACE FROM SADDLE CLUB ROAD
TO SW 160TH AVENUE
KEY SHEET

CITY OF WESTON
DEPARTMENT OF PUBLIC WORKS
2599 SOUTH POST ROAD, WESTON, FLORIDA 33327

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

$FILES $TIMES $DATES $USERS

BCTED Ref # 240628060



Sheet 73

Engineering Division

Drawn by:	Date:
Checked by:	Date:
As-built drawn by:	Date:
Field Inspector:	
Field Book No.:	

INDIAN TRACE FROM SADDLE CLUB ROAD TO SW 160TH AVENUE

SIGNING AND PAVEMENT MARKING PLANS

CITY OF WESTON
DEPARTMENT OF PUBLIC WORKS
2599 South Post Road, Weston, Florida 33327

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

CONTRACT PLANS

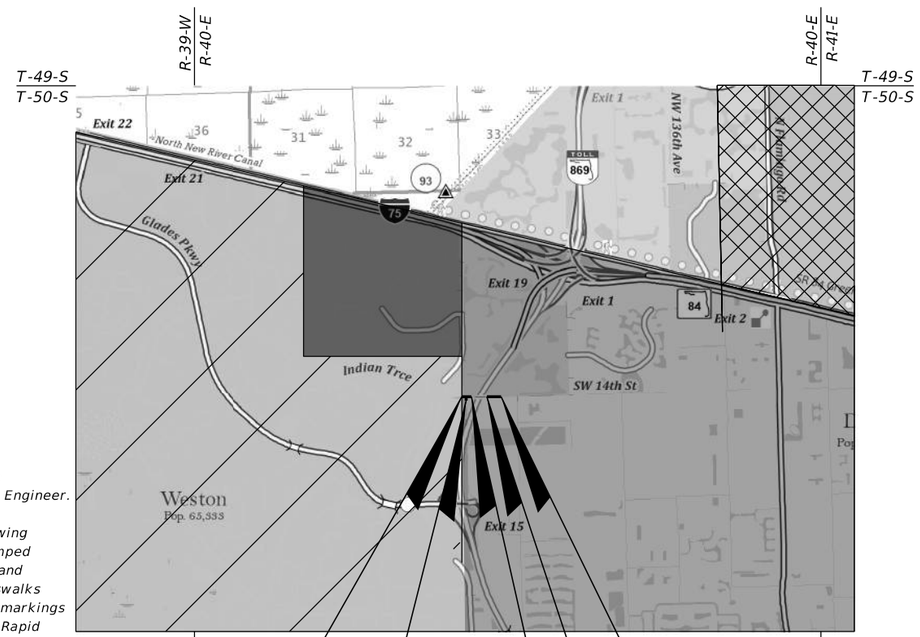
BROWARD COUNTY, FLORIDA

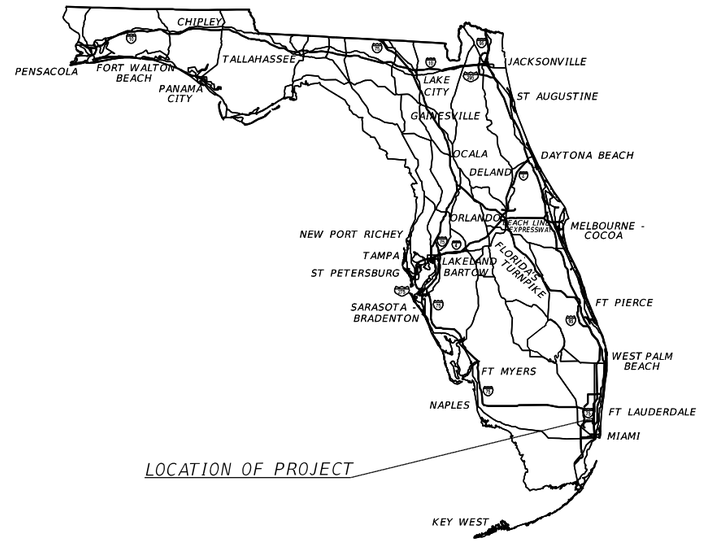
HOME2 SUITES
OFFSITE IMPROVEMENTS
15990 SW 14TH ST, DAVIE FLORIDA

ROADWAY PLANS

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
1A	SIGNATURE SHEET
2	SUMMARY OF PAY ITEMS
3	GENERAL NOTES
4-7	TYPICAL SECTION
8-12	ROADWAY PLAN
13	GRADING DETAIL
14-17	MISCELLANEOUS DETAILS
18-19	DRAINAGE STRUCTURES
20-29	CROSS SECTIONS
30	TRAFFIC CONTROL NOTES
31-35	EROSION CONTROL PLAN
36-40	DEMOLITION PLAN
41	SIGN ASSEMBLY DETAILS
42-46	SIGNING AND PAVEMENT MARKING PLAN
47	GUIDESIGN WORKSHEET
48-51	SIGNING AND PAVEMENT MARKING DETAILS
52-54	LIGHTING PLAN





LEGEND

- PLANTATION ACRES IMPROVEMENT DISTRICT
- CENTRAL BROWARD WATER CONTROL DISTRICT
- BONAVENTURE DEVELOPMENT DISTRICT
- INDIAN TRACE DEVELOPMENT DISTRICT

The following items are not reviewed or accepted by Broward County:

1.Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.

2.Broward County Traffic Engineering Division does not approve or inspect and accept the following items for maintenance: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings andsigning, off-site pavement markings and signingin right-of-way that is not dedicated for public use, sidewalk work or asphalt work.

3.The City Engineer is responsible for the review and approval of the design and operation of the project, and for the inspection and acceptance of the following items that will be maintained by the City: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, pavement markings on or adjacent to painted asphalt, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work and asphalt work.

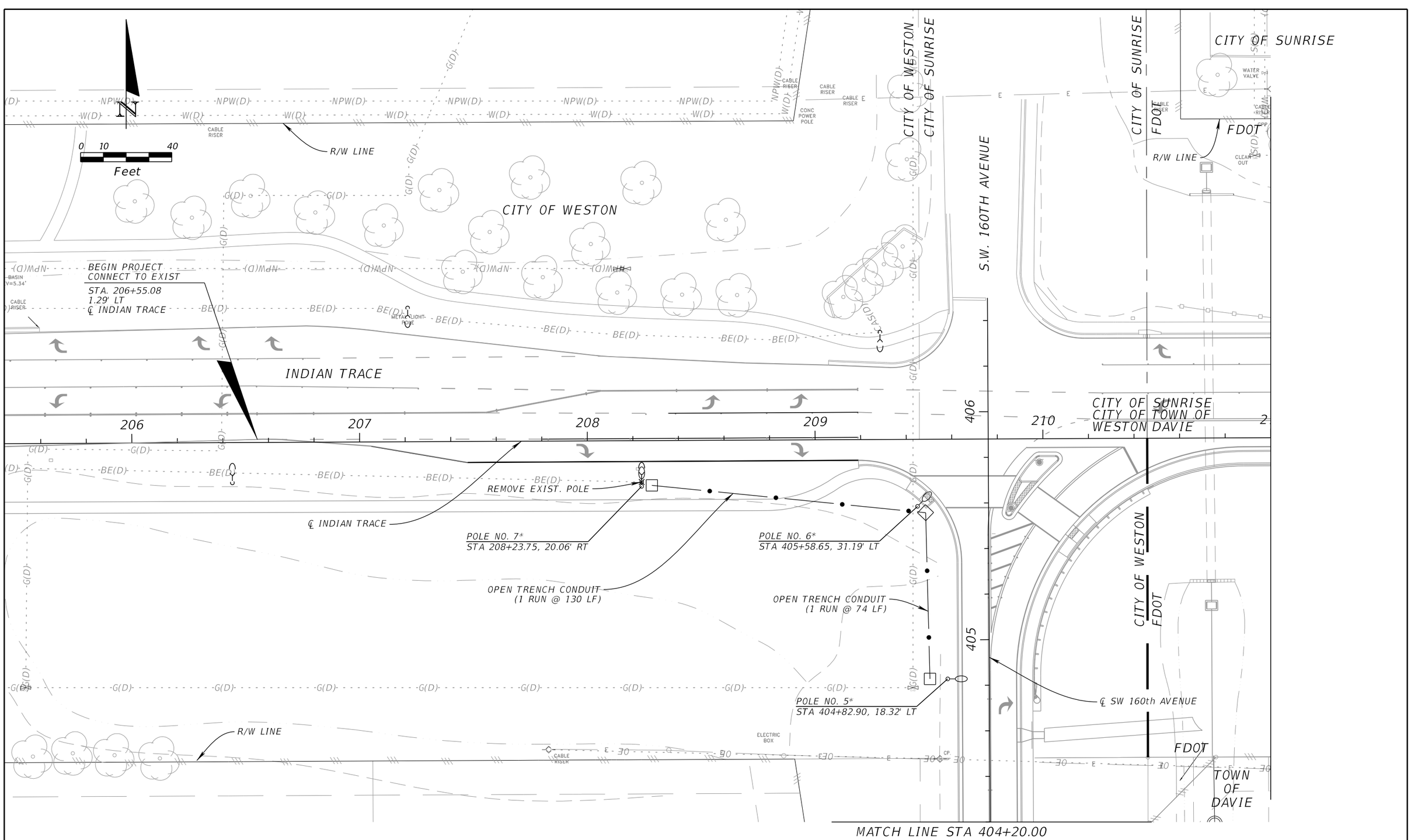
ROADWAY PLANS
ENGINEER OF RECORD:

TARA EVE SWANN, PE
LICENSE NO.: 83378
KIMLEY-HORN AND ASSOCIATES, INC
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FLORIDA 33411
VENDOR NUMBER: VF560885615-001

LANDSCAPE PLANS
P.L.A. OF RECORD:

TRICIA C. RICHTER, PLA
LA LICENSE NO.: 6667244
KIMLEY-HORN AND ASSOCIATES, INC
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FLORIDA 33411

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
		1



*NOTE: POLES 5, 6, & 7 SHALL BE CONNECTED TO THE EXISTING CITY OF WESTON CIRCUIT

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.

Registry No. 35106
Tara Eve Swann, P.E.
P.E. License No. 83378
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

HOME2 SUITES OFFSITE IMPROVEMENTS IN BROWARD COUNTY

LIGHTING PLAN 2 OF 2

SHEET NO. 54

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

NOTE: All traffic control devices maintained by Broward County, that are removed or damaged by construction, shall be replaced by contractor using current Broward County Traffic Engineering Division Standards.

N

0 10 40
Feet

15' UTILITY EASEMENT

R/W LINE

CABLE RISER

TO INSTALL:
R1-6A
12x36
STA. 209+86
STA. 209+98
700-3-401 4 EA
704-1-3 2 EA

STOP

SW 160th Ave

CITY OF WESTON

CITY OF SUNRISE

CITY OF SUNRISE
FDOT

S.W. 160TH AVENUE

8" WHITE

YELLOW REFLECTIVE PAINT W/ MD/Y RPMS PER INDEX 706-001

6" YELLOW (6'-10' SKIP)

REMOVE EXIST.
700-1-600 1 EA

6" YELLOW (2'-4' SKIP)

INDIAN TRACE
SW 14 ST

EXIST. SIGN ASSEMBLY TO REMAIN

+98.64
51.64' LT

+60.75
56.07' LT

MD-W RPMS PER INDEX 706-001

+92.76
3.84' RT

6" YELLOW

+18.67
43.98' LT

+51

25'

12'

MATCH LINE STA 211+00

INDIAN TRACE

+61

6" WHITE W/ W-R RPMS @ 20' OC

+76.83
46.56' LT

VAR

12'

12'

11'

15'

+25.74
23.52' LT

6" DOUBLE YELLOW W/ Y-Y RPMS @ 40' OC

6" WHITE
(6' - 10' SKIP)

+06.06
37.15' LT

+06.06
22.09' LT

+36

+35.53
11.94' LT

+55.53
12.50' LT

+80.21
0.91' LT

+00

+94

+18.99
12.02' LT

+26.04
8.01' LT

+35.41
3.85' RT

24" WHITE

206

207

208

209

210

CITY OF SUNRISE

CITY OF WESTON

406

+05.20
1.76' RT

+47.45
9.13' RT

℄ SURVEY INDIAN TRACE

6" WHITE

6" YELLOW
(6'-10" SKIP)

+43.18
15.99' RT

+97.53
21.08' RT

6" WHITE W/ W-R RPMS @ 20' OC

6" DOUBLE YELLOW W/ Y-Y RPMS @ 40' OC

PAVEMENT ARROW (TYP.)

6" WHITE W/ W-R RPMS @ 20' OC

12" WHITE

+57.87
2.18' RT

+57.87
3.40' RT

+53.55
39.98' RT

TO INSTALL:
R1-1
30x30
STA. 210+54
1 EA 700-1-111

TO INSTALL:
W2-1
30x30
D3-1
8x36
STA. 207+69
700-1-111 1 EA

SW 160 Av

SEE CITY OF WESTON TYPICAL STREET SIGN ASSEMBLY

SW 160th Ave

REMOVE EXIST.
700-1-600 1 EA

TO INSTALL:
W16-7P
24"x12"
STA. 405+64
1 EA 700-1-111

SEE CITY OF WESTON TYPICAL STREET SIGN ASSEMBLY

TO INSTALL:
W11-2
30"x30"
W16-7P
24"x12"
STA. 405+40
700-1-111 1 EA

405

+86.58
0.43' RT

+51.14
19.92' RT

+72

18" YELLOW @ 10' O.C.

+83.67
11.83' RT

6" DOUBLE YELLOW W/ Y-Y RPMS @ 40' OC

℄ SW 160th AVENUE

6" WHITE

6" WHITE

12' 12'

CITY OF WESTON

FDOT

TOWN OF DAVIE

R/W LINE

15' UTILITY EASEMENT

MATCH LINE STA 404+20

BEGIN SIGNING AND PAVEMENT MARKINGS
STA 206+54.72
℄ SURVEY INDIAN TRACE

CITY OF WESTON

R/W LINE

NOTE: SW 160 AVE SOUTH OF INDIAN TRACE IS A PRIVATE ROAD AND AS SUCH, SIGNING AND PAVEMENT MARKINGS WILL NOT BE MAINTAINED BY BCTED.

The following items are not reviewed or accepted by Broward County:

1.Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.

2.Broward County Traffic Engineering Division does not approve or inspect and accept the following items for maintenance: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work or asphalt work.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

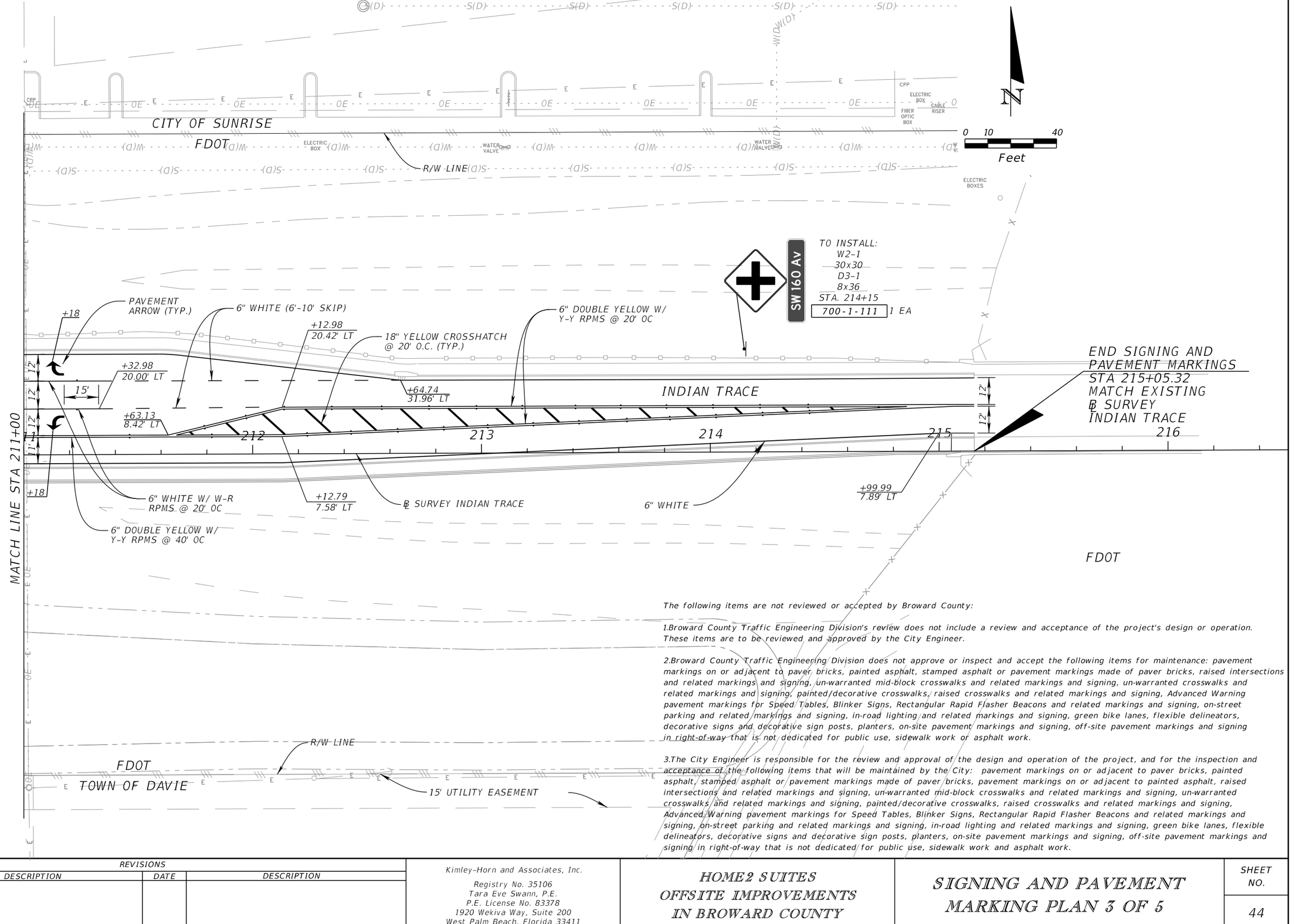
Kimley-Horn and Associates, Inc.
Registry No. 35106
Tara Eve Swann, P.E.
P.E. License No. 83378
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

HOME2 SUITES
OFFSITE IMPROVEMENTS
IN BROWARD COUNTY

SIGNING AND PAVEMENT MARKING PLAN 2 OF 5

SHEET NO. 43

NOTE: All traffic control devices maintained by Broward County, that are removed or damaged by construction, shall be replaced by contractor using current Broward County Traffic Engineering Division Standards.



The following items are not reviewed or accepted by Broward County:

1.Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Registry No. 35106
Tara Eve Swann, P.E.
P.E. License No. 83378
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

HOME2 SUITES
OFFSITE IMPROVEMENTS
IN BROWARD COUNTY

SIGNING AND PAVEMENT MARKING PLAN 3 OF 5

SHEET NO. 44

Bowman

Appendix D

Traffic Volumes

AM PEAK HOUR TRAFFIC VOLUME CALCULATIONS
INDIAN TRACE CENTER TRAFFIC ANALYSIS

Intersection	Scenario	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND		
		EBLT	EBT	EBRT	WBLT	WBT	WBRT	NBLT	NBT	NBRT	SBLT	SBT	SBRT
AM PEAK HOUR													
SW 160 Avenue at Indian Trace Center Entrance	Traffic Count (05/13/25)	1	2	1	53	13	28	3	110	117	33	73	10
	Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	2025 Peak Season Traffic	**1**	**2**	**1**	**53**	**13**	**28**	**3**	**110**	**117**	**33**	**73**	**10**
	Compound Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Existing plus Background Growth	1	2	1	54	13	29	3	112	119	34	74	10
	Committed Devolopment	0	0	0	0	0	0	0	0	0	0	0	0
	2027 Background Traffic	**1**	**2**	**1**	**54**	**13**	**29**	**3**	**112**	**119**	**34**	**74**	**10**
	Net New Project Trips				21		9			32	8		
	Pass-By Project Trips				-1						-1	1	
	2027 Total Traffic	**1**	**2**	**1**	**74**	**13**	**38**	**3**	**112**	**151**	**41**	**75**	**10**
SW 160 Avenue at Indian Trace	Traffic Count (05/13/25)	60	605	5	0	658	126	0	0	0	71	0	42
	Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	2025 Peak Season Traffic	**60**	**605**	**5**	**0**	**658**	**126**	**0**	**0**	**0**	**71**	**0**	**42**
	Compound Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Existing plus Background Growth	61	617	5	0	671	129	0	0	0	72	0	43
	Committed Devolopment			28	15					30			
	2027 Background Traffic	**61**	**617**	**33**	**15**	**671**	**129**	**0**	**0**	**30**	**72**	**0**	**43**
	Net New Project Trips	24					8				5		16
	Pass-By Project Trips	0					0				0		0
	2027 Total Traffic	**85**	**617**	**33**	**15**	**671**	**137**	**0**	**0**	**30**	**77**	**0**	**59**

PM PEAK HOUR TRAFFIC VOLUME CALCULATIONS
INDIAN TRACE CENTER TRAFFIC ANALYSIS

Intersection	Scenario	EASTBOUND			WESTBOUND			NORTHBOUND			SOUTHBOUND		
		EBLT	EBT	EBRT	WBLT	WBT	WBRT	NBLT	NBT	NBRT	SBLT	SBT	SBRT
PM PEAK HOUR													
SW 160 Avenue at Indian Trace Center Entrance	Traffic Count (05/13/25)	6	14	2	96	29	42	5	130	154	33	64	11
	Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	2025 Peak Season Traffic	**6**	**14**	**2**	**96**	**29**	**42**	**5**	**130**	**154**	**33**	**64**	**11**
	Compound Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Existing plus Background Growth	6	14	2	98	30	43	5	133	157	34	65	11
	Committed Devolopment	0	0	0	0	0	0	0	0	0	0	0	0
	2027 Background Traffic	**6**	**14**	**2**	**98**	**30**	**43**	**5**	**133**	**157**	**34**	**65**	**11**
	Net New Project Trips				27		11			33	8		
	Pass-By Project Trips				-2		-1		1	-1	-2	2	
	2027 Total Traffic	**6**	**14**	**2**	**123**	**30**	**53**	**5**	**134**	**189**	**40**	**67**	**11**
SW 160 Avenue at Indian Trace	Traffic Count (05/13/25)	140	667	3	0	534	141	0	0	0	68	0	91
	Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	2025 Peak Season Traffic	**140**	**667**	**3**	**0**	**534**	**141**	**0**	**0**	**0**	**68**	**0**	**91**
	Compound Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Existing plus Background Growth	143	680	3	0	545	144	0	0	0	69	0	93
	Committed Devolopment			31	16					46			
	2027 Background Traffic	**143**	**680**	**34**	**16**	**545**	**144**	**0**	**0**	**46**	**69**	**0**	**93**
	Net New Project Trips	25					8				6		21
	Pass-By Project Trips	0					0				0		0
	2027 Total Traffic	**168**	**680**	**34**	**16**	**545**	**152**	**0**	**0**	**46**	**75**	**0**	**114**

CHP Consulting Engineers Inc

9594 NW 41st Street, Suite 201 - Doral, Florida 33178
t: (305)592-1070, 201 / f: (305)592-1078 / c: (305)542-7866

Turning Movement Counts

Indian Trace at SW 160 Avenue

File Name : Indian Trace at SW 160 Avenue
Site Code : 01
Start Date : 5/13/2025
Page No : 1

Groups Printed- Passenger Cars - Heavy Vehicles

	SW 160 Avenue Southbound							Indian Trace Westbound							SW 160 Avenue Northbound							Indian Trace Eastbound							
Start Time	Right	Thru	Left	U - Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U - Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U - Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U - Turn	P CW L	B CW L	App. Total	Int. Total
07:00 AM	13	0	25	0	0	1	39	25	76	0	0	0	0	101	0	0	0	0	0	0	0	3	85	5	0	0	0	93	233
07:15 AM	8	0	38	0	0	0	46	28	126	0	0	0	0	154	0	1	1	0	0	0	2	3	104	10	0	0	0	117	319
07:30 AM	5	1	19	0	0	0	25	36	186	0	0	0	0	222	0	0	0	0	1	0	1	0	172	11	0	0	0	183	431
07:45 AM	7	0	9	0	0	0	16	32	173	0	0	0	0	205	1	0	0	0	0	0	1	1	177	17	0	0	0	195	417
Total	33	1	91	0	0	1	126	121	561	0	0	0	0	682	1	1	1	0	1	0	4	7	538	43	0	0	0	588	1400
08:00 AM	22	0	5	0	1	0	28	30	173	0	0	0	0	203	0	0	0	0	0	0	0	1	152	22	0	0	0	175	406
08:15 AM	15	1	12	0	0	0	28	32	117	0	0	0	0	149	1	0	0	0	0	0	1	1	82	24	0	0	0	107	285
08:30 AM	25	0	15	0	1	0	41	36	128	1	0	0	0	165	0	0	0	0	0	0	0	2	80	27	1	0	0	110	316
08:45 AM	21	0	13	0	1	1	36	43	104	0	0	0	0	147	0	0	0	0	0	0	0	1	87	20	0	0	0	108	291
Total	83	1	45	0	3	1	133	141	522	1	0	0	0	664	1	0	0	0	0	0	1	5	401	93	1	0	0	500	1298
*** BREAK ***																													
04:00 PM	27	0	16	0	0	0	43	42	134	0	0	0	0	176	0	0	0	0	0	0	0	0	158	27	0	0	0	185	404
04:15 PM	26	0	23	0	0	0	49	30	99	0	0	0	0	129	1	0	0	0	1	0	2	1	158	21	0	0	0	180	360
04:30 PM	16	0	14	0	0	1	31	31	130	0	0	0	0	161	1	0	0	0	0	0	1	0	142	31	0	0	0	173	366
04:45 PM	20	0	19	0	0	2	41	42	132	0	0	0	0	174	0	0	0	0	0	0	0	1	139	30	0	0	0	170	385
Total	89	0	72	0	0	3	164	145	495	0	0	0	0	640	2	0	0	0	1	0	3	2	597	109	0	0	0	708	1515
05:00 PM	21	0	17	0	0	1	39	30	140	0	0	0	0	170	0	0	0	0	0	0	0	0	194	39	0	0	0	233	442
05:15 PM	27	0	16	0	0	0	43	34	126	0	0	0	0	160	0	0	0	0	0	0	0	0	179	36	0	0	0	215	418
05:30 PM	23	0	16	0	1	0	40	35	136	0	0	0	0	171	0	0	0	0	0	0	0	2	155	35	0	0	0	192	403
05:45 PM	24	1	15	0	0	0	40	42	115	0	0	0	0	157	0	0	1	0	0	0	1	1	148	36	0	0	0	185	383
Total	95	1	64	0	1	1	162	141	517	0	0	0	0	658	0	0	1	0	0	0	1	3	676	146	0	0	0	825	1646
Grand Total	300	3	272	0	4	6	585	548	2095	1	0	0	0	2644	4	1	2	0	2	0	9	17	2212	391	1	0	0	2621	5859
Apprch %	51.3	0.5	46.5	0	0.7	1		20.7	79.2	0	0	0	0		44.4	11.1	22.2	0	22.2	0		0.6	84.4	14.9	0	0	0		
Total %	5.1	0.1	4.6	0	0.1	0.1	10	9.4	35.8	0	0	0	0	45.1	0.1	0	0	0	0	0	0.2	0.3	37.8	6.7	0	0	0	44.7	
Passenger Cars	292	3	271	0	4	6	576	545	2076	0	0	0	0	2621	3	1	1	0	2	0	7	14	2192	385	1	0	0	2592	5796
% Passenger Cars	97.3	100	99.6	0	100	100	98.5	99.5	99.1	0	0	0	0	99.1	75	100	50	0	100	0	77.8	82.4	99.1	98.5	100	0	0	98.9	98.9
Heavy Vehicles	8	0	1	0	0	0	9	3	19	1	0	0	0	23	1	0	1	0	0	0	2	3	20	6	0	0	0	29	63
% Heavy Vehicles	2.7	0	0.4	0	0	0	1.5	0.5	0.9	100	0	0	0	0.9	25	0	50	0	0	0	22.2	17.6	0.9	1.5	0	0	0	1.1	1.1

P CEL:Pedestrians Crossing East Leg - B CEL:Bicyclists Crossing East Leg

P CNL:Pedestrians Crossing North Leg - B CNL:Bicyclists Crossing North Leg

P CSL:Pedestrians Crossing South Leg - B CSL:Bicyclists Crossing South Leg

P CWL:Pedestrians Crossing West Leg - B CWL:Bicyclists Crossing West Leg

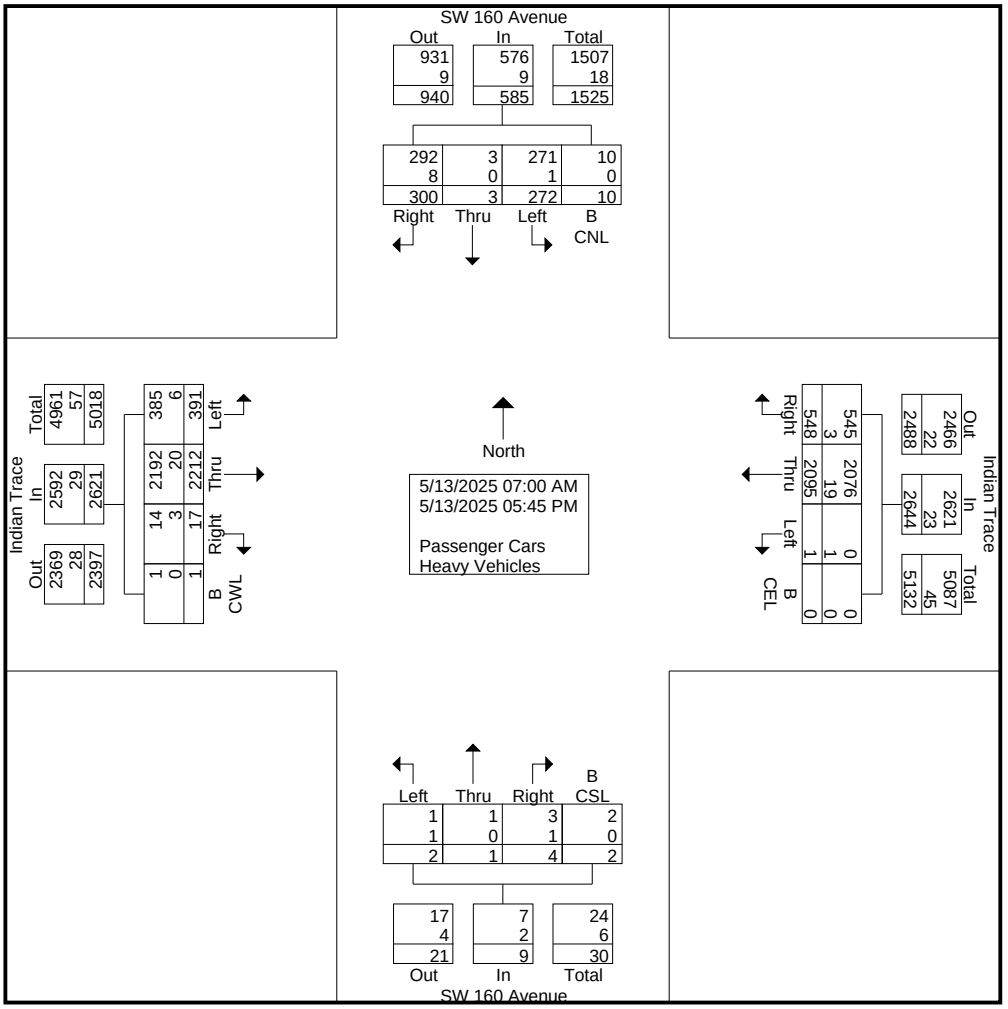
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Turning Movement Counts

Indian Trace at SW 160 Avenue

File Name : Indian Trace at SW 160 Avenue
Site Code : 01
Start Date : 5/13/2025
Page No : 2



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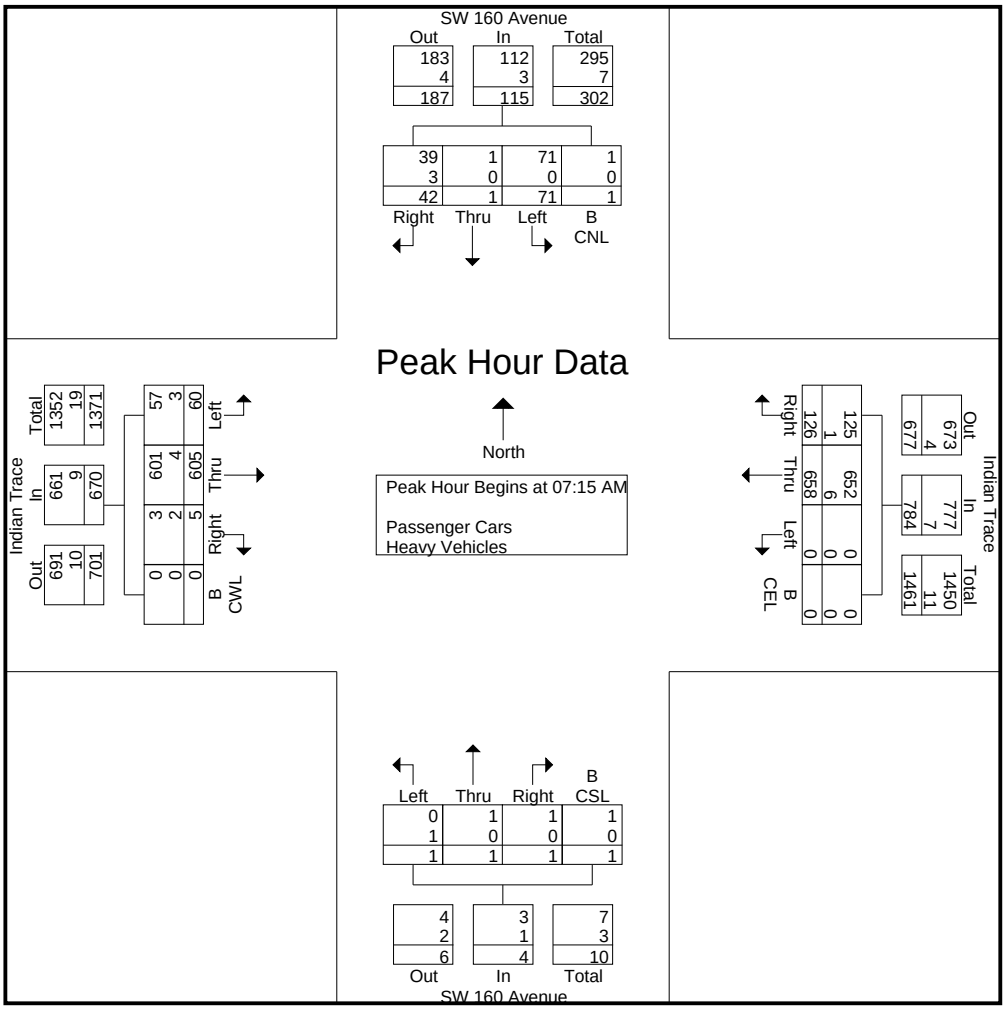
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Turning Movement Counts

Indian Trace at SW 160 Avenue

File Name : Indian Trace at SW 160 Avenue
Site Code : 01
Start Date : 5/13/2025
Page No : 4

	SW 160 Avenue Southbound							Indian Trace Westbound							SW 160 Avenue Northbound							Indian Trace Eastbound							
Start Time	Right	Thru	Left	U - Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U - Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U - Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U - Turn	P CW L	B CW L	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																													
Peak Hour for Entire Intersection Begins at 07:15 AM																													
07:15 AM	8	0	**38**	0	0	0	**46**	28	126	0	0	0	0	154	0	**1**	**1**	0	0	0	**2**	**3**	104	10	0	0	0	117	319
07:30 AM	5	**1**	19	0	0	0	25	**36**	**186**					**222**	0	0	0	0	**1**	0	1	0	172	11	0	0	0	183	**431**
07:45 AM	7	0	9	0	0	0	16	32	173	0	0	0	0	205	**1**	0	0	0	0	0	1	1	**177**					**195**	417
08:00 AM	**22**	0	5	0	**1**	0	28	30	173	0	0	0	0	203	0	0	0	0	0	0	0	1	152	**22**	0	0	0	175	406
Total Volume	42	1	71	0	1	0	115	126	658	0	0	0	0	784	1	1	1	0	1	0	4	5	605	60	0	0	0	670	1573
% App. Total	36.5	0.9	61.7	0	0.9	0		16.1	83.9	0	0	0	0		25	25	25	0	25	0		0.7	90.3	9	0	0	0		
PHF	.477	.250	.467	.000	.250	.000	.625	.875	.884	.000	.000	.000	.000	.883	.250	.250	.250	.000	.250	.000	.500	.417	.855	.682	.000	.000	.000	.859	.912
Passenger Cars	39	1	71	0	1	0	112	125	652	0	0	0	0	777	1	1	0	0	1	0	3	3	601	57	0	0	0	661	1553
% Passenger Cars	92.9	100	100	0	100	0	97.4	99.2	99.1	0	0	0	0	99.1	100	100	0	0	100	0	75.0	60.0	99.3	95.0	0	0	0	98.7	98.7
Heavy Vehicles	3	0	0	0	0	0	3	1	6	0	0	0	0	7	0	0	1	0	0	0	1	2	4	3	0	0	0	9	20
% Heavy Vehicles	7.1	0	0	0	0	0	2.6	0.8	0.9	0	0	0	0	0.9	0	0	100	0	0	0	25.0	40.0	0.7	5.0	0	0	0	1.3	1.3



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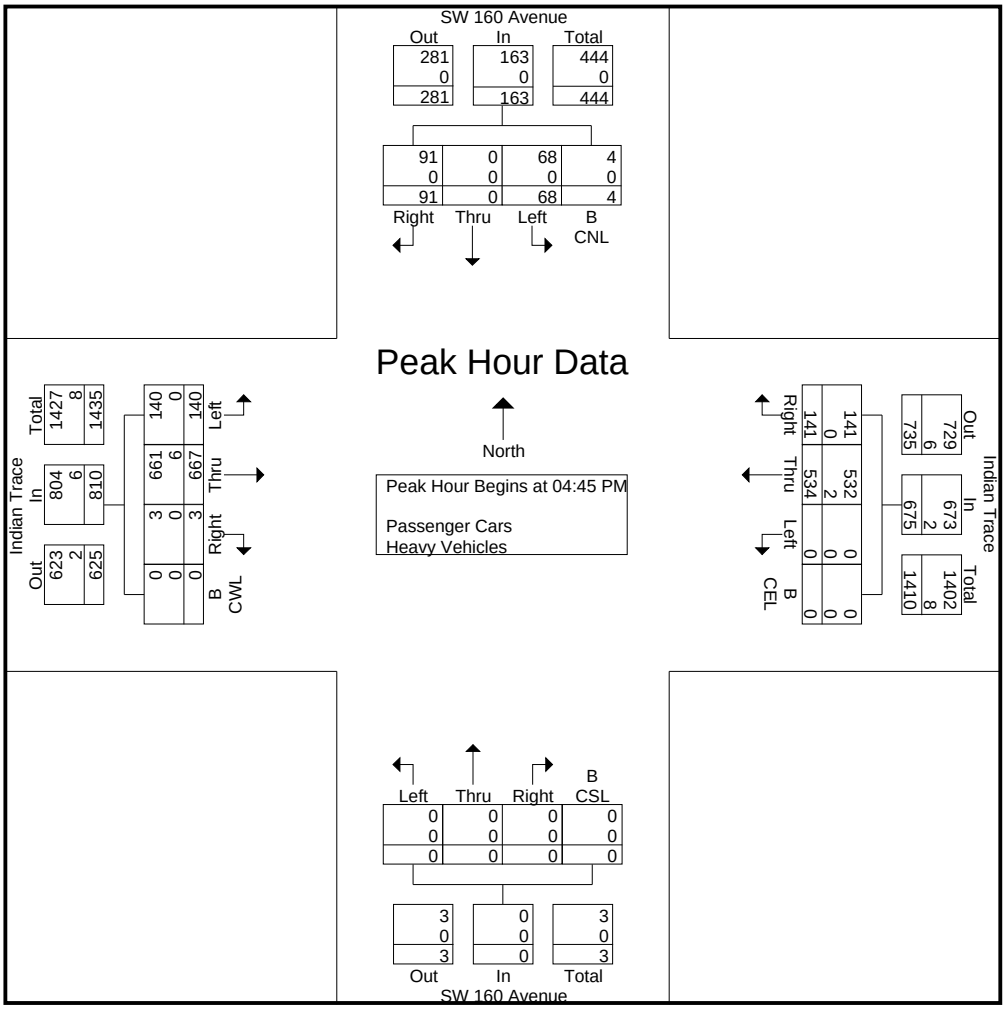
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Turning Movement Counts

Indian Trace at SW 160 Avenue

File Name : Indian Trace at SW 160 Avenue
Site Code : 01
Start Date : 5/13/2025
Page No : 8

	SW 160 Avenue Southbound							Indian Trace Westbound							SW 160 Avenue Northbound							Indian Trace Eastbound							
Start Time	Right	Thru	Left	U-Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U-Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U-Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U-Turn	P CW L	B CW L	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																													
Peak Hour for Entire Intersection Begins at 04:45 PM																													
04:45 PM	20	0	**19**	0	0	**2**	41	**42**	132	0	0	0	0	**174**	0	0	0	0	0	0	0	1	139	30	0	0	0	170	385
05:00 PM	21	0	17	0	0	1	39	30	**140**														**194**	**39**	0	0	0	**233**	**442**
05:15 PM	**27**	0	16	0	0	0	**43**	34	126	0	0	0	0	160	0	0	0	0	0	0	0	0	179	36	0	0	0	215	418
05:30 PM	23	0	16	0	**1**	0	40	35	136	0	0	0	0	171	0	0	0	0	0	0	0	**2**	155	35	0	0	0	192	403
Total Volume	91	0	68	0	1	3	163	141	534	0	0	0	0	675	0	0	0	0	0	0	0	3	667	140	0	0	0	810	1648
% App. Total	55.8	0	41.7	0	0.6	1.8		20.9	79.1	0	0	0	0		0	0	0	0	0	0		0.4	82.3	17.3	0	0	0		
PHF	.843	.000	.895	.000	.250	.375	.948	.839	.954	.000	.000	.000	.000	.970	.000	.000	.000	.000	.000	.000	.000	.375	.860	.897	.000	.000	.000	.869	.932
Passenger Cars	91	0	68	0	1	3	163	141	532	0	0	0	0	673	0	0	0	0	0	0	0	3	661	140	0	0	0	804	1640
% Passenger Cars	100	0	100	0	100	100	100	100	99.6	0	0	0	0	99.7	0	0	0	0	0	0	0	100	99.1	100	0	0	0	99.3	99.5
Heavy Vehicles	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	6	0	0	0	0	6	8
% Heavy Vehicles	0	0	0	0	0	0	0	0	0.4	0	0	0	0	0.3	0	0	0	0	0	0	0	0	0.9	0	0	0	0	0.7	0.5



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Turning Movement Counts

SW 160 Avenue at Indian Trace Center Pla

File Name : SW 160 Avenue at Indian Trace Center Plaza
Site Code : 01
Start Date : 5/13/2025
Page No : 1

Groups Printed- Passenger Cars - Heavy Vehicles

	SW 160 Avenue Southbound							Indian Trace Center plaza Westbound							SW 160 Avenue Northbound							Indian Trace Center plaza Eastbound							
Start Time	Right	Thru	Left	U - Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U - Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U - Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U - Turn	P CW L	B CW L	App. Total	Int. Total
07:00 AM	2	28	3	0	0	0	33	2	0	11	0	1	0	14	7	23	0	0	0	0	30	0	0	0	0	0	0	0	77
07:15 AM	1	40	1	0	0	0	42	1	1	5	0	0	0	7	11	28	1	0	0	0	40	0	0	0	0	0	0	0	89
07:30 AM	1	19	1	0	0	0	21	1	3	7	0	1	0	12	9	38	1	0	0	0	48	0	0	0	0	0	0	0	81
07:45 AM	4	9	4	0	0	0	17	1	0	5	0	2	0	8	14	31	3	0	0	0	48	0	1	0	0	0	0	1	74
Total	8	96	9	0	0	0	113	5	4	28	0	4	0	41	41	120	5	0	0	0	166	0	1	0	0	0	0	1	321
08:00 AM	3	15	7	0	0	0	25	4	1	10	0	0	0	15	23	29	0	0	0	0	52	1	0	0	0	0	0	1	93
08:15 AM	1	14	7	0	0	0	22	1	2	13	0	0	0	16	24	28	0	0	0	0	52	0	1	0	0	0	0	1	91
08:30 AM	3	23	10	0	0	0	36	14	5	20	0	0	0	39	36	24	3	0	0	0	63	0	0	1	0	0	0	1	139
08:45 AM	3	21	9	0	0	0	33	9	5	10	0	0	0	24	34	29	0	0	0	0	63	0	1	0	0	0	0	1	121
Total	10	73	33	0	0	0	116	28	13	53	0	0	0	94	117	110	3	0	0	0	230	1	2	1	0	0	0	4	444
*** BREAK ***																													
04:00 PM	0	17	10	0	1	1	29	12	5	27	0	1	2	47	36	35	0	0	0	0	71	0	1	1	0	0	0	2	149
04:15 PM	1	23	9	0	0	0	33	15	5	26	0	0	0	46	22	30	0	0	0	0	52	0	4	0	0	0	0	4	135
04:30 PM	4	11	8	0	0	1	24	7	5	19	0	0	2	33	28	44	1	0	0	2	75	0	2	0	0	1	0	3	135
04:45 PM	6	15	7	1	0	0	29	19	2	19	0	0	0	40	36	33	1	0	0	0	70	2	2	2	0	0	0	6	145
Total	11	66	34	1	1	2	115	53	17	91	0	1	4	166	122	142	2	0	0	2	268	2	9	3	0	1	0	15	564
05:00 PM	4	16	6	0	0	0	26	12	10	25	0	0	0	47	30	40	1	0	0	0	71	0	4	2	0	0	0	6	150
05:15 PM	3	18	8	0	0	0	29	12	10	22	0	0	0	44	34	33	1	1	0	0	69	0	2	1	0	0	0	3	145
05:30 PM	0	16	8	0	0	0	24	7	6	21	0	1	0	35	43	28	0	1	0	0	72	0	1	0	0	0	0	1	132
05:45 PM	4	14	11	0	1	1	31	11	3	28	0	1	2	45	47	29	1	0	0	2	79	2	7	3	0	0	0	12	167
Total	11	64	33	0	1	1	110	42	29	96	0	2	2	171	154	130	3	2	0	2	291	2	14	6	0	0	0	22	594
Grand Total	40	299	109	1	2	3	454	128	63	268	0	7	6	472	434	502	13	2	0	4	955	5	26	10	0	1	0	42	1923
Apprch %	8.8	65.9	24	0.2	0.4	0.7		27.1	13.3	56.8	0	1.5	1.3		45.4	52.6	1.4	0.2	0	0.4		11.9	61.9	23.8	0	2.4	0		
Total %	2.1	15.5	5.7	0.1	0.1	0.2	23.6	6.7	3.3	13.9	0	0.4	0.3	24.5	22.6	26.1	0.7	0.1	0	0.2	49.7	0.3	1.4	0.5	0	0.1	0	2.2	
Passenger Cars	38	297	109	1	2	3	450	128	63	263	0	7	3	464	429	500	8	2	0	2	941	4	26	10	0	1	0	41	1896
% Passenger Cars	95	99.3	100	100	100	100	99.1	100	100	98.1	0	100	50	98.3	98.8	99.6	61.5	100	0	50	98.5	80	100	100	0	100	0	97.6	98.6
Heavy Vehicles	2	2	0	0	0	0	4	0	0	5	0	0	3	8	5	2	5	0	0	2	14	1	0	0	0	0	0	1	27
% Heavy Vehicles	5	0.7	0	0	0	0	0.9	0	0	1.9	0	0	50	1.7	1.2	0.4	38.5	0	0	50	1.5	20	0	0	0	0	0	2.4	1.4

P CEL:Pedestrians Crossing East Leg - B CEL:Bicyclists Crossing East Leg

P CNL:Pedestrians Crossing North Leg - B CNL:Bicyclists Crossing North Leg

P CSL:Pedestrians Crossing South Leg - B CSL:Bicyclists Crossing South Leg

P CWL:Pedestrians Crossing West Leg - B CWL:Bicyclists Crossing West Leg

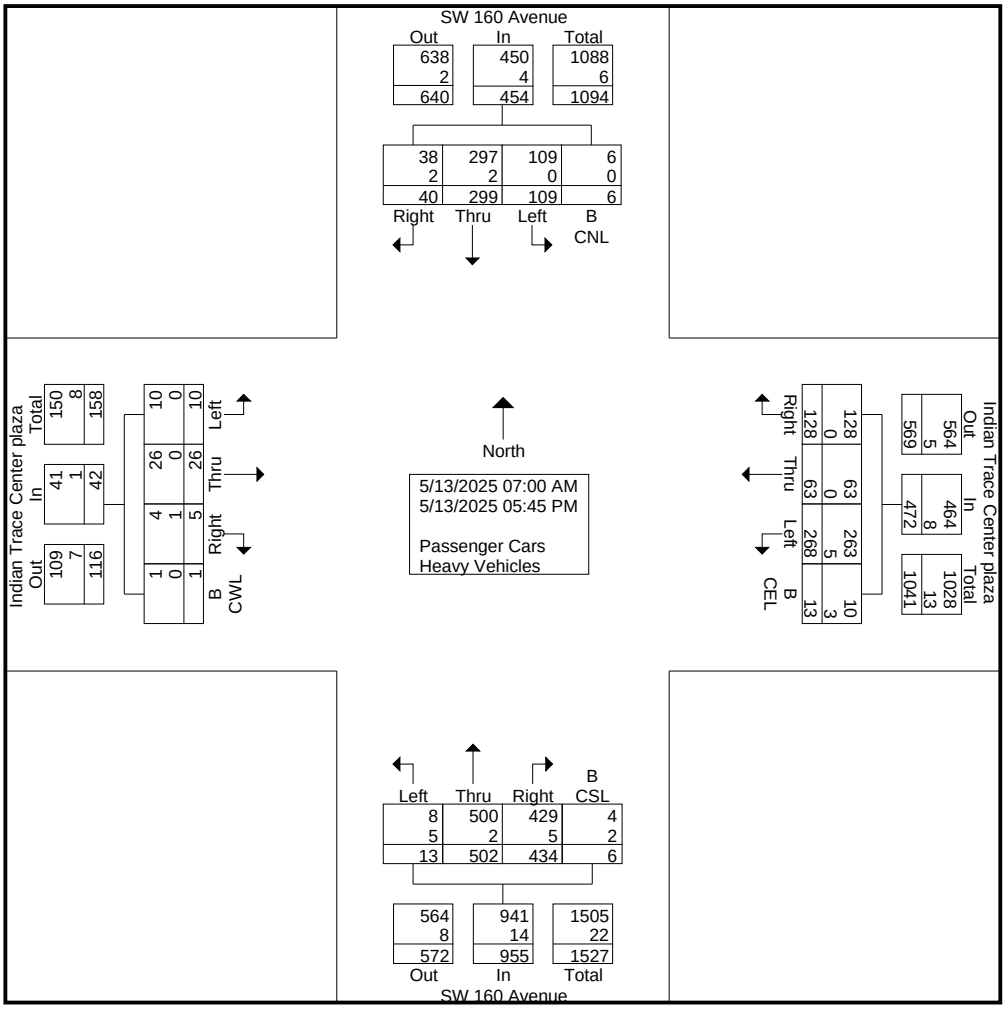
CHP Consulting Engineers Inc

9594 NW 41st Street, Suite 201 - Doral, Florida 33178
t: (305)592-1070, 201 / f: (305)592-1078 / c: (305)542-7866

Turning Movement Counts

SW 160 Avenue at Indian Trace Center Pla

File Name : SW 160 Avenue at Indian Trace Center Plaza
Site Code : 01
Start Date : 5/13/2025
Page No : 2



CHP Consulting Engineers Inc

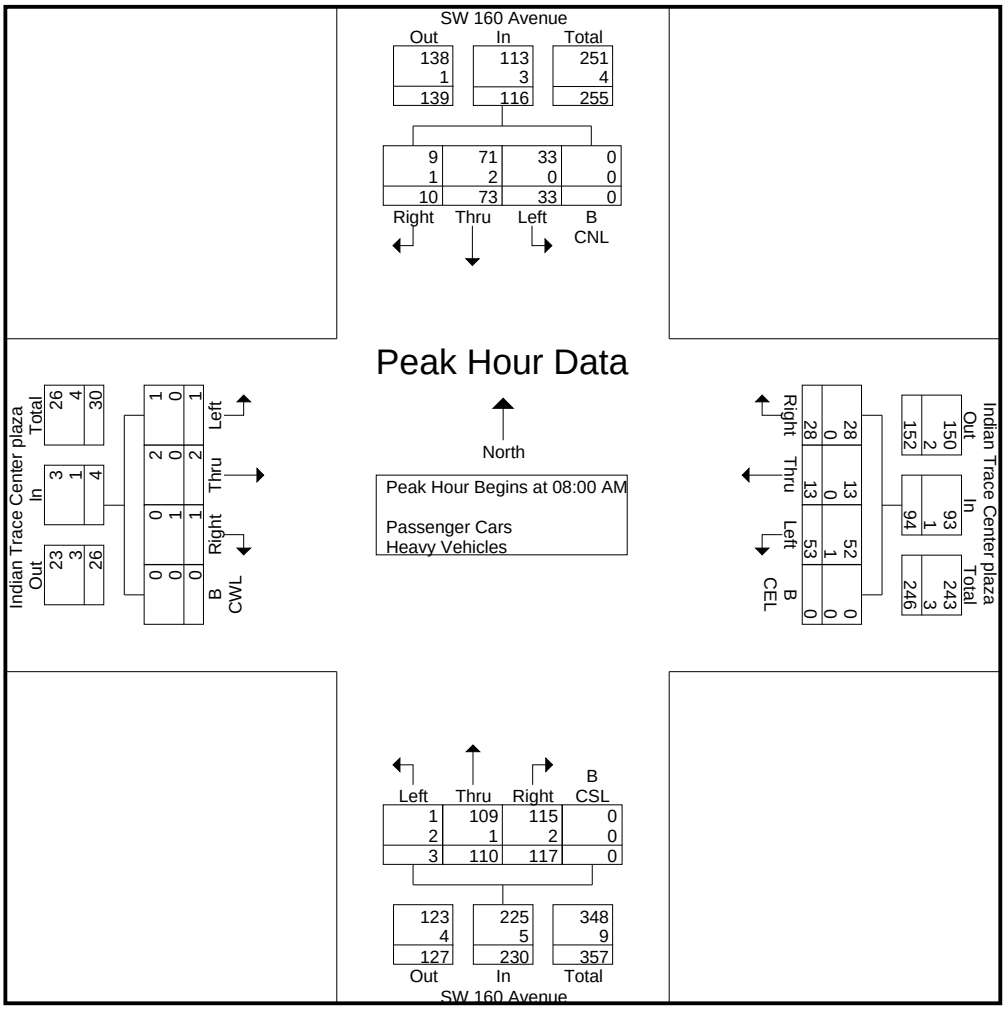
9594 NW 41st Street, Suite 201 - Doral, Florida 33178
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Turning Movement Counts

SW 160 Avenue at Indian Trace Center Pla

File Name : SW 160 Avenue at Indian Trace Center Plaza
Site Code : 01
Start Date : 5/13/2025
Page No : 4

	SW 160 Avenue Southbound							Indian Trace Center plaza Westbound							SW 160 Avenue Northbound							Indian Trace Center plaza Eastbound							
Start Time	Right	Thru	Left	U - Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U - Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U - Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U - Turn	P CW L	B CW L	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																												
Peak Hour for Entire Intersection Begins at 08:00 AM																												
08:00 AM	**3**	15	7	0	0	0	25	4	1	10	0	0	0	15	23	**29**	0	0	0	0	52	**1**	0	0	0	0	0	**1**	93
08:15 AM	1	14	7	0	0	0	22	1	2	13	0	0	0	16	24	28	0	0	0	0	52	0	**1**	0	0	0	0	1	91
08:30 AM	3	**23**	**10**	0	0	0	**36**	**14**	**5**	**20**	0	0	0	**39**	**36**	24	**3**	0	0	0	**63**	0	0	**1**	0	0	0	1	**139**
08:45 AM	3	21	9	0	0	0	33	9	5	10	0	0	0	24	34	29	0	0	0	0	63	0	1	0	0	0	0	1	121
Total Volume	10	73	33	0	0	0	116	28	13	53	0	0	0	94	117	110	3	0	0	0	230	1	2	1	0	0	0	4	444
% App. Total	8.6	62.9	28.4	0	0	0		29.8	13.8	56.4	0	0	0		50.9	47.8	1.3	0	0	0		25	50	25	0	0	0		
PHF	.833	.793	.825	.000	.000	.000	.806	.500	.650	.663	.000	.000	.000	.603	.813	.948	.250	.000	.000	.000	.913	.250	.500	.250	.000	.000	.000	1.00	.799
Passenger Cars	9	71	33	0	0	0	113	28	13	52	0	0	0	93	115	109	1	0	0	0	225	0	2	1	0	0	0	3	434
% Passenger Cars	90.0	97.3	100	0	0	0	97.4	100	100	98.1	0	0	0	98.9	98.3	99.1	33.3	0	0	0	97.8	0	100	100	0	0	0	75.0	97.7
Heavy Vehicles	1	2	0	0	0	0	3	0	0	1	0	0	0	1	2	1	2	0	0	0	5	1	0	0	0	0	0	1	10
% Heavy Vehicles	10.0	2.7	0	0	0	0	2.6	0	0	1.9	0	0	0	1.1	1.7	0.9	66.7	0	0	0	2.2	100	0	0	0	0	0	25.0	2.3



CHP Consulting Engineers Inc

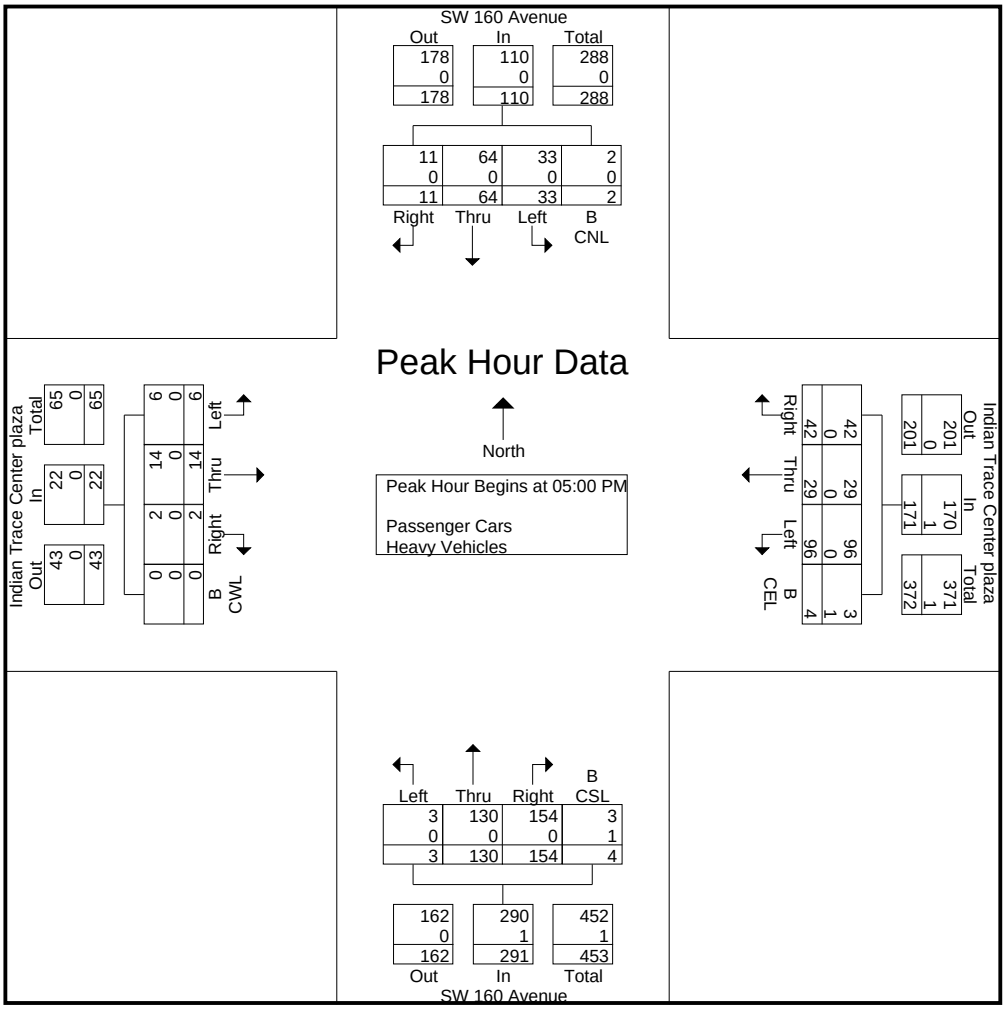
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Turning Movement Counts

SW 160 Avenue at Indian Trace Center Pla

File Name : SW 160 Avenue at Indian Trace Center Plaza
Site Code : 01
Start Date : 5/13/2025
Page No : 8

	SW 160 Avenue Southbound							Indian Trace Center plaza Westbound							SW 160 Avenue Northbound							Indian Trace Center plaza Eastbound							
Start Time	Right	Thru	Left	U - Turn	P CNL	B CNL	App. Total	Right	Thru	Left	U - Turn	P CEL	B CEL	App. Total	Right	Thru	Left	U - Turn	P CSL	B CSL	App. Total	Right	Thru	Left	U - Turn	P CW L	B CW L	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																												
Peak Hour for Entire Intersection Begins at 05:00 PM																												
05:00 PM	**4**	16	6	0	0	0	26	**12**	**10**	25	0	0	0	**47**	30	**40**	**1**	0	0	0	71	0	4	2	0	0	0	6	150
05:15 PM	3	**18**	8	0	0	0	29	12	10	22	0	0	0	44	34	33	1	**1**	0	0	69	0	2	1	0	0	0	3	145
05:30 PM	0	16	8	0	0	0	24	7	6	21	0	**1**	0	35	43	28	0	1	0	0	72	0	1	0	0	0	0	1	132
05:45 PM	4	14	**11**	0	**1**	**1**	**31**	11	3	**28**	0	1	**2**	45	**47**	29	1	0	0	**2**	**79**	**2**	**7**	**3**	0	0	0	**12**	**167**
Total Volume	11	64	33	0	1	1	110	42	29	96	0	2	2	171	154	130	3	2	0	2	291	2	14	6	0	0	0	22	594
% App. Total	10	58.2	30	0	0.9	0.9		24.6	17	56.1	0	1.2	1.2		52.9	44.7	1	0.7	0	0.7		9.1	63.6	27.3	0	0	0		
PHF	.688	.889	.750	.000	.250	.250	.887	.875	.725	.857	.000	.500	.250	.910	.819	.813	.750	.500	.000	.250	.921	.250	.500	.500	.000	.000	.000	.458	.889
Passenger Cars	11	64	33	0	1	1	110	42	29	96	0	2	1	170	154	130	3	2	0	1	290	2	14	6	0	0	0	22	592
% Passenger Cars	100	100	100	0	100	100	100	100	100	100	0	100	50.0	99.4	100	100	100	100	0	50.0	99.7	100	100	100	0	0	0	100	99.7
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	50.0	0.6	0	0	0	0	0	50.0	0.3	0	0	0	0	0	0	0	0.3



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 8630 WEST-W OF US441

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.05	1.07
2	01/07/2024 - 01/13/2024	1.04	1.06
3	01/14/2024 - 01/20/2024	1.02	1.04
4	01/21/2024 - 01/27/2024	1.00	1.02
5	01/28/2024 - 02/03/2024	0.99	1.01
6	02/04/2024 - 02/10/2024	0.98	1.00
* 7	02/11/2024 - 02/17/2024	0.97	0.99
* 8	02/18/2024 - 02/24/2024	0.97	0.99
* 9	02/25/2024 - 03/02/2024	0.97	0.99
*10	03/03/2024 - 03/09/2024	0.97	0.99
*11	03/10/2024 - 03/16/2024	0.97	0.99
*12	03/17/2024 - 03/23/2024	0.97	0.99
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.98	1.00
*15	04/07/2024 - 04/13/2024	0.99	1.01
*16	04/14/2024 - 04/20/2024	0.99	1.01
*17	04/21/2024 - 04/27/2024	0.99	1.01
*18	04/28/2024 - 05/04/2024	0.98	1.00
*19	05/05/2024 - 05/11/2024	0.98	1.00
20	05/12/2024 - 05/18/2024	0.98	1.00
21	05/19/2024 - 05/25/2024	0.99	1.01
22	05/26/2024 - 06/01/2024	1.00	1.02
23	06/02/2024 - 06/08/2024	1.01	1.03
24	06/09/2024 - 06/15/2024	1.03	1.05
25	06/16/2024 - 06/22/2024	1.03	1.05
26	06/23/2024 - 06/29/2024	1.04	1.06
27	06/30/2024 - 07/06/2024	1.04	1.06
28	07/07/2024 - 07/13/2024	1.05	1.07
29	07/14/2024 - 07/20/2024	1.05	1.07
30	07/21/2024 - 07/27/2024	1.04	1.06
31	07/28/2024 - 08/03/2024	1.03	1.05
32	08/04/2024 - 08/10/2024	1.01	1.03
33	08/11/2024 - 08/17/2024	1.00	1.02
34	08/18/2024 - 08/24/2024	1.00	1.02
35	08/25/2024 - 08/31/2024	1.00	1.02
36	09/01/2024 - 09/07/2024	1.00	1.02
37	09/08/2024 - 09/14/2024	1.00	1.02
38	09/15/2024 - 09/21/2024	1.00	1.02
39	09/22/2024 - 09/28/2024	1.00	1.02
40	09/29/2024 - 10/05/2024	1.00	1.02
41	10/06/2024 - 10/12/2024	1.00	1.02
42	10/13/2024 - 10/19/2024	1.00	1.02
43	10/20/2024 - 10/26/2024	1.00	1.02
44	10/27/2024 - 11/02/2024	1.00	1.02
45	11/03/2024 - 11/09/2024	1.00	1.02
46	11/10/2024 - 11/16/2024	1.00	1.02
47	11/17/2024 - 11/23/2024	1.01	1.03
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.03	1.05
50	12/08/2024 - 12/14/2024	1.04	1.06
51	12/15/2024 - 12/21/2024	1.05	1.07
52	12/22/2024 - 12/28/2024	1.04	1.06
53	12/29/2024 - 12/31/2024	1.02	1.04

* PEAK SEASON

GROWTH RATE SUMMARY
INDIAN TRACE CENTER TRAFFIC ANALYSIS

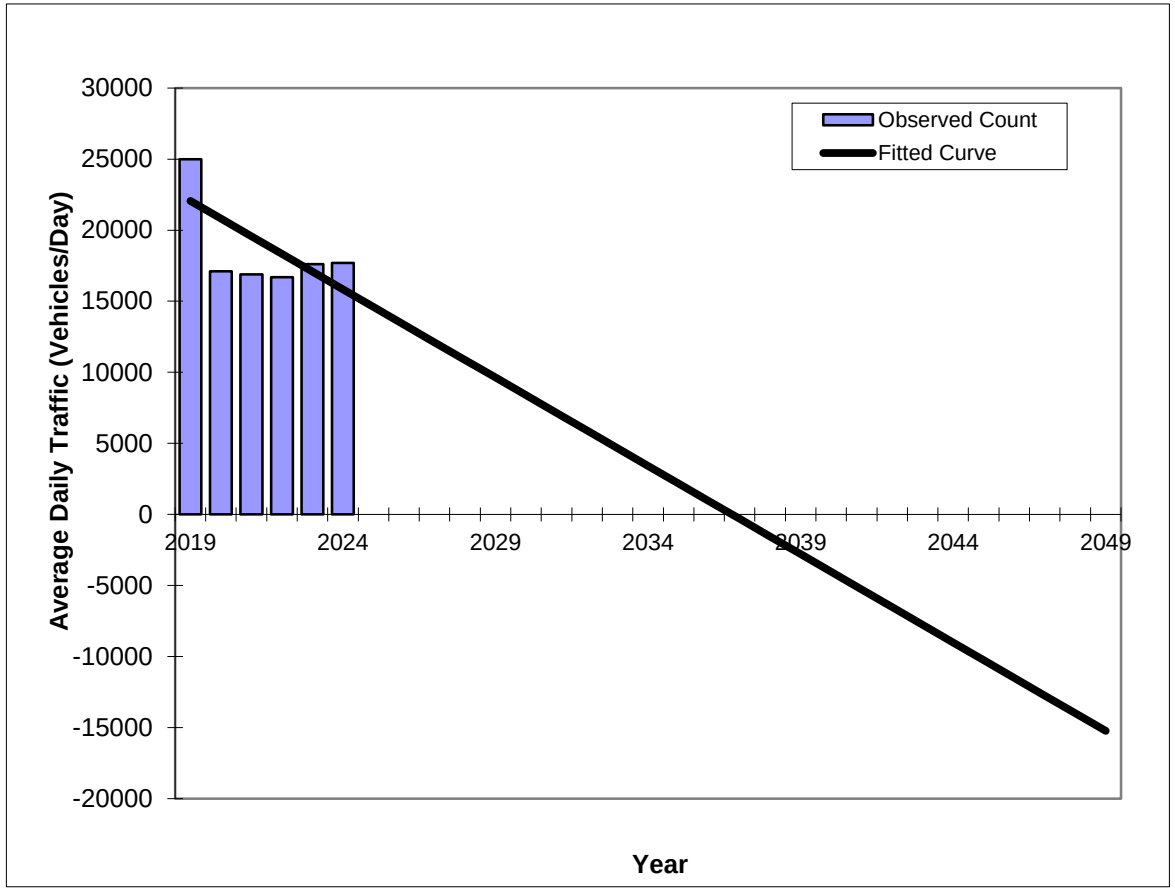
		LINEAR REGRESSION		EXPONENTIAL		DECAY EXPONENTIAL	
FDOT STATION	LOCATION	GROWTH RATE	R-SQUARED	GROWTH RATE	R-SQUARED	GROWTH RATE	R-SQUARED
5 YEARS (2019-2024)							
86-9122	SW 14 STREET, E. OF I-75	-3.32%	12.37%	-2.89%	8.86%	-5.65%	32.88%
86-9190	WESTON ROAD, S. OF SW 14 STREET	-7.67%	83.01%	-8.66%	87.51%	-9.52%	97.01%
86-7094	SW 14 STREET, W. OF WESTON ROAD	-6.64%	46.94%	-6.77%	45.56%	-9.15%	71.43%
86-9433	WESTON ROAD, N. OF INDIAN TRACE	-5.64%	55.08%	-5.84%	55.37%	-7.39%	78.42%
		AVERAGE GR =	-5.82%	AVERAGE GR =	-6.04%	AVERAGE GR =	-7.93%
10 YEARS (2014-2024)							
86-9122	SW 14 STREET, E. OF I-75	-2.21%	25.59%	-2.54%	25.72%	-1.82%	12.83%
86-9190	WESTON ROAD, S. OF SW 14 STREET	-4.24%	88.62%	-5.47%	88.34%	-4.63%	68.16%
86-7094	SW 14 STREET, W. OF WESTON ROAD	-3.79%	60.60%	-4.74%	62.22%	-3.70%	38.19%
86-9433	WESTON ROAD, N. OF INDIAN TRACE	-2.32%	33.83%	-2.65%	36.45%	-1.66%	12.69%
		AVERAGE GR =	-3.14%	AVERAGE GR =	-3.85%	AVERAGE GR =	-2.95%

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	25,000	22,060
2020	17,100	20,810
2021	16,900	19,570
2022	16,700	18,330
2023	17,600	17,090
2024	17,700	15,840
2035 Opening Year Trend		
2035	N/A	2,170
2039 Interim Year Trend		
2039	N/A	-2,800
2049 Design Year Trend		
2049	N/A	-15,230
FSUTMS Forecasts/Trends		

Annual Trend Decrease:	1,243
Trend R-squared:	55.08%
Trend Annual Historic Growth Rate:	-5.64%
Trend Growth Rate (2024 to Design Year)	-7.85%
Printed:	5/21/2025

Linear Growth Option

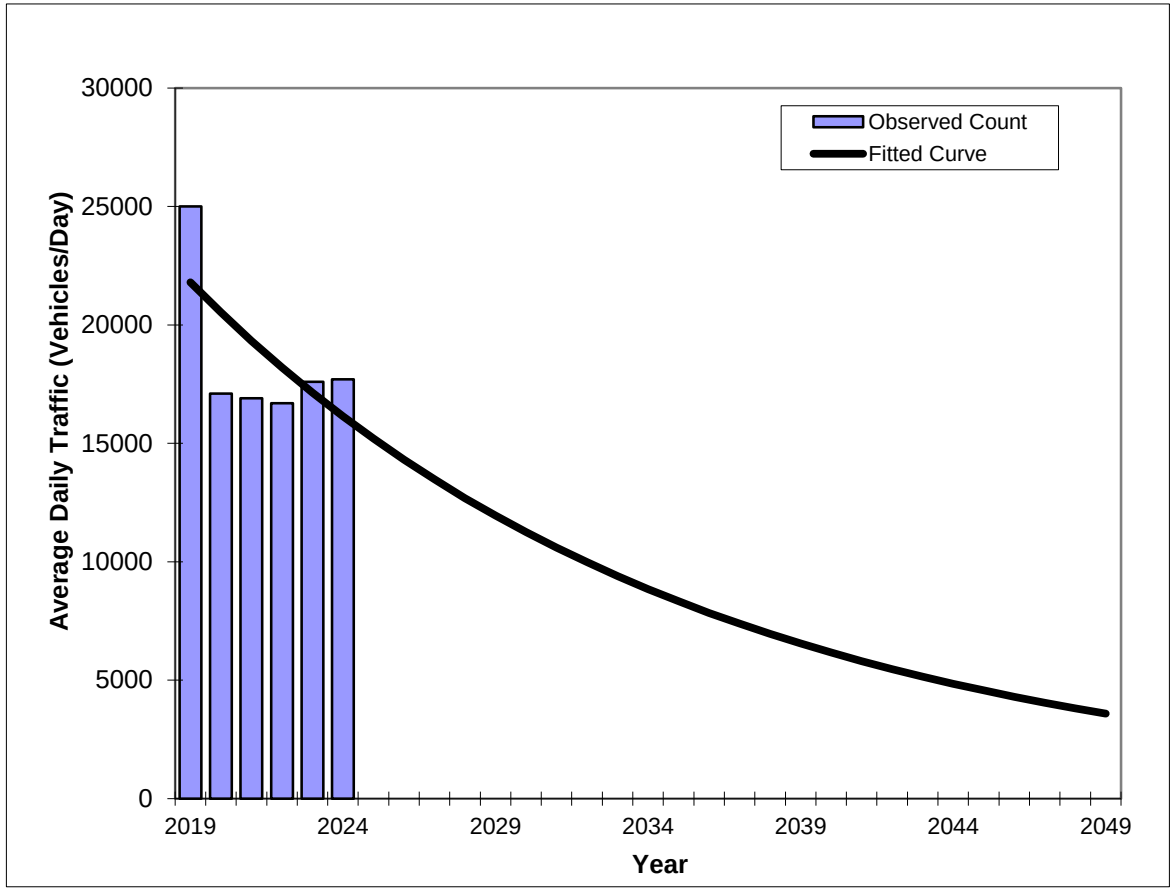
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	25,000	21,800
2020	17,100	20,530
2021	16,900	19,330
2022	16,700	18,200
2023	17,600	17,140
2024	17,700	16,140
2035 Opening Year Trend		
2035	N/A	8,330
2039 Interim Year Trend		
2039	N/A	6,550
2049 Design Year Trend		
2049	N/A	3,590
FSUTMS Forecasts/Trends		

Trend R-squared:	55.37%
Compounded Annual Historic Growth Rate:	-5.84%
Compounded Growth Rate (2024 to Design Year)	-5.84%
Printed:	5/21/2025

Exponential Growth Option

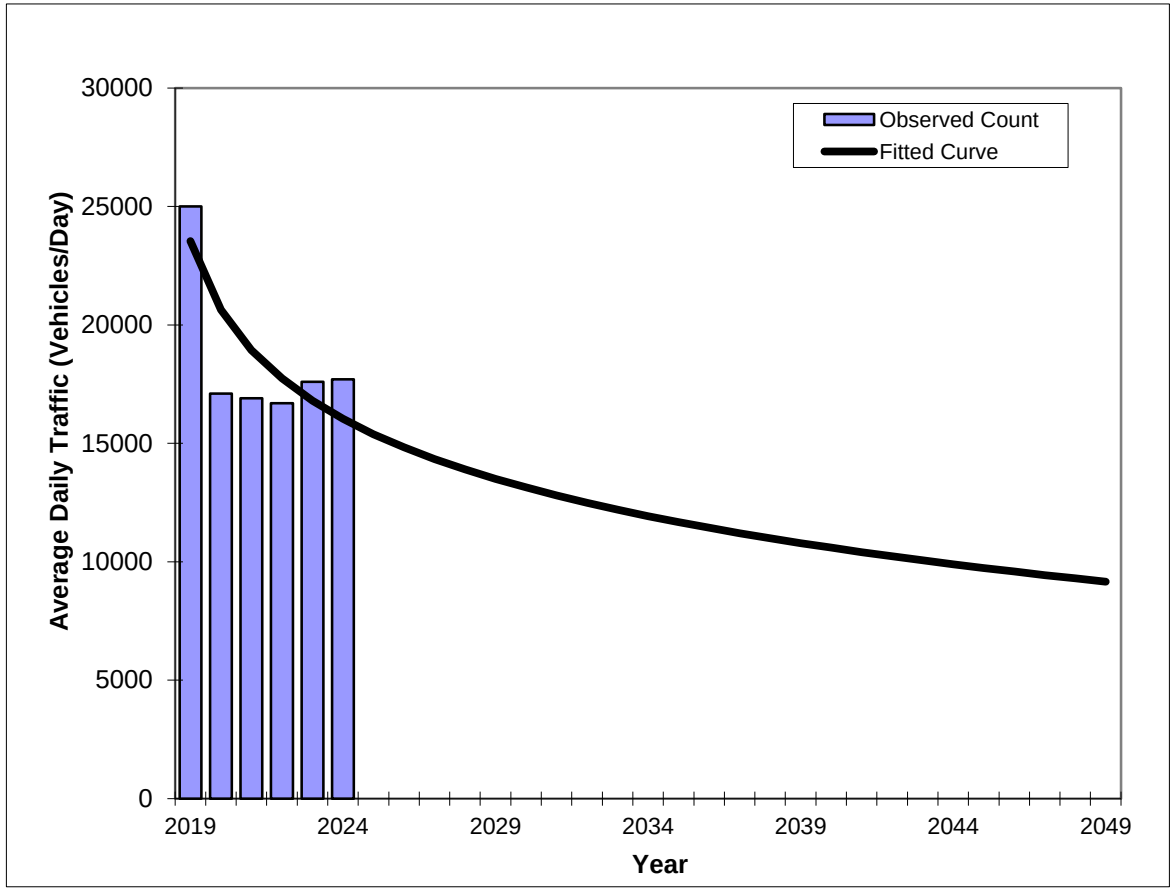
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	25,000	23,540
2020	17,100	20,640
2021	16,900	18,940
2022	16,700	17,740
2023	17,600	16,800
2024	17,700	16,040
2035 Opening Year Trend		
2035	N/A	11,680
2039 Interim Year Trend		
2039	N/A	10,790
2049 Design Year Trend		
2049	N/A	9,160
FSUTMS Forecasts/Trends		

Trend R-squared:	78.42%
Compounded Annual Historic Growth Rate:	-7.39%
Compounded Growth Rate (2024 to Design Year)	-2.22%
Printed:	5/21/2025

Decaying Exponential Growth Option

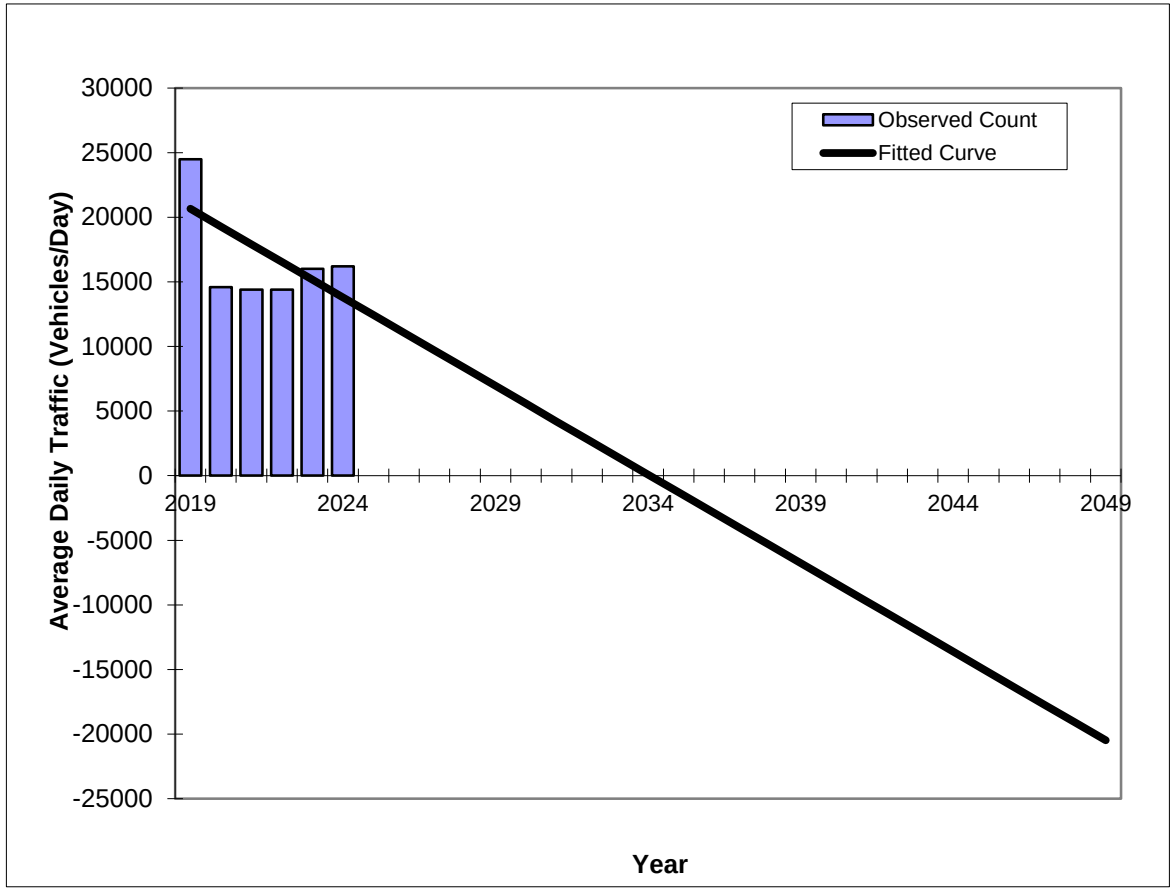
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	24,500	20,660
2020	14,600	19,290
2021	14,400	17,920
2022	14,400	16,550
2023	16,000	15,180
2024	16,200	13,800
2035 Opening Year Trend		
2035	N/A	-1,280
2039 Interim Year Trend		
2039	N/A	-6,770
2049 Design Year Trend		
2049	N/A	-20,480
FSUTMS Forecasts/Trends		

***Axle-Adjusted**

Annual Trend Decrease:	1,371
Trend R-squared:	46.94%
Trend Annual Historic Growth Rate:	-6.64%
Trend Growth Rate (2024 to Design Year)	-9.94%
Printed:	5/21/2025

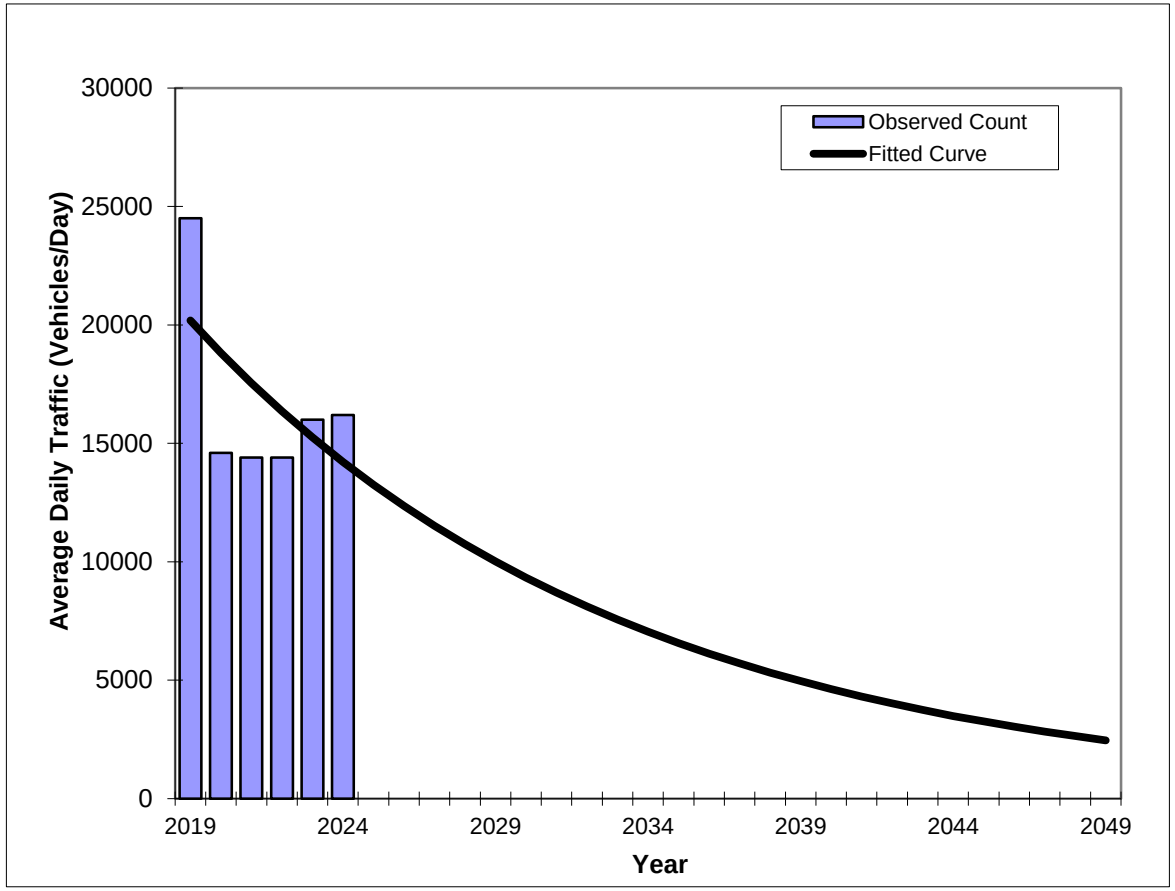
Linear Growth Option

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	24,500	20,190
2020	14,600	18,820
2021	14,400	17,550
2022	14,400	16,360
2023	16,000	15,250
2024	16,200	14,220
2035 Opening Year Trend		
2035	N/A	6,570
2039 Interim Year Trend		
2039	N/A	4,960
2049 Design Year Trend		
2049	N/A	2,460
FSUTMS Forecasts/Trends		

Trend R-squared:	45.56%
Compounded Annual Historic Growth Rate:	-6.77%
Compounded Growth Rate (2024 to Design Year)	-6.78%
Printed:	5/21/2025

Exponential Growth Option

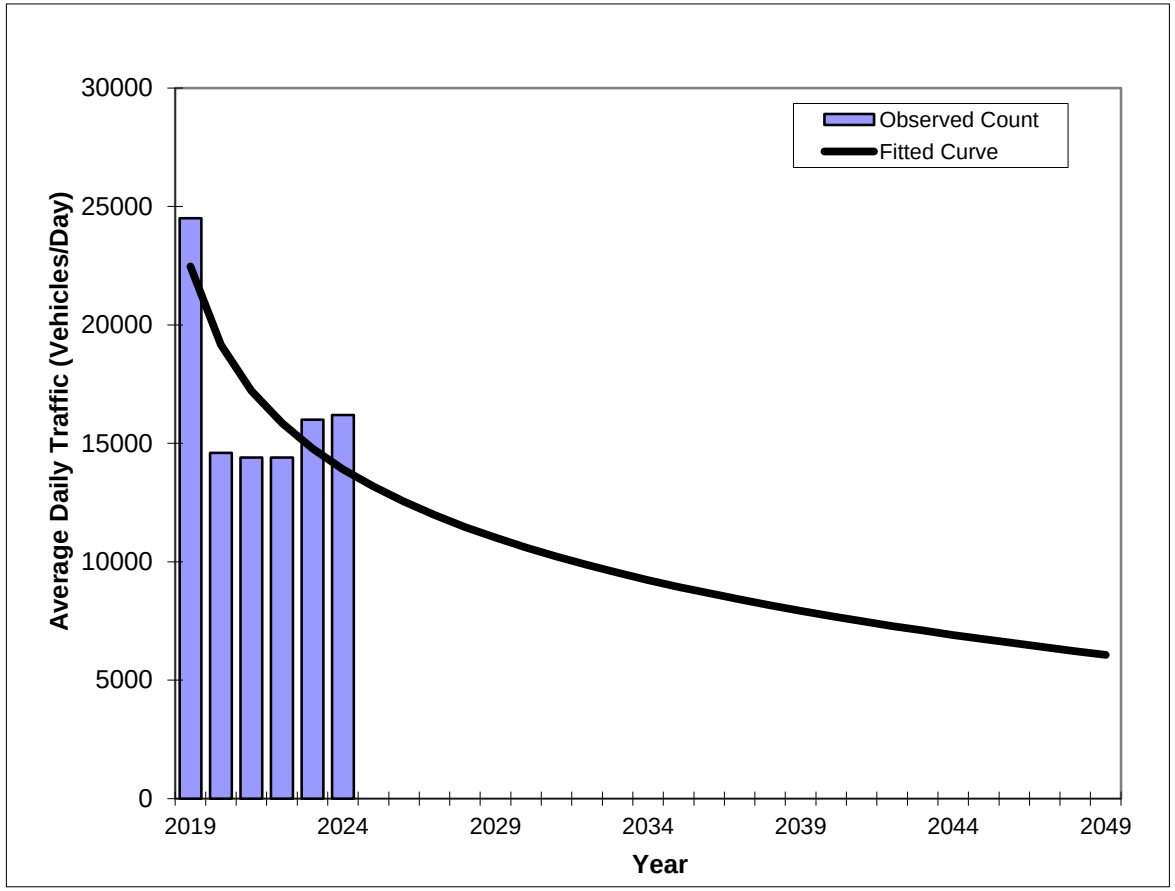
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	24,500	22,470
2020	14,600	19,160
2021	14,400	17,220
2022	14,400	15,850
2023	16,000	14,780
2024	16,200	13,910
2035 Opening Year Trend		
2035	N/A	8,940
2039 Interim Year Trend		
2039	N/A	7,930
2049 Design Year Trend		
2049	N/A	6,070
FSUTMS Forecasts/Trends		

Trend R-squared:	71.43%
Compounded Annual Historic Growth Rate:	-9.15%
Compounded Growth Rate (2024 to Design Year)	-3.26%
Printed:	5/21/2025

Decaying Exponential Growth Option

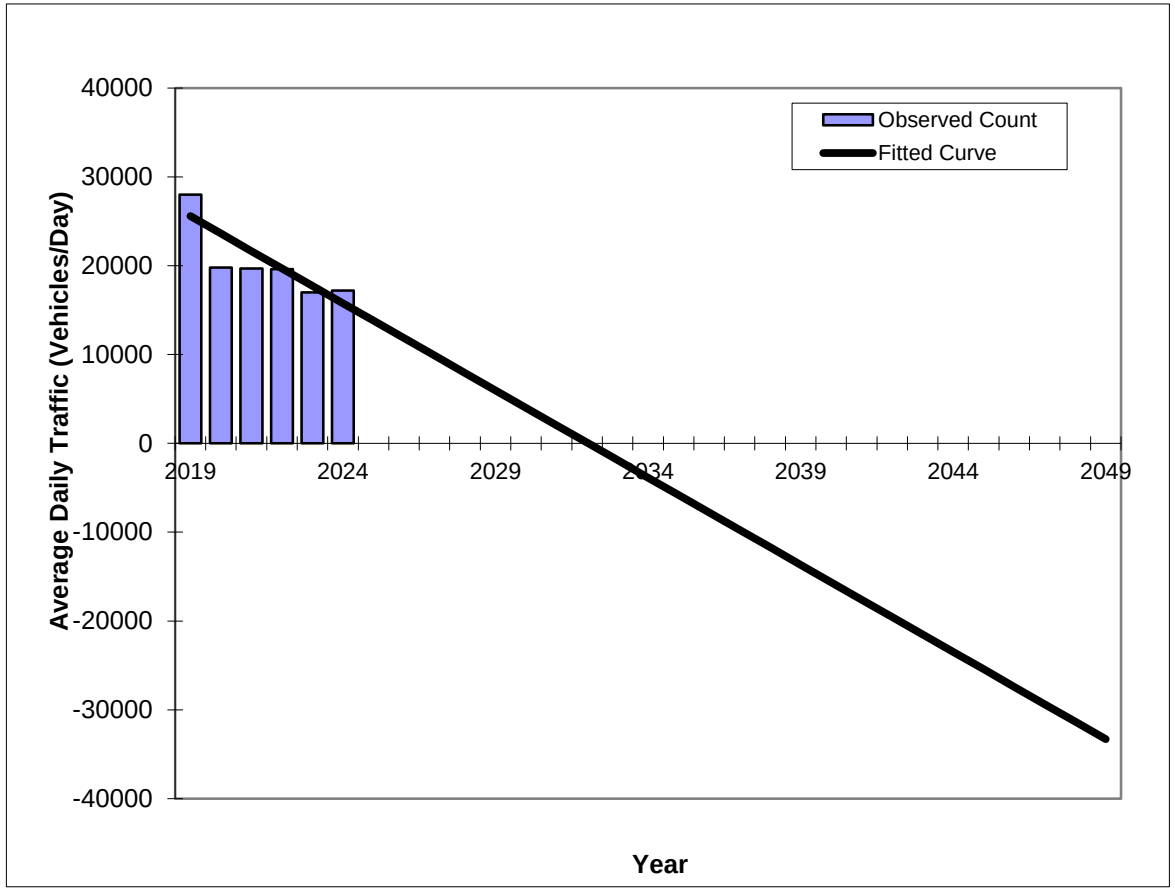
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Annual Trend Decrease:	1,963
Trend R-squared:	83.01%
Trend Annual Historic Growth Rate:	-7.67%
Trend Growth Rate (2024 to Design Year)	-12.44%
Printed:	5/21/2025

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2019	28,000	25,590
2020	19,800	23,630
2021	19,700	21,660
2022	19,600	19,700
2023	17,000	17,740
2024	17,200	15,780
2035 Opening Year Trend		
2035	N/A	-5,820
2039 Interim Year Trend		
2039	N/A	-13,670
2049 Design Year Trend		
2049	N/A	-33,300
FSUTMS Forecasts/Trends		

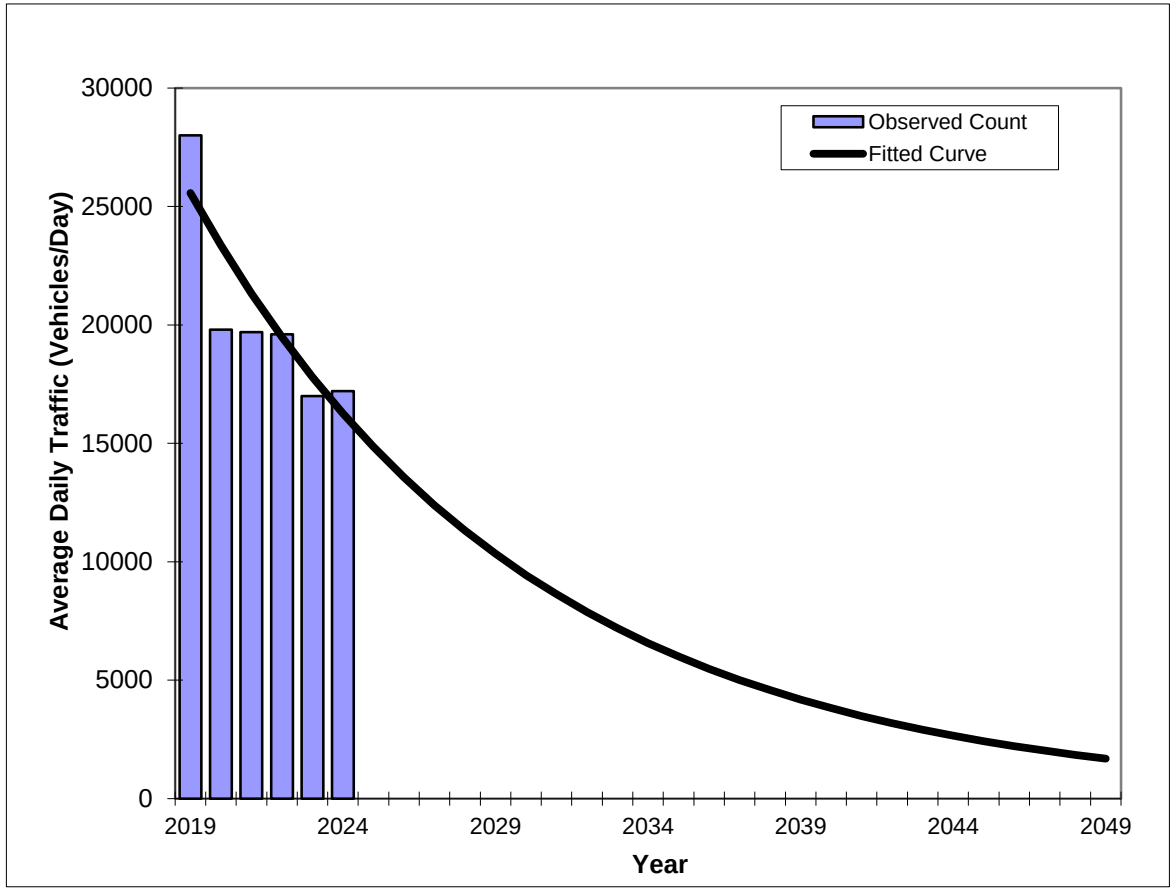
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	28,000	25,570
2020	19,800	23,360
2021	19,700	21,330
2022	19,600	19,490
2023	17,000	17,800
2024	17,200	16,260
2035 Opening Year Trend		
2035	N/A	6,000
2039 Interim Year Trend		
2039	N/A	4,180
2049 Design Year Trend		
2049	N/A	1,690
FSUTMS Forecasts/Trends		

Trend R-squared:	87.51%
Compounded Annual Historic Growth Rate:	-8.66%
Compounded Growth Rate (2024 to Design Year)	-8.66%
Printed:	5/21/2025

Exponential Growth Option

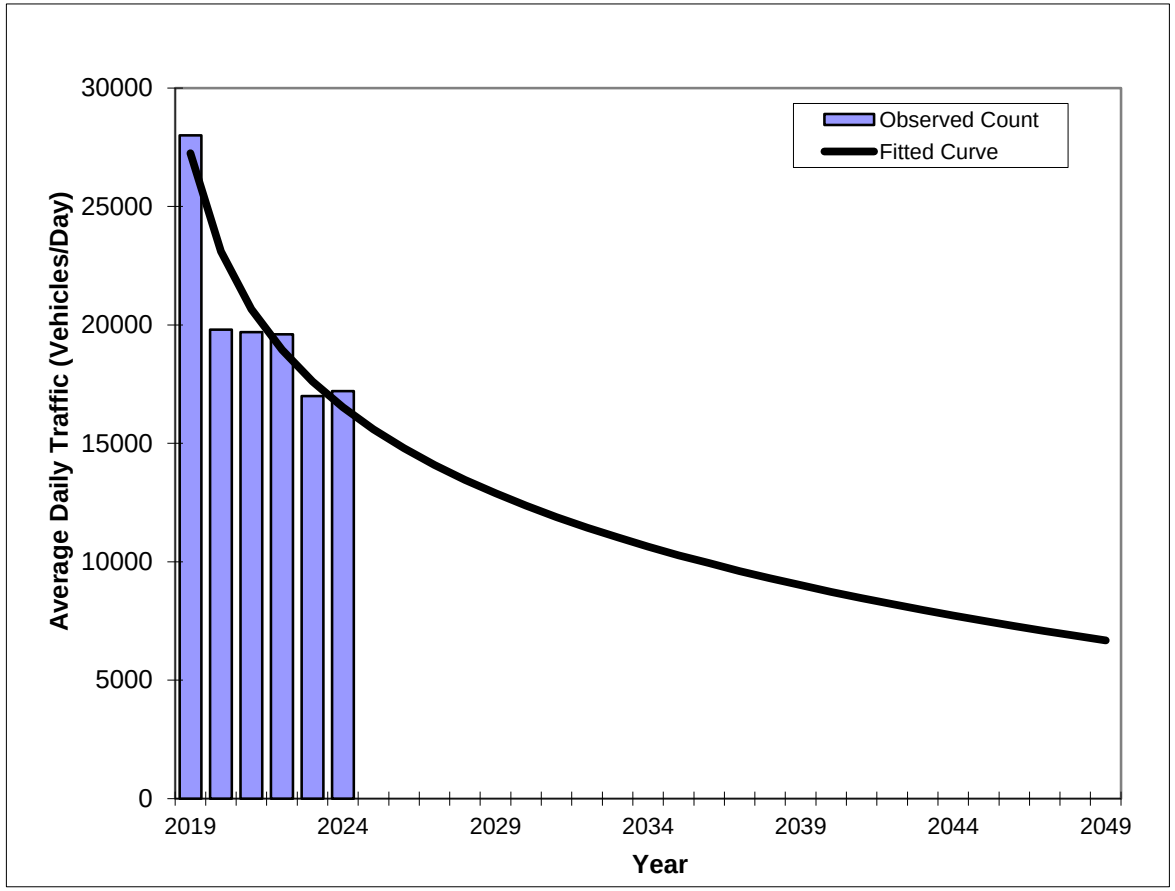
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	28,000	27,250
2020	19,800	23,100
2021	19,700	20,670
2022	19,600	18,950
2023	17,000	17,610
2024	17,200	16,520
2035 Opening Year Trend		
2035	N/A	10,280
2039 Interim Year Trend		
2039	N/A	9,010
2049 Design Year Trend		
2049	N/A	6,680
FSUTMS Forecasts/Trends		

Trend R-squared:	97.01%
Compounded Annual Historic Growth Rate:	-9.52%
Compounded Growth Rate (2024 to Design Year)	-3.56%
Printed:	5/21/2025

Decaying Exponential Growth Option

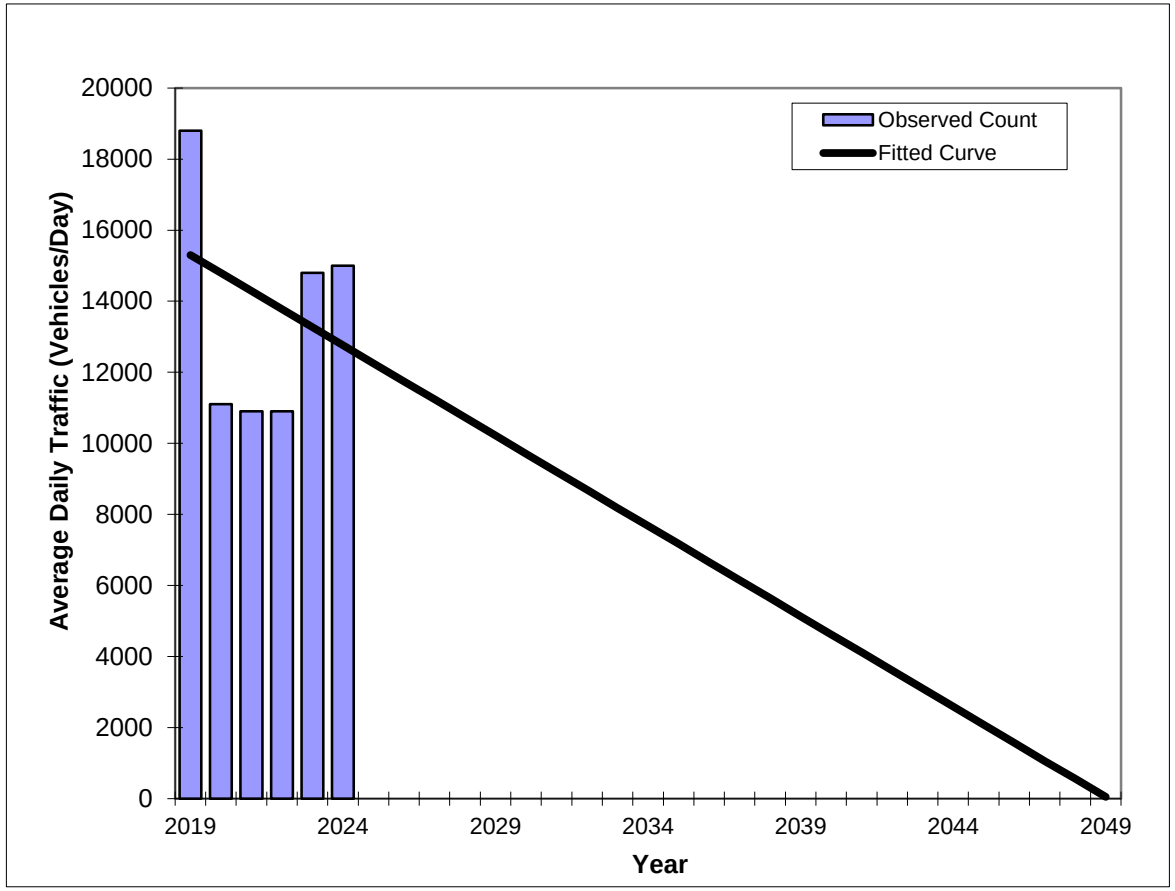
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Annual Trend Decrease:	509
Trend R-squared:	12.37%
Trend Annual Historic Growth Rate:	-3.32%
Trend Growth Rate (2024 to Design Year)	-3.98%
Printed:	5/21/2025

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2019	18,800	15,300
2020	11,100	14,800
2021	10,900	14,290
2022	10,900	13,780
2023	14,800	13,270
2024	15,000	12,760
2035 Opening Year Trend		
2035	N/A	7,170
2039 Interim Year Trend		
2039	N/A	5,130
2049 Design Year Trend		
2049	N/A	50
FSUTMS Forecasts/Trends		

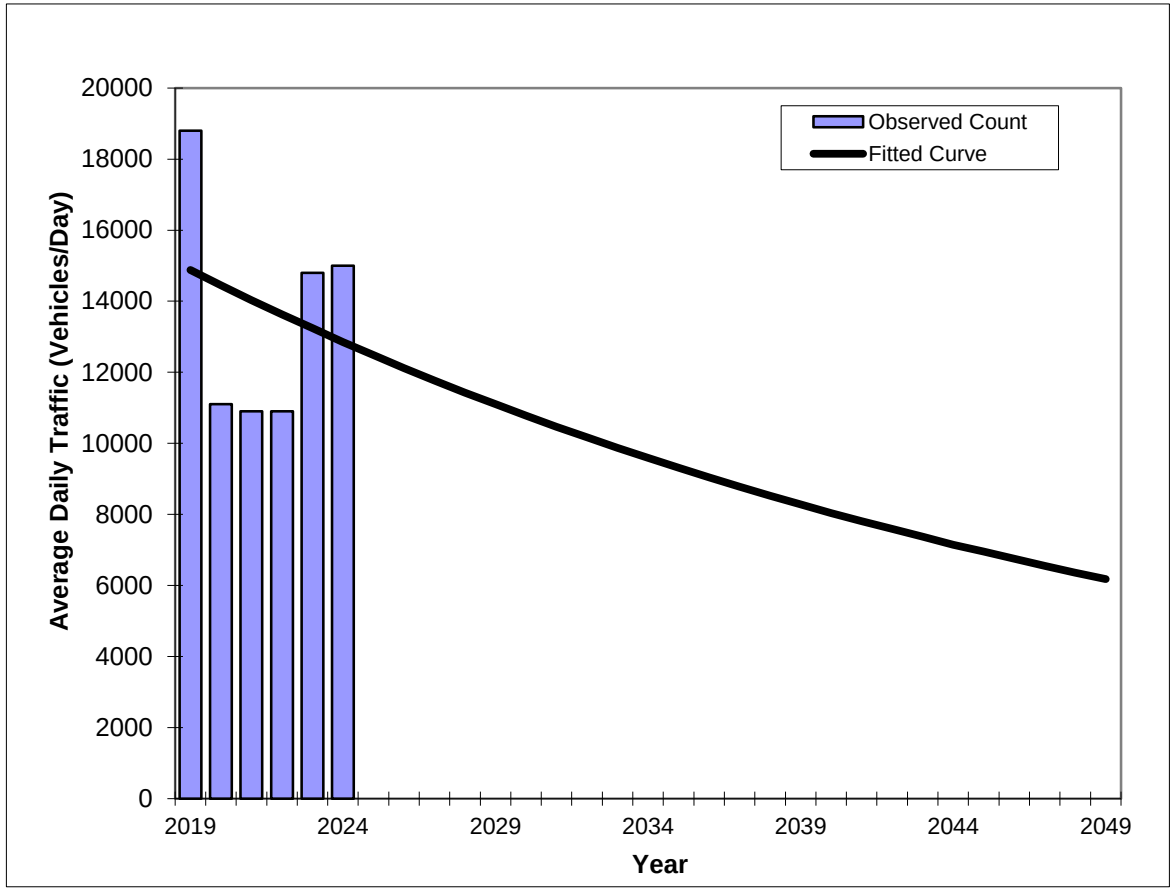
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2019	18,800	14,880
2020	11,100	14,450
2021	10,900	14,030
2022	10,900	13,630
2023	14,800	13,240
2024	15,000	12,850
2035 Opening Year Trend		
2035	N/A	9,310
2039 Interim Year Trend		
2039	N/A	8,280
2049 Design Year Trend		
2049	N/A	6,180
FSUTMS Forecasts/Trends		

Trend R-squared:	8.86%
Compounded Annual Historic Growth Rate:	-2.89%
Compounded Growth Rate (2024 to Design Year)	-2.89%
Printed:	5/21/2025

Exponential Growth Option

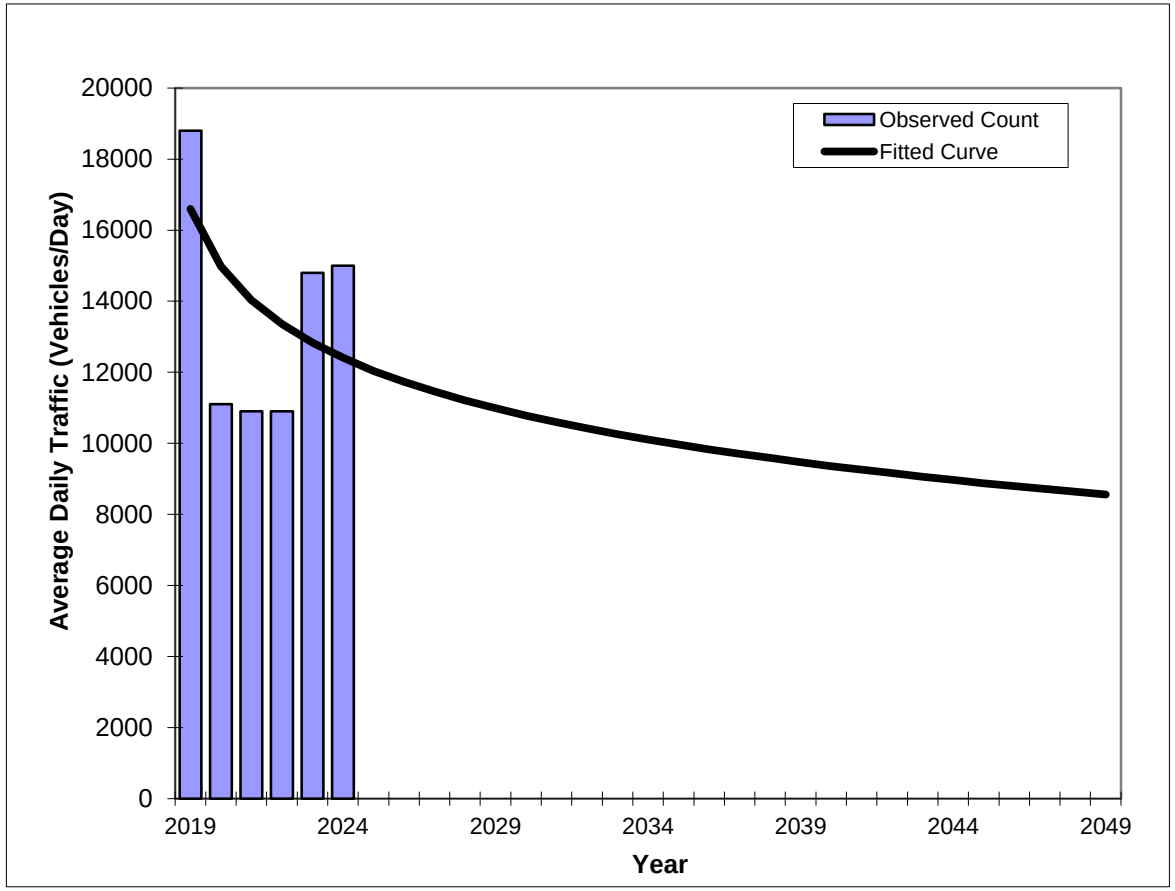
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Trend R-squared:	32.88%
Compounded Annual Historic Growth Rate:	-5.65%
Compounded Growth Rate (2024 to Design Year)	-1.47%
Printed:	5/21/2025

Decaying Exponential Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2019	18,800	16,600
2020	11,100	14,980
2021	10,900	14,030
2022	10,900	13,360
2023	14,800	12,830
2024	15,000	12,410
2035 Opening Year Trend		
2035	N/A	9,970
2039 Interim Year Trend		
2039	N/A	9,470
2049 Design Year Trend		
2049	N/A	8,560
FSUTMS Forecasts/Trends		

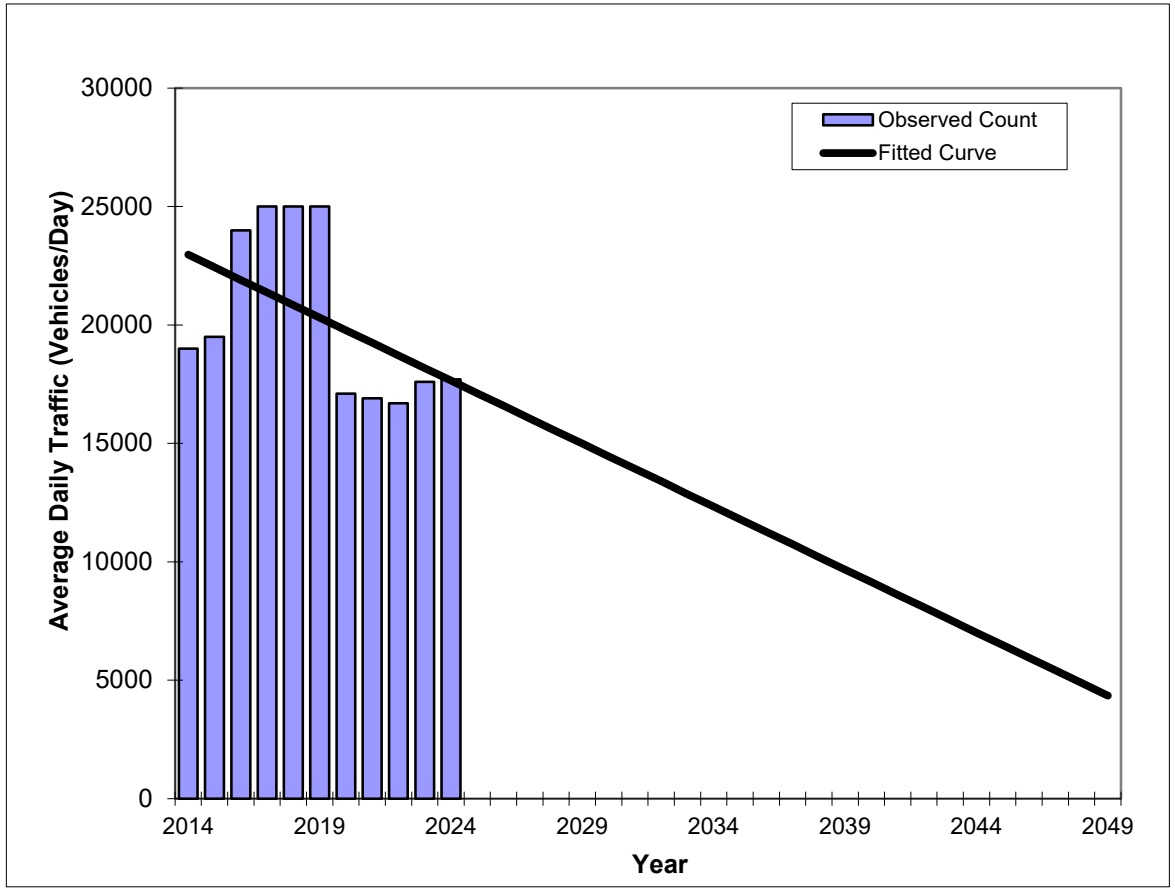
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Annual Trend Decrease:	532
Trend R-squared:	33.83%
Trend Annual Historic Growth Rate:	-2.32%
Trend Growth Rate (2024 to Design Year)	-3.01%
Printed:	5/20/2025

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2014	19,000	22,970
2015	19,500	22,440
2016	24,000	21,900
2017	25,000	21,370
2018	25,000	20,840
2019	25,000	20,310
2020	17,100	19,780
2021	16,900	19,250
2022	16,700	18,710
2023	17,600	18,180
2024	17,700	17,650
2035 Opening Year Trend		
2035	N/A	11,800
2039 Interim Year Trend		
2039	N/A	9,670
2049 Design Year Trend		
2049	N/A	4,350
FSUTMS Forecasts/Trends		

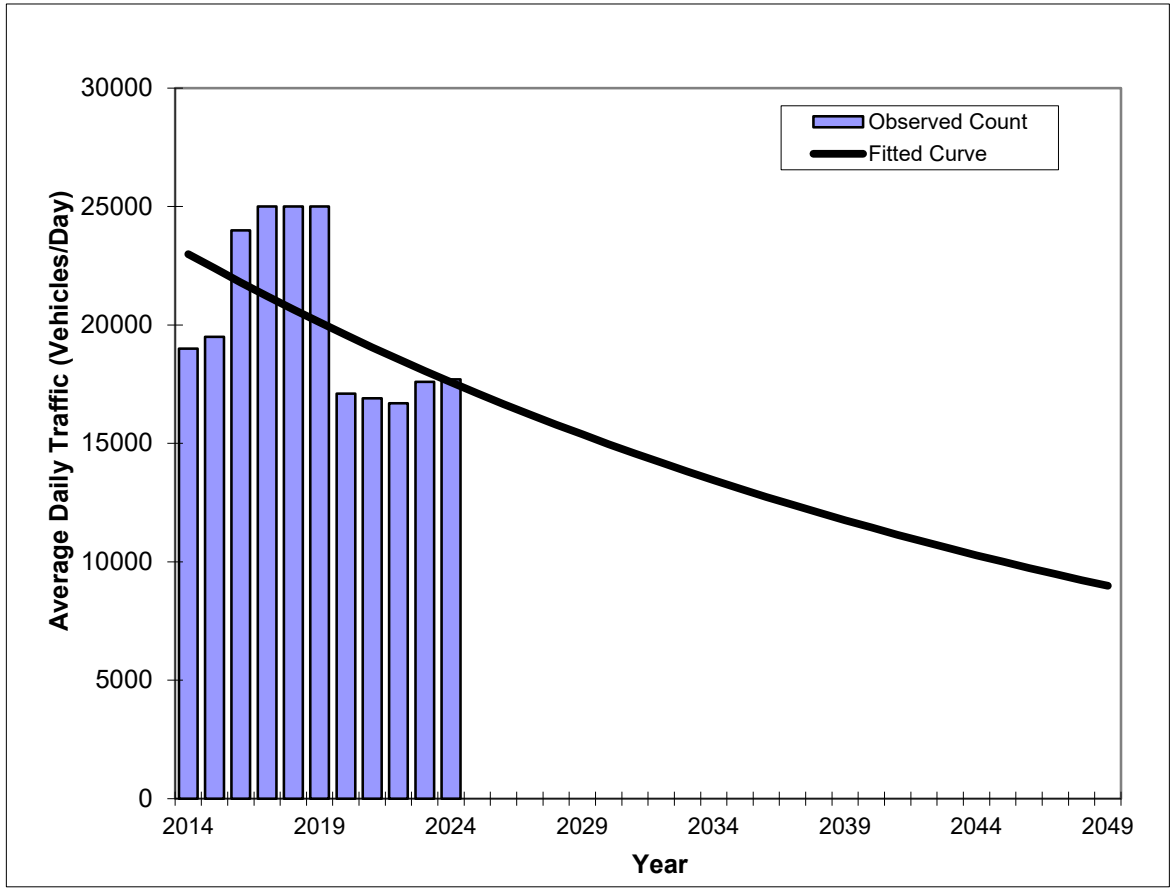
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	19,000	22,990
2015	19,500	22,390
2016	24,000	21,790
2017	25,000	21,220
2018	25,000	20,650
2019	25,000	20,110
2020	17,100	19,580
2021	16,900	19,060
2022	16,700	18,550
2023	17,600	18,060
2024	17,700	17,580
2035 Opening Year Trend		
2035	N/A	13,090
2039 Interim Year Trend		
2039	N/A	11,760
2049 Design Year Trend		
2049	N/A	8,990
FSUTMS Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	36.45%
Compounded Annual Historic Growth Rate:	-2.65%
Compounded Growth Rate (2024 to Design Year)	-2.65%
Printed:	5/20/2025

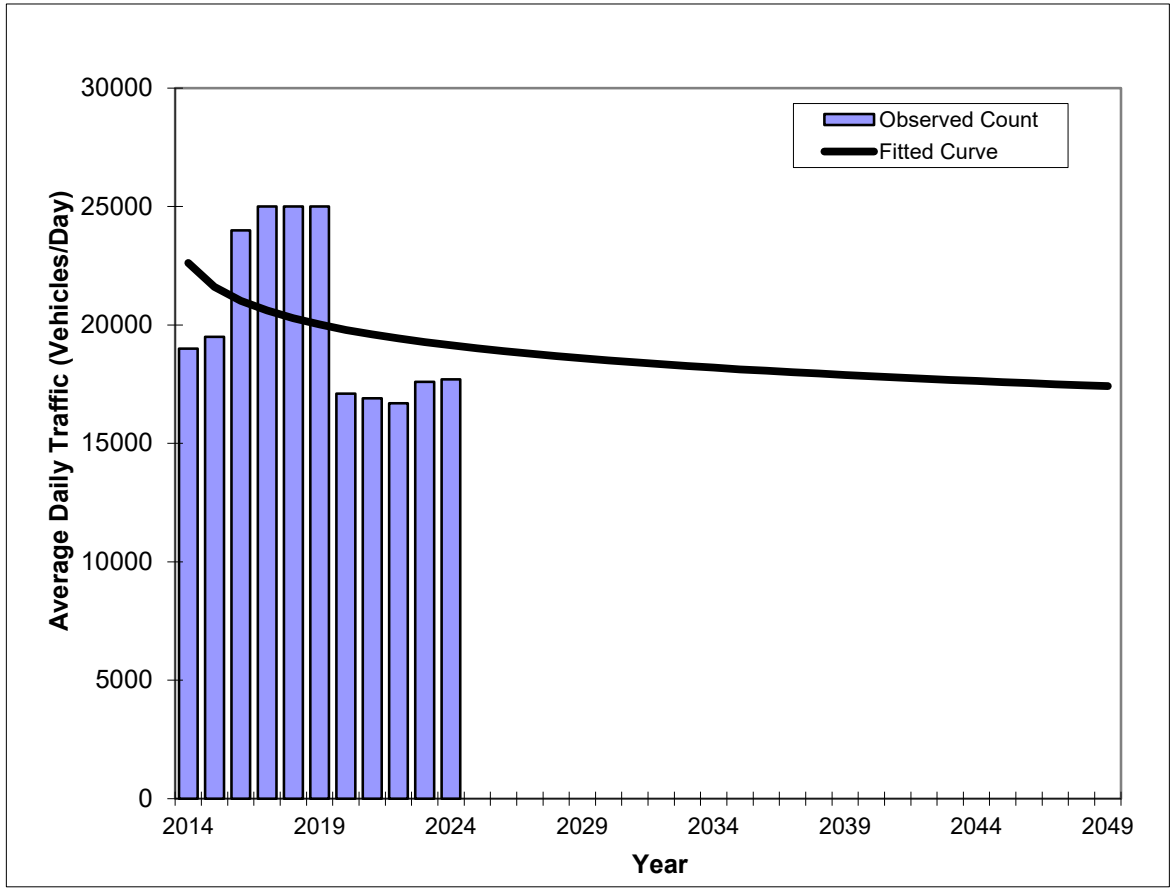
Exponential Growth Option

Traffic Trends - V2023

-- WESTON ROAD, N OF INDIAN TRACE

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869433
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	19,000	22,620
2015	19,500	21,610
2016	24,000	21,020
2017	25,000	20,610
2018	25,000	20,280
2019	25,000	20,020
2020	17,100	19,790
2021	16,900	19,600
2022	16,700	19,430
2023	17,600	19,280
2024	17,700	19,140
2035 Opening Year Trend		
2035	N/A	18,130
2039 Interim Year Trend		
2039	N/A	17,890
2049 Design Year Trend		
2049	N/A	17,420
FSUTMS Forecasts/Trends		

Trend R-squared:	12.69%
Compounded Annual Historic Growth Rate:	-1.66%
Compounded Growth Rate (2024 to Design Year)	-0.38%
Printed:	5/20/2025

Decaying Exponential Growth Option

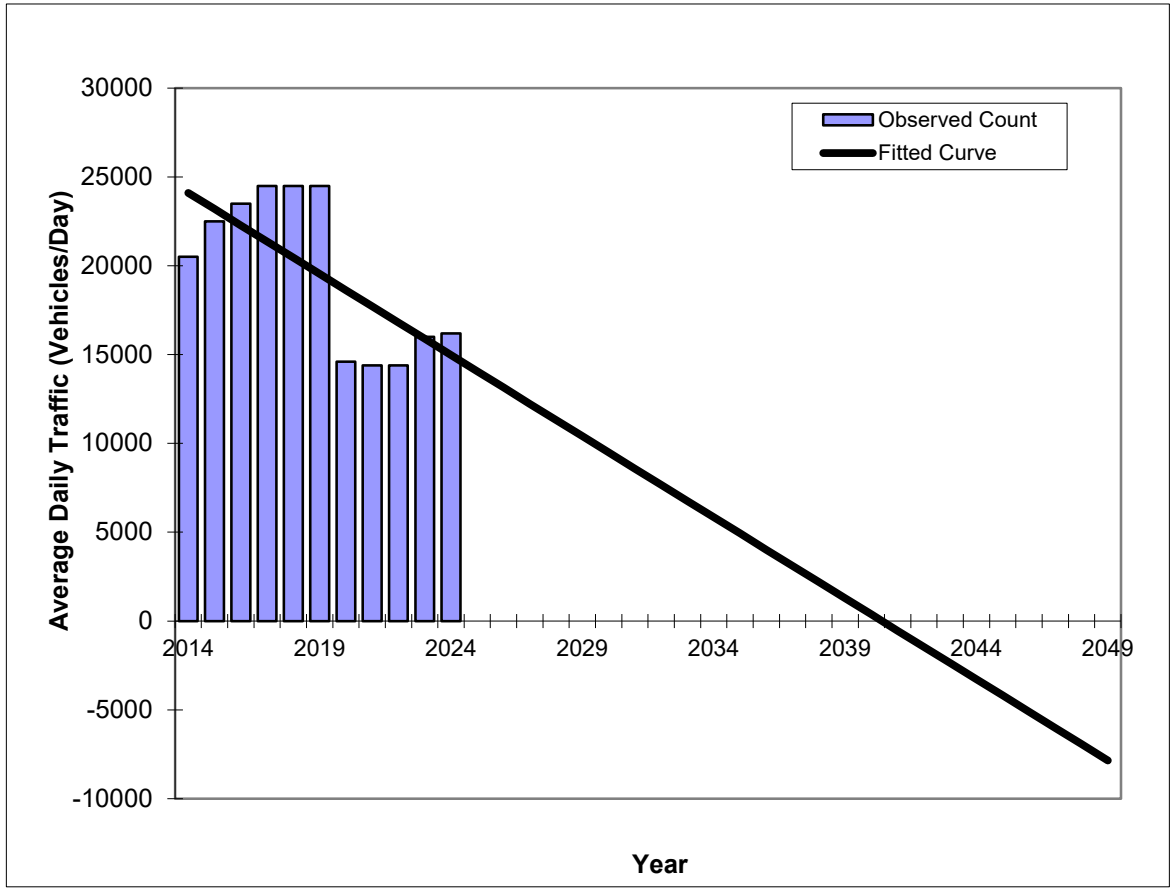
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	20,500	24,100
2015	22,500	23,190
2016	23,500	22,270
2017	24,500	21,360
2018	24,500	20,450
2019	24,500	19,540
2020	14,600	18,620
2021	14,400	17,710
2022	14,400	16,800
2023	16,000	15,890
2024	16,200	14,970
2035 Opening Year Trend		
2035	N/A	4,930
2039 Interim Year Trend		
2039	N/A	1,280
2049 Design Year Trend		
2049	N/A	-7,850
FSUTMS Forecasts/Trends		

Annual Trend Decrease:	913
Trend R-squared:	60.60%
Trend Annual Historic Growth Rate:	-3.79%
Trend Growth Rate (2024 to Design Year)	-6.10%
Printed:	5/20/2025

Linear Growth Option

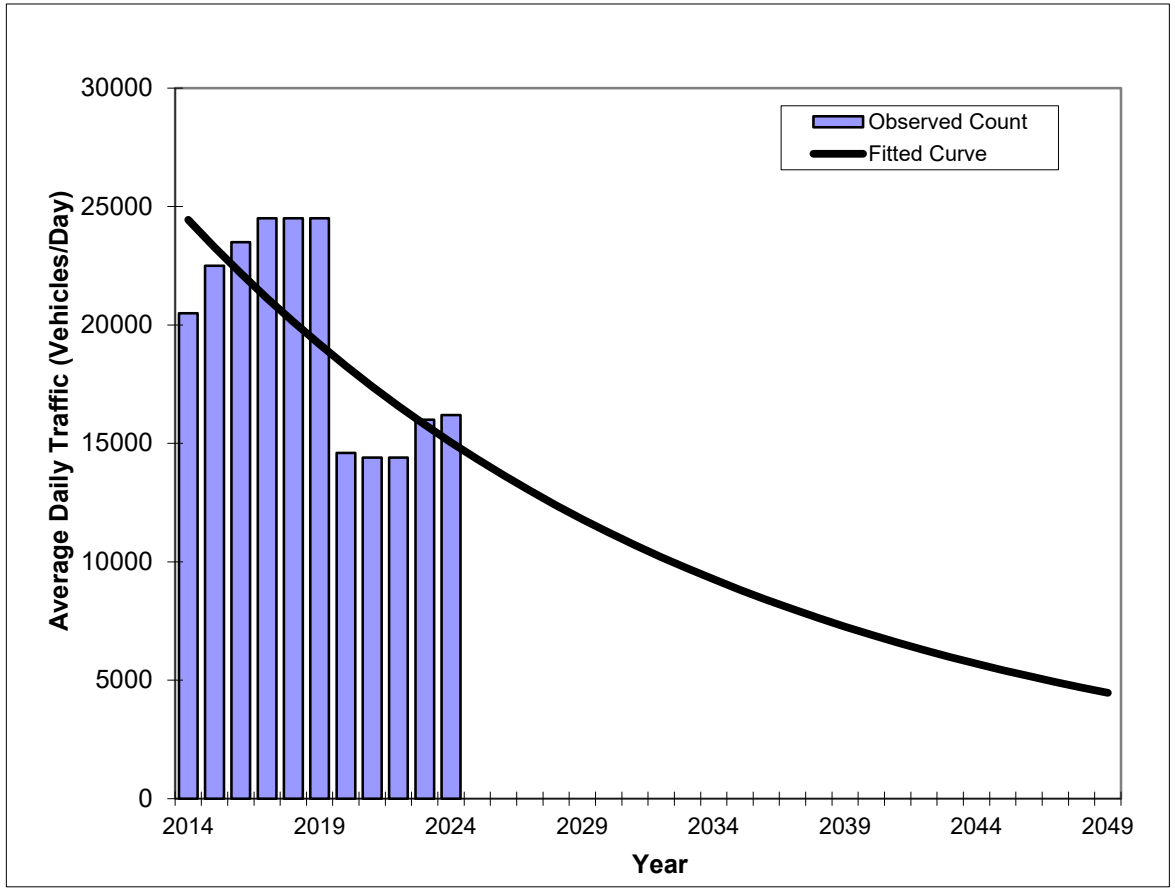
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	20,500	24,440
2015	22,500	23,280
2016	23,500	22,180
2017	24,500	21,130
2018	24,500	20,130
2019	24,500	19,180
2020	14,600	18,270
2021	14,400	17,400
2022	14,400	16,580
2023	16,000	15,790
2024	16,200	15,040
2035 Opening Year Trend		
2035	N/A	8,820
2039 Interim Year Trend		
2039	N/A	7,260
2049 Design Year Trend		
2049	N/A	4,470
FSUTMS Forecasts/Trends		

***Axle-Adjusted**

Trend R-squared:	62.22%
Compounded Annual Historic Growth Rate:	-4.74%
Compounded Growth Rate (2024 to Design Year)	-4.74%
Printed:	5/20/2025

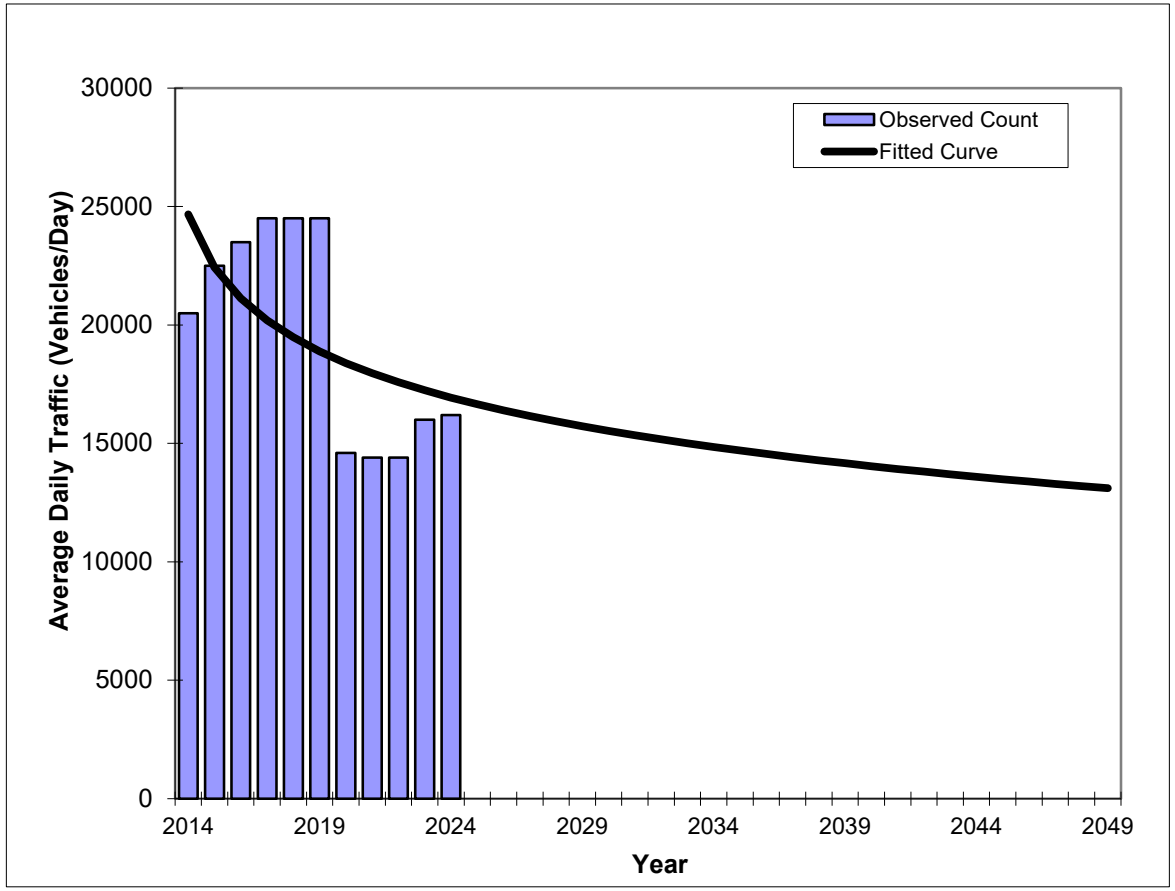
Exponential Growth Option

Traffic Trends - V2023

-- SW 14 ST, W OF WESTON RD

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	867094
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	20,500	24,670
2015	22,500	22,430
2016	23,500	21,120
2017	24,500	20,200
2018	24,500	19,480
2019	24,500	18,890
2020	14,600	18,390
2021	14,400	17,960
2022	14,400	17,580
2023	16,000	17,240
2024	16,200	16,930
2035 Opening Year Trend		
2035	N/A	14,700
2039 Interim Year Trend		
2039	N/A	14,160
2049 Design Year Trend		
2049	N/A	13,110
FSUTMS Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	38.19%
Compounded Annual Historic Growth Rate:	-3.70%
Compounded Growth Rate (2024 to Design Year)	-1.02%
Printed:	5/20/2025

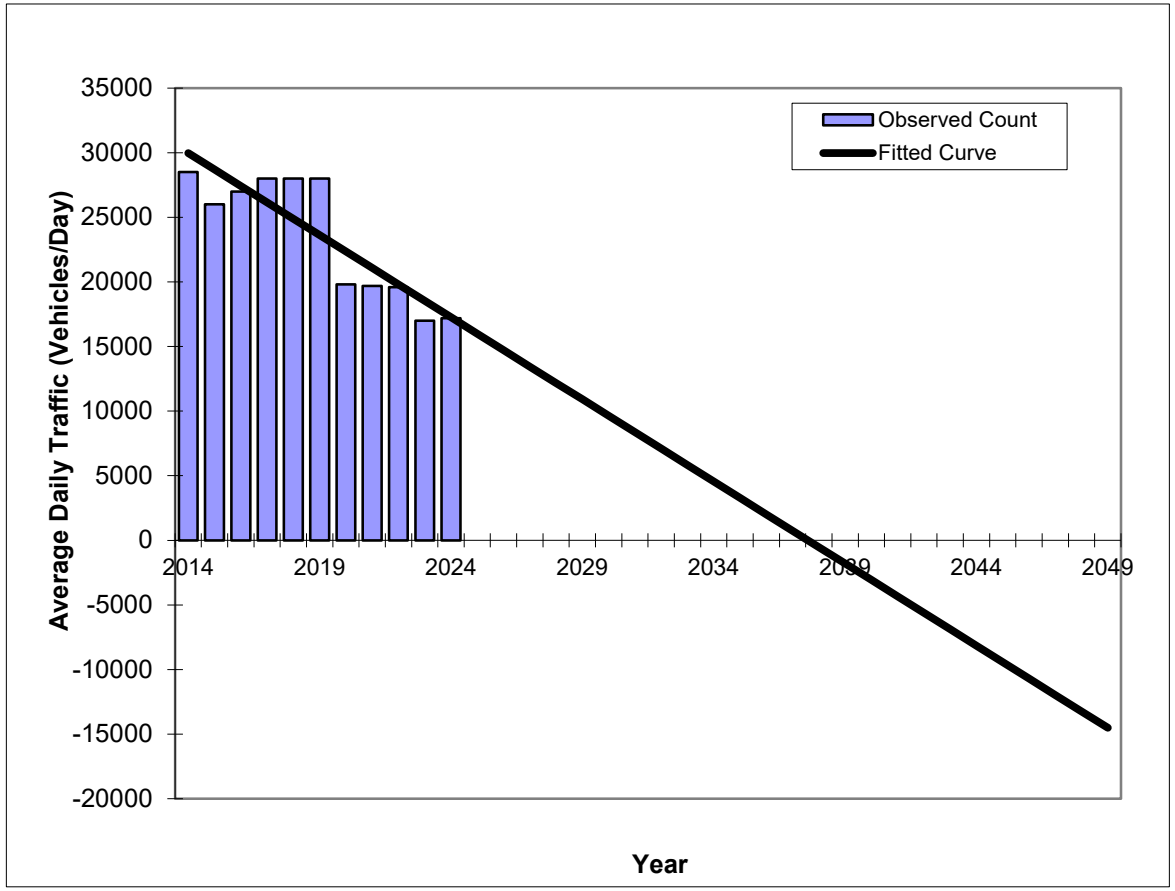
Decaying Exponential Growth Option

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Annual Trend Decrease:	1,271
Trend R-squared:	88.62%
Trend Annual Historic Growth Rate:	-4.24%
Trend Growth Rate (2024 to Design Year)	-7.36%
Printed:	5/20/2025

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2014	28,500	29,970
2015	26,000	28,700
2016	27,000	27,430
2017	28,000	26,160
2018	28,000	24,890
2019	28,000	23,620
2020	19,800	22,350
2021	19,700	21,080
2022	19,600	19,810
2023	17,000	18,530
2024	17,200	17,260
2035 Opening Year Trend		
2035	N/A	3,280
2039 Interim Year Trend		
2039	N/A	-1,800
2049 Design Year Trend		
2049	N/A	-14,510
FSUTMS Forecasts/Trends		

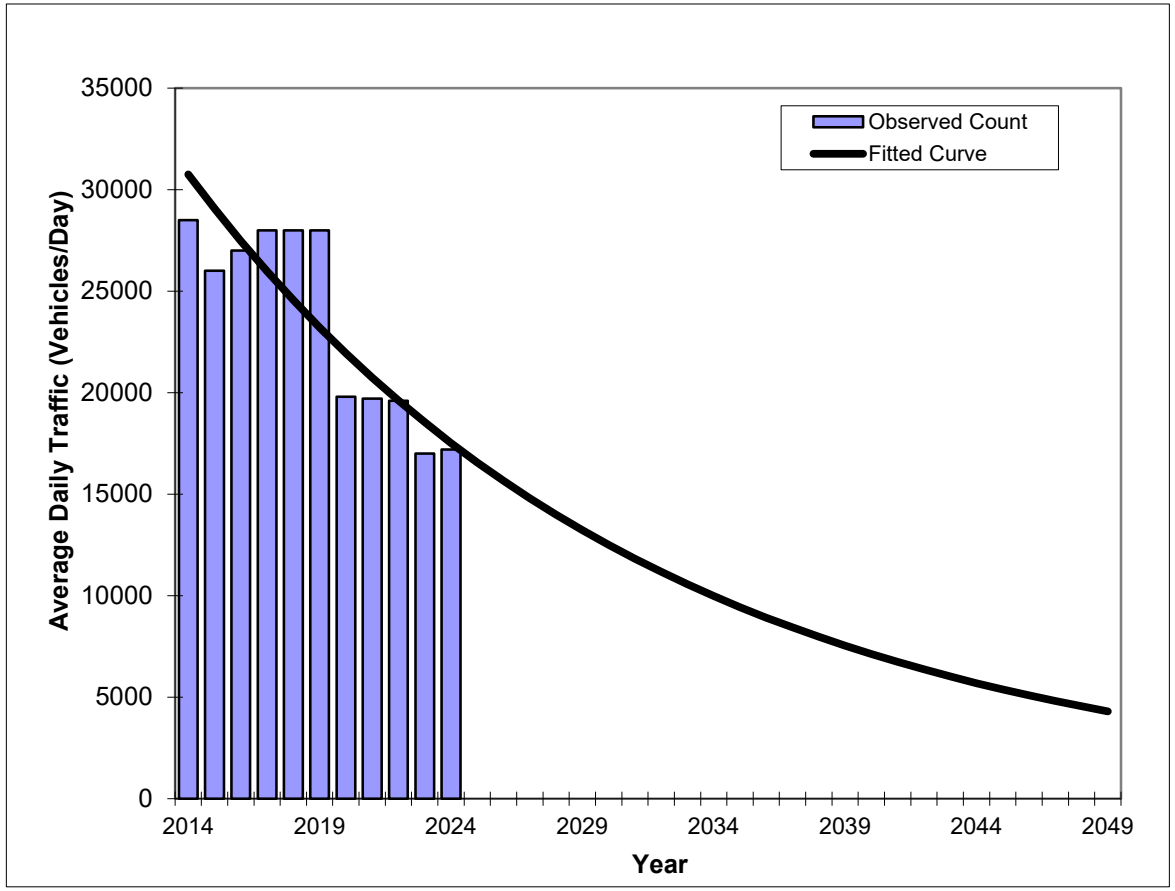
***Axle-Adjusted**

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	28,500	30,750
2015	26,000	29,070
2016	27,000	27,480
2017	28,000	25,970
2018	28,000	24,550
2019	28,000	23,210
2020	19,800	21,940
2021	19,700	20,740
2022	19,600	19,610
2023	17,000	18,540
2024	17,200	17,520
2035 Opening Year Trend		
2035	N/A	9,440
2039 Interim Year Trend		
2039	N/A	7,540
2049 Design Year Trend		
2049	N/A	4,300
FSUTMS Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	88.34%
Compounded Annual Historic Growth Rate:	-5.47%
Compounded Growth Rate (2024 to Design Year)	-5.46%
Printed:	5/20/2025

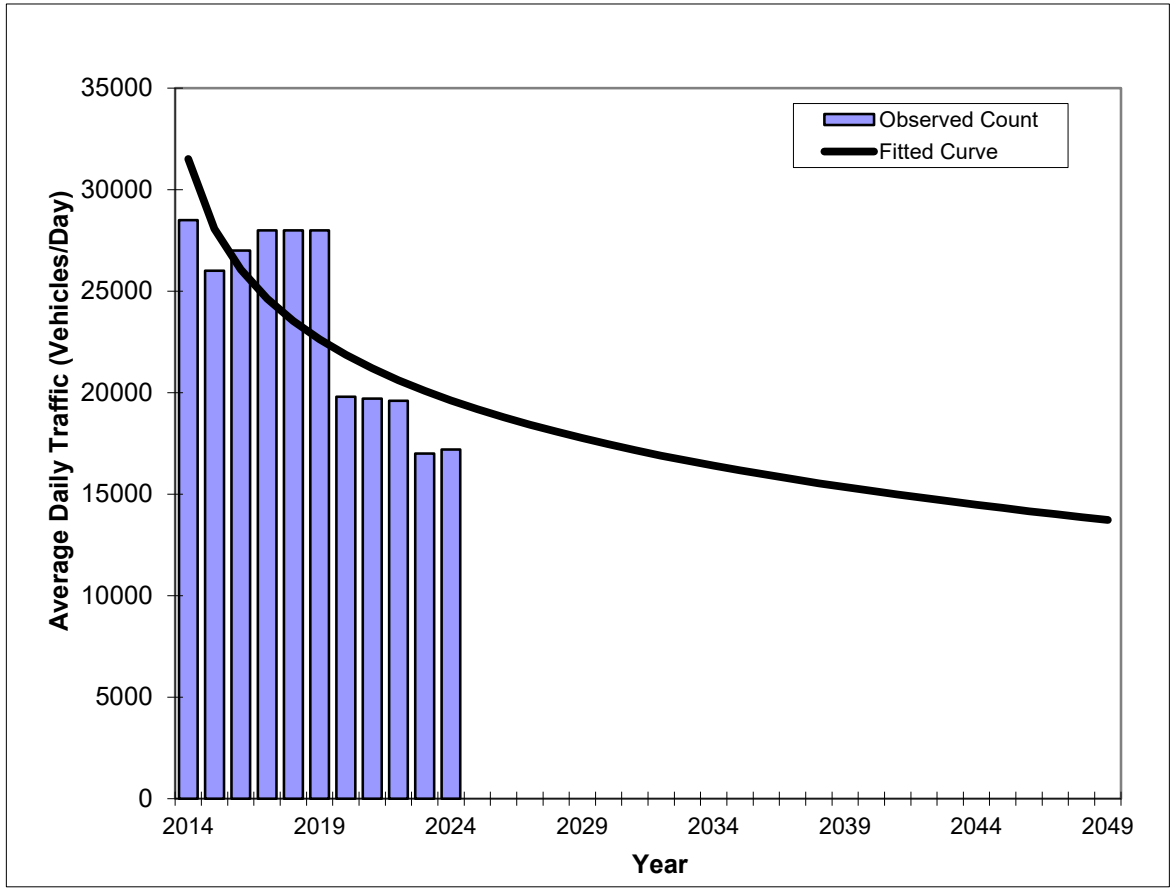
Exponential Growth Option

Traffic Trends - V2023

-- WESTON RD., S OF SW 14 ST.

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869190
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	28,500	31,510
2015	26,000	28,070
2016	27,000	26,060
2017	28,000	24,630
2018	28,000	23,530
2019	28,000	22,620
2020	19,800	21,860
2021	19,700	21,200
2022	19,600	20,610
2023	17,000	20,090
2024	17,200	19,620
2035 Opening Year Trend		
2035	N/A	16,180
2039 Interim Year Trend		
2039	N/A	15,350
2049 Design Year Trend		
2049	N/A	13,730
FSUTMS Forecasts/Trends		

Trend R-squared:	68.16%
Compounded Annual Historic Growth Rate:	-4.63%
Compounded Growth Rate (2024 to Design Year)	-1.42%
Printed:	5/20/2025

Decaying Exponential Growth Option

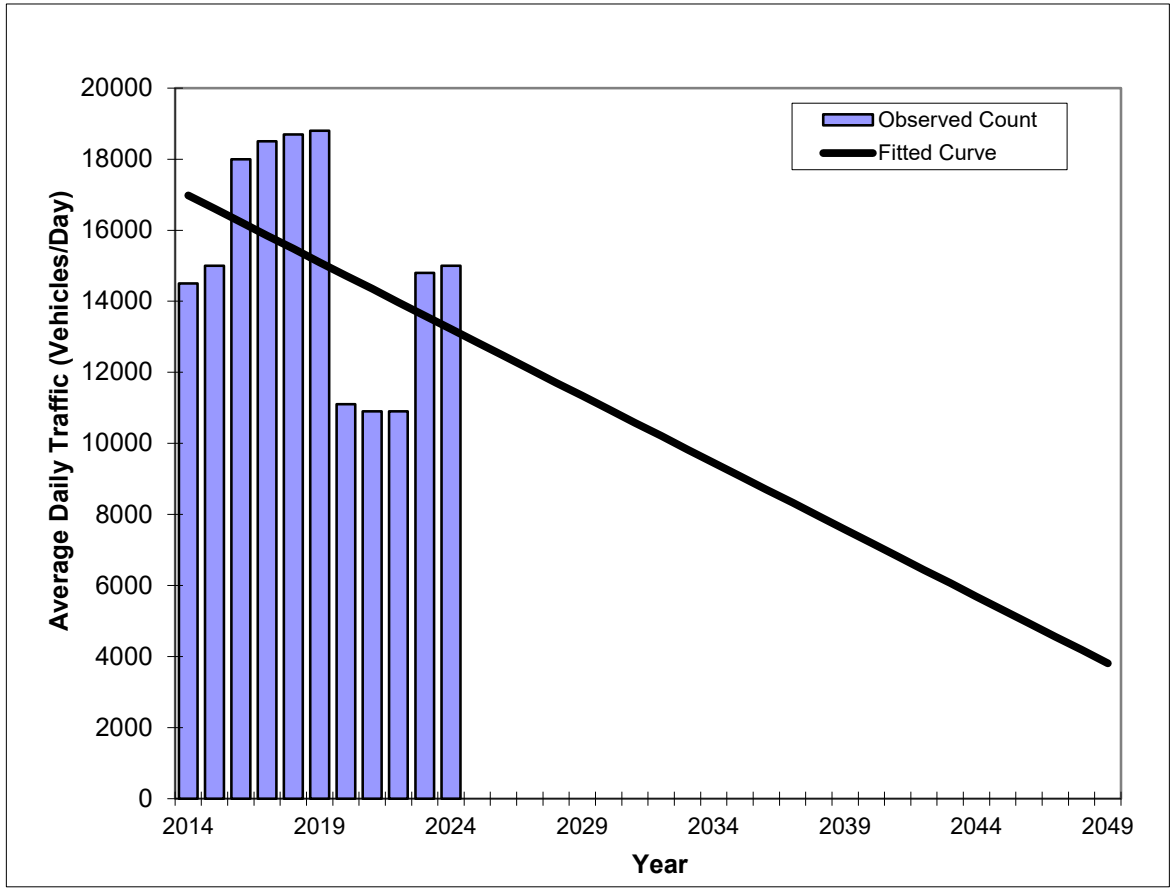
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Annual Trend Decrease:	376
Trend R-squared:	25.59%
Trend Annual Historic Growth Rate:	-2.21%
Trend Growth Rate (2024 to Design Year)	-2.85%
Printed:	5/20/2025

Linear Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2014	14,500	16,980
2015	15,000	16,610
2016	18,000	16,230
2017	18,500	15,850
2018	18,700	15,480
2019	18,800	15,100
2020	11,100	14,720
2021	10,900	14,350
2022	10,900	13,970
2023	14,800	13,590
2024	15,000	13,220
2035 Opening Year Trend		
2035	N/A	9,080
2039 Interim Year Trend		
2039	N/A	7,570
2049 Design Year Trend		
2049	N/A	3,810
FSUTMS Forecasts/Trends		

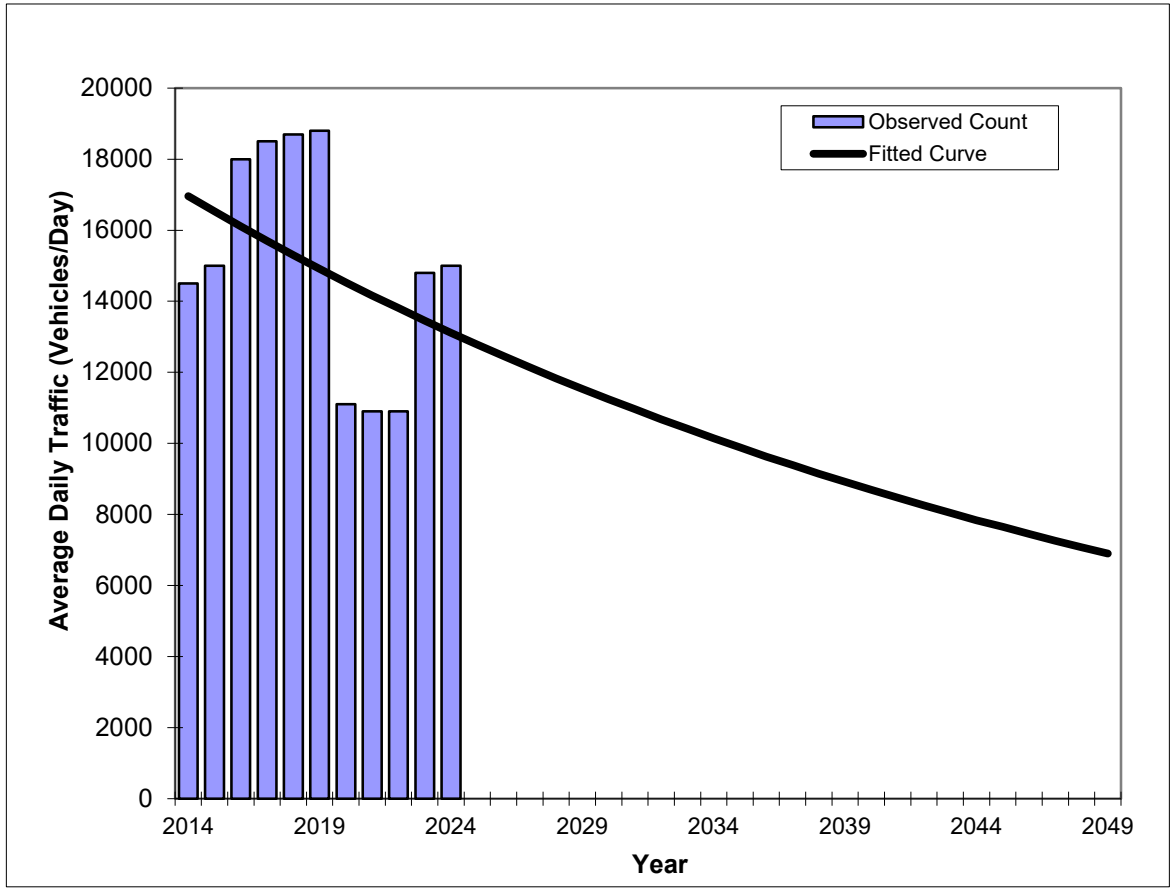
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2014	14,500	16,960
2015	15,000	16,530
2016	18,000	16,110
2017	18,500	15,700
2018	18,700	15,300
2019	18,800	14,910
2020	11,100	14,530
2021	10,900	14,160
2022	10,900	13,810
2023	14,800	13,450
2024	15,000	13,110
2035 Opening Year Trend		
2035	N/A	9,890
2039 Interim Year Trend		
2039	N/A	8,920
2049 Design Year Trend		
2049	N/A	6,900
FSUTMS Forecasts/Trends		

***Axle-Adjusted**

Trend R-squared:	25.72%
Compounded Annual Historic Growth Rate:	-2.54%
Compounded Growth Rate (2024 to Design Year)	-2.53%
Printed:	5/20/2025

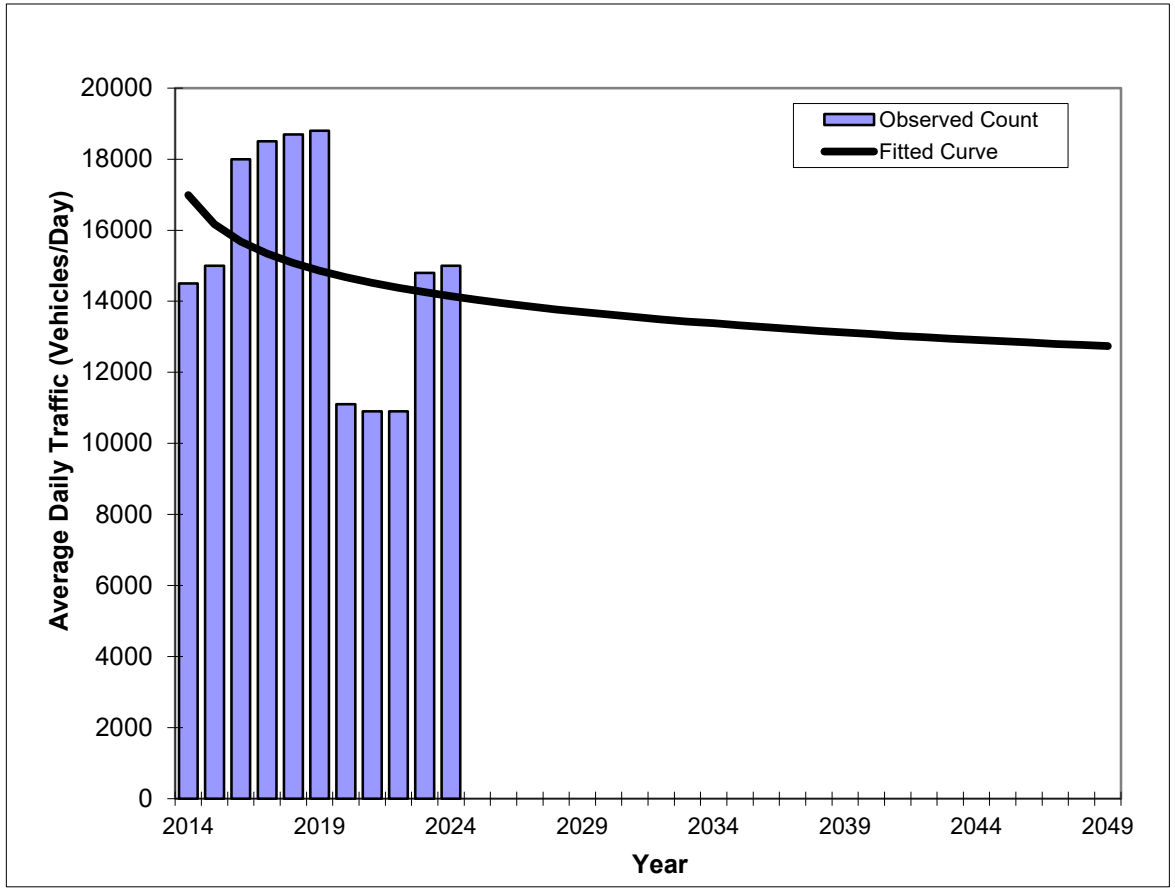
Exponential Growth Option

Traffic Trends - V2023

-- SW 14 ST., E OF INTERSTATE 75

FM #	**1234**
Location	**1**

County:	Broward (86)
Station #:	869122
Roadway:	



Trend R-squared:	12.83%
Compounded Annual Historic Growth Rate:	-1.82%
Compounded Growth Rate (2024 to Design Year)	-0.42%
Printed:	5/20/2025

Decaying Exponential Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2014	14,500	16,990
2015	15,000	16,170
2016	18,000	15,680
2017	18,500	15,340
2018	18,700	15,080
2019	18,800	14,860
2020	11,100	14,680
2021	10,900	14,520
2022	10,900	14,380
2023	14,800	14,260
2024	15,000	14,140
2035 Opening Year Trend		
2035	N/A	13,320
2039 Interim Year Trend		
2039	N/A	13,120
2049 Design Year Trend		
2049	N/A	12,740
FSUTMS Forecasts/Trends		

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 7094 - SW 14 ST, W OF WESTON RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	16200 F	E 8300	W 7900	9.00	53.70	8.20
2023	16000 C	E 8200	W 7800	9.00	54.20	3.00
2022	14400 S	E 7300	W 7100	9.00	53.80	5.40
2021	14400 F	E 7300	W 7100	9.00	54.00	14.30
2020	14600 C	E 7400	W 7200	9.00	55.10	8.80
2019	24500 R	E 12500	W 12000	9.00	56.00	5.50
2018	24500 T	E 12500	W 12000	9.00	56.30	6.00
2017	24500 S	E 12500	W 12000	9.00	57.10	6.20
2016	23500 F	E 12000	W 11500	9.00	56.10	2.90
2015	22500 C	E 11500	W 11000	9.00	56.20	3.40
2014	20500 T	E 10000	W 10500	9.00	56.80	7.40
2013	20500 S	E 10000	W 10500	9.00	56.20	7.60
2012	20500 F	E 10000	W 10500	9.00	57.00	5.90
2011	20400 C	E 9900	W 10500	9.00	59.10	6.30
2010	22400 F	E 12500	W 9900	9.60	57.92	9.30
2009	21700 C	E 12000	W 9700	9.71	58.42	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9122 - SW 14 ST., E OF INTERSTATE 75

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	15000 F	E 8200	W 6800	9.00	53.70	8.20
2023	14800 C	E 8100	W 6700	9.00	54.20	3.00
2022	10900 S	E 5400	W 5500	9.00	53.80	5.40
2021	10900 F	E 5400	W 5500	9.00	54.00	14.30
2020	11100 C	E 5500	W 5600	9.00	55.10	8.80
2019	18800 T	E 10000	W 8800	9.00	56.00	5.50
2018	18700 S	E 10000	W 8700	9.00	56.30	6.00
2017	18500 F	E 9900	W 8600	9.00	57.10	6.20
2016	18000 C	E 9600	W 8400	9.00	56.10	2.90
2015	15000 V	0	0	9.00	56.20	3.40
2014	14500 R			9.00	56.80	7.40
2013	14000 T	0	0	9.00	56.20	7.60
2012	14000 S	0	0	9.00	57.00	5.90
2011	14000 F	0	0	9.00	59.10	6.30
2010	13500 C	E 0	W 0	9.60	57.92	9.30
2009	15500 F	0	0	9.71	58.42	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9190 - WESTON RD., S OF SW 14 ST.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	17200 F	N 8600	S 8600	9.00	53.70	8.20
2023	17000 C	N 8500	S 8500	9.00	54.20	3.00
2022	19600 S	N 10500	S 9100	9.00	53.80	5.40
2021	19700 F	N 10500	S 9200	9.00	54.00	14.30
2020	19800 C	N 10500	S 9300	9.00	55.10	8.80
2019	28000 R	N 15000	S 13000	9.00	56.00	5.50
2018	28000 T	N 15000	S 13000	9.00	56.30	6.00
2017	28000 S	N 15000	S 13000	9.00	57.10	6.20
2016	27000 F	N 14500	S 12500	9.00	56.10	2.90
2015	26000 C	N 14000	S 12000	9.00	56.20	3.40
2014	28500 X			9.00	56.80	7.40
2013	28000 X	0	0	9.00	56.20	7.60
2012	27500 T	0	0	9.00	57.00	5.90
2011	27000 S	0	0	9.00	59.10	6.30
2010	26000 F	N 13500	S 12500	9.60	57.92	9.30
2009	25000 C	N 13000	S 12000	9.71	58.42	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 9433 - WESTON ROAD, N OF INDIAN TRACE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	17700 F	N 10500	S 7200	9.00	53.70	8.20
2023	17600 C	N 10500	S 7100	9.00	54.20	3.00
2022	16700 S	N 9100	S 7600	9.00	53.80	5.40
2021	16900 F	N 9200	S 7700	9.00	54.00	14.30
2020	17100 C	N 9300	S 7800	9.00	55.10	8.80
2019	25000 T	N 13500	S 11500	9.00	56.00	5.50
2018	25000 S	N 13500	S 11500	9.00	56.30	6.00
2017	25000 F	N 13500	S 11500	9.00	57.10	6.20
2016	24000 C	N 13000	S 11000	9.00	56.10	2.90
2015	19500 V	0	0	9.00	56.20	3.40
2014	19000 R			9.00	56.80	7.40
2013	18500 T	0	0	9.00	56.20	7.60
2012	18500 S	0	0	9.00	57.00	5.90
2011	18100 F	0	0	9.00	59.10	6.30
2010	17900 C	N 10500	S 7400	9.60	57.92	9.30
2009	21000 F	N 11500	S 9500	9.71	58.42	5.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC IMPACT ANALYSIS

CAMBRIA HOTEL
DAVIE, FLORIDA

PREPARED FOR:
DAVIE HOSPITALITY, LLC

Kimley-Horn #040661012
September 26, 2019
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

VOLUME DEVELOPMENT WORKSHEET
CAMBRIA HOTEL
INDIAN TRACE & SW 160TH AVENUE

Growth Rate =	1.00%	
Peak Season =	1.04	1.04
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/20/2019	0	0	0	41	0	61	63	598	0	0	703	125
Peak Season Volume	0	0	0	43	0	63	66	622	0	0	731	130
Traffic Volume Growth	0	0	0	2	0	3	3	32	0	0	37	7
Committed Development	0	0	0	0	0	0	3	0	0	0	0	0
1.0% Traffic Volume Growth	0	0	0	2	0	3	3	32	0	0	37	7
Committed + 1.0% Growth	0	0	0	2	0	3	6	32	0	0	37	7
Max (Committed + 1.0% or Historic Growth)	0	0	0	2	0	3	6	32	0	0	37	7
Background Traffic Volumes	0	0	0	45	0	66	72	654	0	0	768	137
Project Traffic												
Inbound Traffic Assignment									65.0%	35.0%		
Inbound Traffic Volumes									28	15		
Outbound Traffic Assignment			100.0%									
Outbound Traffic Volumes			30									
Project Traffic			30						28	15		
Total Traffic w/o RTOR	0	0	30	45	0	66	72	654	28	15	768	137
RTOR Reduction												
TOTAL TRAFFIC	0	0	30	45	0	66	72	654	28	15	768	137

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 08/20/2019	0	0	0	65	0	93	143	832	0	0	512	157
Peak Season Volume	0	0	0	68	0	97	149	865	0	0	532	163
Traffic Volume Growth	0	0	0	3	0	5	8	44	0	0	27	8
Committed Development	0	0	0	0	0	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	0	0	3	0	5	8	44	0	0	27	8
Committed + 1.0% Growth	0	0	0	3	0	5	8	44	0	0	27	8
Max (Committed + 1.0% or Historic Growth)	0	0	0	3	0	5	8	44	0	0	27	8
Background Traffic Volumes	0	0	0	71	0	102	157	909	0	0	559	171
Project Traffic												
Inbound Traffic Assignment									65.0%	35.0%		
Inbound Traffic Volumes									31	16		
Outbound Traffic Assignment			100.0%									
Outbound Traffic Volumes			46									
Project Traffic			46						31	16		
Total Traffic w/o RTOR	0	0	46	71	0	102	157	909	31	16	559	171
RTOR Reduction												
TOTAL TRAFFIC	0	0	46	71	0	102	157	909	31	16	559	171

Bowman

Appendix E

Trip Generation Information

Shopping Plaza (40-150k) - Supermarket - No (821)

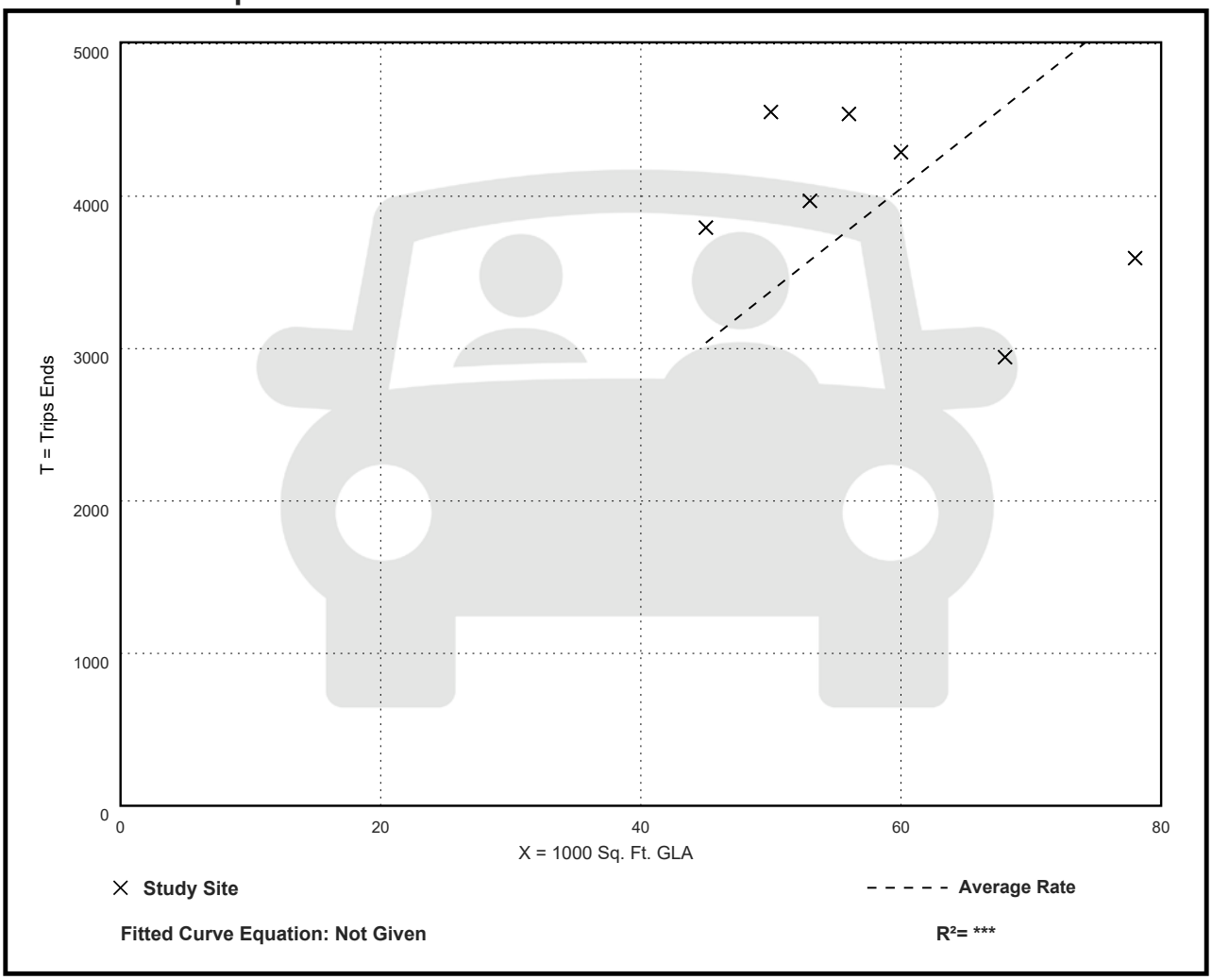
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

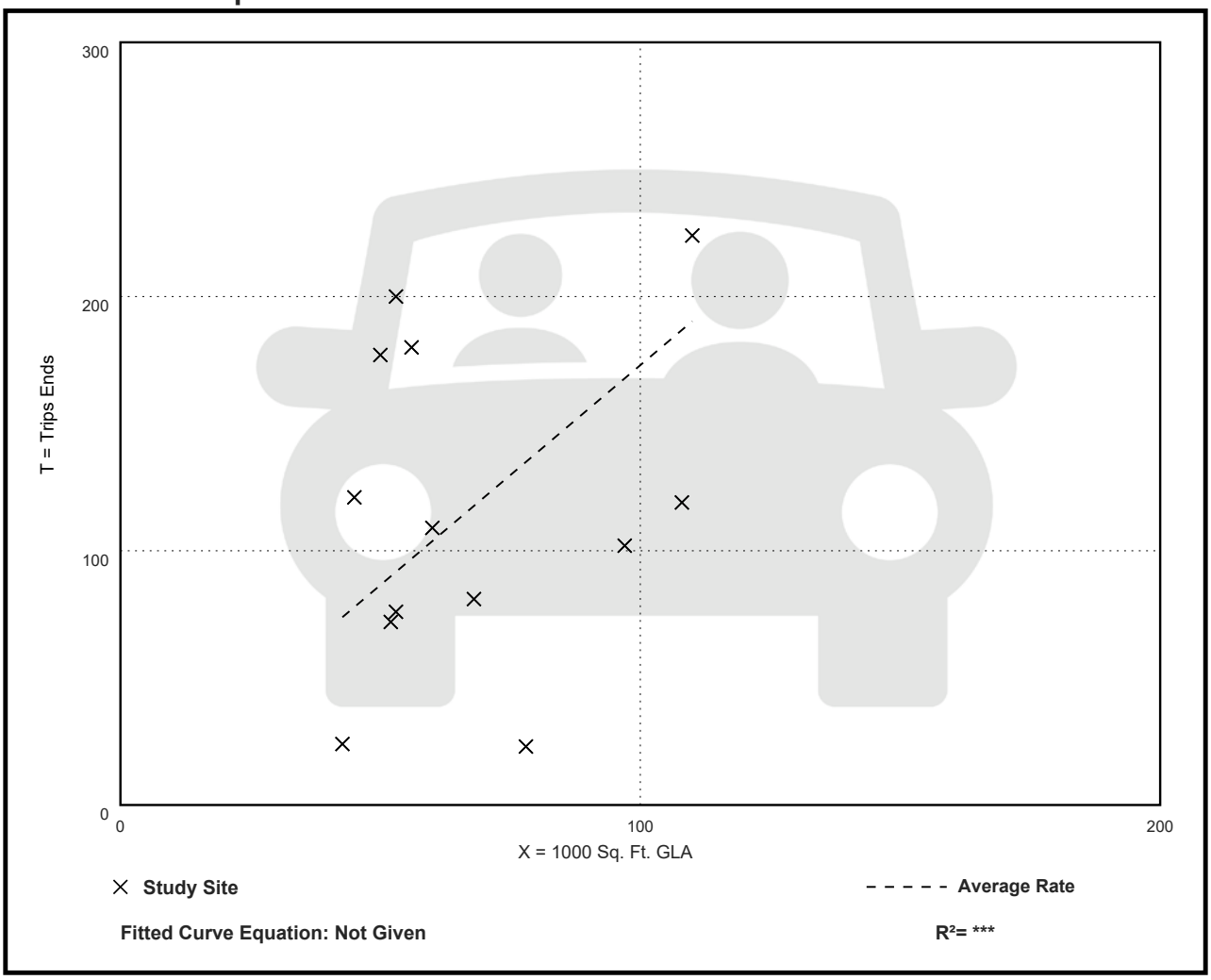
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

Data Plot and Equation



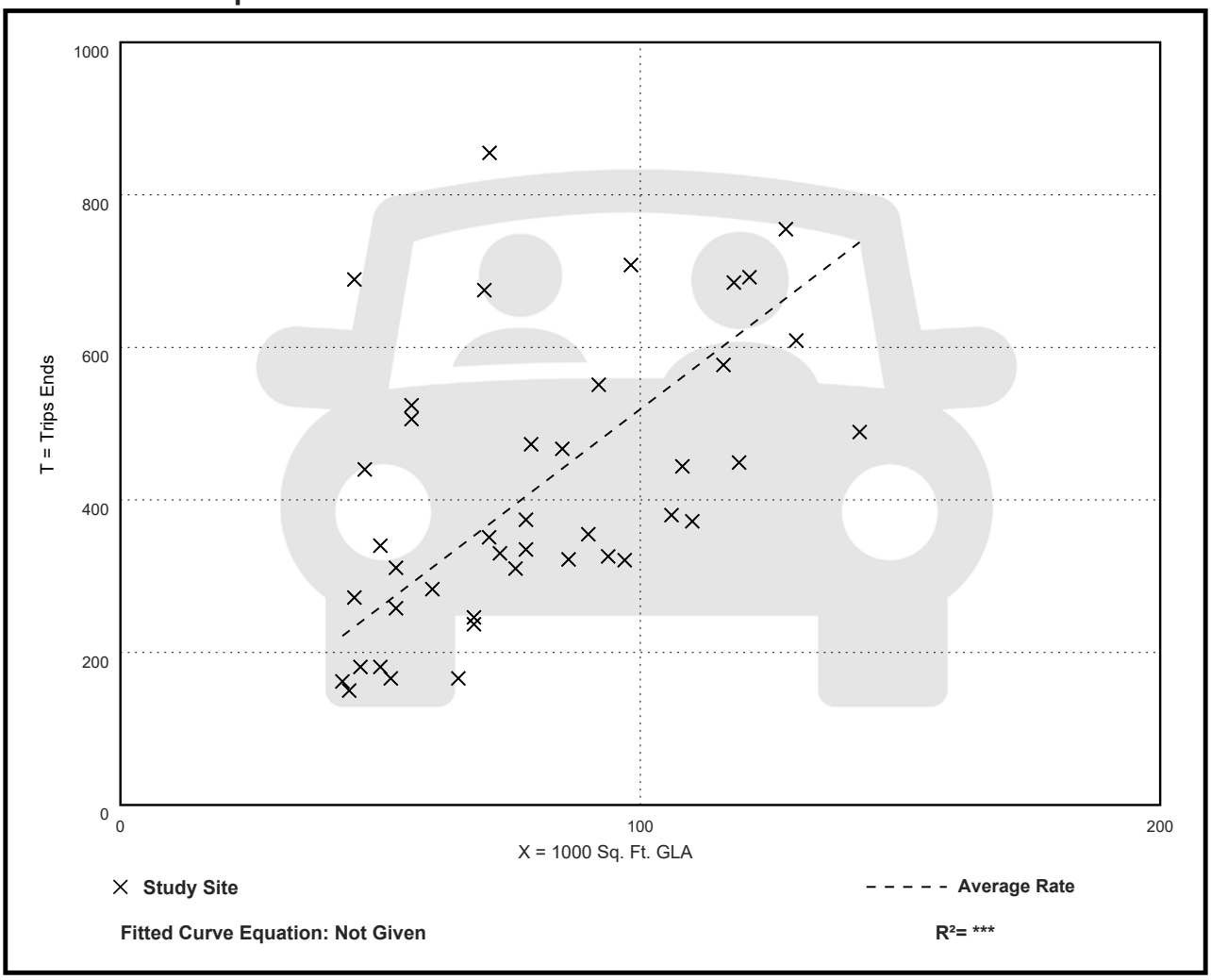
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



General Office Building
(710)

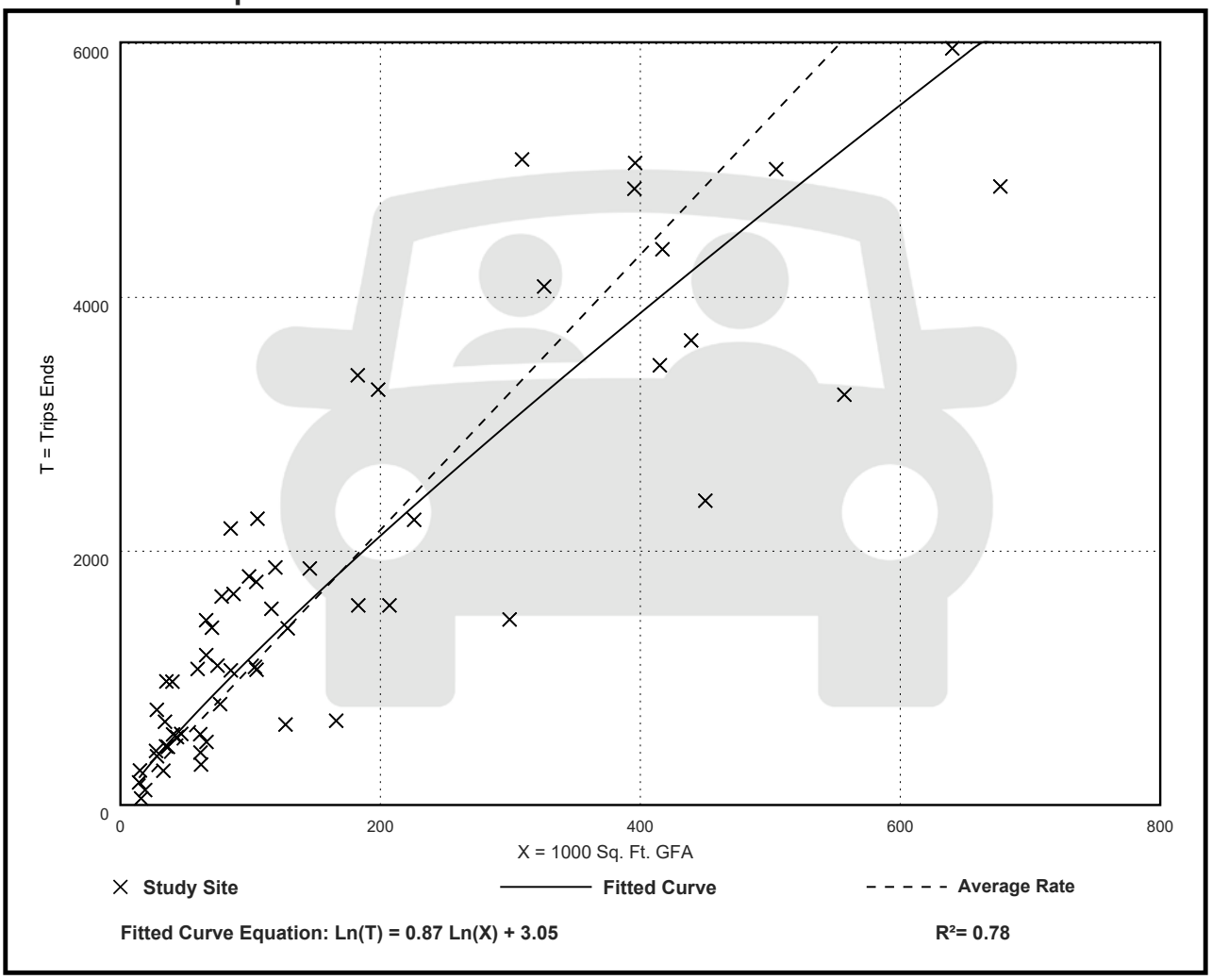
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

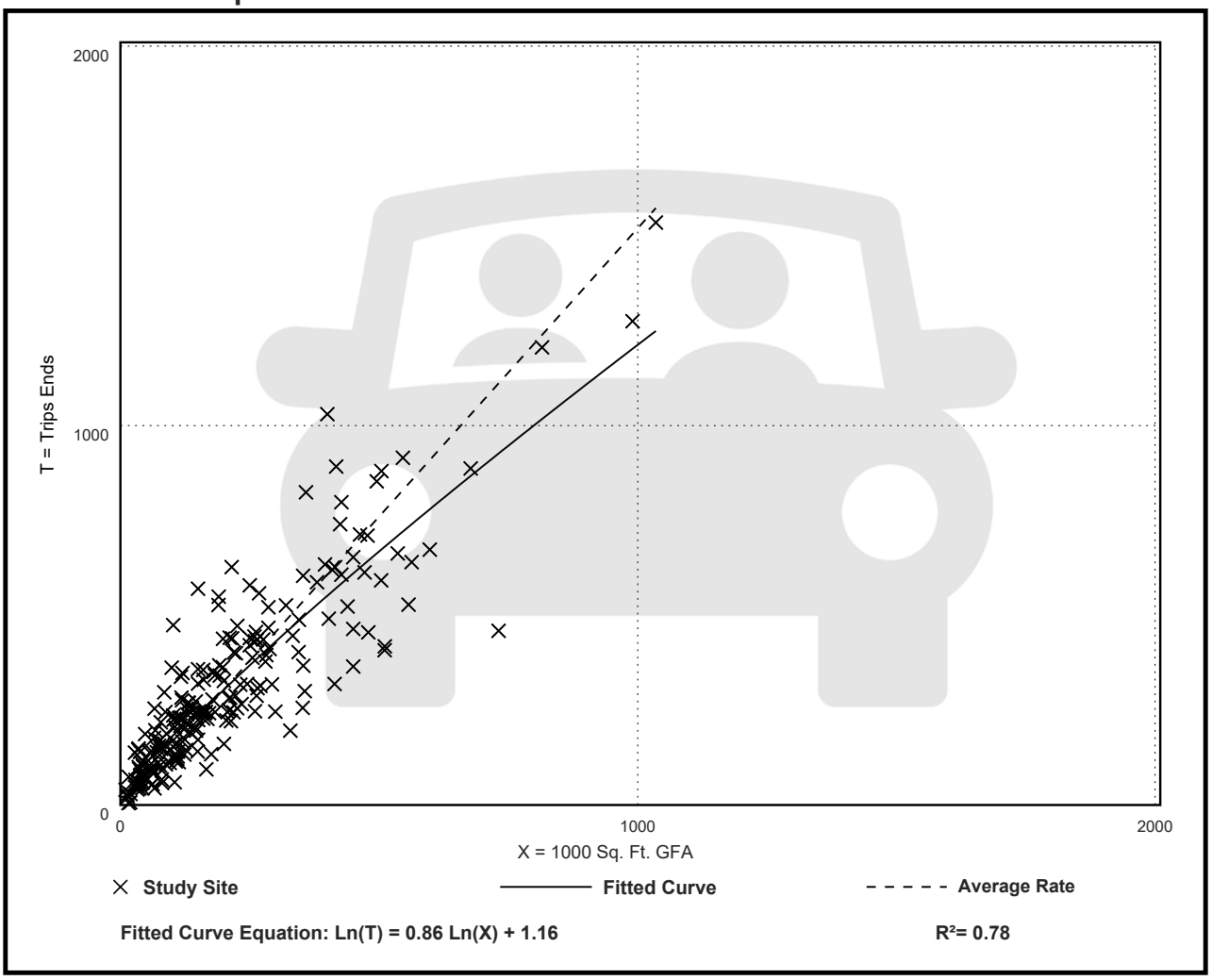
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

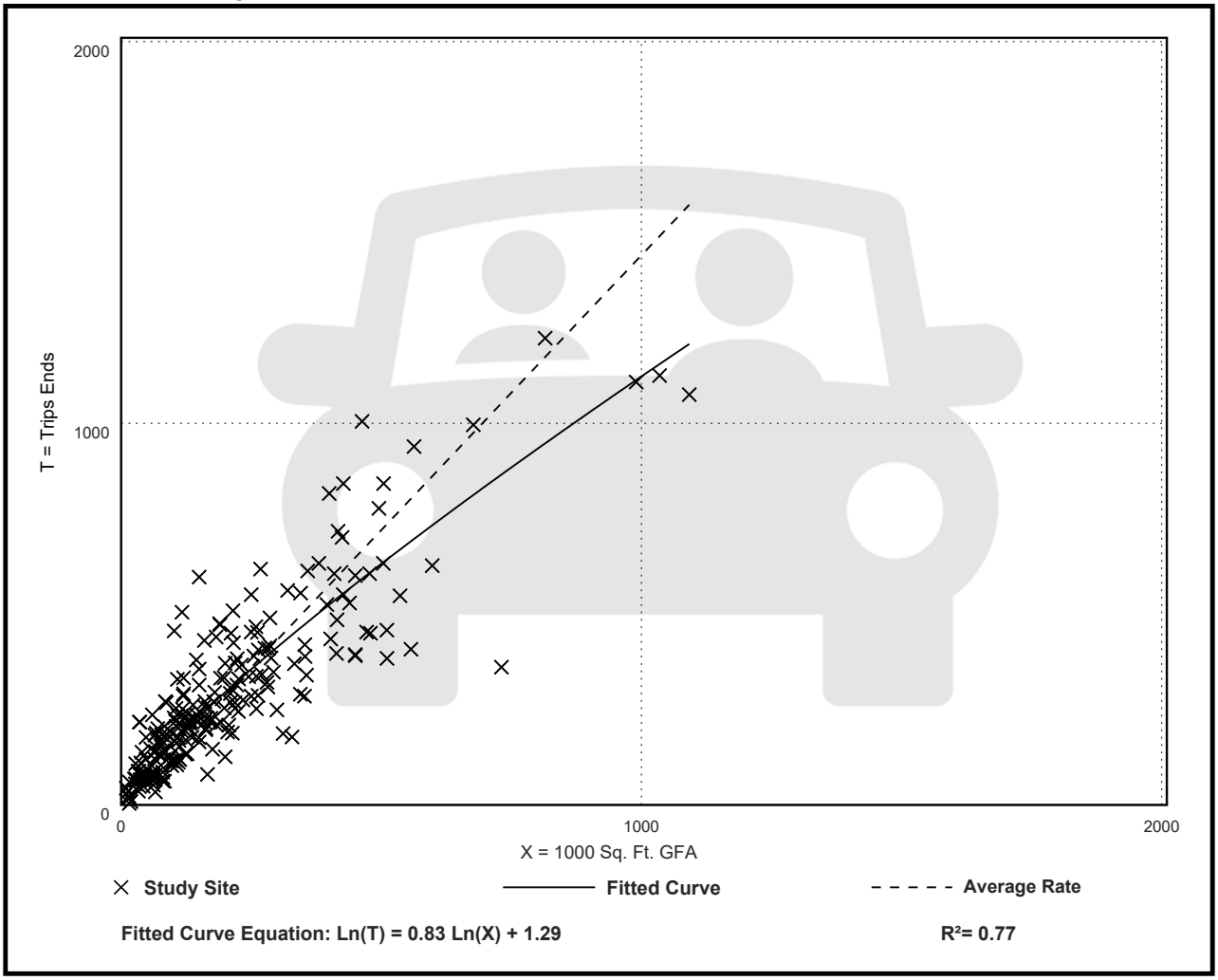
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Hotel
(310)

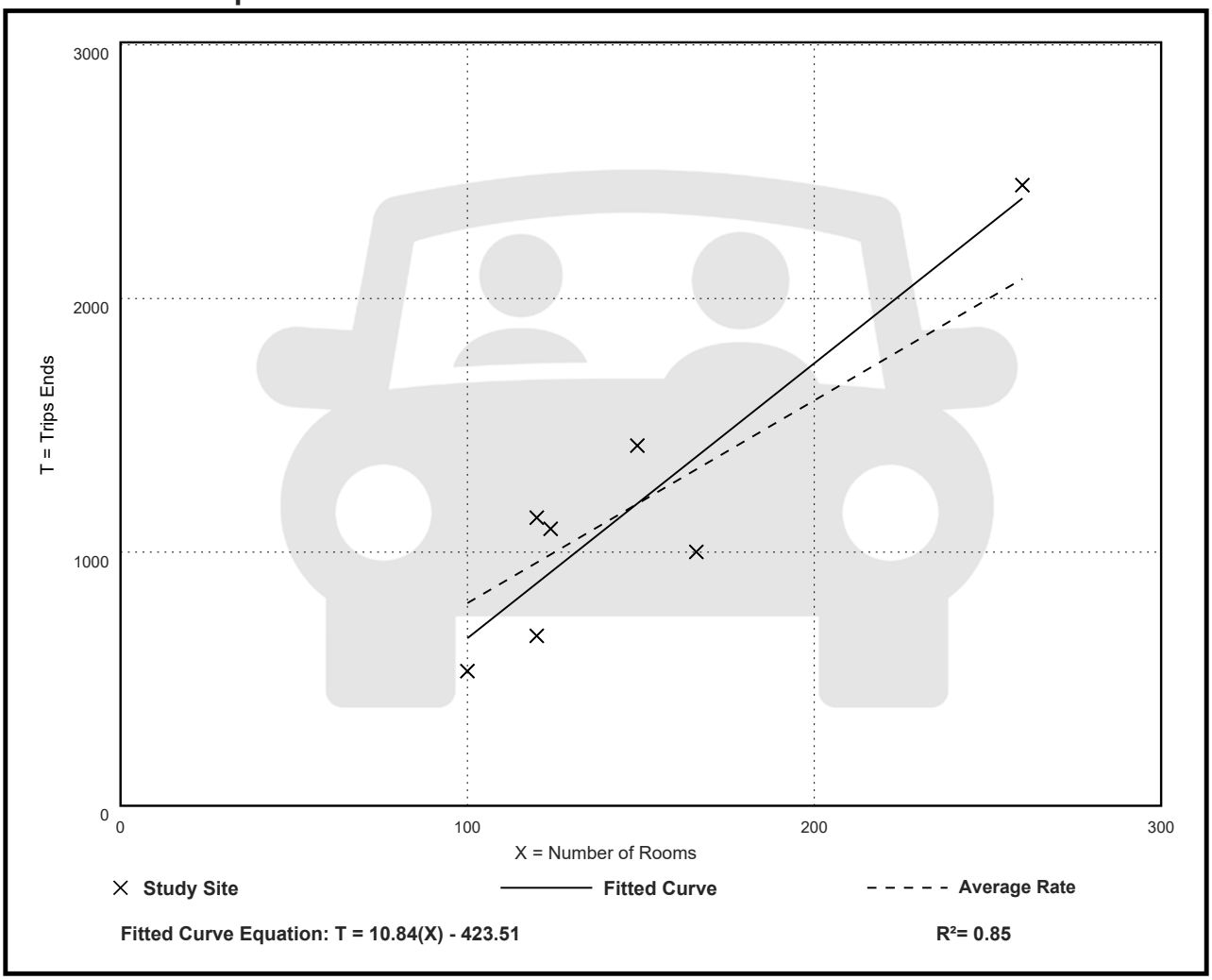
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Fitted Curve Equation: T = 10.84(X) - 423.51

R^2= 0.85

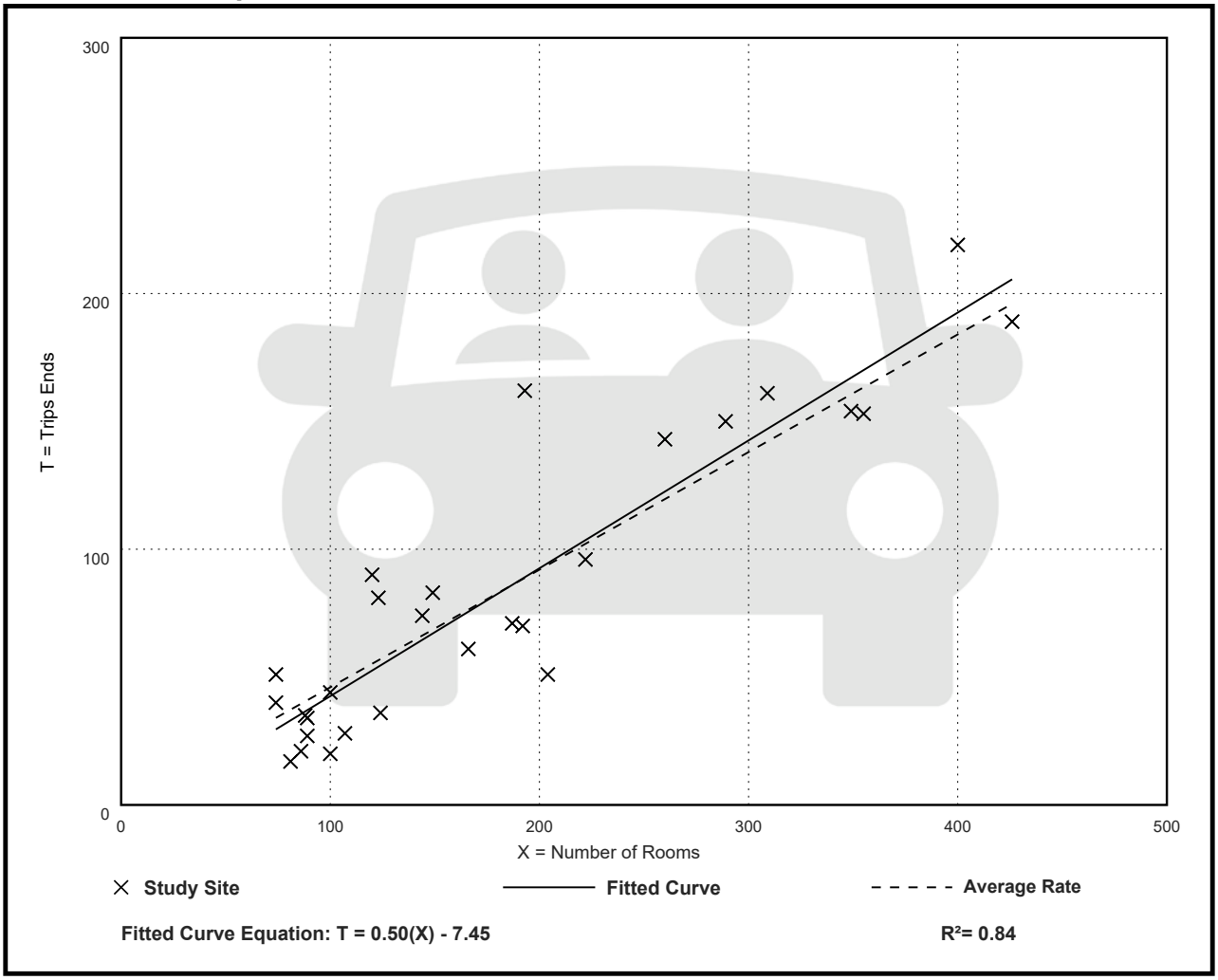
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



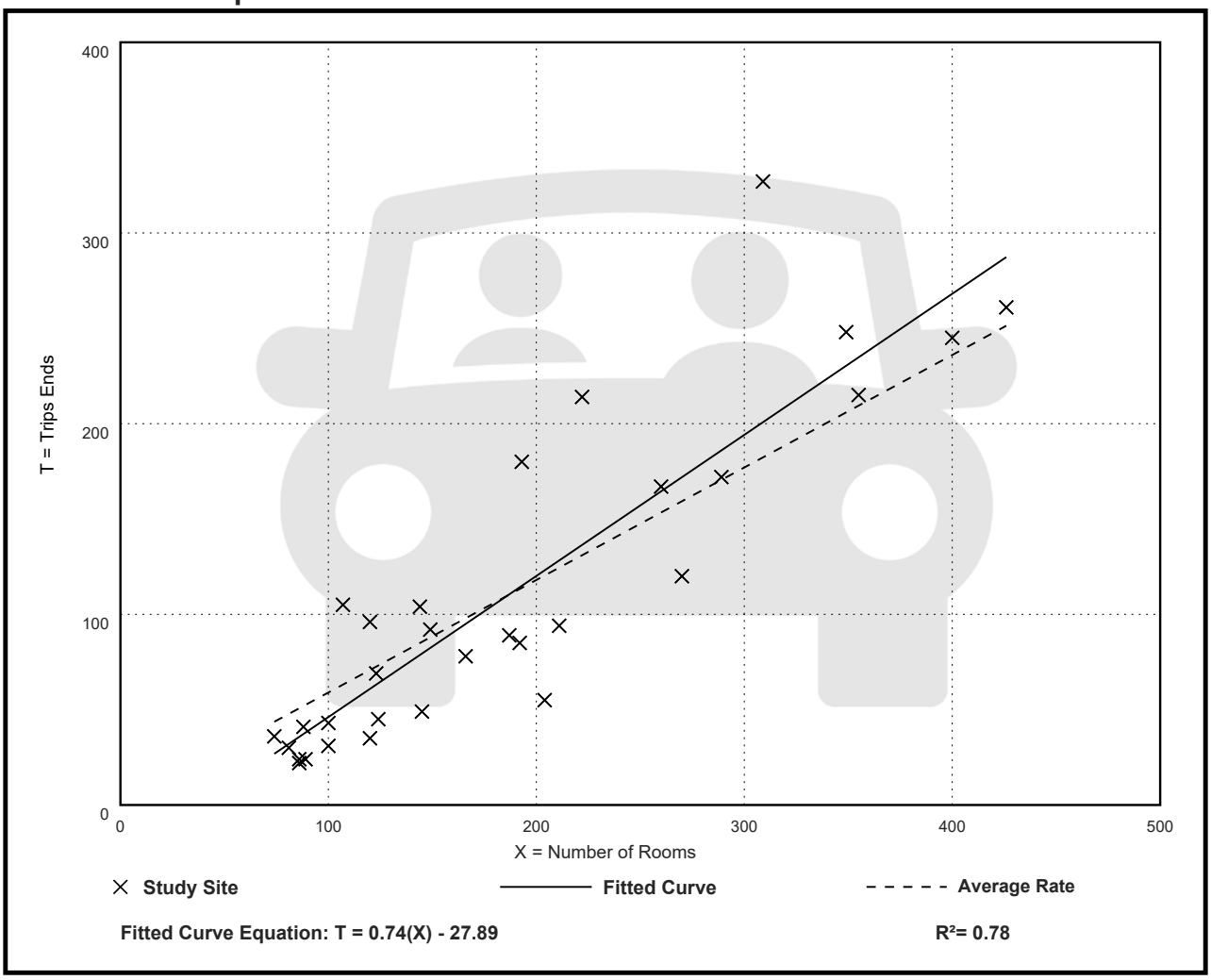
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Warehousing
(150)

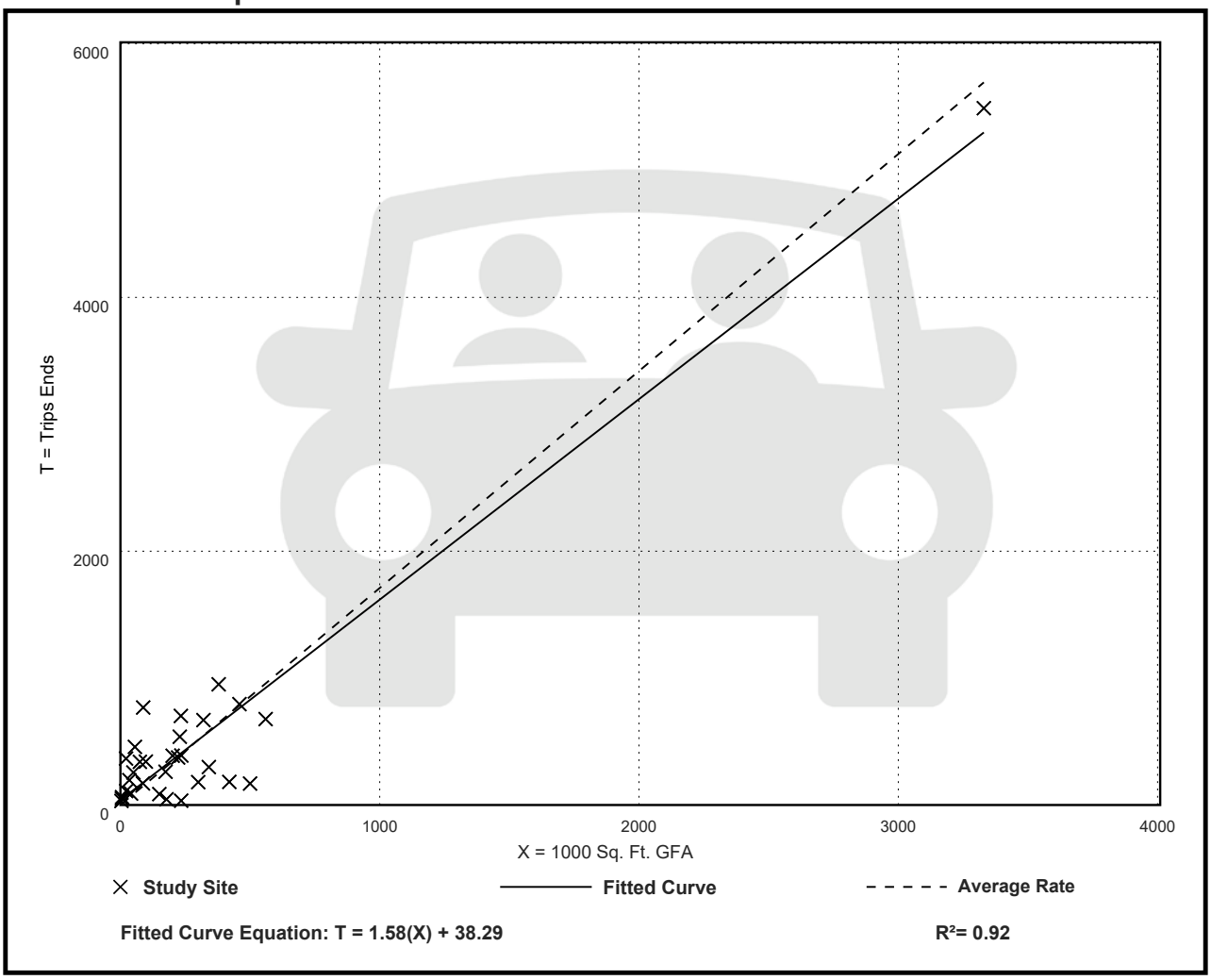
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



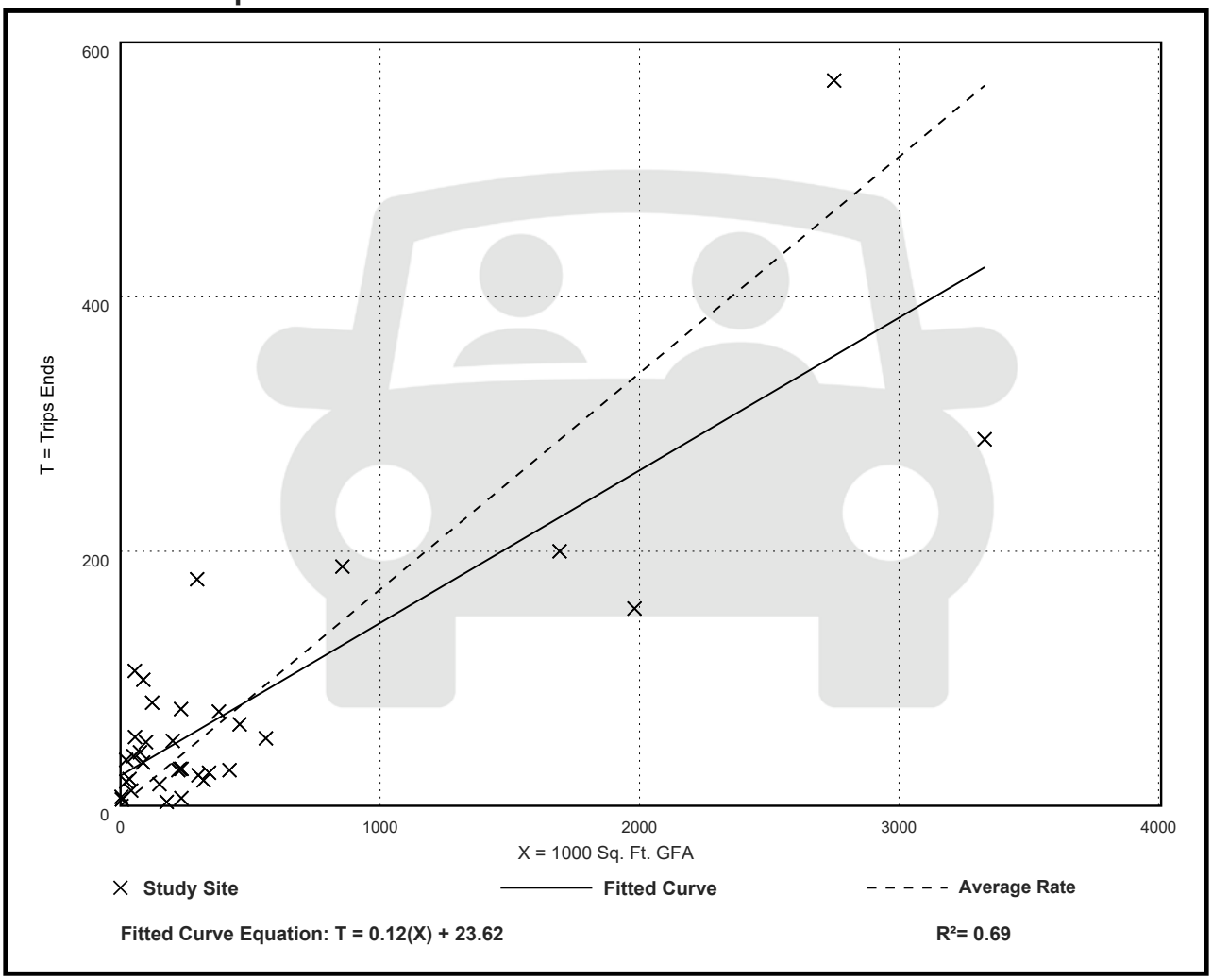
Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 36
Avg. 1000 Sq. Ft. GFA: 448
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Fitted Curve Equation: T = 0.12(X) + 23.62

R^2= 0.69

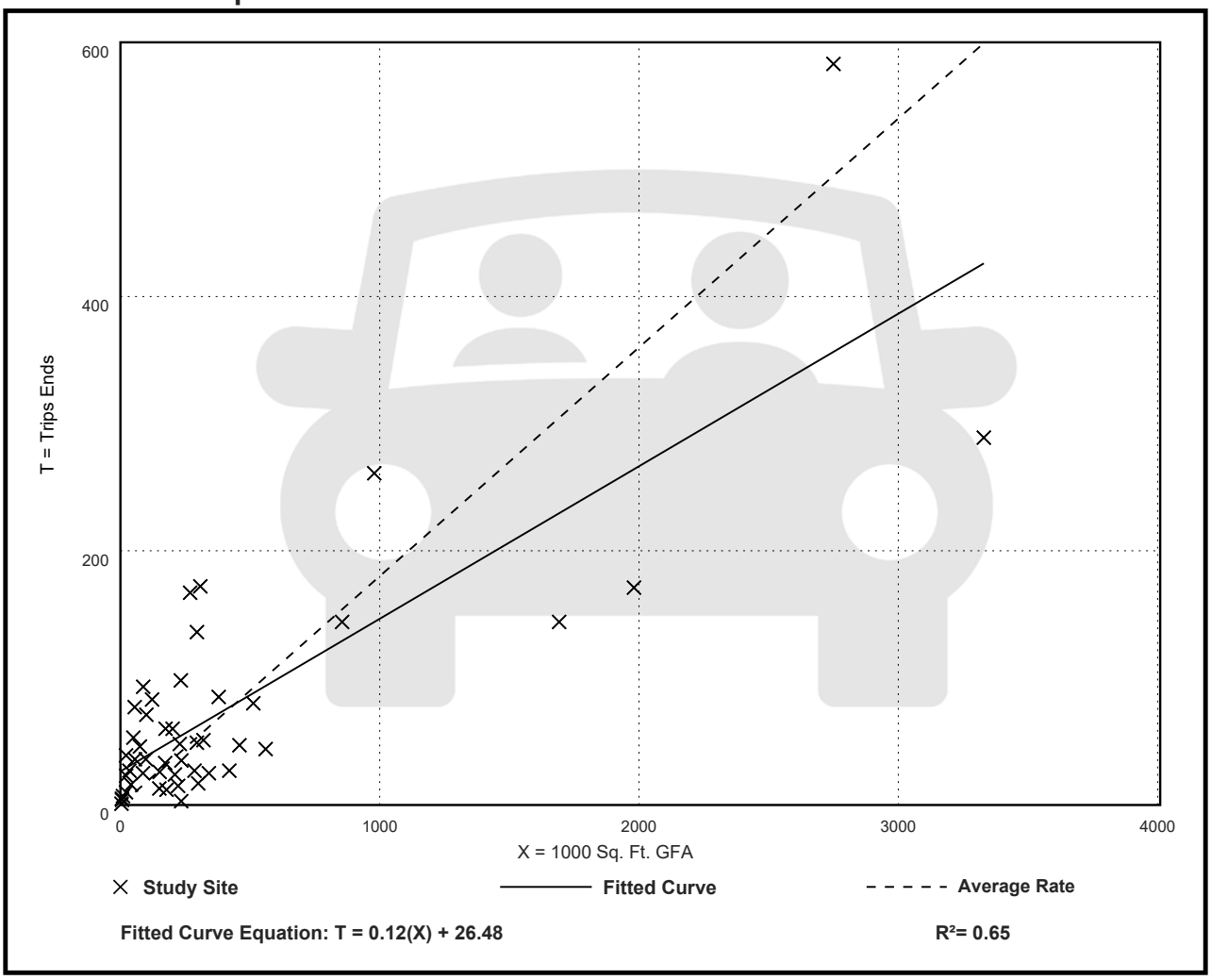
Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. 1000 Sq. Ft. GFA: 400
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Table 6.1 Unconstrained Internal Person Trip Capture Rates for Trip Origins within a Mixed-Use Development

		WEEKDAY	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Retail	28%	20%
	To Restaurant	63%	4%
	To Cinema/Entertainment	0%	0%
	To Residential	1%	2%
	To Hotel	0%	0%
From RETAIL	To Office	29%	2%
	To Restaurant	13%	29%
	To Cinema/Entertainment	0%	4%
	To Residential	14%	26%
	To Hotel	0%	5%
From RESTAURANT	To Office	31%	3%
	To Retail	14%	41%
	To Cinema/Entertainment	0%	8%
	To Residential	4%	18%
	To Hotel	3%	7%
From CINEMA/ENTERTAINMENT	To Office	0%	2%
	To Retail	0%	21%
	To Restaurant	0%	31%
	To Residential	0%	8%
	To Hotel	0%	2%
From RESIDENTIAL	To Office	2%	4%
	To Retail	1%	42%
	To Restaurant	20%	21%
	To Cinema/Entertainment	0%	0%
	To Hotel	0%	3%
From HOTEL	To Office	75%	0%
	To Retail	14%	16%
	To Restaurant	9%	68%
	To Cinema/Entertainment	0%	0%
	To Residential	0%	2%

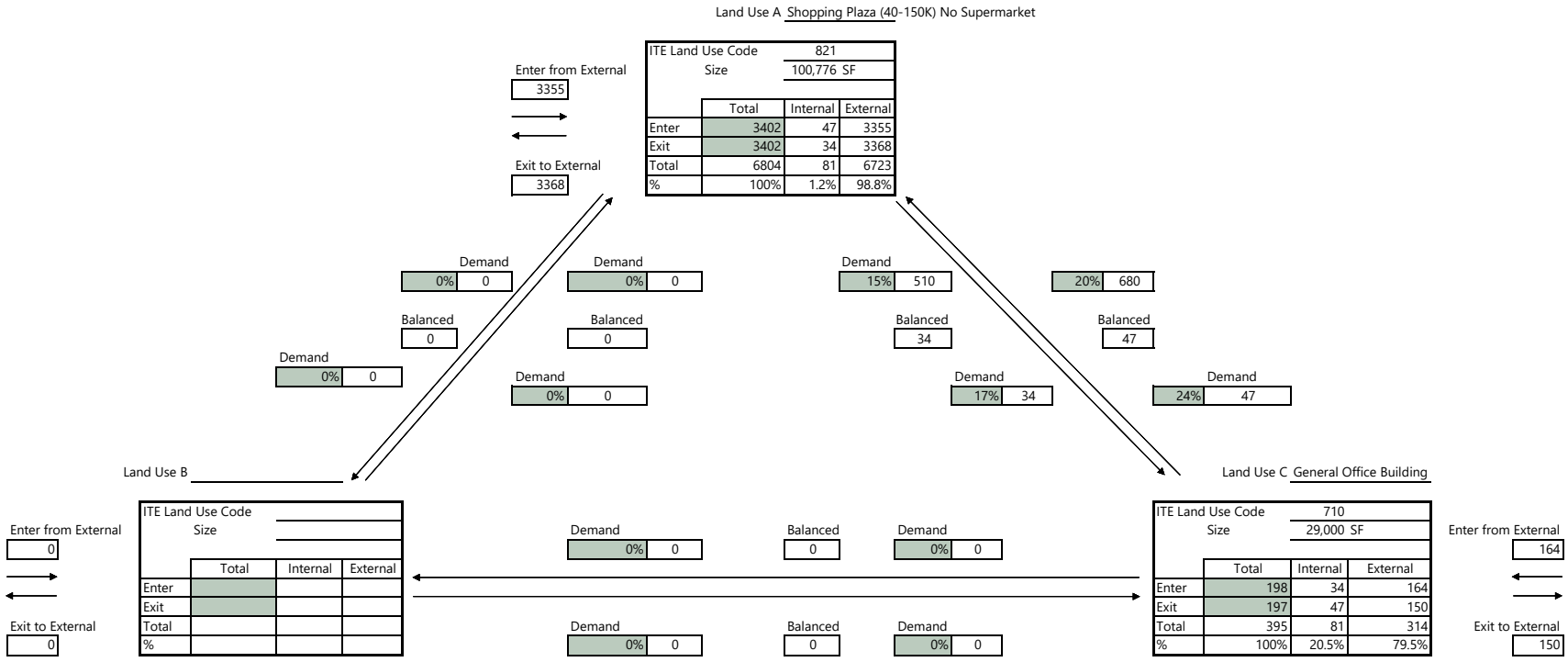
Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 99 and 100, 2011.

Table 6.2 Unconstrained Internal Person Trip Capture Rates for Trip Destinations within a Mixed-Use Development

		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Retail	4%	31%
	From Restaurant	14%	30%
	From Cinema/Entertainment	0%	6%
	From Residential	3%	57%
	From Hotel	3%	0%
To RETAIL	From Office	32%	8%
	From Restaurant	8%	50%
	From Cinema/Entertainment	0%	4%
	From Residential	17%	10%
	From Hotel	4%	2%
To RESTAURANT	From Office	23%	2%
	From Retail	50%	29%
	From Cinema/Entertainment	0%	3%
	From Residential	20%	14%
	From Hotel	6%	5%
To CINEMA/ENTERTAINMENT	From Office	0%	1%
	From Retail	0%	26%
	From Restaurant	0%	32%
	From Residential	0%	0%
	From Hotel	0%	0%
To RESIDENTIAL	From Office	0%	4%
	From Retail	2%	46%
	From Restaurant	5%	16%
	From Cinema/Entertainment	0%	4%
	From Hotel	0%	0%
To HOTEL	From Office	0%	0%
	From Retail	0%	17%
	From Restaurant	4%	71%
	From Cinema/Entertainment	0%	1%
	From Residential	0%	12%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 101 and 102, 2011.

DAILY TRIP INTERNAL CAPTURE - EXISTING USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

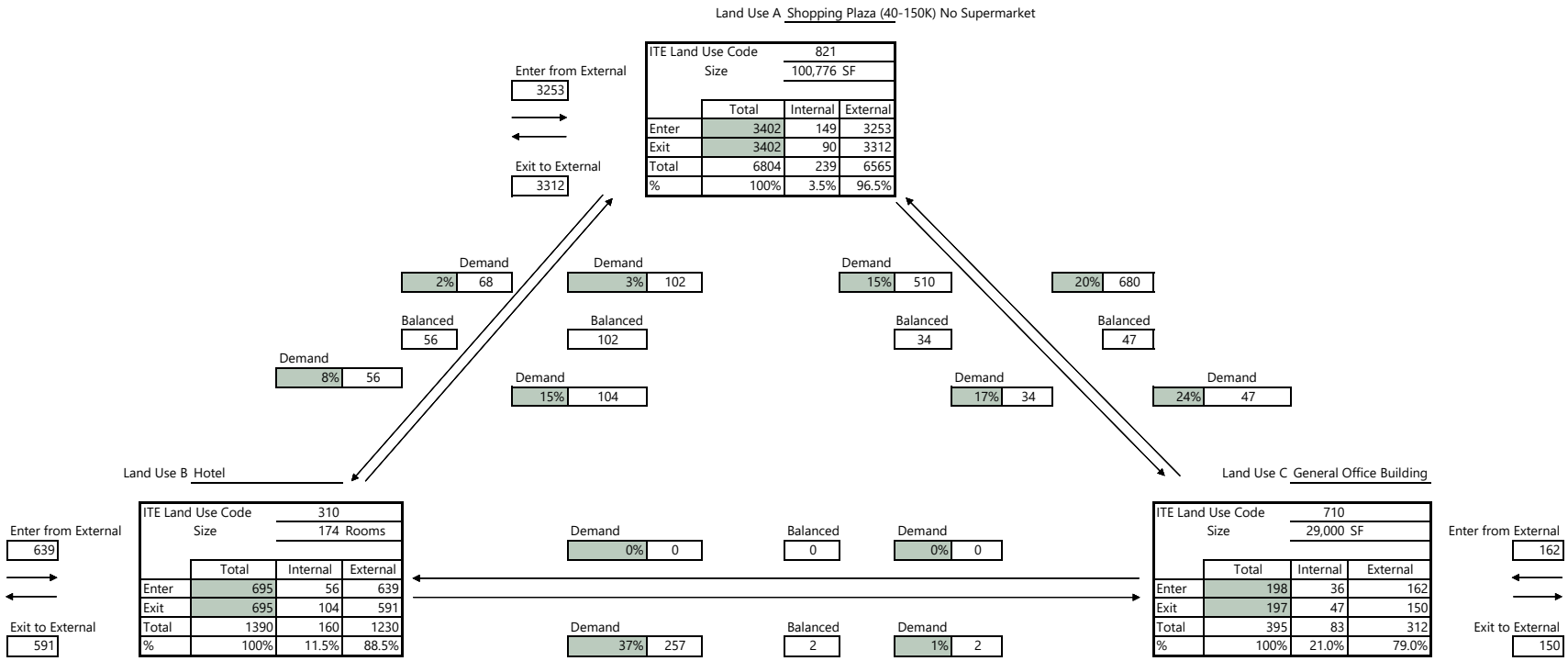


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	3355		0		164		3519	
Exit	3368		0		150		3518	Internal
Total	6723		0		314		7037	Capture
Single-Use Trip Gen Estimate	6804		0		395		7199	2.3%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

DAILY TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

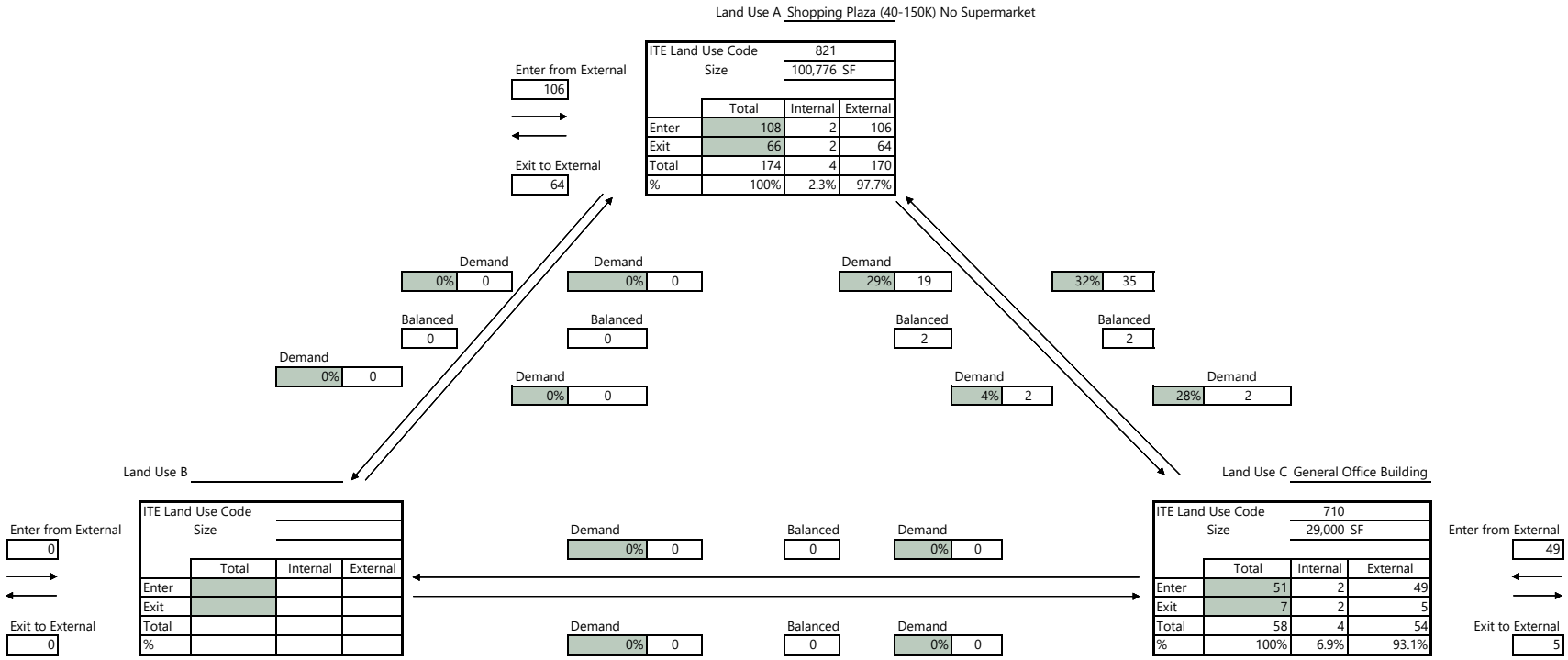


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	3253		639		162		4054	
Exit	3312		591		150		4053	Internal
Total	6565		1230		312		8107	Capture
Single-Use Trip Gen Estimate	6804		1390		395		8589	5.6%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

AM PEAK HOUR TRIP INTERNAL CAPTURE - EXISTING USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

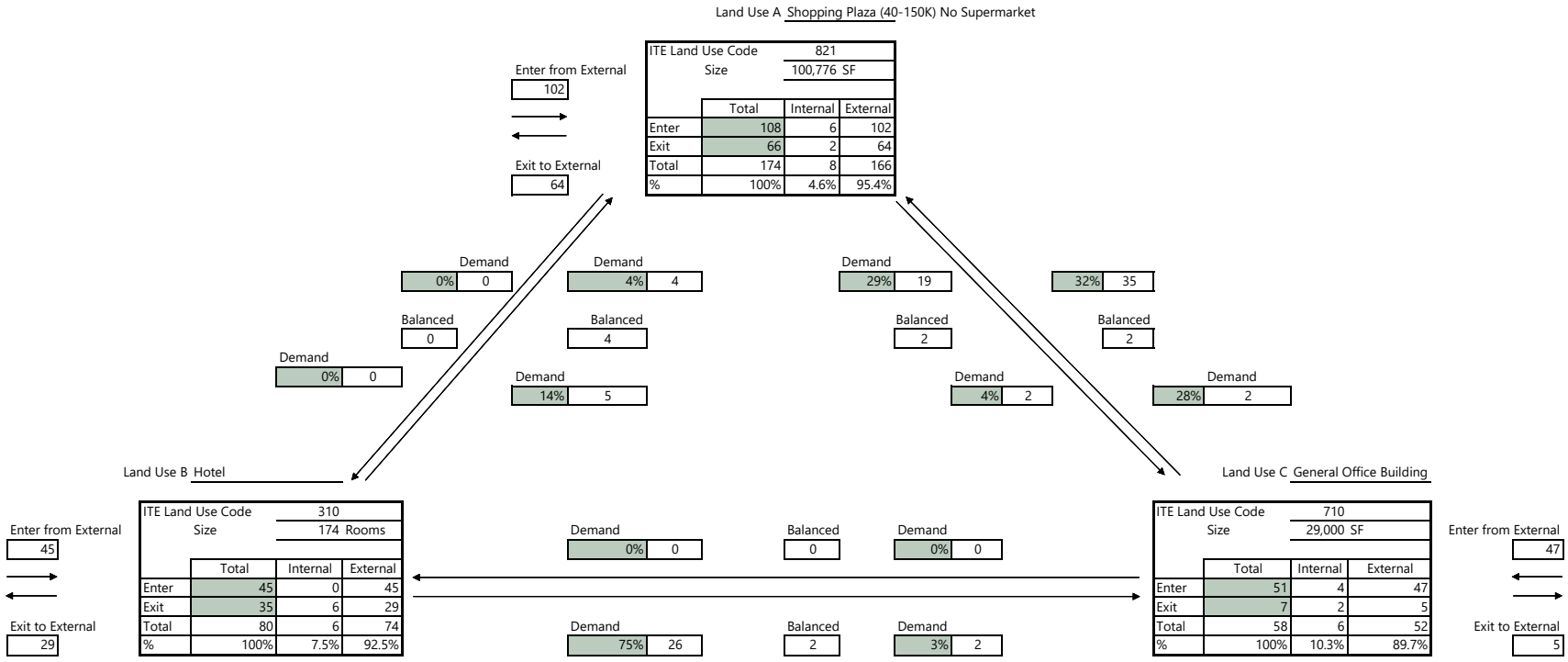


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	106		0		49		155	
Exit	64		0		5		69	Internal
Total	170		0		54		224	Capture
Single-Use Trip Gen Estimate	174		0		58		232	3.4%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

AM PEAK HOUR TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

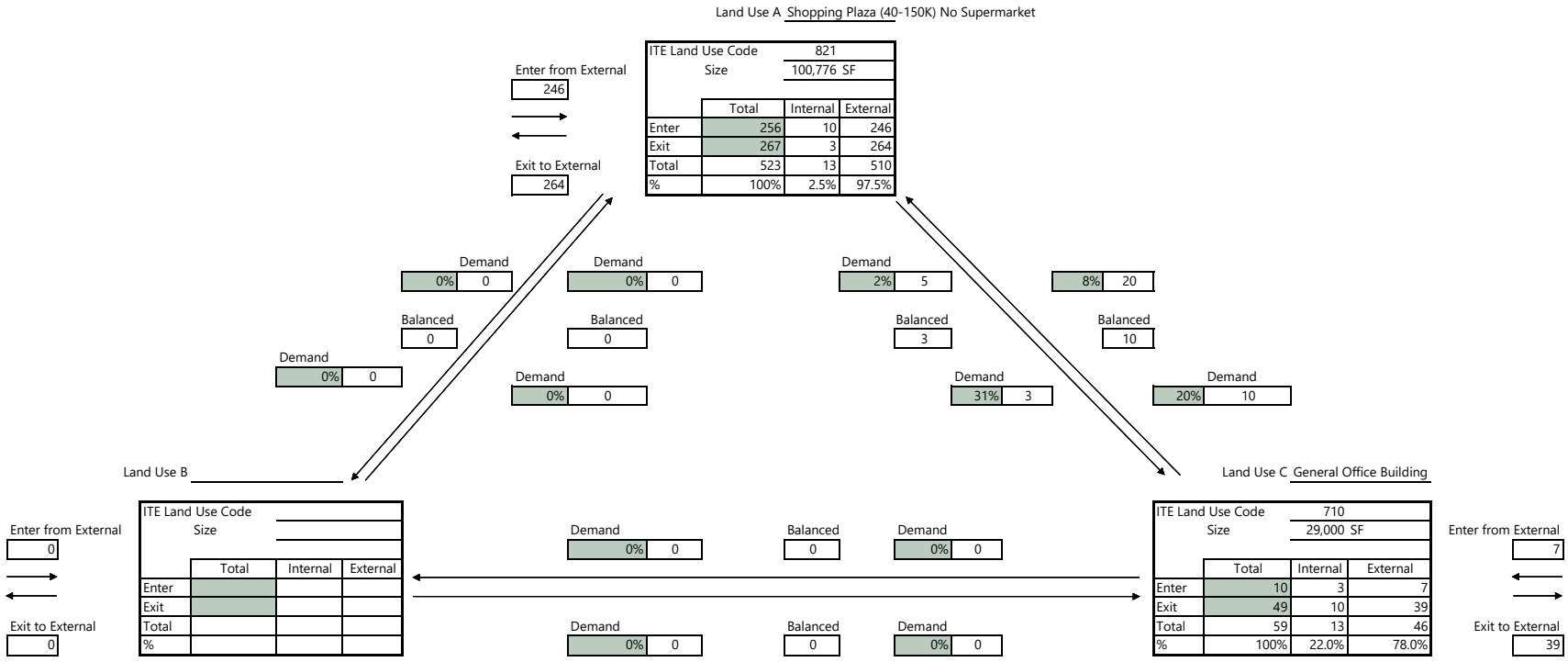


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	102		45		47		194	
Exit	64		29		5		98	Internal
Total	166		74		52		292	Capture
Single-Use Trip Gen Estimate	174		80		58		312	6.4%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

PM PEAK HOUR TRIP INTERNAL CAPTURE - EXISTING USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

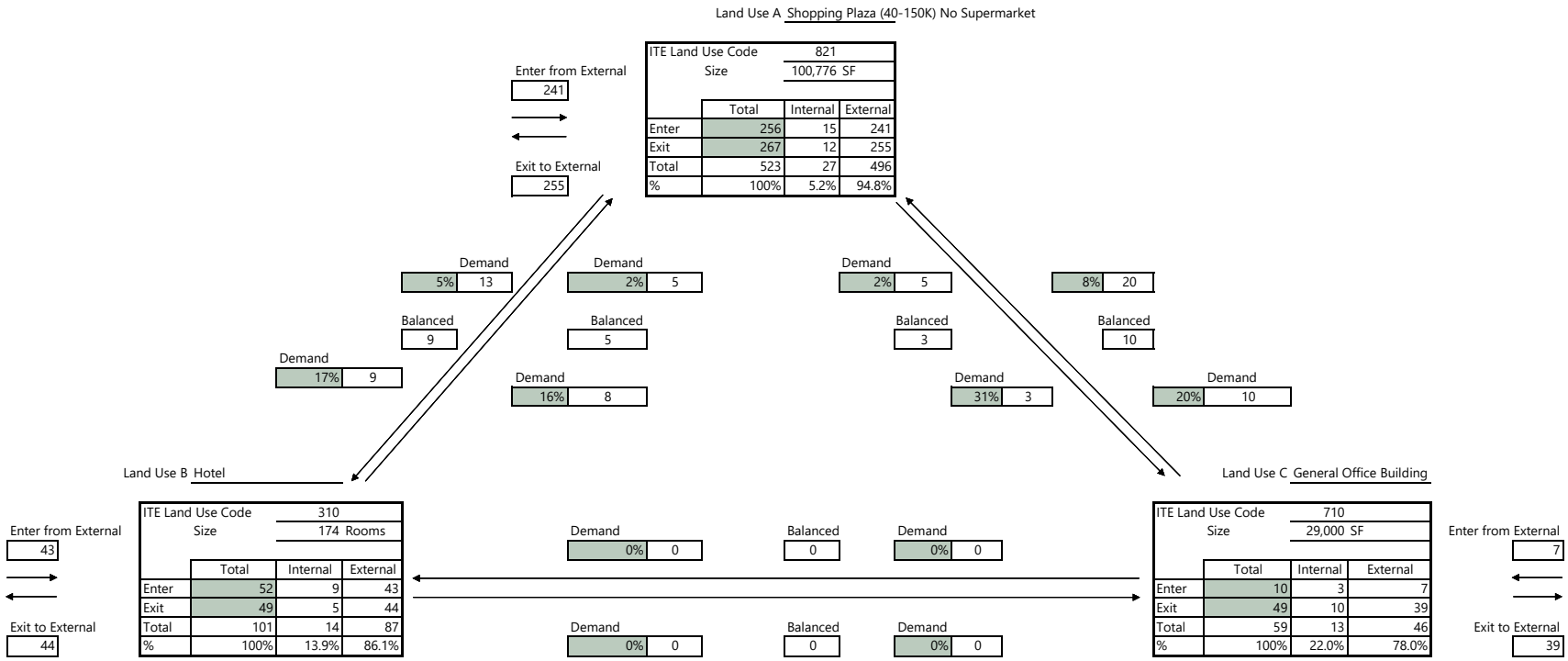


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	246		0		7		253	
Exit	264		0		39		303	Internal
Total	510		0		46		556	Capture
Single-Use Trip Gen Estimate	523		0		59		582	4.5%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

PM PEAK HOUR TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS



Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	241		43		7		291	
Exit	255		44		39		338	Internal
Total	496		87		46		629	Capture
Single-Use Trip Gen Estimate	523		101		59		683	7.9%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

Bowman

Attachment F

Trip Generation Approved Versus Proposed Development

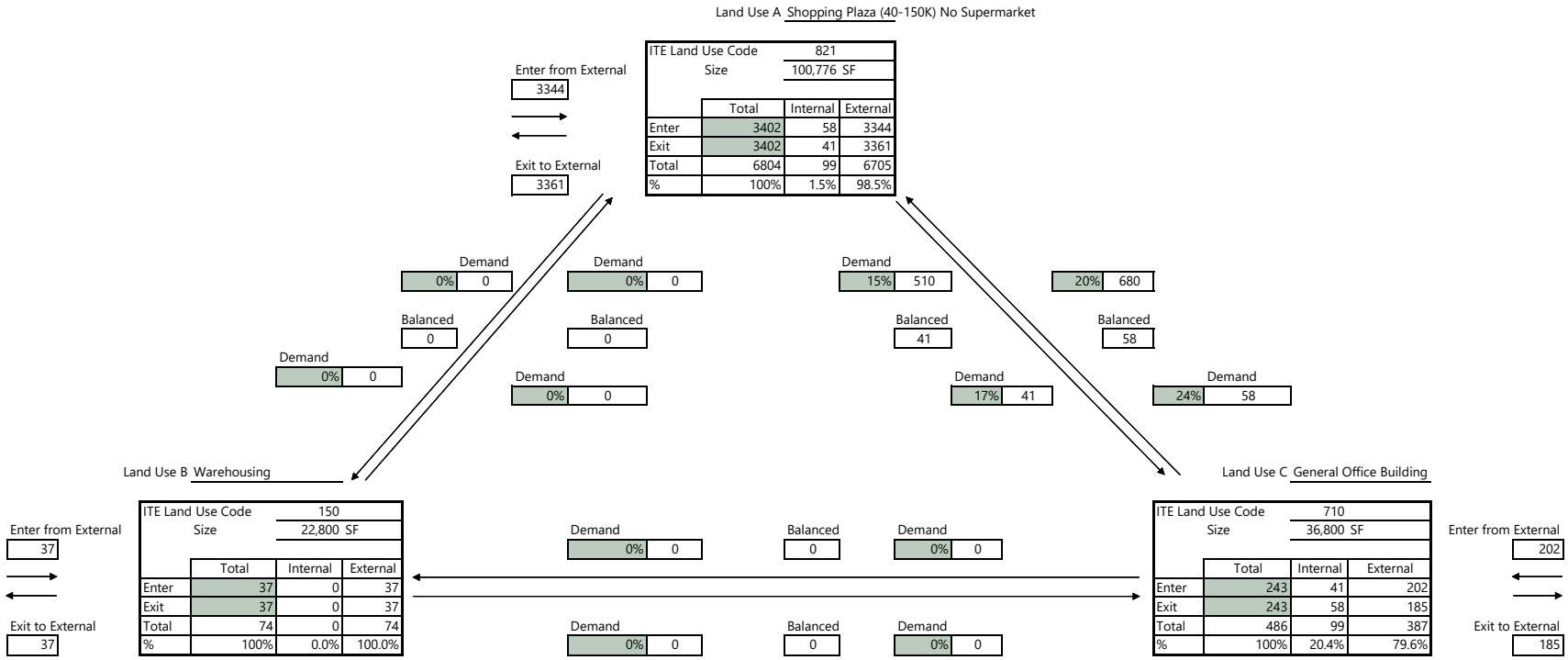
DAILY TRIP GENERATION ANALYSIS - APPROVED VERSUS PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			INTERNAL TRIPS[1]				EXTERNAL TRIPS			PASS-BY[1]		NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL			IN	OUT	TOTAL
APPROVED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 67.52 (X)	50%	50%	3,402	3,402	6,804	58	41	99	1.50%	3,344	3,361	6,705	2,682	40.00%	2,003	2,020	4,023
Warehousing	150	22,800 SF	T = 1.58 (X)+ 38.29	50%	50%	37	37	74	0	0	0	0.00%	37	37	74	0	0.00%	37	37	74
General Office Building	710	36,800 SF	Ln(T)= 0.87 Ln(X)+ 3.05	50%	50%	243	243	486	41	58	99	20.40%	202	185	387	0	0.00%	202	185	387
SUBTOTAL						**3,682**	**3,682**	**7,364**	**99**	**99**	**198**	**2.7%**	**3,583**	**3,583**	**7,166**	**2,682**		**2,242**	**2,242**	**4,484**
PROPOSED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 67.52 (X)	50%	50%	3,402	3,402	6,804	149	90	239	3.5%	3,253	3,312	6,565	2,626	40.00%	1,940	1,999	3,939
General Office Building	710	29,000 SF	Ln(T)= 0.87 Ln(X)+ 3.05	50%	50%	198	197	395	36	47	83	21.0%	162	150	312	0	0.00%	162	150	312
Hotel	310	174 Rooms	T = 7.99 (X)	50%	50%	695	695	1,390	56	104	160	11.5%	639	591	1,230	0	0.00%	639	591	1,230
SUBTOTAL						**4,295**	**4,294**	**8,589**	**241**	**241**	**482**	**5.6%**	**4,054**	**4,053**	**8,107**	**2,626**		**2,741**	**2,740**	**5,481**
NET DIFFERENCE FROM APPROVED USES						**613**	**612**	**1,225**	**142**	**142**	**284**		**471**	**470**	**941**	**-56**		**499**	**498**	**997**

(1) Source: ITE *Trip Generation Manual,* 11th Edition

Bowman

DAILY TRIP INTERNAL CAPTURE - APPROVED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

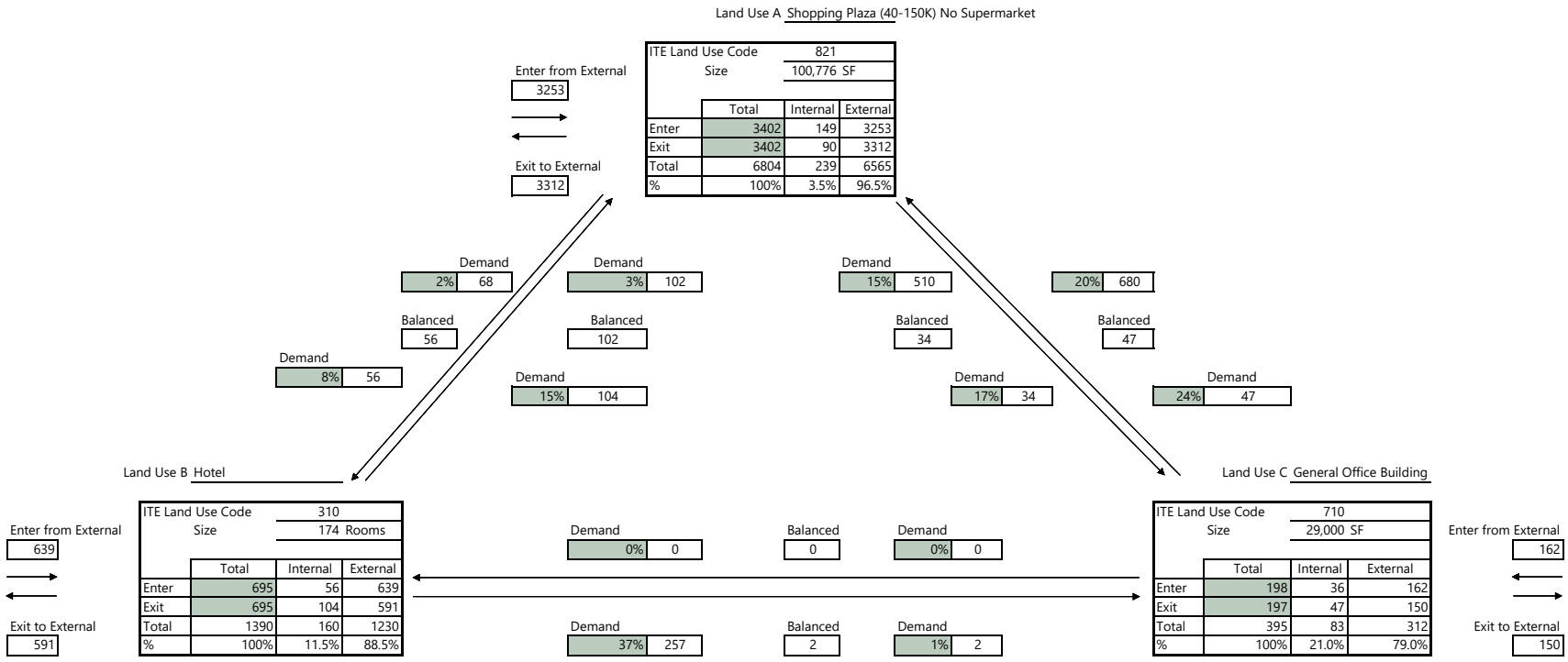


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	3344		37		202		3583	
Exit	3361		37		185		3583	Internal
Total	6705		74		387		7166	Capture
Single-Use Trip Gen Estimate	6804		74		486		7364	2.7%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

DAILY TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS



Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	3253		639		162		4054	
Exit	3312		591		150		4053	Internal
Total	6565		1230		312		8107	Capture
Single-Use Trip Gen Estimate	6804		1390		395		8589	5.6%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

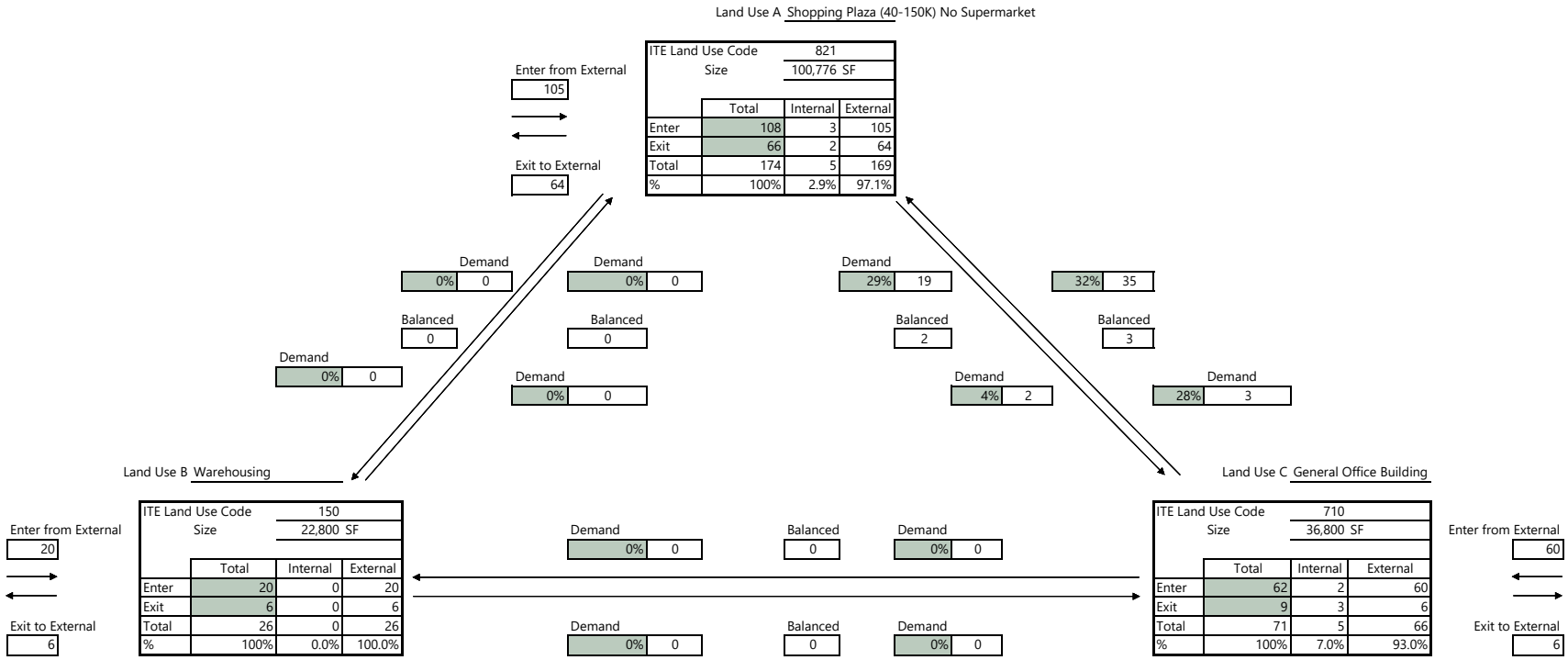
AM PEAK HOUR TRIP GENERATION ANALYSIS - APPROVED VERSUS PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

LAND USE	ITE CODE	INTENSITY		TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			INTERNAL TRIPS[1]				EXTERNAL TRIPS			PASS-BY[1]		NEW TRIPS		
							IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL			IN	OUT	TOTAL
APPROVED USE																					
Shopping Plaza (40-150K) No Supermarket	821	100,776	SF	T = 1.73 (X)	62%	38%	108	66	174	3	2	5	2.90%	105	64	169	68	40.00%	63	38	101
Warehousing	150	22,800	SF	T = 0.12 (X)+ 23.62	77%	23%	20	6	26	0	0	0	0.00%	20	6	26	0	0.00%	20	6	26
General Office Building	710	36,800	SF	Ln(T)= 0.86 Ln(X)+ 1.16	88%	12%	62	9	71	2	3	5	7.00%	60	6	66	0	0.00%	60	6	66
SUBTOTAL							**190**	**81**	**271**	**5**	**5**	**10**	**3.7%**	**185**	**76**	**261**	**68**		**143**	**50**	**193**
PROPOSED USE																					
Shopping Plaza (40-150K) No Supermarket	821	100,776	SF	T = 1.73 (X)	62%	38%	108	66	174	6	2	8	4.6%	102	64	166	66	40.00%	61	39	100
General Office Building	710	29,000	SF	Ln(T)= 0.86 Ln(X)+ 1.16	88%	12%	51	7	58	4	2	6	10.3%	47	5	52	0	0.00%	47	5	52
Hotel	310	174	Rooms	T = 0.50 (X)- 7.45	56%	44%	45	35	80	0	6	6	7.5%	45	29	74	0	0.00%	45	29	74
SUBTOTAL							**204**	**108**	**312**	**10**	**10**	**20**	**6.4%**	**194**	**98**	**292**	**66**		**153**	**73**	**226**
NET DIFFERENCE FROM APPROVED USES							**14**	**27**	**41**	**5**	**5**	**10**		**9**	**22**	**31**	**-2**		**10**	**23**	**33**

(1) Source: ITE *Trip Generation Manual,* 11th Edition

Bowman

AM PEAK HOUR TRIP INTERNAL CAPTURE - APPROVED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

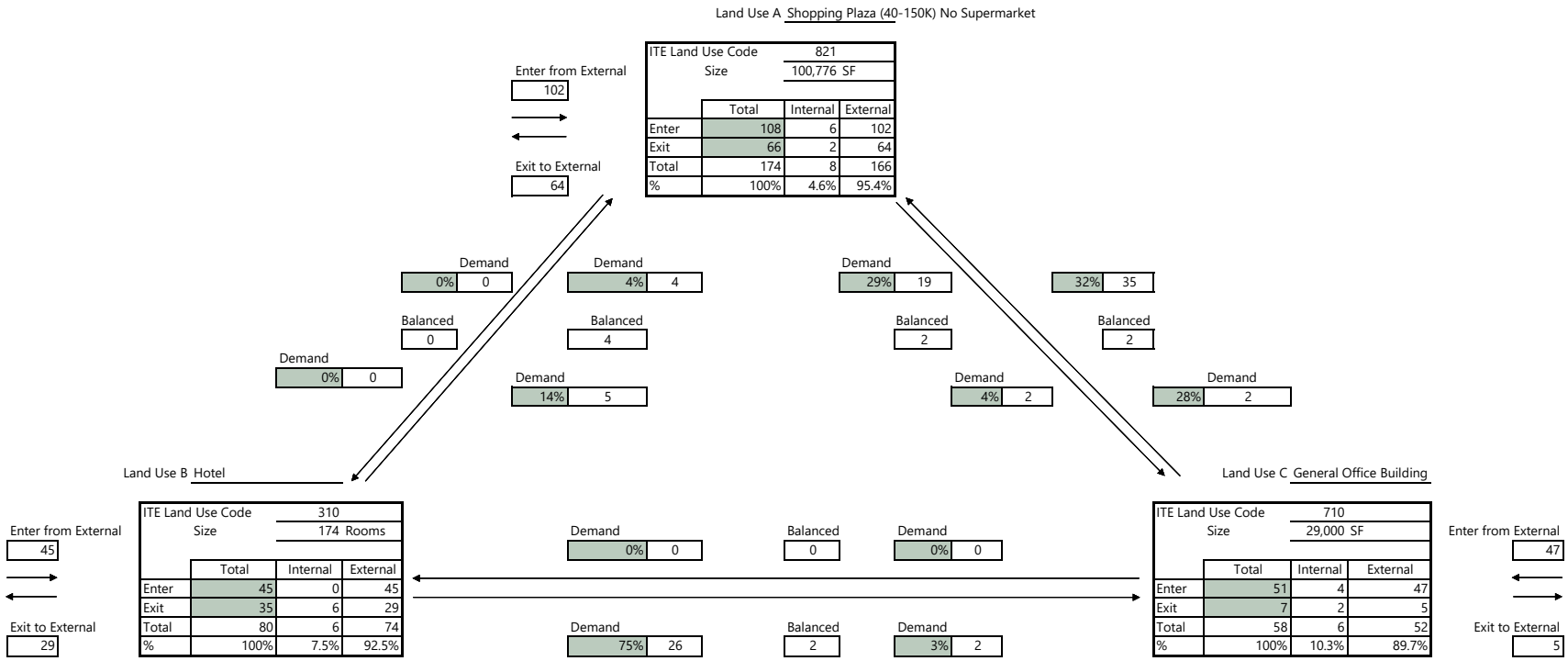


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	105		20		60		185	
Exit	64		6		6		76	Internal
Total	169		26		66		261	Capture
Single-Use Trip Gen Estimate	174		26		71		271	3.7%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

AM PEAK HOUR TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS



Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	102		45		47		194	
Exit	64		29		5		98	Internal
Total	166		74		52		292	Capture
Single-Use Trip Gen Estimate	174		80		58		312	6.4%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

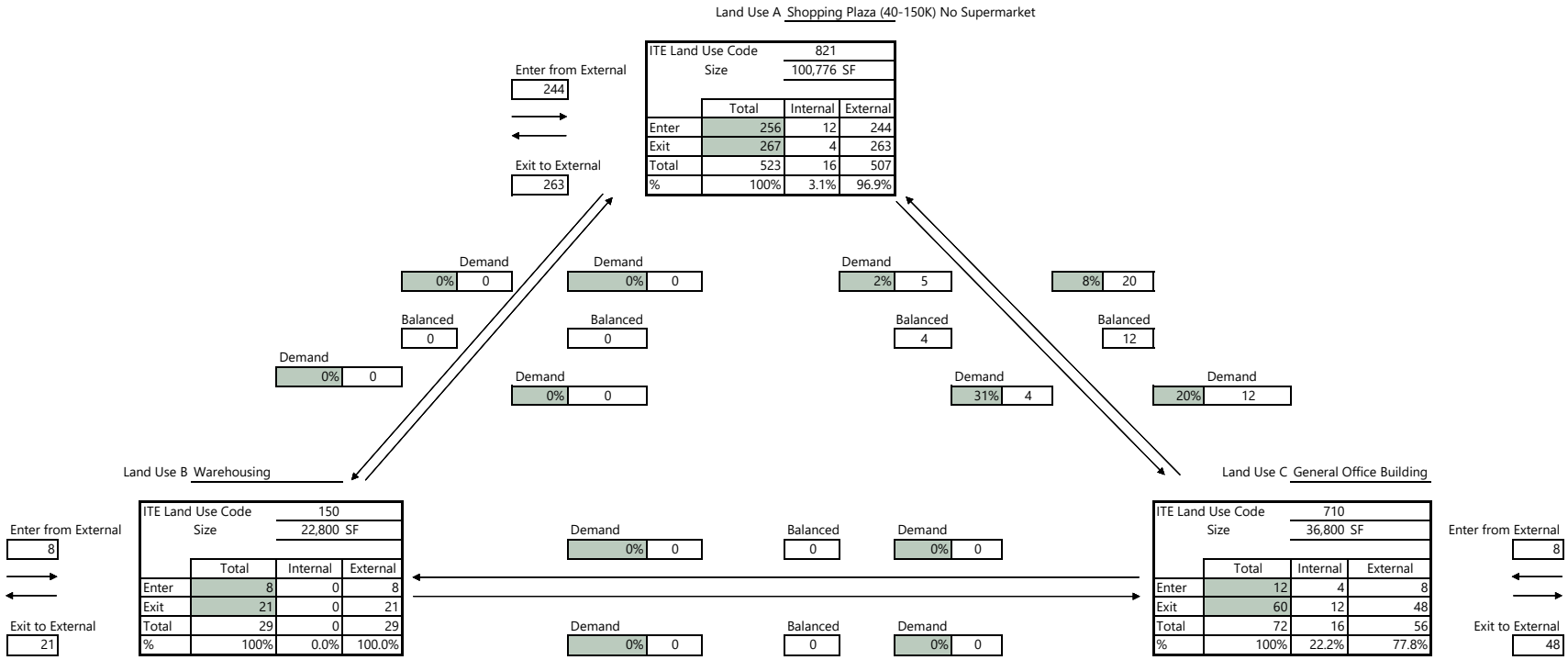
PM PEAK HOUR TRIP GENERATION ANALYSIS - APPROVED VERSUS PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			INTERNAL TRIPS[1]				EXTERNAL TRIPS			PASS-BY[1]		NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL			IN	OUT	TOTAL
APPROVED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 5.19 (X)	49%	51%	256	267	523	12	4	16	3.10%	244	263	507	203	40.00%	145	159	304
Warehousing	150	22,800 SF	T = 0.12 (X)+ 26.48	28%	72%	8	21	29	0	0	0	0.00%	8	21	29	0	0.00%	8	21	29
General Office Building	710	36,800 SF	Ln(T)= 0.83 Ln(X)+ 1.29	17%	83%	12	60	72	4	12	16	22.20%	8	48	56	0	0.00%	8	48	56
SUBTOTAL						**276**	**348**	**624**	**16**	**16**	**32**	**5.1%**	**260**	**332**	**592**	**203**		**161**	**228**	**389**
PROPOSED USE																				
Shopping Plaza (40-150K) No Supermarket	821	100,776 SF	T = 5.19 (X)	49%	51%	256	267	523	15	12	27	5.2%	241	255	496	198	40.00%	144	154	298
General Office Building	710	29,000 SF	Ln(T)= 0.83 Ln(X)+ 1.29	17%	83%	10	49	59	3	10	13	22.0%	7	39	46	0	0.00%	7	39	46
Hotel	310	174 Rooms	T = 0.74 (X) - 27.89	51%	49%	52	49	101	9	5	14	13.9%	43	44	87	0	0.00%	43	44	87
SUBTOTAL						**318**	**365**	**683**	**27**	**27**	**54**	**7.9%**	**291**	**338**	**629**	**198**		**194**	**237**	**431**
NET DIFFERENCE FROM APPROVED USES						**42**	**17**	**59**	**11**	**11**	**22**		**31**	**6**	**37**	**-5**		**33**	**9**	**42**

(1) Source: ITE *Trip Generation Manual,* 11th Edition

Bowman

PM PEAK HOUR TRIP INTERNAL CAPTURE - APPROVED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS

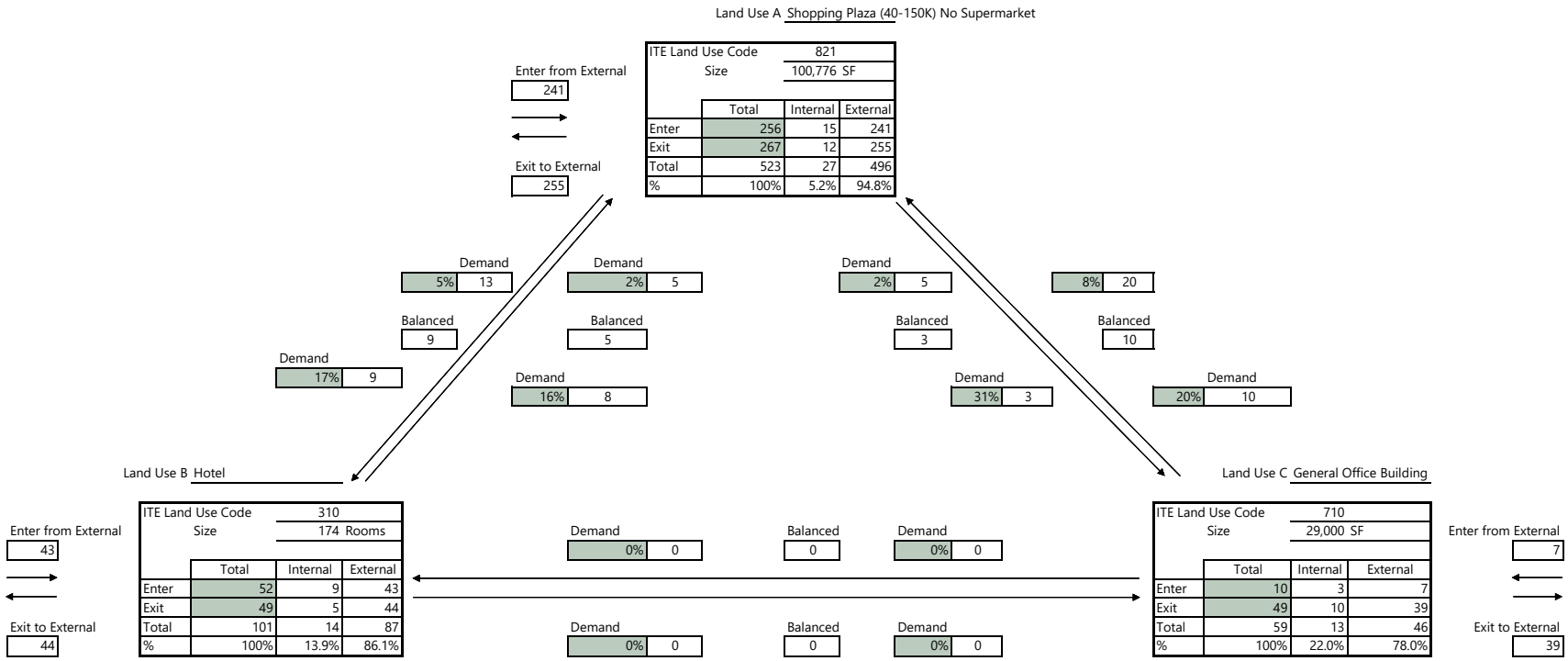


Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	244		8		8		260	
Exit	263		21		48		332	Internal
Total	507		29		56		592	Capture
Single-Use Trip Gen Estimate	523		29		72		624	5.1%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

PM PEAK HOUR TRIP INTERNAL CAPTURE - PROPOSED USE
INDIAN TRACE CENTER TRAFFIC ANALYSIS



Net External Trips for Multi-Use Development

	Land Use B		Land Use C		Land Use A		Total	
Enter	241		43		7		291	
Exit	255		44		39		338	Internal
Total	496		87		46		629	Capture
Single-Use Trip Gen Estimate	523		101		59		683	7.9%

Source: Bowman based ontTemplates from the ITE Trip Generation Manual, 11th Edition.

Bowman

Attachment G

Intersection Capacity Analysis

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	2	1	53	13	28	3	110	117	33	73	10
Future Volume (vph)	1	2	1	53	13	28	3	110	117	33	73	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1794	0	1770	1671	0	1770	1719	0	1770	1827	0
Flt Permitted		0.990		0.950			0.950			0.950		
Satd. Flow (perm)	0	1794	0	1770	1671	0	1770	1719	0	1770	1827	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	5	0	66	51	0	4	284	0	41	104	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.6%		ICU Level of Service A	
Analysis Period (min) 15			

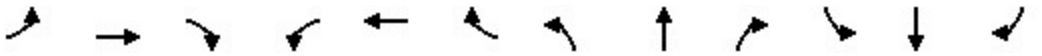
Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	2	1	53	13	28	3	110	117	33	73	10
Future Vol, veh/h	1	2	1	53	13	28	3	110	117	33	73	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	1	66	16	35	4	138	146	41	91	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	333	471	98	393	404	211	104	0	0	284	0	0
Stage 1	180	180	-	218	218	-	-	-	-	-	-	-
Stage 2	153	291	-	175	186	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	620	491	959	566	535	830	1488	-	-	1279	-	-
Stage 1	822	750	-	784	722	-	-	-	-	-	-	-
Stage 2	849	671	-	827	746	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	556	474	959	543	517	830	1488	-	-	1279	-	-
Mov Cap-2 Maneuver	556	474	-	543	517	-	-	-	-	-	-	-
Stage 1	795	726	-	782	721	-	-	-	-	-	-	-
Stage 2	793	670	-	796	722	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.41	11.69	0.1	2.25
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1488	-	-	566	543	696	1279	-	-
HCM Lane V/C Ratio	0.003	-	-	0.009	0.122	0.074	0.032	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	11.4	12.5	10.6	7.9	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.4	0.2	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	605	5	0	658	126	0	0	0	71	0	42
Future Volume (vph)	60	605	5	0	658	126	0	0	0	71	0	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		165	0		160	0		0	0		0
Storage Lanes	0		1	0		1	0		0	0		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1855	1583	0	1863	1583	0	0	0	0	1717	0
Flt Permitted		0.996									0.970	
Satd. Flow (perm)	0	1855	1583	0	1863	1583	0	0	0	0	1717	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1		1	1		1						
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	731	5	0	723	138	0	0	0	0	124	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 86.3%		ICU Level of Service E	
Analysis Period (min) 15			

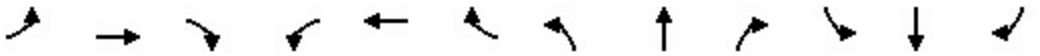
Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	60	605	5	0	658	126	0	0	0	71	0	42
Future Vol, veh/h	60	605	5	0	658	126	0	0	0	71	0	42
Conflicting Peds, #/hr	1	0	1	1	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	165	-	-	160	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	665	5	0	723	138	0	0	0	78	0	46

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	863	0	0	-	-	0	1521	1527	724
Stage 1	-	-	-	-	-	-	724	724	-
Stage 2	-	-	-	-	-	-	797	803	-
Critical Hdwy	4.12	-	-	-	-	-	6.42	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	5.42	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.42	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-	3.518	4.018	3.318
Pot Cap-1 Maneuver	780	-	-	0	-	-	131	117	426
Stage 1	-	-	-	0	-	-	480	430	-
Stage 2	-	-	-	0	-	-	444	396	-
Platoon blocked, %		-	-		-	-			
Mov Cap-1 Maneuver	779	-	-	-	-	-	113	0	425
Mov Cap-2 Maneuver	-	-	-	-	-	-	113	0	-
Stage 1	-	-	-	-	-	-	415	0	-
Stage 2	-	-	-	-	-	-	443	0	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.9	0	85.31
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	162	-	-	-	-	155
HCM Lane V/C Ratio	0.085	-	-	-	-	0.801
HCM Ctrl Dly (s/v)	10	0	-	-	-	85.3
HCM Lane LOS	B	A	-	-	-	F
HCM 95th %tile Q(veh)	0.3	-	-	-	-	5.2



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	14	2	96	29	42	5	130	154	33	64	11
Future Volume (vph)	6	14	2	96	29	42	5	130	154	33	64	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1816	0	1770	1699	0	1770	1712	0	1770	1824	0
Flt Permitted		0.986		0.950			0.950			0.950		
Satd. Flow (perm)	0	1816	0	1770	1699	0	1770	1712	0	1770	1824	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)	1					1			2	2		
Confl. Bikes (#/hr)			2			1			2			
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	25	0	108	80	0	6	319	0	37	84	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.8%		ICU Level of Service A	
Analysis Period (min) 15			

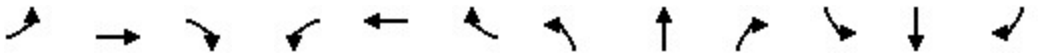
Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	14	2	96	29	42	5	130	154	33	64	11
Future Vol, veh/h	6	14	2	96	29	42	5	130	154	33	64	11
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	2	2	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	16	2	108	33	47	6	146	173	37	72	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	327	485	78	400	404	236	84	0	0	321	0	0
Stage 1	152	152	-	246	246	-	-	-	-	-	-	-
Stage 2	175	332	-	154	158	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	626	482	983	561	535	803	1512	-	-	1239	-	-
Stage 1	850	771	-	758	703	-	-	-	-	-	-	-
Stage 2	827	644	-	848	767	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	534	465	983	522	516	801	1512	-	-	1236	-	-
Mov Cap-2 Maneuver	534	465	-	522	516	-	-	-	-	-	-	-
Stage 1	825	748	-	754	699	-	-	-	-	-	-	-
Stage 2	739	641	-	804	744	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.46	12.66	0.13	2.44
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1512	-	-	507	522	654	1236	-	-
HCM Lane V/C Ratio	0.004	-	-	0.049	0.207	0.122	0.03	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	12.5	13.7	11.3	8	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.8	0.4	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	140	667	3	0	534	141	0	0	0	68	0	91
Future Volume (vph)	140	667	3	0	534	141	0	0	0	68	0	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		165	0		160	0		0	0		0
Storage Lanes	0		1	0		1	0		0	0		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1846	1583	0	1863	1583	0	0	0	0	1683	0
Flt Permitted		0.991									0.979	
Satd. Flow (perm)	0	1846	1583	0	1863	1583	0	0	0	0	1683	0
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1					1						
Confl. Bikes (#/hr)						3						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	868	3	0	574	152	0	0	0	0	171	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 90.3%		ICU Level of Service E	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	14.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	140	667	3	0	534	141	0	0	0	68	0	91
Future Vol, veh/h	140	667	3	0	534	141	0	0	0	68	0	91
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	165	-	-	160	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	151	717	3	0	574	152	0	0	0	73	0	98

Major/Minor	Major1			Major2					Minor2		
Conflicting Flow All	727	0	0	-	-	0			1593	1597	575
Stage 1	-	-	-	-	-	-			575	575	-
Stage 2	-	-	-	-	-	-			1018	1022	-
Critical Hdwy	4.12	-	-	-	-	-			6.42	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-			5.42	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-			5.42	5.52	-
Follow-up Hdwy	2.218	-	-	-	-	-			3.518	4.018	3.318
Pot Cap-1 Maneuver	876	-	-	0	-	-			118	107	517
Stage 1	-	-	-	0	-	-			563	503	-
Stage 2	-	-	-	0	-	-			349	314	-
Platoon blocked, %		-	-		-	-					
Mov Cap-1 Maneuver	876	-	-	-	-	-			84	0	517
Mov Cap-2 Maneuver	-	-	-	-	-	-			84	0	-
Stage 1	-	-	-	-	-	-			401	0	-
Stage 2	-	-	-	-	-	-			348	0	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.72	0	145.48
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	312	-	-	-	-	161
HCM Lane V/C Ratio	0.172	-	-	-	-	1.062
HCM Ctrl Dly (s/v)	10	0	-	-	-	145.5
HCM Lane LOS	A	A	-	-	-	F
HCM 95th %tile Q(veh)	0.6	-	-	-	-	8.7

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	2	1	54	13	29	3	112	119	34	74	10
Future Volume (vph)	1	2	1	54	13	29	3	112	119	34	74	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1794	0	1770	1669	0	1770	1719	0	1770	1829	0
Flt Permitted		0.990		0.950			0.950			0.950		
Satd. Flow (perm)	0	1794	0	1770	1669	0	1770	1719	0	1770	1829	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	5	0	68	52	0	4	289	0	43	106	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.0%		ICU Level of Service A	
Analysis Period (min) 15			

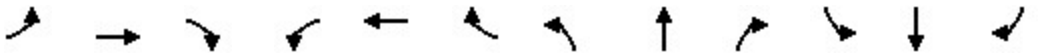
Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	2	1	54	13	29	3	112	119	34	74	10
Future Vol, veh/h	1	2	1	54	13	29	3	112	119	34	74	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	1	68	16	36	4	140	149	43	93	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	339	480	99	401	412	214	105	0	0	289	0	0
Stage 1	184	184	-	222	222	-	-	-	-	-	-	-
Stage 2	156	296	-	179	190	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	615	485	957	560	530	826	1486	-	-	1273	-	-
Stage 1	818	748	-	781	720	-	-	-	-	-	-	-
Stage 2	847	668	-	823	743	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	549	468	957	536	511	826	1486	-	-	1273	-	-
Mov Cap-2 Maneuver	549	468	-	536	511	-	-	-	-	-	-	-
Stage 1	791	723	-	779	718	-	-	-	-	-	-	-
Stage 2	789	666	-	792	718	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.49	11.77	0.1	2.28
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1486	-	-	560	536	693	1273	-	-
HCM Lane V/C Ratio	0.003	-	-	0.009	0.126	0.076	0.033	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	11.5	12.7	10.6	7.9	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.4	0.2	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	61	617	33	15	671	129	0	0	30	72	0	43
Future Volume (vph)	61	617	33	15	671	129	0	0	30	72	0	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		165	120		160	0		0	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1		1	1		1						
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	16.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	61	617	33	15	671	129	0	0	30	72	0	43
Future Vol, veh/h	61	617	33	15	671	129	0	0	30	72	0	43
Conflicting Peds, #/hr	1	0	1	1	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Stop	-	-	None
Storage Length	120	-	165	120	-	160	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	678	36	16	737	142	0	0	33	79	0	47

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	880	0	0	715	0	0	-	-	679	1583	1621	738
Stage 1	-	-	-	-	-	-	-	-	-	771	771	-
Stage 2	-	-	-	-	-	-	-	-	-	812	849	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	768	-	-	885	-	-	0	0	452	88	103	418
Stage 1	-	-	-	-	-	-	0	0	-	393	410	-
Stage 2	-	-	-	-	-	-	0	0	-	373	377	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	767	-	-	884	-	-	-	-	451	~ 73	92	417
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	~ 73	92	-
Stage 1	-	-	-	-	-	-	-	-	-	385	401	-
Stage 2	-	-	-	-	-	-	-	-	-	315	344	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.87	0.17	13.61	227.25
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	451	767	-	-	884	-	-	105
HCM Lane V/C Ratio	0.073	0.087	-	-	0.019	-	-	1.2
HCM Ctrl Dly (s/v)	13.6	10.1	-	-	9.1	-	-	227.3
HCM Lane LOS	B	B	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.2	0.3	-	-	0.1	-	-	8.3

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	14	2	98	30	43	5	133	157	34	65	11
Future Volume (vph)	6	14	2	98	30	43	5	133	157	34	65	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1816	0	1770	1699	0	1770	1712	0	1770	1824	0
Flt Permitted		0.986		0.950			0.950			0.950		
Satd. Flow (perm)	0	1816	0	1770	1699	0	1770	1712	0	1770	1824	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)	1					1			2	2		
Confl. Bikes (#/hr)			2			1			2			
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	25	0	110	82	0	6	325	0	38	85	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 42.2%		ICU Level of Service A	
Analysis Period (min) 15			

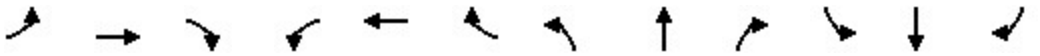
Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	14	2	98	30	43	5	133	157	34	65	11
Future Vol, veh/h	6	14	2	98	30	43	5	133	157	34	65	11
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	2	2	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	16	2	110	34	48	6	149	176	38	73	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	334	495	79	408	413	241	85	0	0	328	0	0
Stage 1	156	156	-	251	251	-	-	-	-	-	-	-
Stage 2	179	339	-	157	162	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	619	476	981	554	530	798	1511	-	-	1232	-	-
Stage 1	847	769	-	753	699	-	-	-	-	-	-	-
Stage 2	823	640	-	845	764	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	525	459	981	514	510	796	1511	-	-	1229	-	-
Mov Cap-2 Maneuver	525	459	-	514	510	-	-	-	-	-	-	-
Stage 1	820	745	-	749	695	-	-	-	-	-	-	-
Stage 2	732	636	-	800	740	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.57	12.82	0.13	2.48
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1511	-	-	500	514	647	1229	-	-
HCM Lane V/C Ratio	0.004	-	-	0.049	0.214	0.127	0.031	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	12.6	13.9	11.4	8	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.8	0.4	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	143	680	34	16	545	144	0	0	46	69	0	93
Future Volume (vph)	143	680	34	16	545	144	0	0	46	69	0	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		165	120		160	0		0	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1					1						
Confl. Bikes (#/hr)						3						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	33.5

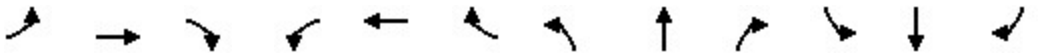
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	143	680	34	16	545	144	0	0	46	69	0	93
Future Vol, veh/h	143	680	34	16	545	144	0	0	46	69	0	93
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Stop	-	-	None
Storage Length	120	-	165	120	-	160	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	154	731	37	17	586	155	0	0	49	74	0	100

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	742	0	0	768	0	0	-	-	731	1660	1697	587
Stage 1	-	-	-	-	-	-	-	-	-	621	621	-
Stage 2	-	-	-	-	-	-	-	-	-	1039	1075	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	865	-	-	846	-	-	0	0	422	78	92	510
Stage 1	-	-	-	-	-	-	0	0	-	475	479	-
Stage 2	-	-	-	-	-	-	0	0	-	279	296	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	864	-	-	846	-	-	-	-	422	~ 55	74	509
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	~ 55	74	-
Stage 1	-	-	-	-	-	-	-	-	-	465	469	-
Stage 2	-	-	-	-	-	-	-	-	-	202	243	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.68	0.21	14.67	$ 351.65
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	422	864	-	-	846	-	-	113
HCM Lane V/C Ratio	0.117	0.178	-	-	0.02	-	-	1.543
HCM Ctrl Dly (s/v)	14.7	10.1	-	-	9.3	-	-	$ 351.7
HCM Lane LOS	B	B	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.4	0.6	-	-	0.1	-	-	12.8

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	2	1	74	13	38	3	112	151	41	75	10
Future Volume (vph)	1	2	1	74	13	38	3	112	151	41	75	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1794	0	1770	1652	0	1770	1703	0	1770	1829	0
Flt Permitted		0.990		0.950			0.950			0.950		
Satd. Flow (perm)	0	1794	0	1770	1652	0	1770	1703	0	1770	1829	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	5	0	93	64	0	4	329	0	51	107	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 39.2%		ICU Level of Service A	
Analysis Period (min) 15			

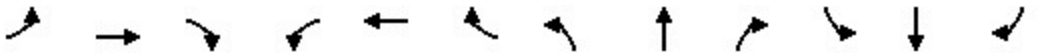
Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	2	1	74	13	38	3	112	151	41	75	10
Future Vol, veh/h	1	2	1	74	13	38	3	112	151	41	75	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	1	93	16	48	4	140	189	51	94	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	358	539	100	439	451	234	106	0	0	329	0	0
Stage 1	203	203	-	242	242	-	-	-	-	-	-	-
Stage 2	156	336	-	198	209	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	597	449	956	528	504	805	1485	-	-	1231	-	-
Stage 1	799	734	-	762	706	-	-	-	-	-	-	-
Stage 2	847	642	-	804	729	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	520	430	956	501	482	805	1485	-	-	1231	-	-
Mov Cap-2 Maneuver	520	430	-	501	482	-	-	-	-	-	-	-
Stage 1	766	703	-	760	704	-	-	-	-	-	-	-
Stage 2	776	640	-	767	699	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.93	12.57	0.08	2.62
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1485	-	-	525	501	687	1231	-	-
HCM Lane V/C Ratio	0.003	-	-	0.01	0.185	0.093	0.042	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	11.9	13.8	10.8	8.1	-	-
HCM Lane LOS	A	-	-	B	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.7	0.3	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	617	33	15	671	137	0	0	30	77	0	59
Future Volume (vph)	85	617	33	15	671	137	0	0	30	77	0	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		165	120		160	0		0	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1		1	1		1						
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	27.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	85	617	33	15	671	137	0	0	30	77	0	59
Future Vol, veh/h	85	617	33	15	671	137	0	0	30	77	0	59
Conflicting Peds, #/hr	1	0	1	1	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Stop	-	-	None
Storage Length	120	-	165	120	-	160	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	93	678	36	16	737	151	0	0	33	85	0	65

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	889	0	0	715	0	0	-	-	679	1636	1673	738
Stage 1	-	-	-	-	-	-	-	-	-	771	771	-
Stage 2	-	-	-	-	-	-	-	-	-	865	902	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	762	-	-	885	-	-	0	0	452	~ 81	96	418
Stage 1	-	-	-	-	-	-	0	0	-	393	410	-
Stage 2	-	-	-	-	-	-	0	0	-	348	356	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	761	-	-	884	-	-	-	-	451	~ 64	82	417
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	~ 64	82	-
Stage 1	-	-	-	-	-	-	-	-	-	385	401	-
Stage 2	-	-	-	-	-	-	-	-	-	283	312	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.2	0.17	13.61	$ 332.9
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	451	761	-	-	884	-	-	102
HCM Lane V/C Ratio	0.073	0.123	-	-	0.019	-	-	1.472
HCM Ctrl Dly (s/v)	13.6	10.4	-	-	9.1	-	-	$ 332.9
HCM Lane LOS	B	B	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.2	0.4	-	-	0.1	-	-	11.1

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	14	2	123	30	53	5	134	189	40	67	11
Future Volume (vph)	6	14	2	123	30	53	5	134	189	40	67	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		145	140		0	150		0
Storage Lanes	0		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	0	1816	0	1770	1684	0	1770	1699	0	1770	1824	0
Flt Permitted		0.986		0.950			0.950			0.950		
Satd. Flow (perm)	0	1816	0	1770	1684	0	1770	1699	0	1770	1824	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1000			1000			540			1000	
Travel Time (s)		22.7			22.7			12.3			22.7	
Confl. Peds. (#/hr)	1					1			2	2		
Confl. Bikes (#/hr)			2			1			2			
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	25	0	138	94	0	6	363	0	45	87	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.6%		ICU Level of Service A	
Analysis Period (min) 15			

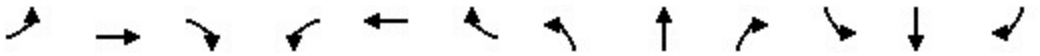
Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	14	2	123	30	53	5	134	189	40	67	11
Future Vol, veh/h	6	14	2	123	30	53	5	134	189	40	67	11
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	2	2	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	145	140	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	16	2	138	34	60	6	151	212	45	75	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	351	548	81	443	448	260	88	0	0	365	0	0
Stage 1	171	171	-	270	270	-	-	-	-	-	-	-
Stage 2	180	376	-	173	178	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	604	444	978	525	506	779	1508	-	-	1194	-	-
Stage 1	831	757	-	736	686	-	-	-	-	-	-	-
Stage 2	822	616	-	829	752	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	498	425	978	483	484	777	1508	-	-	1191	-	-
Mov Cap-2 Maneuver	498	425	-	483	484	-	-	-	-	-	-	-
Stage 1	799	728	-	732	682	-	-	-	-	-	-	-
Stage 2	718	613	-	779	724	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.12	13.88	0.11	2.76
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1508	-	-	468	483	638	1191	-	-
HCM Lane V/C Ratio	0.004	-	-	0.053	0.286	0.146	0.038	-	-
HCM Ctrl Dly (s/v)	7.4	-	-	13.1	15.4	11.6	8.1	-	-
HCM Lane LOS	A	-	-	B	C	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.2	0.5	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	168	680	34	16	545	152	0	0	46	75	0	114
Future Volume (vph)	168	680	34	16	545	152	0	0	46	75	0	114
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	120		165	120		160	0		0	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		1000			1000			460			540	
Travel Time (s)		17.0			17.0			10.5			12.3	
Confl. Peds. (#/hr)	1					1						
Confl. Bikes (#/hr)						3						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												

Intersection Summary	
Area Type:	Other

Intersection	
Int Delay, s/veh	53.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	168	680	34	16	545	152	0	0	46	75	0	114
Future Vol, veh/h	168	680	34	16	545	152	0	0	46	75	0	114
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Stop	-	-	None
Storage Length	120	-	165	120	-	160	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	181	731	37	17	586	163	0	0	49	81	0	123

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	750	0	0	768	0	0	-	-	731	1714	1750	587
Stage 1	-	-	-	-	-	-	-	-	-	621	621	-
Stage 2	-	-	-	-	-	-	-	-	-	1092	1129	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	859	-	-	846	-	-	0	0	422	~ 71	86	510
Stage 1	-	-	-	-	-	-	0	0	-	475	479	-
Stage 2	-	-	-	-	-	-	0	0	-	260	279	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	858	-	-	846	-	-	-	-	422	~ 48	66	509
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	~ 48	66	-
Stage 1	-	-	-	-	-	-	-	-	-	465	469	-
Stage 2	-	-	-	-	-	-	-	-	-	181	220	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.96	0.21	14.67	$ 507.04
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	422	858	-	-	846	-	-	107
HCM Lane V/C Ratio	0.117	0.211	-	-	0.02	-	-	1.904
HCM Ctrl Dly (s/v)	14.7	10.3	-	-	9.3	-	-	$ 507
HCM Lane LOS	B	B	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.4	0.8	-	-	0.1	-	-	16.6

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Bowman

Attachment H

Speed Data

Prepared by Nationwide Traffic Data

SPEED

Indian Trace/SW 14 St E/O SW 160th Ave

Day: Tuesday
Date: 8/26/2025

City: Weston
Project #: FL25_570092_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	0	3	3	3	7	3	0	0	0	0	0	0	0	19
1:00	0	2	3	1	5	1	0	0	0	0	0	0	0	12
2:00	1	0	4	1	1	1	0	0	0	0	0	0	0	8
3:00	2	0	4	1	1	1	1	0	0	0	0	0	0	10
4:00	0	0	1	2	5	4	4	0	0	0	0	0	0	16
5:00	1	3	3	2	10	27	8	4	4	0	0	0	0	62
6:00	5	12	13	9	59	58	32	5	2	0	0	0	0	195
7:00	17	40	69	97	143	143	39	4	0	1	0	0	0	553
8:00	5	9	11	56	207	150	43	7	1	0	0	0	0	489
9:00	6	7	9	28	130	118	65	3	2	0	0	0	0	368
10:00	2	5	6	17	109	115	57	12	0	0	0	0	0	323
11:00	2	7	7	38	102	116	49	12	0	1	0	0	0	334
12:00 PM	6	10	8	38	140	160	67	6	1	1	0	0	0	437
13:00	4	4	18	37	139	142	64	12	1	0	0	0	0	421
14:00	8	19	36	82	192	167	73	12	2	1	0	0	0	592
15:00	9	14	16	82	223	172	56	6	0	0	0	0	0	578
16:00	36	41	61	129	201	128	52	5	0	0	0	0	0	653
17:00	22	21	66	154	240	165	36	9	0	0	0	0	0	713
18:00	11	24	24	88	170	183	61	6	0	0	0	0	0	567
19:00	3	8	26	55	127	149	51	6	1	0	0	0	0	426
20:00	9	32	79	84	32	5	0	0	0	1	0	0	0	242
21:00	2	1	37	83	31	7	1	0	0	0	0	0	0	162
22:00	1	2	12	38	34	10	3	1	0	0	0	0	0	101
23:00	1	1	5	20	11	6	1	0	0	0	0	0	0	45
Totals	**153**	**265**	**521**	**1145**	**2319**	**2031**	**763**	**110**	**14**	**5**				**7326**
% of Totals	2%	4%	7%	16%	32%	28%	10%	2%	0%	0%				100%

AM Volumes	41	88	133	255	779	737	298	47	9	2	0	0	0	2389
% AM	1%	1%	2%	3%	11%	10%	4%	1%	0%	0%				33%
AM Peak Hour	7:00	7:00	7:00	7:00	8:00	8:00	9:00	10:00	5:00	7:00				7:00
Volume	17	40	69	97	207	150	65	12	4	1				553
PM Volumes	112	177	388	890	1540	1294	465	63	5	3	0	0	0	4937
% PM	2%	2%	5%	12%	21%	18%	6%	1%	0%	0%				67%
PM Peak Hour	16:00	16:00	20:00	17:00	17:00	18:00	14:00	13:00	14:00	12:00				17:00
Volume	36	41	79	154	240	183	73	12	2	1				713

Directional Peak Periods	AM 7-9			NOON 12-2			PM 4-6			Off Peak Volumes		
All Speeds	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%
	1042	⟷	14%	858	⟷	12%	1366	⟷	19%	4060	⟷	55%

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
East Bound	25	33	32	39	42	7326
West Bound	26	33	32	38	42	7646

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
East Bound	29 - 38 mph	4350	59.38%	5	0.07%
West Bound	30 - 39 mph	5096	66.66%	6	0.08%

Prepared by Nationwide Traffic Data

SPEED

Indian Trace/SW 14 St E/O SW 160th Ave

Day: Tuesday
Date: 8/26/2025

City: Weston
Project #: FL25_570092_001w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	12	9	2	3	1	0	0	0	0	0	0	0	0	**27**
1:00	4	2	0	1	0	0	0	0	0	0	0	0	0	**7**
2:00	4	2	2	0	0	0	0	0	0	0	0	0	0	**8**
3:00	6	1	0	1	4	0	0	1	0	0	0	0	0	**13**
4:00	0	0	0	0	3	12	7	2	1	0	0	0	0	**25**
5:00	3	0	0	3	22	25	16	7	2	1	0	0	0	**79**
6:00	2	3	4	14	83	66	23	7	2	0	0	0	0	**204**
7:00	6	9	14	120	316	187	41	7	2	0	0	0	0	**702**
8:00	3	14	6	59	233	259	47	8	3	0	0	0	0	**632**
9:00	6	8	9	50	162	130	37	9	1	0	0	0	0	**412**
10:00	5	8	8	67	150	120	30	10	3	1	0	0	0	**402**
11:00	4	8	9	37	147	119	33	8	2	0	0	0	0	**367**
12:00 PM	12	10	8	53	212	154	30	2	2	1	0	0	0	**484**
13:00	6	12	4	48	204	185	40	3	3	0	0	0	0	**505**
14:00	12	9	6	64	181	160	28	11	3	1	0	0	0	**475**
15:00	6	9	5	39	217	198	65	11	1	0	0	0	0	**551**
16:00	17	23	9	51	205	230	48	12	1	1	0	0	0	**597**
17:00	16	14	8	54	242	235	50	9	2	1	0	0	0	**631**
18:00	12	11	11	54	188	154	60	19	1	0	0	0	0	**510**
19:00	24	15	6	30	158	124	39	8	0	0	0	0	0	**404**
20:00	41	149	89	8	4	1	0	0	0	0	0	0	0	**292**
21:00	21	82	72	12	0	1	0	0	0	0	0	0	0	**188**
22:00	26	34	20	6	4	0	0	0	0	0	0	0	0	**90**
23:00	21	13	7	0	0	0	0	0	0	0	0	0	0	**41**
Totals	**269**	**445**	**299**	**774**	**2736**	**2360**	**594**	**134**	**29**	**6**				**7646**
% of Totals	4%	6%	4%	10%	36%	31%	8%	2%	0%	0%				100%

AM Volumes	55	64	54	355	1121	918	234	59	16	2	0	0	0	2878
% AM	1%	1%	1%	5%	15%	12%	3%	1%	0%	0%				38%
AM Peak Hour		8:00	7:00	7:00	7:00	8:00	8:00	10:00	8:00	5:00				7:00
Volume	12	14	14	120	316	259	47	10	3	1				702
PM Volumes	214	381	245	419	1615	1442	360	75	13	4	0	0	0	4768
% PM	3%	5%	3%	5%	21%	19%	5%	1%	0%	0%				62%
PM Peak Hour	20:00	20:00	20:00	14:00	17:00	17:00	15:00	18:00	13:00	12:00				17:00
Volume	41	149	89	64	242	235	65	19	3	1				631

Directional Peak Periods	**AM 7-9**			**NOON 12-2**			**PM 4-6**			**Off Peak Volumes**		
All Speeds	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%
	1334	⟷	17%	989	⟷	13%	1228	⟷	16%	4095	⟷	54%

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
East Bound	25	33	32	39	42	7326
West Bound	26	33	32	38	42	7646

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
East Bound	29 - 38 mph	4350	59.38%	5	0.07%
West Bound	30 - 39 mph	5096	66.66%	6	0.08%

Prepared by Nationwide Traffic Data

SPEED

Indian Trace/SW 14 St E/O SW 160th Ave

Day: Wednesday
Date: 8/27/2025

City: Weston
Project #: FL25_570092_001e

East Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	1	2	6	12	3	4	0	1	0	0	0	0	0	29
1:00	0	0	0	0	3	6	4	2	0	0	0	0	0	15
2:00	0	0	0	0	2	3	2	1	0	0	0	0	0	8
3:00	0	0	0	1	1	5	3	2	0	0	0	0	0	12
4:00	0	0	0	3	2	4	6	0	0	0	0	0	0	15
5:00	0	1	3	3	17	22	16	2	1	0	0	0	0	65
6:00	1	7	12	17	70	64	28	4	2	0	0	0	0	205
7:00	33	45	73	110	184	100	31	6	0	0	0	0	0	582
8:00	2	11	15	61	170	152	38	6	1	0	0	0	0	456
9:00	2	10	29	67	156	104	38	4	2	0	0	0	0	412
10:00	3	5	12	43	137	117	42	2	1	0	0	0	0	362
11:00	2	5	15	56	127	122	54	3	2	0	0	0	0	386
12:00 PM	3	5	6	49	149	125	53	8	0	1	0	0	0	399
13:00	2	16	22	53	150	168	58	4	3	0	0	0	0	476
14:00	10	14	31	89	192	169	62	10	5	1	0	0	0	583
15:00	5	18	40	106	214	161	41	9	2	0	0	0	0	596
16:00	14	21	39	124	237	151	50	7	0	0	0	0	0	643
17:00	15	72	182	206	116	28	9	1	0	0	0	0	0	629
18:00	11	25	39	154	187	127	48	7	0	0	0	0	0	598
19:00	0	9	24	75	188	154	39	5	3	0	0	0	0	497
20:00	0	5	23	40	110	106	34	2	2	0	0	0	0	322
21:00	0	0	2	21	62	91	24	6	0	0	0	0	0	206
22:00	0	1	3	11	39	56	17	6	1	0	0	0	0	134
23:00	0	0	1	3	14	14	8	6	2	1	0	0	0	49
Totals	**104**	**272**	**577**	**1304**	**2530**	**2053**	**705**	**104**	**27**	**3**				**7679**
% of Totals	1%	4%	8%	17%	33%	27%	9%	1%	0%	0%				100%

AM Volumes	44	86	165	373	872	703	262	33	9	0	0	0	0	2547
% AM	1%	1%	2%	5%	11%	9%	3%	0%	0%					33%
AM Peak Hour	7:00	7:00	7:00	7:00	7:00	8:00	11:00	7:00	6:00					7:00
Volume	33	45	73	110	184	152	54	6	2					582
PM Volumes	60	186	412	931	1658	1350	443	71	18	3	0	0	0	5132
% PM	1%	2%	5%	12%	22%	18%	6%	1%	0%	0%				67%
PM Peak Hour	17:00	17:00	17:00	17:00	16:00	14:00	14:00	14:00	14:00	12:00				16:00
Volume	15	72	182	206	237	169	62	10	5	1				643

Directional Peak Periods	**AM 7-9**			**NOON 12-2**			**PM 4-6**			**Off Peak Volumes**		
All Speeds	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%
	1038	⟷	14%	875	⟷	11%	1272	⟷	17%	4494	⟷	59%

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
East Bound	26	33	32	39	41	7679
West Bound	30	35	35	40	44	7892

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
East Bound	29 - 38 mph	4628	60.27%	3	0.04%
West Bound	31 - 40 mph	5480	69.44%	14	0.18%

Prepared by Nationwide Traffic Data

SPEED

Indian Trace/SW 14 St E/O SW 160th Ave

Day: Wednesday
Date: 8/27/2025

City: Weston
Project #: FL25_570092_001w

West Bound

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
0:00 AM	19	2	5	1	1	0	0	0	0	0	0	0	0	**28**
1:00	0	0	1	2	6	0	0	0	0	0	0	0	0	**9**
2:00	0	0	0	0	6	5	2	1	0	0	0	0	0	**14**
3:00	0	0	0	1	3	2	2	0	1	1	0	0	0	**10**
4:00	1	0	0	0	3	7	4	5	3	0	0	0	0	**23**
5:00	2	1	0	9	14	24	22	6	4	3	0	0	0	**85**
6:00	5	4	0	7	51	81	41	15	4	2	0	0	0	**210**
7:00	3	1	2	45	232	316	86	11	1	0	0	0	0	**697**
8:00	2	4	18	62	198	245	63	12	2	1	0	0	0	**607**
9:00	4	3	1	29	152	205	70	12	5	1	0	0	0	**482**
10:00	2	11	0	33	120	194	69	17	1	1	0	0	0	**448**
11:00	5	8	9	16	111	178	60	14	3	1	0	0	0	**405**
12:00 PM	3	13	2	24	125	209	67	21	4	0	0	0	0	**468**
13:00	0	9	1	21	128	213	84	19	2	2	0	0	0	**479**
14:00	0	9	1	21	129	209	78	31	3	0	0	0	0	**481**
15:00	3	17	11	29	166	256	98	25	3	1	0	0	0	**609**
16:00	3	19	5	11	143	275	94	15	4	0	0	0	0	**569**
17:00	18	46	75	163	184	119	21	3	1	0	0	0	0	**630**
18:00	8	26	16	58	195	207	55	7	6	0	0	0	0	**578**
19:00	2	19	4	31	118	181	51	9	4	0	0	0	0	**419**
20:00	3	13	3	32	103	115	20	3	2	0	0	0	0	**294**
21:00	1	5	1	22	93	57	22	6	0	1	0	0	0	**208**
22:00	2	3	1	8	18	35	13	2	1	0	0	0	0	**83**
23:00	1	1	2	2	16	20	12	1	1	0	0	0	0	**56**
Totals	**87**	**214**	**158**	**627**	**2315**	**3153**	**1034**	**235**	**55**	**14**				**7892**
% of Totals	1%	3%	2%	8%	29%	40%	13%	3%	1%	0%				100%

AM Volumes	43	34	36	205	897	1257	419	93	24	10	0	0	0	3018
% AM	1%	0%	0%	3%	11%	16%	5%	1%	0%	0%				38%
AM Peak Hour		10:00	8:00	8:00	7:00	7:00	7:00	10:00	9:00	5:00				7:00
Volume	19	11	18	62	232	316	86	17	5	3				697
PM Volumes	44	180	122	422	1418	1896	615	142	31	4	0	0	0	4874
% PM	1%	2%	2%	5%	18%	24%	8%	2%	0%	0%				62%
PM Peak Hour	17:00	17:00	17:00	17:00	18:00	16:00	15:00	14:00	18:00	13:00				17:00
Volume	18	46	75	163	195	275	98	31	6	2				630

Directional Peak Periods	**AM 7-9**			**NOON 12-2**			**PM 4-6**			**Off Peak Volumes**		
All Speeds	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%	Volume	⟷	%
	1304	⟷	17%	947	⟷	12%	1199	⟷	15%	4442	⟷	56%

Direction	Percentiles					
	15th	**50th**	**Average**	**85th**	**95th**	**ADT**
East Bound	26	33	32	39	41	7679
West Bound	30	35	35	40	44	7892

Direction	Pace				
	10mph Pace	**# in Pace**	**% in Pace**	**Number of Vehicles >= 55 MPH**	**% of Vehicles >= 55 MPH**
East Bound	29 - 38 mph	4628	60.27%	3	0.04%
West Bound	31 - 40 mph	5480	69.44%	14	0.18%

NOTICE OF PUBLIC HEARINGS

The City has received an application for approval to **Rezone** property that is near your home or business in order to develop a residential development. The proposed development is generally located on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida as shown on the attached map. The applicant has requested to change the zoning of the property from B-2 (Community Business District) to Planned Development District (PDD). You are receiving this notice because you own property within 500 feet of this location. City staff has determined that this application meets all applicable code requirements. Therefore, it will be placed on the Local Planning Agency agenda and the City Commission quasi-judicial hearing agenda for further action. **The following hearings will occur in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Local Planning Agency	Tuesday, 01/13/26 at 4:45 p.m.	Public Hearing
City Commission Meeting	Tuesday, 01/13/26 at 5:00 p.m.	1st reading of ordinance at quasi-judicial hearing
City Commission Meeting	Tuesday, 01/27/26 at 5:00 p.m.	2nd reading of ordinance at quasi-judicial hearing

This application is on file in the Community Development Department of the City of Sunrise, 10770 W. Oakland Park Boulevard, 2nd Floor - Sunrise, FL, and may be viewed by any interested person Monday through Friday (excluding City holidays) between 9:00 a.m. and 4:30 p.m. or requested via AskZoning@sunrisefl.gov.

The Local Planning Agency and the City Commission will be meeting in-person; however, the public may attend and participate in the meetings in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to comment during public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

You may be an "Affected Party," which is someone who will suffer an adverse effect to a legally recognizable interest if the City's Comprehensive Plan requirements and Land Development Regulations are not properly applied, as set forth in Section 16-277 of the City's Code of Ordinances. **If you want to attend the quasi-judicial hearings as an Affected Party, you must file a written notice of appearance with the Community Development Department by 4:30 p.m. on the last business day before the hearing. Affected Parties must attend the meeting in person to participate.** The notice of appearance shall state with particularity the Comprehensive Plan requirement or Land Development Regulation the person asserting affected party status contends is not being properly applied and the nature of the affected party's legally recognizable interest that may be affected by the City's approval of the land development application. Forms are available online at www.sunrisefl.gov in the Community Development Document Library.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See section 286.0105, Florida Statutes.

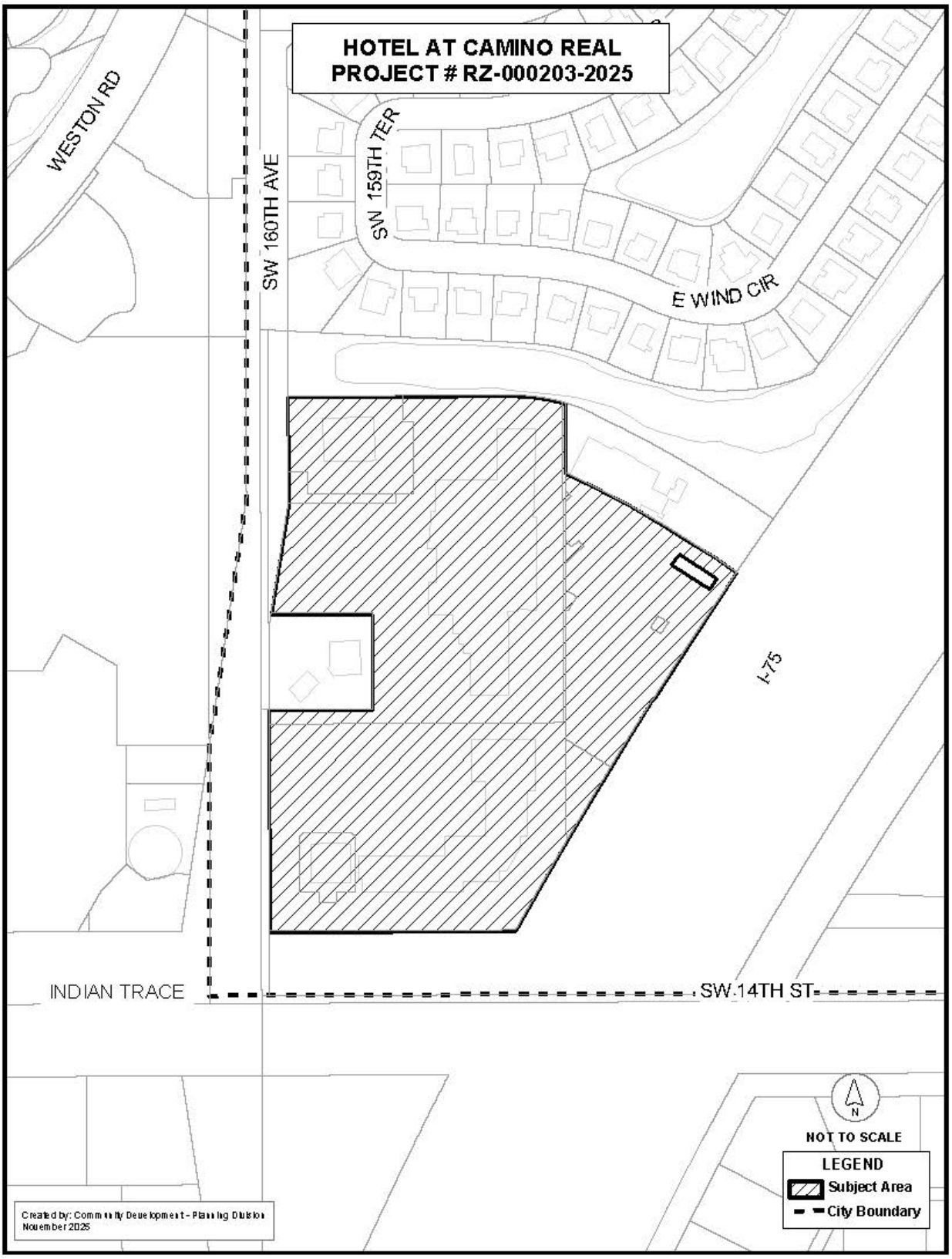
The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and Fla. Stat. § 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

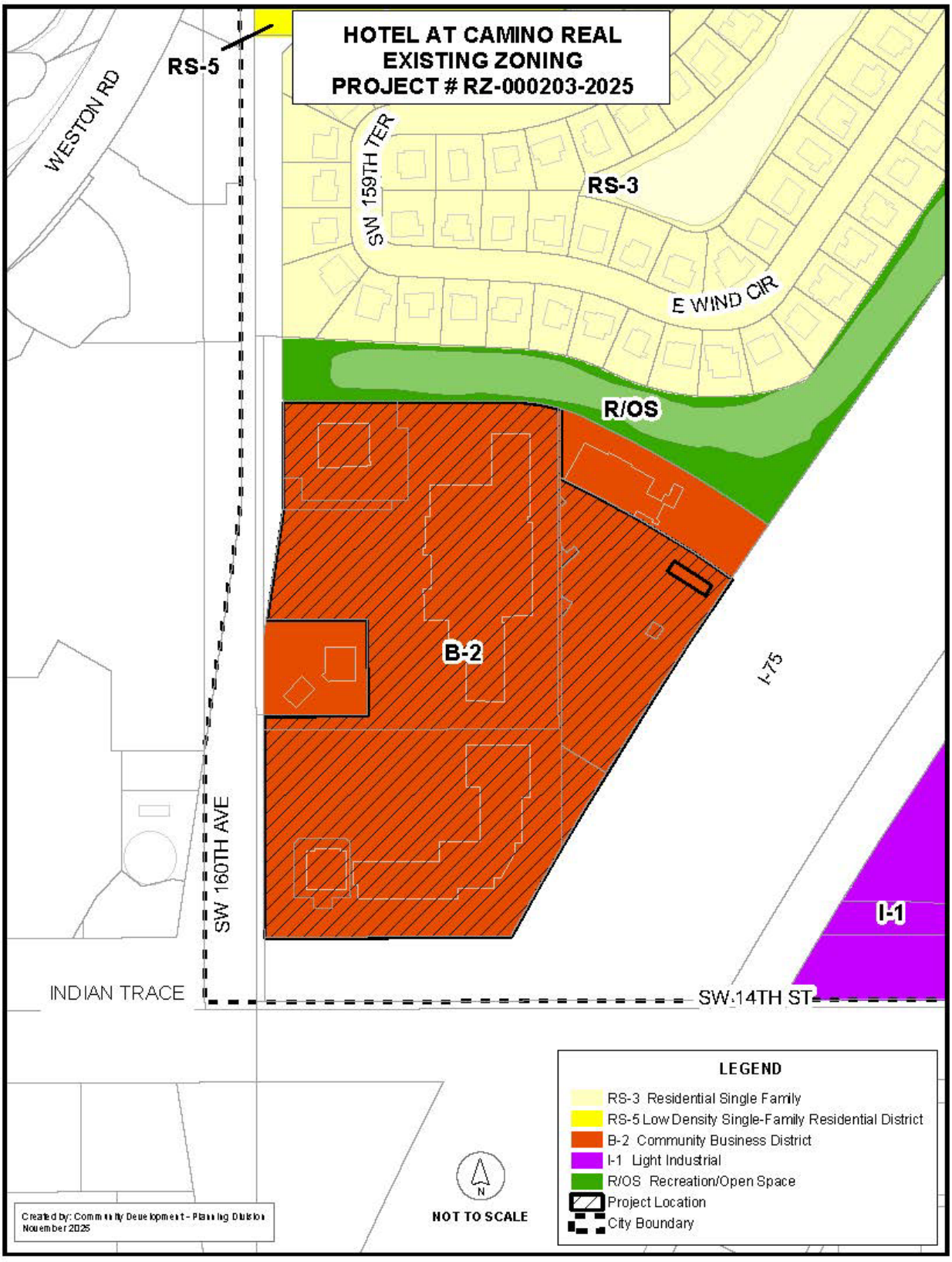
If you have any questions about this notice, then please contact City staff in the Planning Division at (954) 746-3281 or e-mail AskZoning@sunrisefl.gov.

Notification Date: December 29, 2025

Location Map



Existing Zoning Map



CITY OF SUNRISE
NOTICE OF PROPOSED ZONING CHANGE

The City of Sunrise proposes to adopt by ordinance the following amendment to the City's Zoning Map:

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Weston Hotel Management 18 LLC has applied to the City to rezone the property. The proposed rezoning is generally on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), in Sunrise, Florida, as shown on the attached map.



The Applicant has requested to change the zoning of the property from Community Business District (B-2) to Planned Development District (PDD). The application is on file in the Community Development Department, 10770 W. Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351, and may be viewed between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays). City Staff has determined that this application meets all applicable code requirements. Therefore, it will be placed on the quasi-judicial hearing agenda for City Commission action. **The following hearings will occur in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Local Planning Agency	Tuesday, 01/13/2026 at 4:45 p.m.	Public Hearing
City Commission	Tuesday, 01/13/2026 at 5:00 p.m.	1st reading of ordinance
City Commission	Tuesday, 01/27/2026 at 5:00 p.m.	2nd reading of ordinance

The City Commission and the Local Planning Agency will be meeting in-person. The public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during the public hearing or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

You may be an "Affected Party", which is someone who will suffer an adverse effect to a legally recognizable interest if the City's Comprehensive Plan requirements and Land Development Regulations are not properly applied as set forth in Section 16-277 of the City's Code of Ordinances. **If you want to attend the quasi-judicial hearing as an Affected Party, you must file a written notice of appearance with the Community Development Department by 4:30 p.m. on the last business day before the hearing. Affected Parties must attend the meeting in person to participate.** The notice of appearance shall state with particularity the Comprehensive Plan requirement or Land Development Regulation the person asserting affected party status contends is not being properly applied and the nature of the affected party's legally recognizable interest that may be affected by the City's approval of the land development application. Forms are available online at www.sunrisefl.gov (in the Community Development Document Library).

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

If you plan to distribute written documents at the meeting, you must provide 10 copies to the City Clerk prior to the start of the meeting.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting, should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

AD RZ-011326-Hotel at Camino Real Rezoning
TPCSSA7913253-1

NOTICE OF PUBLIC HEARINGS

The City has received multiple development applications for a property that is near your home or business, including applications for a Rezoning, a Master Plan, and a modification to the Development Order for the 84 South Development of Regional Impact. You are receiving this notice because you own property within 500 feet of the proposed development location. The proposed development is generally located on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida as shown on the attached maps.

At the Local Planning Agency meeting on January 13, 2026, the hearing on the Rezoning application was continued to a Local Planning Agency meeting to be held on **February 3, 2026, at 4:45 p.m.**

At the City Commission meeting on January 13, 2026, the hearings on the Rezoning application and the Modification to the Development Order for the 84 South Development of Regional Impact application were continued to a Special City Commission meeting to be held on **February 3, 2026, beginning at 5:00 p.m.** In addition, a hearing on the Master Plan application was scheduled for January 27, 2026, at 5:00 p.m., at which time the Master Plan hearing will be continued to the Special City Commission meeting on **February 3, 2026, beginning at 5:00 p.m.**

Please see the details listed below for the scheduled hearings on each development application:

Rezoning

The applicant has requested to change the zoning of the property from B-2 (Community Business District) to Planned Development District (PDD). City staff has determined this application meets all applicable code requirements and will be placed on the Local Planning Agency agenda and the City Commission quasi-judicial hearing agenda for further action. **The following hearings will occur in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Local Planning Agency	Tuesday, 02/03/26 at 4:45 p.m.	Public hearing
Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	1st reading of ordinance at quasi-judicial hearing
City Commission Meeting	Tuesday, 02/10/26 at 5:00 p.m.	2nd reading of ordinance at quasi-judicial hearing

Modification to the Development Order for the 84 South Development of Regional Impact (DRI)

The applicant has applied to the City to adopt by ordinance a modification to the Development Order for the 84 South Development of Regional Impact for approximately 701 acres of land generally located at south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, Sunrise. The modification to the Development Order for the 84 South Development of Regional Impact is specific to a portion of Parcel K that is approximately 2.5 acres, which is located on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida.

The following hearings will occur in the Sunrise City Hall Commission Chambers located at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351:

Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	1st reading of ordinance at public hearing
City Commission Meeting	Tuesday, 02/10/26 at 5:00 p.m.	2nd reading of ordinance at public hearing

Master Plan

The applicant has requested approval of a Master Plan for a mixed-use development. City staff has determined this application meets all applicable code requirements and will be placed on the City Commission quasi-judicial hearing agenda for further action. **The following hearing will occur in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	Quasi-judicial Hearing

The applications referenced above are on file in the Community Development Department of the City of Sunrise, located at 10770 W. Oakland Park Boulevard, 2nd Floor, Sunrise, FL, and may be viewed by any interested person Monday through Friday (excluding City holidays) between 9:00 a.m. and 4:30 p.m. or requested via AskZoning@sunrisefl.gov.

COMMUNITY DEVELOPMENT DEPARTMENT
10770 W. Oakland Park Boulevard – Sunrise, Florida 33351
(954) 746-3281 AskZoning@sunrisefl.gov

The Local Planning Agency and City Commission Meetings will be meeting in-person; however, the public may attend and provide comments at the meetings in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to comment during public hearings, quasi-judicial hearings, or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

Any member of the public may provide comments at the public hearings and the quasi-judicial hearings.

You may be an "Affected Party" for purposes of the Rezoning and/or Master Plan applications. An "Affected Party" is someone who will suffer an adverse effect to a legally recognizable interest if the City's Comprehensive Plan requirements and Land Development Regulations are not properly applied, as defined in Section 16-277 of the City's Code of Ordinances. **If you want to participate in the quasi-judicial hearings as an Affected Party, you must file a written notice of appearance with the Community Development Department by 4:30 p.m. on the last business day before the hearing. Affected Parties must attend the meeting in person to participate.** The notice of appearance shall state with particularity the Comprehensive Plan requirement or Land Development Regulation the person asserting affected party status contends is not being properly applied and the nature of the affected party's legally recognizable interest that may be affected by the City's approval of the land development application. The City Commission will determine whether someone qualifies as an Affected Party. Forms are available online at www.sunrisefl.gov in the Community Development Document Library. A notice of appearance is only necessary for someone seeking to participate in a quasi-judicial hearing as an affected party, and is not necessary in order to provide comments during public hearings, quasi-judicial hearings, or during the open discussion.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See section 286.0105, Florida Statutes.

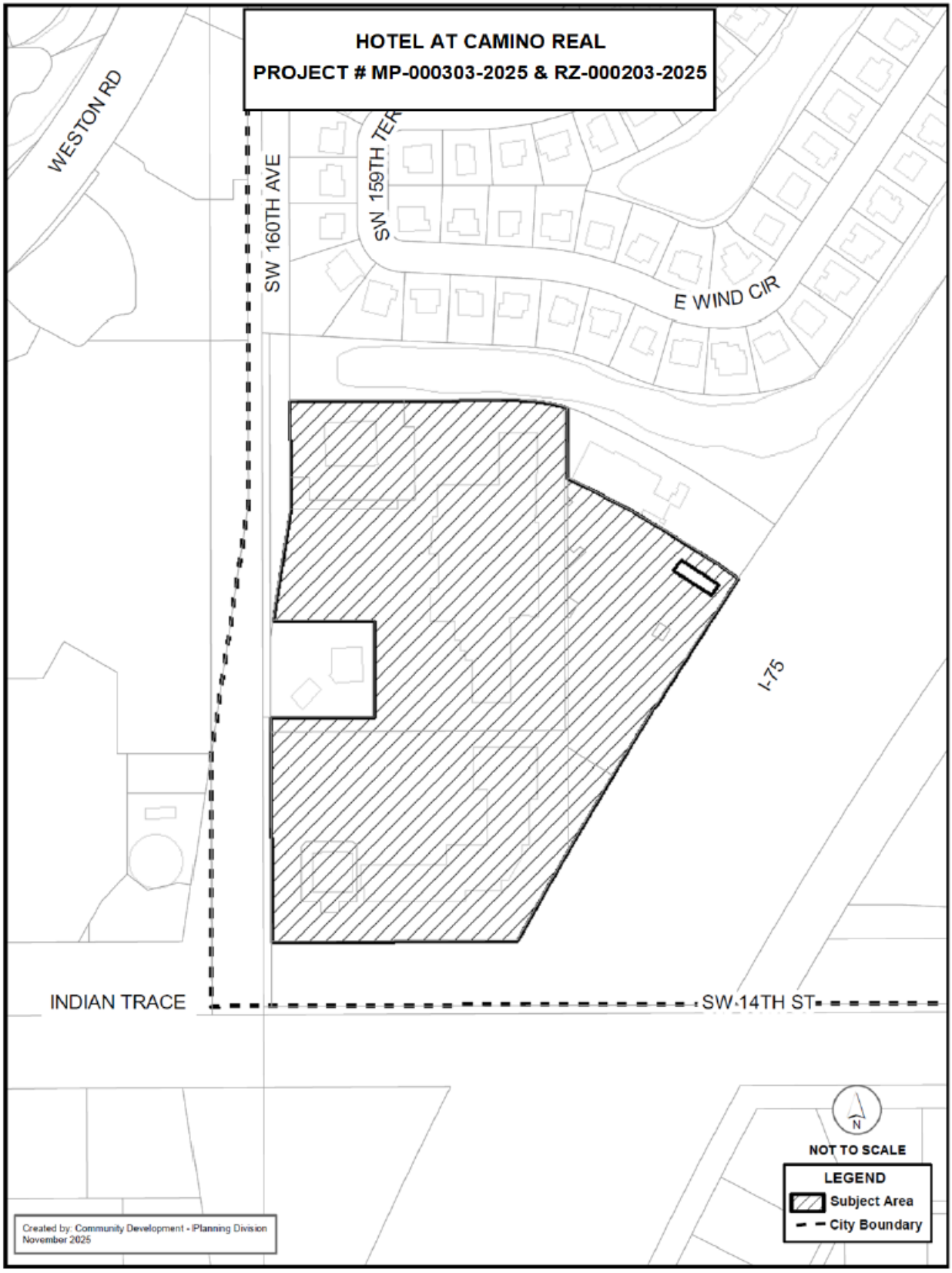
The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and Fla. Stat. § 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

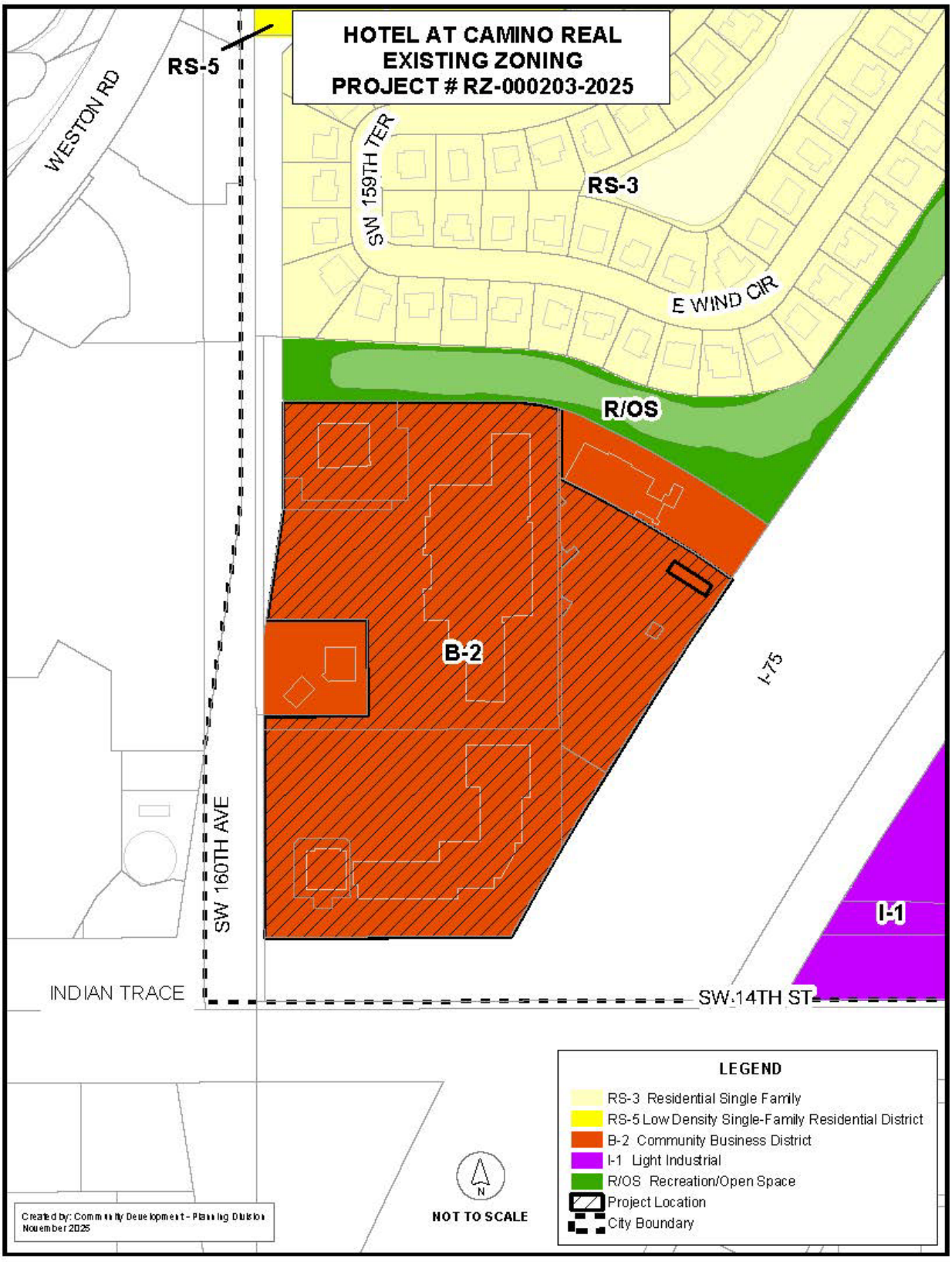
If you have any questions about this notice, then please contact City staff in the Planning Division at (954) 746-3281 or e-mail AskZoning@sunrisefl.gov

Notification Date: January 16, 2026.

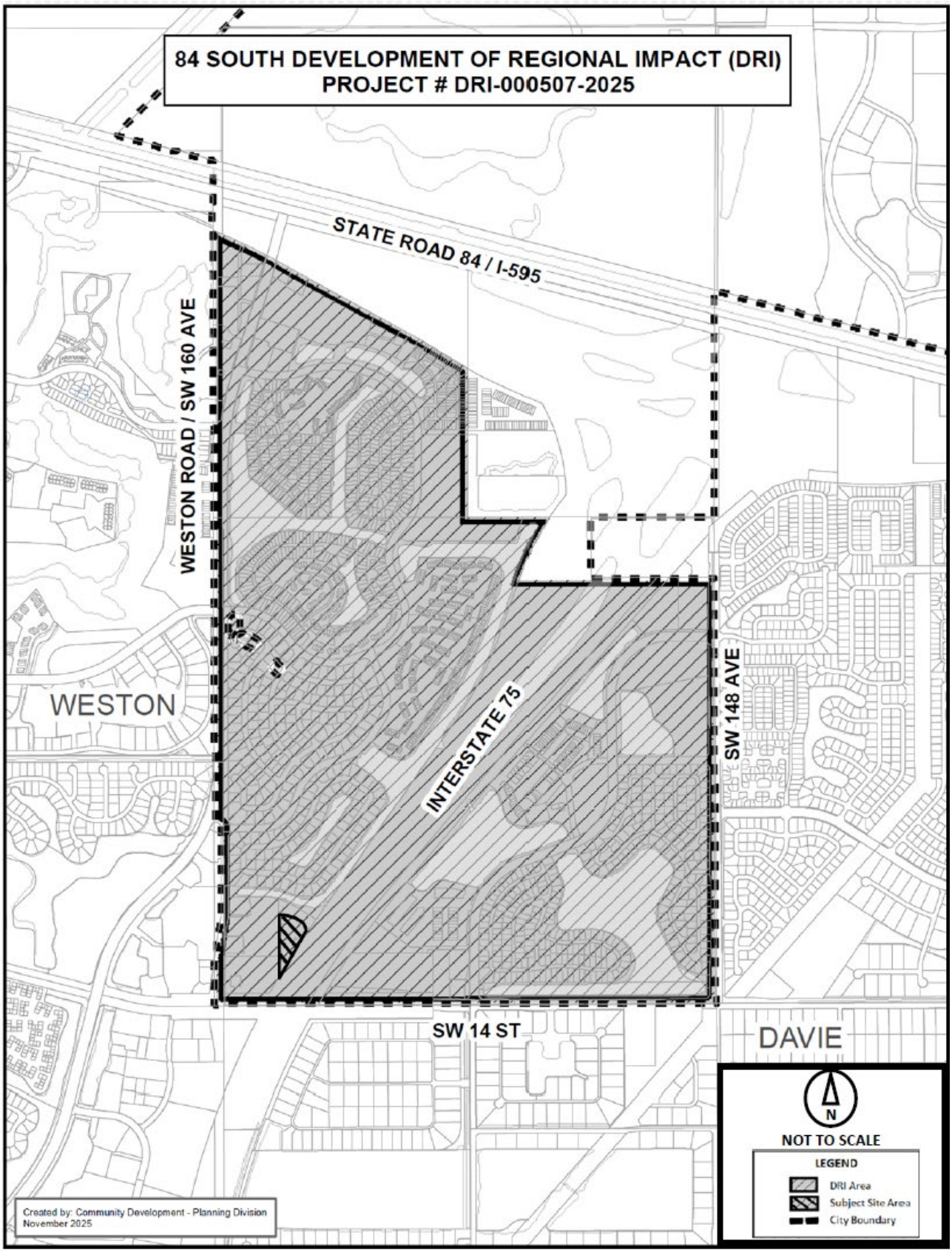
Location Map for Rezoning & Master Plan Applications



Existing Zoning Map



Location Map for Amendment to Development Order for 84 South DRI



SUN-SENTINEL

Sold To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Bill To:
City Of Sunrise City Commission office - CU00113661
10770 West Oakland Park Blvd. 4th Floor, 4th Floor
Sunrise,FL 33351-6899

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Jan 31, 2026
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Sworn to and subscribed before me this: February 01, 2026.

LeAnne Rollins

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: LLawrence@sunrisefl.gov
7925747

NOTICE OF PUBLIC HEARING

The following item(s) will be presented to the City Commission, City of Sunrise, Florida on:

February 10, 2026 at 5:00 p.m. in Sunrise City Hall, Commission Chambers located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351.

This item will be on file in the Office of the City Clerk located at 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351 and may be reviewed Monday through Friday, 9:00 a.m. to 5:00 p.m.

The City of Sunrise City Commission Meeting on February 10, 2026 at 5:00pm will be hosted in both an in-person format (Sunrise City Hall, 10770 West Oakland Park Boulevard, Sunrise, Florida, 33351) and a virtual format. The public is encouraged to
attend and participate by telephone. Telephone call in number: 954-395-2401 Access
Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

C25308
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C25309
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C26009
AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. 720; AMENDING THE STORMWATER FUND (444) AND THE FLEET MANAGEMENT FUND (502); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The public may attend and participate in the above meeting by telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

Call in number: 954-395-2401
Access Code: 368262
Attendees can press 5* on their phone keypad to sign up to make a comment during public hearings or during open discussion.
Attendees will be called upon to speak, one at a time, by the meeting organizer.
For technical difficulties please call 954-578-4792
The meeting documents are available on our Commission Agendas webpage at https://www.sunrisefl.gov/departments-services/city-commission/commission-agendas
If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

The City does not tolerate discrimination in any of its programs, services or activities, and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 2 hours in advance of the scheduled emergency meeting, or as soon as you receive this notice. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

Any person can submit written comments or evidence or other physical evidence which he or she intends to offer into evidence during the City Commission Meeting via email CityManager@sunrisefl.gov, or to the City Manager's Office, 10770 West Oakland Park Boulevard,

SUN-SENTINEL

Sunrise, FL 33351.The City of Sunrise will be conducting the February 10, 2026 City Commission Meeting via Vast Conference Calling call in number: 954-395- 2401 Access Code: 368262.
1/31/2026 7925747

Order # - 7925747

AGENDA ITEM REQUEST

Originating Department: Purchasing

Item Title: Agreement

Item Number: 17A **Meeting Date:** 2/10/2026

City Reference Number (C#): C26015

Item Description:

A Resolution of the City of Sunrise, Florida, awarding Bid No. 25-73-08-VH to Enco, LLC for the Stormwater Pump Station No. 5 replacement project; approving Contract No. C 25-73-08-VH; and providing an effective date. City Manager Mark Lubelski. Rodrigo de Castro, Director of Utilities.

Funding:
444.66.73.538.506510 - Construction
Project 6305 - Stormwater Pump Station No. 5 Replacement

Amount:
$9,861,037.25

ATTACHMENTS:

ATY Resolution - C26015

Resolution 22-6
Bid Tabulation
Resolution 24-109
Sunbiz - Enco, LLC

Background:

The Stormwater Pump Station No. 5 is located at 9140 Sunrise Lakes Boulevard. It services drainage basin No. 5, which is approximately 312 acres and is bounded by Pine Island Road on the east, Nob Hill Road on the west, the South Florida Water Management District C-13 Canal on the north, and Northwest 27th Street on the south. This stormwater pumping station, was constructed in 1973, has reached the end of its service life and requires replacement.

On March 10, 2020, the City Commission approved Project Agreement 20-009-JR between the City of Sunrise and Joseph Roles and Assoc., Inc. (JRA) for the Stormwater Pump Station No. 5 Replacement project. Services included within the Project Agreement include engineering design, permitting, bidding services, and construction management services.

The City of Sunrise, Utilities Department requires a qualified contractor to perform construction services for the Stormwater Pump Station No. 5 Replacement project. The scope of work includes the demolition of the existing station, filling in the stilling pond adjacent to it, and constructing the new station. The Contractor shall be responsible for permitting, furnishing all materials, labor, tools, equipment, dewatering, water, light, power, transportation, superintendence, temporary construction of every nature, and all other services and facilities necessary to construct, deliver and place the new Stormwater Pump Station No. 5 into operation.

This Project will be partially funded by Broward County's Mobility Advancement Program (Surtax) and by the Florida Department of Environmental Protection (FDEP). On January 25, 2022, the City of Sunrise Commission approved a State of Florida Department of Environmental Protection Standard Grant Agreement No. LPA0226 via Resolution No. 22-6. The City is receiving $500,000.00 from FDEP to be utilized for this Project. On September 10, 2024, the City of Sunrise Commission approved Interlocal Agreement (ILA) between Broward County and City of Sunrise for Surtax-Funded Municipal Transportation Project (SUNR-025.1) via Resolution No. 24-109. Additionally, on January 27, 2026, the City of Sunrise Commission approved an Amendment to the ILA with Broward County to increase the total maximum funding amount to $2,195,865.62. The ILA between Broward County and the City includes an Office of Economic and Small Business Development (OESBD) goal of 35% to be assigned to a Broward County Certified Business Enterprise (CBE). This Agenda item is contingent upon City Commission approval of the Budget Amendment on this Agenda, Item 12 A.

On August 25, 2025, Bid No. 25-73-08-VH was advertised on Demandstar and a mandatory pre-bid meeting with site visit was conducted on September 4th, 2025. The bid subsequently opened on October 17, 2025 and three (3) bids were received. Following the evaluation by the Purchasing Office, the Utilities Department, and JRA, it is recommended to award the contract to the lowest responsive and responsible bidder, Enco, LLC (Enco). Enco's bid price is approximately 30% higher than the Engineer's opinion of probable construction cost (OPCC), the second low bidder's price was approximately 40% higher than the Engineer's OPCC and the third low bidder's price

was approximately 81% higher than the OPCC. Broward county's OESBD also reviewed the submittal by Enco, and determined their Letter of Intent to award at least 35% of the work for the Surtax-dollars to be acceptable.

As part of the Bid evaluation, the Purchasing Office, the Utilities Department, and JRA held a meeting with Enco to ask questions and receive confirmation regarding company approach, resources, workload, and experience with completing similar projects. JRA also reviewed the bid prices when compared with the OPCC. The OPCC was prepared on October 20, 2024 and material price volatility during the twelve month period until bid opening affected the bid price. In addition, as a partially Grant funded project, additional conditions are included in this solicitation that may have affected the bid price.

All references for Enco's performance on projects of similar type and scale with other entities were favorable. Therefore, Staff is seeking approval to award the contract to Enco, LLC contingent on receipt of an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

The City did not receive responses from City of Sunrise vendors that could provide this service.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Victoria Hernandez, MBA Phone: 954-572-2276

Department Head Name and Title:
Rodrigo de Castro, P.E., Director of Utilities

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. ___

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, AWARDING BID NO. 25-73-08-VH TO ENCO, LLC FOR THE STORMWATER PUMP STATION NO. 5 REPLACEMENT PROJECT; APPROVING CONTRACT NO. C 25-73-08-VH; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The award of Bid No. 25-73-08-VH for the Stormwater Pump Station No. 5 Replacement Project to Enco, LLC is hereby approved in the amount of $9,861,037.25, contingent on providing an acceptable Public Construction Bond, an acceptable Certificate of Insurance, and an executed Contract within the timeframe stipulated in the Notice of Award.

Section 2. The Procurement Manager or designee is hereby authorized to execute all documents in connection with this award, including the contract for construction (Contract), upon review and approval by the City Attorney's Office. The Procurement Manager or designee shall provide the City Clerk with a copy of the Contract to attach to this Resolution as Exhibit A.

Section 3. The City Manager and the Director of Utilities are hereby authorized to approve change orders in accordance with the conditions specified in Resolution No. 92-222-11-A. All City permit fees, with the exception of re-inspection fees, will be paid directly by the Utilities Department.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

CITY CLERK
CITY OF SUNRISE
2022 JAN 26 AM 11:13

SUNRISE, FLORIDA

RESOLUTION NO. 22-6

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARD GRANT AGREEMENT" FOR AGREEMENT NO. LPA0226, FOR THE SUNRISE STORMWATER PUMP STATION NO. 5 REPLACEMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sunrise operates a stormwater system consisting of eight (8) stormwater pump stations to provide flood protection the City; and

WHEREAS, Stormwater Pump Station No. 5, located within the Sunrise Lakes Phase 3, is included for replacement in the City's Capital Improvements Plan; and

WHEREAS, the City of Sunrise applied to the State of Florida Department of Environmental Protection (FDEP), and was selected to receive a $500,000.00 grant towards the construction of the Stormwater Pump Station No. 5 Replacement Project; and

WHEREAS, an Agreement between the City and FDEP is required for acceptance of the grant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. A "State of Florida Department of Environmental Protection Standard Grant Agreement" for Agreement Number LPA0226 (Grant Agreement) is hereby approved. A copy of the Grant Agreement is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The City Manager is hereby authorized to execute the Grant Agreement.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this 25TH DAY of JANUARY, 2022.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

CITY OF SUNRISE · CORPORATE SEAL 1961 · MUNICIPAL CORPORATION · FLORIDA

MOTION: KERCH
SECOND: SCUOTTO

DOUGLAS: YEA
GUZMAN: YEA
KERCH: YEA
SCUOTTO: YEA
RYAN: YEA

Approved by the City Attorney
as to Form and Legal Sufficiency

Kimberly A. Kisslan

BID NO: BID 25-73-08-VH

BID TITLE Stormwater Pump Station No. 5 Replacement

OPENING DATE: October 17, 2025
TIME: 2:00 PM

COMPANY NAME	GRAND TOTAL BID OFFER
Enco, LLC	$9,861,037.25
Southern Underground Industries, Inc.	$10,592,356.52
Ric-Man International, Inc.	$13,723,435.95

BID OPENED BY:
Victoria Hernandez, CPPB

CITY CLERK
CITY OF SUNRISE
2024 SEP 11 PM 2:47

SUNRISE, FLORIDA

RESOLUTION NO. 24-109

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING AN "INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND CITY OF SUNRISE FOR SURTAX-FUNDED MUNICIPAL TRANSPORTATION PROJECT: REPLACE STORMWATER PUMP STATION NO. 5 (SUNR-025.1)"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Broward County voters approved by referendum the Transportation Surtax ("Penny for Transportation") on November 6, 2018; and

WHEREAS, Broward County, the Municipalities, and the Broward Metropolitan Organization (MPO) entered into the "Transportation System Surtax Interlocal Agreement," as amended, which provided for a cooperative and organized process for the Municipalities to submit projects for evaluation and funding with Transportation Surtax proceeds; and

WHEREAS, on January 26, 2021, the City Commission approved the Second Amendment to and Restatement of the Transportation System Surtax Interlocal Agreement, which outlined the criteria for evaluating process, documented the allocation for municipal capital projects, and included other minor changes; and

WHEREAS, one of the City projects approved for Transportation Surtax Funding is the replacement of Stormwater Pump Station No. 5; and

WHEREAS, Transportation Surtax funding in the amount of $1,167,785.74 will be provided by Broward County to partially fund the project. In order for the City to receive the funds, a project-specific Interlocal Agreement is required to be executed by the City and Broward County.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. An "Interlocal Agreement between Broward County and City of Sunrise for Surtax-Funded Municipal Transportation Project: Replace Stormwater Pump Station No. 5 (SUNR-025.1)" (Interlocal Agreement) is hereby approved. A copy of the Interlocal Agreement is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The Mayor is hereby authorized to execute the Interlocal Agreement.

Section 3. The Director of Utilities is hereby authorized to extend the Interlocal Agreement, in accordance with the terms of the approved Interlocal Agreement. The Director of Utilities shall provide the City Clerk with a copy of any such extension.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this 10TH DAY of SEPTEMBER, 2024.

Mayor Michael J. Ryan

Authentication:



Felicia M. Bravo
City Clerk

MOTION: KERCH
SECOND: SCUOTTO

DOUGLAS: YEA
GUZMAN: YEA
KERCH: YEA
SCUOTTO: YEA
RYAN: YEA

Approved by the City Attorney
as to Form and Legal Sufficiency

Thomas P. Moss



Detail by Entity Name

Florida Limited Liability Company
ENCO, LLC

Filing Information

Document Number	L02000005410
FEI/EIN Number	01-0632027
Date Filed	03/07/2002
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/12/2003
Event Effective Date	NONE

Principal Address

5411 SW 25th CT
Pembroke Park, FL 33023

Changed: 01/10/2017

Mailing Address

5411 SW 25th CT
Pembroke Park, FL 33023

Changed: 01/10/2017

Registered Agent Name & Address

SANCHEZ, WILSON
5411 SW 25th CT
Pembroke Park, FL 33023

Name Changed: 04/16/2007

Address Changed: 01/10/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

SANCHEZ, WILSON
5315 Roosevelt Street
HOLLYWOOD, FL 33021

Title MGRM

MICOLTA, LUCIO
483 TALAVERA ROAD
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2023	01/04/2023
2024	01/05/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/05/2024 -- ANNUAL REPORT	View image in PDF format
01/04/2023 -- ANNUAL REPORT	View image in PDF format
01/14/2022 -- ANNUAL REPORT	View image in PDF format
01/05/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
04/09/2005 -- ANNUAL REPORT	View image in PDF format
03/24/2004 -- ANNUAL REPORT	View image in PDF format
06/12/2003 -- Name Change	View image in PDF format
04/07/2003 -- ANNUAL REPORT	View image in PDF format
09/24/2002 -- Name Change	View image in PDF format
03/07/2002 -- Off/Dir Resignation	View image in PDF format
03/07/2002 -- Florida Limited Liabilites	View image in PDF format

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: Scholarship Contribution

Item Number: 17B **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Commission discussion and/or action regarding a $1,000.00 contribution to the 2026 Broward League of Cities Scholarship for Government Studies. Commissioner Neil C. Kerch.

Funding:
N/A

Amount:
$1,000.00

ATTACHMENTS:

2026 Scholarship Cover letter
2026 Scholarship Application

Background:
The Broward League of Cities is hosting their 2026 College Scholarship Program to promote and provide financial assistance to those pursuing areas of study that benefit municipal government professionalism. This Scholarship Program benefits students who are pursuing a major in public administration, political science, or a government related field.

The Broward County League of Cities Scholarship for Government Studies will provide four (4) individual $2,500.00 scholarships for expenses associated with academic endeavors.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Commissioner Neil C. Kerch Phone: 954-746-3255

Department Head Name and Title:

City Manager:
Authorized for agenda placement

2025-2026 OFFICERS
President Denise Horland
Councilmember, Plantation
1st Vice President Joyce Davis
Mayor, Dania Beach
Treasurer Traci Callari
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Joy Smith
Vice Mayor, West Park
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Samuel S. Goren, Esquire
Goren Cherof Doody & Ezrol, PA
Legal Counsel

Mary Lou Tighe
Executive Director
Sely Cochrane
Deputy Executive Director

BROWARD COUNTY LEAGUE OF CITIES

SCHOLARSHIP FOR GOVERNMENT STUDIES APPLICATION

2025-2026 Academic Year

Deadline: February 25, 2026

http://www.browardleague.org/students/scholarship-program

The Broward County League of Cities is pleased to announce the 2025-2026 Scholarship Program to promote and provide financial assistance to those pursuing areas of study that benefit municipal government professionalism. Originally chartered in 1957, The Broward League of Cities is a non-partisan, non-profit membership organization, welcoming representation from all of Broward's 31 municipalities. Members work together to promote awareness of municipal services, concerns and accomplishments. Supporting the educational endeavors of students who plan to seek a career in municipal government is aligned with the League's belief that by working together on common goals, municipalities can be more successful in resolving the issues affecting the welfare of Broward County residents at the local, state and federal levels, particularly in challenging times. Read more at www.browardleague.org.

Policies and Procedures

Scholarship Availability

The Broward County League of Cities and its contributing Associate Members will sponsor four (4) individual **$2,500** scholarships for expenses associated with academic endeavors at a college, university or technical institution for students pursuing studies with a career focus in a government related field. The name of the scholarship is the ***Broward County League of Cities Scholarship for Government Studies.*** It is not transferable.

Eligibility Requirements

To be eligible for this scholarship, a student must:

- Be a 2026 graduating senior in a Broward County high school, and a permanent resident of Broward County;
- Be pursuing a major in public administration, political science, or a government related field at any accredited college or university or trade school in the United States; and
- Have a minimum cumulative unweighted grade point average of 2.5 (on a 4.0 scale), verified by a school transcript.

Suite 122 Governmental Center, 115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Phone: 954.357.7370
www.browardleague.org

BROWARD COUNTY LEAGUE OF CITIES
SCHOLARSHIP FOR GOVERNMENT STUDIES

Policies and Procedures *(continued)*

Selection Criteria

- **Preferential consideration** will be given to students who demonstrate:
  - ✓ Dedicated pursuit towards a career in public administration, political science, or any government related field
  - ✓ Involvement in work, volunteer service, or internships in public, government, community, and/or legislative environments
  - ✓ Familiarity of programs & mission of the Broward League of Cities
- The applicant must demonstrate strong communication and leadership skills and show maturity in judgment and purpose.
- Applicant must provide completed application including:
  - ✓ One (1) essay and one (1) personal statement (as outlined on Scholarship Application form)
  - ✓ Two (2) written letters of recommendation from a high school staff member, i.e., counselor, teacher, coach, or administrator, or from a member of the community who is familiar with the applicant's character
  - ✓ A scanned copy of an official transcript must be submitted with application or prior to application deadline
- Applicant **MUST** be available on the date of the interview (3/28/26) to be considered for the scholarship.

Scholarship Award Selection Process

The League's Youth Leadership Committee is comprised of local elected officials along with local business leaders. The Committee reviews all submitted (complete) applications. Semi-finalists selected after the first qualifying round will be contacted by email to arrange for a personal interview by the Committee. Upon completion of the interviews, the Committee makes the final selection. The selection and awarding of scholarships are entirely at the discretion of the Committee, and their decision is final.

APPLICATION DEADLINE

Complete applications must be submitted by email to scochrane@browardleague.org by 5:00 PM **February 25, 2026**

Incomplete applications will not be forwarded for consideration

IMPORTANT DATES

February 25, 2026……Deadline for receipt of applications
March 28, 2026……Interviews and selection
April 16, 2026……Awards Dinner Recognition of Recipients.

Scholarship recipients and two guests will be invited to attend the Broward League of Cities General Membership Meeting on April 16, 2026 at 6:30 p.m. for the awarding of scholarships.

CHECKLIST

_____*Completed Application Form*
_____*One Essay*
_____*One Personal Statement*
_____*Two Letters of Recommendation*
_____*Transcript*

For more information, please contact the League Office:

BROWARD COUNTY LEAGUE OF CITIES
Phone: 954-357-7370
scochrane@browardleague.org

BROWARD COUNTY LEAGUE OF CITIES
2026 SCHOLARSHIP FOR GOVERNMENT STUDIES
APPLICATION

*Please see cover letter for all the details. Complete the following application and provide **ALL** requested documentation via email to scochrane@browardleague.org. Incomplete applications will not be considered. Attach two (2) reference letters and transcript.*

Name: _____
(Last) (First) (Middle)

Home Address: _____
(Street)

_____
(City) (State) (Zip Code)

Email Address: _____

Home Telephone Number: _____ Cell Phone Number: _____

Name of School Currently Attending: _____

Unweighted GPA: _____ Community Service Hours Completed: _____

List colleges/universities you are applying to:

_____

List your proposed major: _____

List awards and special recognitions you've received during high school. (Attach additional document if necessary)

_____

_____

1.) In an **essay**, tell us about your educational aspirations, future goals and career plans in public service, and why you believe public service is important. (Separate typewritten document with heading – 250 words minimum/500 words maximum)

2.) In a **personal statement**, list offices/leadership positions held, community service projects, fundraisers, or other activities (please define any acronyms used). What was your individual contribution to this effort? How did your participation impact the community? Include any obstacles or challenges you have faced and overcome, and any other special circumstances you wish to be considered. (Separate typewritten document with heading - 250 words minimum/500 words maximum)

Deadline is February 25, 2026

Completed applications should be emailed to scochrane@browardleague.org

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: In God We Trust 2026

Item Number: 17C **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Commission Discussion and/or Action regarding supporting the display of the National Motto "In God We Trust" in the City Commission Chambers. Commissioner Joseph A. Scuotto.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

North Miami, Florida Resolution
West Miami, Florida Resolution
Miami Dade County Resolution

Winter Springs, Florida Resolution

Background:

"In God We Trust" has been the official motto of the United States since 1956 and is also the official motto of the State of Florida. The motto appears prominently on United States currency, is inscribed on the Florida State Seal, and is displayed on the Florida State Flag, as well as within numerous state and local government buildings throughout Florida. The historical significance of the motto is further reflected in the traditions surrounding the American flag. The 13 folds of the United States flag, when ceremonially folded, are commonly understood to represent the founding principles and values upon which the nation was established:

Life – A symbol of life.
Eternal Life – Faith in life everlasting.
Veterans – Honor to those who served.
Weakness – Humility and reliance on God.
Country – Loyalty to our nation.
Heart – Where our allegiance lies.
Armed Forces – Protection of our freedoms.
Sacrifice – Remembrance of the fallen.
Womanhood – The influence of women in shaping our nation.
Father – Tribute to fathers who gave their children in service.
Lower Seal – Recognition of God in our heritage.
Eternity – Everlasting faith.
In God We Trust – Our national motto and enduring belief.

Throughout South Florida, several municipalities and governmental bodies including the Cities of North Miami, West Miami, and Miami-Dade County, along with Winter Springs have formally adopted and displayed "In God We Trust" within their commission chambers. These actions reflect the motto's role as a symbol of shared heritage, civic tradition, and national identity within public governance.

This agenda item was requested by Commissioner Joseph A. Scuotto.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Commissioner Joseph A. Scuotto. Phone: 954-746-3250

Department Head Name and Title:
Commissioner Joseph A. Scuotto.

City Manager:
Authorized for agenda placement

RESOLUTION NO. R2026-09

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, SUPPORTING THE DISPLAY OF THE NATIONAL MOTTO "IN GOD WE TRUST" IN THE CITY COMMISSION CHAMBERS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, "In God We Trust" became the United States national motto on July 30, 1956;

WHEREAS, the words have been used on U.S. currency since 1864; and

WHEREAS, the slogan is engraved above the entrance to the United States Senate Chamber as well as above the House Speaker's dais in the United States House of Representatives; and

WHEREAS, in both war and peace, these words have been a profound source of strength and guidance to many generations of Americans; and

WHEREAS, the City desires to display this slogan in the Chambers of the North Miami Beach City Commission to solemnize public proceedings.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THAT:

Section 1. The foregoing recitals are adopted and hereby incorporated as if fully set forth herein.

Section 2. The City Commission hereby authorizes the display of "IN GOD WE TRUST" in the City Commission Chambers, and the City Manager is authorized do any and all other things which may be necessary to effectuate this resolution.

Section 3. If any provision, section, phrase, or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

Section 4. This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **20th day of January 2026**.

ATTEST:

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF NORTH MIAMI BEACH ONLY:

GREENSPOON MARDER LLP.

By:_____
CITY ATTORNEYS

Sponsored By: Commissioner Lynn Su

RESOLUTION # 2022-22

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI DIRECTING THE MANAGER OR DESIGNEE TO INSTALL THE OFFICIAL MOTTO OF THE UNITED STATES AND THE STATE OF FLORIDA, "IN GOD WE TRUST," BEHIND THE DAIS IN THE CITY OF WEST MIAMI COMMISSION CHAMBERS, PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the motto "In God We Trust" symbolizes the historical role of religion in our society, fosters patriotism, and expresses confidence in the future of our Nation, our State, and our City and its people; and

WHEREAS, this motto's role in our society is long-standing, as it has been used extensively over the years by the federal government; and

WHEREAS, the United States Congress ("the Congress") first authorized the National Mint to include "In God We Trust" on coins in 1865, made its inclusion mandatory on gold and silver coins in 1908, and mandated its appearance on all national coins and currency in 1955; and

WHEREAS, the Congress made "In God We Trust" the national motto in 1956, and the motto has been inscribed above the Speaker's rostrum in the United States House of Representatives, and also above the main door of the United States Senate Chamber; and

WHEREAS, "In God We Trust" was made the official motto of the State of Florida by the Florida Legislature in 2006; and

WHEREAS, this Commission wishes to give recognition to the official motto of our Country and our State in the City of West Miami Commission Chambers; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA, that this Commission directs the Manager or designee to install, within 90 days of the effective date of this resolution, the official motto of the United States and the State of Florida, "In God We Trust," behind the dais in the City of West Miami Commission Chambers, in substantially the same form as shown in Exhibit A to this resolution.

Passed and adopted this 4th day of May 2022.

APPROVED:

ERIC DIAZ-PADRON, MAYOR

ATTEST:

ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:

JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

This Resolution was offered by Vice-Mayor Blanes, who moved its adoption. The motion was seconded by Commissioner Blanca. The vote was as follows:

MAYOR ERIC DIAZ-PADRON	**Y**
VICE-MAYOR JUAN M. BLANES	**Y**
COMMISSIONER CANDIDA BLANCA	**Y**
COMMISSIONER IVAN CHAVEZ, JR.	**Y**
COMMISSIONER LUCIANO SUAREZ	**Y**

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(9)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	December 2, 2014
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution directing the Mayor to install the official motto of the United States and the State of Florida, "In God We Trust," behind the dais in the Miami-Dade County Commission Chambers Resolution No. R-1075-14

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz and Co-Sponsors Vice Chair Lynda Bell, Commissioner Esteban L. Bovo, Jr., Commissioner Audrey M. Edmonson, Chairwoman Rebeca Sosa, Senator Javier D. Souto, and Commissioner Javier C. Zapata.

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

/

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 2, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 11(A)(9)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(9)
12-2-14

RESOLUTION NO. R-1075-14

RESOLUTION DIRECTING THE MAYOR OR DESIGNEE TO INSTALL THE OFFICIAL MOTTO OF THE UNITED STATES AND THE STATE OF FLORIDA, "IN GOD WE TRUST," BEHIND THE DAIS IN THE MIAMI-DADE COUNTY COMMISSION CHAMBERS

WHEREAS, the motto "In God We Trust" symbolizes the historical role of religion in our society, fosters patriotism, and expresses confidence in the future of our Nation, our State, and our County and its people; and

WHEREAS, this motto's role in our society is long-standing, as it has been used extensively over the years by the federal government; and

WHEREAS, the United States Congress ("the Congress") first authorized the National Mint to include "In God We Trust" on coins in 1865, made its inclusion mandatory on gold and silver coins in 1908, and mandated its appearance on all national coins and currency in 1955; and

WHEREAS, the Congress made "In God We Trust" the national motto in 1956, and the motto has been inscribed above the Speaker's rostrum in the United States House of Representatives, and also above the main door of the United States Senate Chamber; and

WHEREAS, "In God We Trust" was made the official motto of the State of Florida by the Florida Legislature in 2006; and

WHEREAS, this Board wishes to give recognition to the official motto of our Country and our State in the Miami-Dade County Commission Chambers,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the Mayor or designee to install, within 90 days of the effective date of this resolution, the official

motto of the United States and the State of Florida, "In God We Trust," behind the dais in the Miami-Dade County Commission Chambers, in substantially the same form as shown in Exhibit A to this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Jose "Pepe" Diaz and the Co-Sponsors are Vice Chair Lynda Bell, Commissioner Esteban L. Bovo, Jr., Commissioner Audrey M. Edmonson, Chairwoman Rebeca Sosa, Senator Javier D. Souto and Commissioner Juan C. Zapata. It was offered by Commissioner **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**aye**
Daniella Levine Cava	**aye**	Jose "Pepe" Diaz	**aye**
Audrey M. Edmonson	**aye**	Sally A. Heyman	**nay**
Barbara J. Jordan	**aye**	Jean Monestime	**aye**
Dennis C. Moss	**absent**	Sen. Javier D. Souto	**absent**
Xavier L. Suarez	**aye**	Juan C. Zapata	**aye**

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

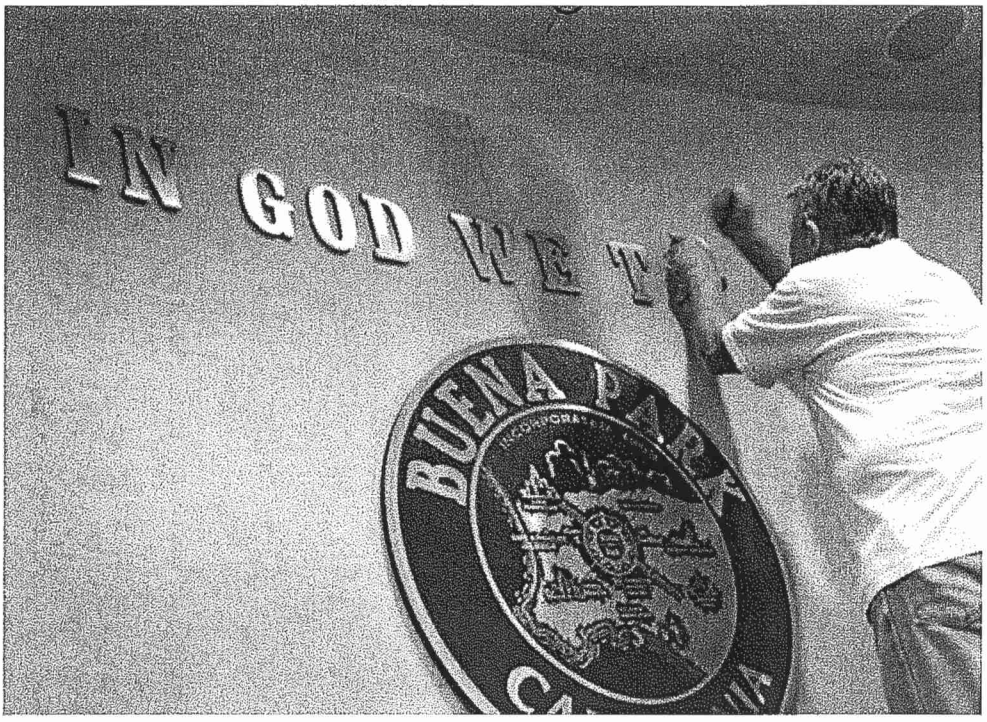
HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley

Exhibit A



RESOLUTION NUMBER 2012-36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA AUTHORIZING THE PERMANENT AND PROMINENT DISPLAY OF THE NATIONAL AND STATE OF FLORIDA MOTTO "IN GOD WE TRUST" IN THE CITY COMMISSION CHAMBERS; FURTHER AUTHORIZING THE FUTURE INCORPORATION OF SAID MOTTO INTO THE OFFICIAL CITY SEAL OF WINTER SPRINGS SUBJECT TO A GRADUAL IMPLEMENTATION SCHEDULE PREPARED BY THE CITY MANAGER AND SUBSEQUENT BUDGET AND APPROPRIATION DECISIONS MADE BY THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, "In God We Trust" was adopted as the official national motto of the United States in 1956, 31 U.S.C. § 186, and is also the motto of the State of Florida, § 15.0301, Fla. Stat.; and

WHEREAS, "In God We Trust" is also on the Official Seal of the State of Florida; and

WHEREAS, "In God We Trust" is required to be on all U.S. coins and currency of the United States. Pub. L. 84–140, adopted July 11, 1954; 36 U.S.C. § 302; and

WHEREAS, the use of the phrase "In God We Trust" on U.S. currency pre-dates the 1954 statutory requirement when Congress first authorized the National Mint to include "In God We Trust" on coins in 1865, and made its inclusion mandatory on gold and silver coins in 1908; and

WHEREAS, the motto "In God We Trust" is inscribed above the Speaker's chair in the U.S. House of Representatives, and also above the main door of the U.S. Senate Chamber; and

WHEREAS, in Aronow v. United States, 432 F. 2d 242 (9th Cir. 1970), the use of the motto "In God We Trust" on coins and currency was the first challenged, and the 9th Circuit Court of Appeals held that the use of the phrase on coins and currency did not violate the Establishment Clause. The court reasoned:

> It is quite obvious that the national motto and the slogan on coinage and currency "In God We Trust" has nothing whatsoever to do with the establishment of religion. Its use is of a patriotic or ceremonial character and bears no true resemblance to a governmental sponsorship of a religious exercise.
>
> ***
>
> While "ceremonial" and "patriotic" may not be particularly apt words to describe the category of the national motto, it is excluded from

First Amendment significance because the motto has no theological or ritualistic impact. As stated by the Congressional report, it has "spiritual and psychological value" and "inspirational quality;" and

WHEREAS, in Newdow v. Lefevre, 598 F.3d 638 (9th Cir. 2010), the Ninth Circuit Court of Appeals again upheld the use of the motto on the nation's coins and currency. Based on Aronow, the court held that statutes requiring placement of the motto did not violate the Establishment Clause of the First Amendment, and the motto did not represent a purely religious dogma or constitute a government endorsement of religion, in violation of the Religious Freedom Restoration Act (RFRA); and

WHEREAS, in Lambeth v. Davison County, North Carolina, 407 F.3d 266 (4th Cir. 2005), the Fourth Circuit Court of Appeals, upheld the county board's decision to authorize the inscription of "In God We Trust" on the façade of a county government center building. The court reasoned that in this situation, the reasonable observer must be deemed aware of the patriotic uses of the national motto, both historical and present, of the phrase "In God We Trust." Furthermore, a reasonable observer contemplating the inscription of the phrase on the government center would recognize it as incorporating familiar words, a phrase with religious overtones to be sure, but also one long used, with all its accompanying secular and patriotic connotations as our national motto and currency inscription. Therefore, the use of the phrase "In God We Trust" on the government center building did not violate the Establishment Clause; and

WHEREAS, in Gaylor v. U.S., 74 F.3d 214 (10th Cir. 1996), the Tenth Circuit Court of Appeals similarly held statutes establishing "In God We Trust" as the national motto and providing for its reproduction on U.S. currency did not violate the Establishment Clause. See also O'Hair v. Blumenthal, 588 F.2d 1144 (5th Cir. 1979) (affirming lower court decision holding that the adoption of the national motto "In God We Trust" and the use of it on coin and currency are constitutional); and

WHEREAS, in Schmidt v. Cline, 127 F.Supp. 2d 1169 (U.S. D. KS 2000), a claimant challenged the elected County Treasurer's decision to display posters in the treasurer's office bearing the words "In God We Trust." Relying on Gaylor v. U.S., the Court emphasized that the 10th Circuit held that the national motto has a secular purpose, symbolizes the historical role of religion in our society, foster's patriotism, and expresses confidence in the future; that its primary effect is not to advance religion; and that it "does not create an intimate relationship of the type that suggests unconstitutional entanglement of church and state;" and

WHEREAS, in Myers v. Loudoun County School Board, 251 F.Supp. 2d 1262 (ED Va. 2003), a school board's implementation of a state statute requiring schools to post the national motto in every public school building was upheld as constitutional; and

WHEREAS, the United States Supreme Court, in dicta, has strongly indicated on several occasions that the governmental use of the motto "In God We Trust," does not, at least in certain contexts, contravene the mandate of the establishment clause. See County of Allegheny v. ACLU, 492 U.S. 573 (1989) ([O]ur previous opinions have considered in dicta the["In God We Trust"] motto ..., characterizing [it] as consistent with the proposition that government may no

communicate an endorsement of religious belief."); Lynch v. Donnelly, 465 U.S. 668 (1984) (O'Conner, J., concurring) ("[G]overnment's display of the crèche in this particular physical setting is no more an endorsement of religion than such governmental 'acknowledgments' of religion as ... [the] printing of 'In God We Trust' on coins...."); and

WHEREAS, the City Commission recognizes that many cities have chosen to prominently display the national motto on and within government buildings, and that on February 20, 2002, the city of Bakersfield, California became the first city in recent years to vote to display the national motto, "In God We Trust," at city hall; and

WHEREAS, in November of 2011, the U.S. House of Representatives passed a nonbinding resolution by a vote of 396 to 9 reaffirming "In God We Trust" as the official national motto of the United States. Representative Randy Forbes (R.-Va.) sponsored the measure to reverse what he called "a disturbing pattern of inaccuracy in omissions regarding the motto;" and

WHEREAS, the City Commission recognizes that the U.S. House Resolution not only reaffirms the official motto of the United States, but also supports and encourages the public display of the national motto in all public buildings, public schools, and other government institutions; and

WHEREAS, the City Commission desires to support the U.S. House Resolution by adopting this Resolution to authorize the permanent and prominent display of the national and State of Florida motto "In God We Trust" in the City Commission Chambers, and to further authorize the future incorporation of said motto into the official City seal of Winter Springs subject to a gradual implementation schedule prepared by the City Manager and subsequent budget and appropriation decisions made by the City Commission; and

WHEREAS, the City Commission is relying upon the aforementioned legal authority for purposes of adopting this Resolution; and

WHEREAS, the City Commission hereby finds that this Resolution is in the best interests of the public health, safety and welfare of the citizens of Winter Springs.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Winter Springs, Florida as follows:

Section 1. Intent and Purpose. This Resolution is intended to have secular, non-religious purpose. The intent and purpose of this Resolution is to recognize that the national and State of Florida motto, "In God We Trust," symbolizes the historical role of religion in our society, foster's patriotism, and expresses confidence in the future. Further, as recognized by the courts, the primary effect of this Resolution (display of the motto) is not to advance religion; and that this Resolution is not intended to promote or support an unconstitutional entanglement of church and state. In addition, this Resolution is intended to support the request made by the U.S. House of Representatives in H. Con. Res. 274 adopted during the 111th Congress 2d Session to publicly display the national motto in public buildings.

Section 2. Public Display of "In God We Trust" In Commission Chambers. The City Commission hereby determines that the historic and patriotic words of our national and State of Florida motto, "In God We Trust," shall be permanently and prominently displayed in the City Commission Chambers behind the dais above the official City Seal. The lettering for the motto shall be in the same form as the lettering used in the City Hall atrium (Community Development, Human Resources, etc.) at the east and west customer counters.

Section 3. Incorporation into the Official City Seal. The City Commission hereby determines that the historic and patriotic words of our national and State of Florida motto, "In God We Trust," shall be incorporated into the official City Seal. The City Manager is hereby directed to present a modified City Seal for the City Commission's consideration as soon practicable. Upon approval of the modified official City Seal by the City Commission by ordinance pursuant to section 165.043, Florida Statutes, the new City Seal shall be gradually introduced wherever the display of the City Seal is appropriate in accordance with an implementation schedule approved by the City Manager and subject to future budget and appropriations approved by the City Commission to the extent necessary.

Section 4. Effective Date. This Resolution shall take effect on September 24, 2012.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a Regular Meeting duly assembled on the 24th day of September, 2012.

In witness whereof, I have hereunto set my hand and caused this seal to be affixed.

CHARLES LACEY, Mayor

ATTEST:

ANDREA LORENZO-LUACES, City Clerk

Approved as to legal form and sufficiency for the City of Winter Springs, Florida only:

ANTHONY A. GARGANESE, City Attorney

CITY OF SUNRISE FLORIDA

AGENDA ITEM REQUEST

Originating Department: City Commission

Item Title: City Commission Budget

Item Number: 17D **Meeting Date:** 2/10/2026

City Reference Number (C#):

Item Description:

Commission discussion and/or action regarding Commission Budget. Mayor Michael J. Ryan. (Tabled on CCM 1/27/2026 Passed 4-0 Guzman Absent).

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

No Attachments Available

Background:
Commission discussion and/or action regarding Commission Budget. Agenda Item Requested by Mayor Michael J. Ryan.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Mayor Michael J. Ryan Phone: 954-746-3250

Department Head Name and Title:

City Manager:
Authorized for agenda placement
