

CITY OF DANIA BEACH CITY COMMISSION MEETING
APRIL 12, 2022 at 7:00 PM
PUBLIC MEETING AND PUBLIC COMMENTS PROCEDURE

The City of Dania Beach City Commission will be conducting a “Hybrid” City Commission Meeting in the Commission Chamber with limited public access and utilizing communications media technology (“CMT”) for additional access, in accordance with Ordinance No. 2021-012, adopted February 9, 2021, and Resolution No. 2021-070, adopted May 11, 2021, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19).

Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions on how to attend and participate in virtual City Commission meetings. Public access to this virtual meeting can be accomplished as follows:

- Watch Meeting on the City’s YouTube Channel at www.daniabeachfl.gov/2654/Watch-DaniaTV
- Watch Meeting on Comcast Cable Channel 78
- Join the Meeting virtually or by telephone using Zoom

Any member of the public wishing to comment publicly on any matter including on specific agenda items can do so by one of the following options:

Before 2:00 p.m. on the day of the meeting, comments can be submitted into the record by using the following link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCityCommission> *(all public comments submitted will be provided to the City Commission prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Participating in a public meeting using the video conference platform:

- Virtual attendance: Join Zoom via the browser and enter using the meeting ID; to be recognized during public comment, click “Raise my hand” in the software
- Telephone attendee: dial meeting phone number and enter meeting ID; to be recognized during public comment, dial *9 to raise your hand

For more information about this City Commission meeting or submitting a public comment at the meeting, please contact:

Thomas Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800 | tschneider@daniabeachfl.gov

NOTICE: This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-924-6800 ext. 3624, no later than two days prior to such proceeding. Anyone wishing to appeal any decision made by the Dania Beach City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, 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 to be based. Agenda items may be viewed online at www.daniabeachfl.gov.

**Instructions for Participating and Viewing
City of Dania Beach Hybrid City Commission Meeting
April 12, 2022 at 7:00 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

Through Comcast Channel 78:

If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

Before 2:00 p.m. on the day of the meeting, submit Public Comments by clicking this link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCityCommission> *(all public comments submitted will be provided to the City Commission prior to the meeting and will be attached to the minutes of this meeting and become part of the official record).*

Options for Viewing and Participating in the Meeting Using Zoom

Go to <https://zoom.us/> to access the meeting from your device

Use this meeting link to join as an attendee: <https://us02web.zoom.us/j/87609182010>

Using your telephone

One tap mobile :

US: +13017158592,,87609182010# or +13126266799,,87609182010#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 or

+1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 876 0918 2010

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If in Zoom, hover at the bottom middle of screen to see the raise hand option and click
3. Once you have been selected to speak, you may be prompted to unmute your device or this will be done for you.

City of Dania Beach, Florida Virtual City Commission Meetings Quasi-Judicial Proceedings

Any member of the public wishing to make verbal comment during a meeting must pre-register to do so with the City Clerk's office using the form found on the City's website. This pre-registration applies to the public, and extends to the applicant and applicant's team. Once the registration has been processed, the registrant will receive instructions for participating in the meeting. Members of the public who attend the meeting by telephone will have their line muted at all times, except when acknowledged by the Mayor to speak on a particular agenda item, and only one individual will be permitted to speak at a time. **If either the applicant or a member of the public seeks to introduce documents into the record, that must be done at least five (5) days prior to the virtual public meeting, so that the City can upload the information. The City Clerk shall provide the Mayor and City Commission with the submittals prior to the hearing. All documents should be sent to the following email addresses: tschneider@daniabeachfl.gov and clajoie@daniabeachfl.gov. In the "Subject" line of the email please address the email as "documents to be included for public hearing" and list the public hearing applicant name and property address.**

On the date and at the time of the Virtual meeting, the City Attorney shall read the title of the quasi-judicial public hearing item when the Agenda item is ready to be presented. The City Attorney shall ask the City Commission to disclose any prior "ex parte" communications with any party that occurred prior to the meeting. Thereafter, the City Attorney will virtually swear in all staff persons speaking about an application as well as the applicant, applicant's team, and any persons in the public who intend to appear by telephone, email, or "live" during the virtual feed of the video presentation during the virtual City Commission meeting. The City Attorney will ask staff and applicant (including applicant's team) to raise their right hands to be sworn in. The City Attorney will then administer an oath. The City Attorney will ask each person to confirm audibly for the record that each speaker took the oath (all persons will identify themselves by name).

Thereafter, City staff will provide a presentation of the staff report and the Department recommendations, if any. Any power point presentations or documents shown or produced during the hearing shall be treated as evidence which the City Commission may consider in determining whether or not to approve the application. The applicant will then be provided the opportunity to make a presentation. Legal counsel for the applicant may make a presentation or assist with the applicant's presentation. Then members of the public, during the public hearing portion of the agenda item hearing, may speak to the application and may cross-examine witnesses (including City staff, the applicant, and applicant's team). During the Public Comments/Public Hearing portion of the meeting the City Attorney will individually swear in public speakers, who will acknowledge having taken the oath, and state their names for the record. Video of the virtual meeting will be streamed on the City's website at www.daniabeachfl.gov, the City's YouTube channel, and Dania Beach Comcast Channel 78. Additionally, a dedicated telephone line will be available so that any individual may listen to the meeting via telephone and may participate during the public comments portion of the hearing. If public comments were received in advance, they will be acknowledged by the City Clerk by mention of the names of those who submitted comments.

Once the public hearing is closed the Mayor and City Commission shall deliberate on the public hearing quasi-judicial item. A virtual quorum shall be required to take action on the application. Roll call vote of the City Commission shall be required.

AGENDA
DANIA BEACH CITY COMMISSION
HYBRID REGULAR MEETING
TUESDAY, APRIL 12, 2022 - 7:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

DECORUM POLICY FOR MEETINGS OF THE CITY COMMISSION
OF THE CITY OF DANIA BEACH, FLORIDA:

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CITY COMMISSION AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CITY COMMISSION, MUST FIRST BE REGISTERED WITH THE CITY CLERK (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBERS AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE COMMISSION ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE MAYOR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE COMMISSION FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CITY COMMISSION AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CITY STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE MAYOR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE MAYOR, CITY COMMISSIONER OR CITY STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE COMMISSION AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE MAYOR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE MAYOR TO LEAVE THE COMMISSION CHAMBERS; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE CITY COMMISSION CHAMBERS.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-032)

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. MPO presentation by Gregory Stuart, MPO Executive Director
- 2. Ron Book and Team 2022 Legislative Update

3. Presentation of Nyberg-Swanson House and Women's Club restoration options by David Salay, Bender and Associates Architects
4. Presentation of Griffin Corridor-West Side Landscape Plan option by Fernando J. Rodriguez, Director of Public Services, and Kirk Hoosack, KCI Technologies, Inc.
5. Presentation by Mayor James of a Key to the City to Leon Carroll, PATCH Urban Farm Coordinator
6. Presentation by Mayor James of an award to Principal Patricia Brown, South Broward High School
7. Special Event request from the South Florida Chapter of the Florida Association of Environmental Professionals, Inc. (SFAEP) for their SFAEP Earth Month Pier Clean-Up to be held at the Dania Beach Pier on April 30, 2022 from 9:00 a.m. - 11:00 a.m. The applicant is requesting a fee waiver. (*Parks & Recreation*)

4. PROCLAMATIONS

1. Earth Day - Commissioner Davis

5. CITIZEN COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

Approve Minutes of March 8, 2022 City Commission Hybrid Meeting
Approve Minutes of March 22, 2022 Attorney/Client Session

2. Travel Requests: None
3. RESOLUTION NO. 2022-056

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH,

FLORIDA ACCEPTING THE TENTATIVE PROJECTS LIST AND ASSOCIATED EXPENDITURE BUDGET FUNDED BY THE AMERICAN RESCUE PLAN ACT (ARPA) STATE AND LOCAL FISCAL RELIEF FUND (SLFRF) AND AUTHORIZING THE EXPENDITURE OF ARPA FUNDS FOR FISCAL YEAR 2022 PUBLIC SAFETY EXPENDITURES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

4. RESOLUTION NO. 2022-057

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO WAIVE FORMAL BIDDING AND TO APPROVE THE UTILIZATION OF SERVICES FOR REFURBISHING AND UPDATING THE CITY'S AGING FUEL DISPENSING PUMP SYSTEM FROM FLORIDA METRO CONSTRUCTION COMPANY, INC. UNDER THE COMPETITIVE BID BY THE CITY OF FORT LAUDERDALE INVITATION TO BID NO. 12166-883, IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND SIX HUNDRED SIXTY DOLLARS (\$50,660.00) AND TO EXCEED AN ANNUAL VENDOR EXPENDITURE THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. RESOLUTION NO. 2022-058

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS CITY DEPARTMENTS FOR SERVICES TO BE PURCHASED FROM CRAVEN THOMPSON AND ASSOCIATES FOR PROFESSIONAL ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES FOR FISCAL YEAR 2021-2022 (ENDING SEPTEMBER 30, 2022), THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

6. RESOLUTION NO. 2022-059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO PAY THE LAW OFFICES OF RYAN & RYAN, LLC FOR OUTSTANDING INVOICES FROM FISCAL YEARS 2020-2021 AND 2021-2022, WHICH WERE NOT PREVIOUSLY PROVIDED TO THE CITY THAT TOTAL FORTY NINE THOUSAND FIVE HUNDRED EIGHTY-SIX DOLLARS AND FIFTY-SIX CENTS (\$49,586.56), WHICH AMOUNT EXCEEDS THE ANNUAL VENDOR THRESHOLD AMOUNT

OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2022-060

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF THE REQUEST FOR QUALIFICATIONS (“RFQ”) NO. 21-034 ENTITLED, “PROFESSIONAL ENGINEERING SERVICES FOR BACKUP POWER TO POLICE SUBSTATION (REISSUE)” AND AUTHORIZE CONTRACT NEGOTIATIONS WITH SGM ENGINEERING, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

2. RESOLUTION NO. 2022-061

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE RANKING OF QUALIFIED INVESTMENT ADVISORY FIRMS AND AUTHORIZING THE CITY ADMINISTRATION TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH PUBLIC TRUST ADVISORS, LLC FOR INVESTMENT MANAGEMENT AND ADVISORY SERVICES FOR AN INITIAL TERM OF THREE (3) YEARS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2022-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); AND AMENDING THE CITY’S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**
(Continued from February 22, 2022 & March 8, 2022) (Community Development)

2. RESOLUTION NO. 2022-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-069-21), THE ALLOCATION OF SIXTEEN (16) FLEXIBILITY UNITS (OT-070-21) AND VARIANCES FOR MAXIMUM BUILDING LENGTH FOR A TOWNHOUSE (VA-105-21), AND FROM THE REQUIREMENT TO INSTALL A SIDEWALK ALONG AN ADJACENT ROADWAY (VA-106-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from February 22, 2022 & March 8, 2022) (Community Development)*

3. RESOLUTION NO. 2022-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “DANIA PRESERVE PLAT” (PL-68-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from February 22, 2022 & March 8, 2022) (Community Development)*

4. ORDINANCE NO. 2022-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 13, ENTITLED “HEALTH AND SANITATION”, AT SECTION 13-69, ENTITLED “SERVICE PROVIDED BY THE CITY”, TO CREATE AN IRREPARABLE FINE FOR VIOLATING THE CITY’S BULK TRASH CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Community Development)*

10. DISCUSSION AND POSSIBLE ACTION

1. Earth Day Beach Clean-Up Celebration - Commissioner Davis

11. COMMISSION COMMENTS

1. Commissioner Davis

2. Commissioner Lewellen
3. Commissioner Odman
4. Vice-Mayor Salvino
5. Mayor James

12. APPOINTMENTS

1. Broward League of Cities 2022-2023 Director Appointments
 - 1 Director
 - 1 Alternate
 - 1 Second Alternate
2. General Employees Pension Board
 - 1 Commission Appointment for a term beginning June 22, 2020 and ending June 22, 2022

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
3. City Clerk - Reminders

Tuesday, April 26, 2022 - 7:00 p.m.
Tuesday, May 10, 2022 - 5:30 p.m.
Tuesday, May 10, 2022 - 7:00 p.m.

City Commission Meeting
CRA Board Meeting
City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request from the South Florida Chapter of the Florida Association of Environmental Professionals, Inc. (SFAEP) for their SFAEP Earth Month Pier Clean-Up to be held at the Dania Beach Pier on April 30, 2022 from 9:00 a.m. - 11:00 a.m. The applicant is requesting a fee waiver.

Purchasing Requests ONLY

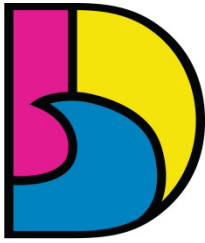
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memo to CC - Special Event SFAEP Dania Pier Clean-Up, Special Event Application - SFAEP Dania Pier Clean Up 04.30.2022, SFAEP Dania Pier Clean Up Site Plan, Dania Beach Pier Clean Up 2022



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Cassi Warren, CPRP, Parks & Recreation Assistant Director 

RE: Special Event Application Request for Saturday, April 30, 2022
SFAEP Dania Beach Pier Clean-up

REQUEST

A Special Event is requested by South Florida Chapter of the Florida Association of Environmental Professionals, Inc. (SFAEP) for Saturday, April 30, 2022, from 9:00 a.m. to 11:00 a.m. for a pier clean-up. The requested event will be held at the beach located at 300 N. Beach Road, Dania Beach, FL 33004.

BACKGROUND

The SFAEP was incorporated into the local chapter to the Florida Association and National Association of Environmental Professional (FAEP/NAEP) in 1991. Enhance, maintain, and protect the quality of the natural and the human environment is their goal, and the mission is to provide all members the opportunity to participate in a range of FAEP activities, to actively expand membership, and to include the widest range of views and concerns of professionals from various backgrounds engaged in a variety of environmental fields.

This event will include International Game Fish Association (IGFA) at the top-side on the pier hauling buckets up with divers below removing fishing lines, hooks, weights, and other debris on the reef. The debris removed will be weighed and reporting will be conducted by Florida Department of Environmental Protection (DEP) for study. The debris will be recycled by IGFA. Fishing from the Fishing Pier will be suspended during the time of the cleanup for the safety of the divers.

CDC guidelines will be implemented; social distancing is required.

BUDGETARY IMPACT

The special event application fee for this event is \$150.00 with the request to waive this fee.

RECOMMENDATION

Applicant will pay for necessary services recommended below.

It is recommended that the City Commission approve the Special Event Application request in whole with compliance of the conditions noted below:

Staff	Comments/Conditions	
BSO Fire Dept. -Fire Prevention Officer Zipoli	No response.	
BSO Police Dept. – Deputy Tarala	No concerns raised.	
Code Enforcement -Eric Walton	No concerns raised.	
Community Dev. - Jack Fisher	No concerns raised.	
Community Dev. – Richard Lorber	No concerns raised.	
City Attorney – Eve A. Boutsis	No concerns raised.	
HR/Risk Mgmt. – Linda Gonzalez	COI needed; no further concerns raised.	
Parks & Recreation –Eric Brown	No concerns raised.	
Public Services	No concerns raised.	



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

PART I: EVENT REQUEST

Event Name: SFAEP Earth Month Pier Clean-Up

Type of Event: Minor Event - less than 500 people, single day event, no road closures
Major Event - more than 500 people, consecutive multi-day event, road closures (major event requires Commission approval)
Wedding

Is your event located in a public park or City property? ☒ Yes ☐ No

Is your event located on the beach? ☒ Yes ☐ No

Location: City of Dania Beach Pier

Expected maximum attendance 300 Expected sustained attendance 200

Has this event been held in the past? ☒ Yes ☐ No
If yes, please list the past dates, locations and attendance 2019 Dania Beach Pier Clean-Up

November 30, 2019 Approx. 200 people in attendance

Detailed Description: (Activities, Vendors, Entertainment, etc.)

City of Dania Beach Pier Clean-Up, South Side of Pier. No Vendors, Entertainment, etc. Request permission for each of the (6) participating organizations to be permitted (1) 10x10 tent for shade and table to educate the event attendees on the mission of their organization.

This event will be structured similar to the 2019 pier clean-up event. Department of Environmental Protection, Friends of Our Florida Reefs, Stoked on Salt, No Shenanigans Diving, International Game Fishing Association (IGFA).

This event will be similar to the 2019 Dania Beach Pier Clean-up with IGFA top-side on the pier hauling buckets up with divers below removing fishing line, hooks, weights, and debris on the reef. The debris removed will be weighed and reporting will be conducted by DEP for study. The debris will be recycled by IGFA.

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:			AM/PM	AM/PM	
EVENT DAY 1:	<u>April 30, 2022</u>	<u>Saturday</u>	<u>9</u> <u>AM</u> /PM	<u>11</u> <u>AM</u> /PM	<u>200</u>
EVENT DAY 2:			AM/PM	AM/PM	
EVENT DAY 3:			AM/PM	AM/PM	
BREAKDOWN:			AM/PM	AM/PM	

PART II: APPLICANT

SOUTH FLORIDA CHAPTER OF THE FLORIDA
ASSOCIATION OF ENVIRONMENTAL PROFESSIONALS, INC.

Organization Name SFAEP **Name of Authorized Signatory** John Abbott
For-Profit **Non-Profit** **Private** (as registered in Sunbiz)

Address: 5437 NW 106th Dr **City, State, Zip:** Coral Springs, FL 33076

Date of registration: 06/24/1991 **State registered in:** FL **Federal ID #** 65-0279511

Email Address: John.Abbott@wginc.com **Phone:** 561-214-5034

Event Coordinator Name Stacy Brown **Phone:** 813-598-7127

Title: Board Member **Phone:** **Cell:**

Email address: events@ufi.us.org **Fax:**

Additional Contact Name Erik Neugaard **Will you be on site?** ☒ Yes ☐ No

Title: Advisor **Phone:** 954-914-0103 **Cell:**

Email address: neugaard@yahoo.com **Fax:**

Event Production Company (if other than applicant) N/A

Address: **City, State, Zip:**

Contact Name: **Title:**

Phone (day) **(night)** **Cell:**

Email address: **Fax:**

PART III: EVENT INFORMATION

All City permits must be obtained through the City's Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

Admission/Registration ☐ Yes ☒ No **If yes, how much? \$** N/A

Alcohol for Sale ☐ Yes ☒ No **Alcohol for Fee** ☐ Yes ☒ No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

N/A

Provide State of Florida alcohol licenses and \$500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride ☐ Yes ☒ No

If yes, name a contact of company:

What type of rides are you planning?

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity ____ Yes ☒ No **Generator** ____ Yes ☒ No **Amount of Kilowatts** _____

Events requiring electricity must be permitted.

Company: _____ License #: _____

Name of Electrician: _____ Phone: _____

Entertainment ____ Yes ☒ No

If yes, what type of entertainment will be there? Any notable documents?

Fencing or Barricades ____ Yes ☒ No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ____ Yes ☒ No

Name & Contact of Company conducting the show: _____

A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors ____ Yes ☒ No

Food Trucks ____ Yes ☒ No

Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____

State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?
____ Yes ☒ No

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:

N/A Electric Grill(s) # ____ Gas Grill(s) # ____ Charcoal Grill(s) # ____ Smoker Grill(s) # ____

Grease Fryer(s) # ____ Oven(s) # ____ Electric Range Burner(s) # ____ Gas Range Burner(s) # ____

Please Note – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? ____ Yes ____ No

Please Note – Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? ____ Yes ____ No

Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.
5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music ____ Yes ☒ No

If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

List the type of equipment you will use (speakers, amplifier, drums, etc.):

Stages ____ Yes ☒ No Type (wood, metal, trailer stage, etc.) _____
Stages may require permits.

Days and times music will be played: _____

How close is the event to the nearest residence? _____
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact ____ Yes ☒ No If yes, lot location(s)? _____

Date(s) of Closure _____ Time(s) of Closure _____
All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings ____ Yes ☒ No If yes, define Closure(s) _____

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste

Will the event encourage Recycling and Sustainability? ☒ Yes ____ No

Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name IGFA Contact Lisa Morse Phone (954) 924-4340
All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ____ Yes ☒ No

Name _____ Phone _____
Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone _____

Tents or Canopies ☒ Yes ____ No

No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? (6) 10x10 tents for participating groups

Company Name _____ Contact _____ Phone _____
A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets ____ Yes ☒ No

All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan ____ Yes ☒ No

Any events larger than \$5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the “Cost Estimate” worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office detail may be required.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 hour minimum). In addition, an administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be \$84.42 per hour, per person (3 hour minimum).

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$17.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to the City of Dania Beach by means of *cash advance or a cashier's check*. Fees are based on individual employee's overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker's Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in

the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

PART VI: SUBMISSION

Email application and plans to: specialeventapplication@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Mail application fee (payable to the City of Dania Beach) to: Attend: Shanesa Mykoo, Special Event Coordinator 100 West Dania Beach Boulevard, Dania Beach, Florida 33004



Event Coordinator Signature

3/8/2022

Date

South Florida Association of Environmental Professionals Earth Month 2022 Dania Beach Pier Clean-Up

Dania Beach Pier
Fishing pier with a
seafood restaurant
5 min drive - home



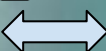
Dania Beach

Pier Clean-Up Zone - South Side of Pier

Participating Organizations

South Florida Association of Environmental Professionals
Florida Department of Environmental Protection
Friends of Our Florida Reefs
International Game Fishing Association
Stoked on Salt
No Shenanigan's Diving

Legend

-  Fishing Line, Sinkers, Hook, Reef Debris Collection & Weighing Zone
-  Reef Debris Collection Buckets - Top-Side of Pier
-  10x10 Tents for (6) Participating Organizations
-  Earth Month Pier Clean-Up Zone

N Beach Rd



Public Toilets

EVERY DAY IS EARTH DAY

DANIA BEACH

PIER CLEAN-UP 2022

APRIL 30, 2022 9AM - NOON

HELP CLEAN OUR PIER AND OUR REEFS!

- HELP NEEDED ABOVE AND BELOW THE WATER TO REMOVE LINE, SINKERS AND REEF LITTER
- HELP US REPORT OUR FINDINGS TO SEAFAN AND SIGN UP FOR A BLEACH WATCH CLASS
- LEARN ABOUT IGFA FISHING CLINICS AND HOW THEY RECYCLE FISHING GEAR
- LEARN MORE ABOUT THE HEALTH OF OUR OCEANS AND REEF SYSTEMS
- FUN GAMES AND RAFFLE PRIZES FOR THE WHOLE FAMILY, RAFFLE AT 11:30AM!

DIVERS SIGN IN: 8 - 8:30AM, DIVE ENDS BY 11AM
DIVERS NEED TO SIGN LIABILITY WAIVERS AND
VERIFY THEIR CERTIFICATIONS IN ADVANCE
EMAIL EVENTS@UFI.US.ORG FOR MORE DETAILS

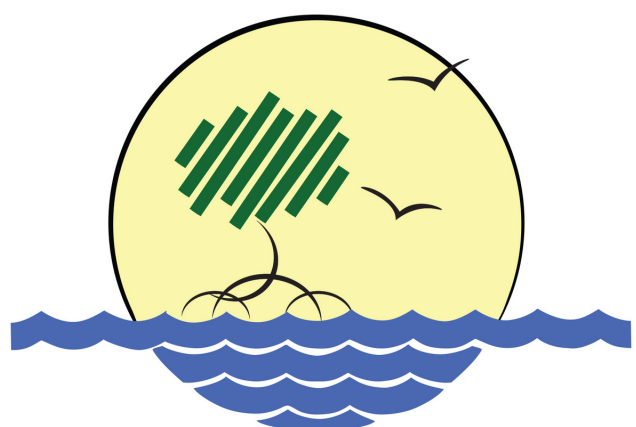
THANKS TO OUR PARTNER ORGANIZATIONS:



REEF DISCOVERY
C E N T E R



URBAN *farming*
INSTITUTE
GROWN IN OAKLAND PARK, FLORIDA



South Florida Association of
Environmental Professionals



Friends of
OUR FLORIDA REEFS
FloridaReef.org



Proclamation

OFFICE OF THE MAYOR • CITY OF DANIA BEACH, FLORIDA

WHEREAS, the first Earth Day was celebrated on April 22, 1970, when San Francisco activist John McConnell and Wisconsin Senator Gaylord Nelson asked Americans to join in a grassroots demonstration; and

WHEREAS, Earth Day 2022 will mark the 52nd anniversary of the birth of this modern environmental movement. Each year, Earth Day is assigned a different theme or area of focus; this year's theme is "Invest in Our Planet"; and

WHEREAS, all people, regardless of race, gender, income, or geography, have a right to a healthy, sustainable environment with economic growth and opportunity; and

WHEREAS, enhancing and improving our green economy will require cooperation across all sectors of society. We are all caretakers of our planet and have an obligation to combat climate change and environmental degradation to preserve the Earth's beauty as well as its resources; and

WHEREAS, this obligation extends not only to today's caretakers but also to future generations who will inherit our planet. On this 52nd Anniversary of Earth Day, the City of Dania Beach is committed to building on the successes we have achieved so far and, in support of Investing In our Planet, the City is hosting "Keep Dania Beach Pristine - Earth Day is Every Day!" a beach clean-up on April 22nd from 5:00 p.m. - 7:00 p.m. and invite everyone to come out and join us.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim **Friday, April 22, 2022**, as:

Earth Day

in the City of Dania Beach and strongly encourage all our citizens to use Earth Day 2022 to celebrate our planet and promote the protection of our environment.

Dated this 12th day of April 2022

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK



TAMARA JAMES
MAYOR

SEA IT. LIVE IT. LOVE IT.

MINUTES OF HYBRID REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, MARCH 8, 2022 – 7:00 P.M.

1. Call to Order/Roll Call

Mayor James called the meeting to order at 7:00 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr. – via virtual attendance
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Eve Boutsis
City Clerk:	Thomas Schneider

2. Moment of Silence and Pledge of Allegiance

Mayor James called for a moment of silence followed by the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

3.1 Presentation of the GFOA awards for Budget and Financial Reporting

Anna Otiniano, CGFO, Financial Services Director, City of Plantation, presented the Distinguished Budget Award for FY 20/21 and Certificate of Achievement Award for excellence in financial reporting for the 31st year. She commended the entire Finance staff.

Frank DiPaolo, Director of Finance, thanked Ms. Otiniano and the GFOA, and City Manager Garcia and Deputy City Manager Sosa-Cruz for their leadership.

3.2 Water Plan/Proactive Initiatives update by Candido Sosa-Cruz, Deputy City Manager

Deputy City Manager Sosa-Cruz gave a PowerPoint presentation, which is attached to and incorporated into these minutes.

Commissioner Lewellen recalled a meeting held in 2019 and Dania Beach was one of a few cities that had jumped on getting the C-51 Reservoir commitment. She questioned how businesses play into water consumption and whether we could have incentives for businesses to use less water.

Dr. Fred Bloetscher addressed the consumption of commercial elements and noted most are relatively low water-use retail. He also addressed restaurant consumption.

Deputy City Manager Sosa-Cruz noted incentives for businesses are planned and he addressed the Tigertail project.

Dr. Bloetscher explained the Tigertail project and the role it would play in the City's water supply.

Mayor James asked why we are using a study done in 2010.

Deputy City Manager Sosa-Cruz said the 2010 numbers were for the RAC allocation.

Mayor James asked how we are getting true numbers if we are using allocated numbers from 2010 as a lot of areas were rezoned and cannot be captured in the 2010 data.

Deputy City Manager Sosa-Cruz explained we are only using the allocated units in the RAC from 2010 and explained how the calculations were arrived at. He clarified the consumption numbers account for everything east of I-95 and not just the RAC area.

Further discussion ensued regarding the RAC area, total water consumption, and the trend.

Mayor James asked about the purchase from the C-51 and if it would impact the price of water.

Deputy City Manager Sosa-Cruz said none of these source components would impact the price of water.

Commissioner Davis noted she wants it put in terms that are understandable for the residents.

Deputy City Manager Sosa-Cruz said it is complex and further explained we have enough water to meet the current demand. By next year, we will have four sources: Broward County, C-51 Reservoir, two City water wells, and Tigertail water system. We will have enough water for future demand. By summer of 2023, we will have enough water for all the RAC allocated units and for all the RAC replenishment units being sought.

City Manager Garcia noted all the factors would be broken down in laymen's terms and put on a snap sheet for the Commissioners.

Commissioner Odman suggested a binder with visuals be prepared and displayed in the atrium.

Commissioner Lewellen noted Broward County also purchases water from the C-51 Reservoir for the west side of Dania Beach.

3.3 Special Event request from Dr. George Samuels on behalf of Greater Mount Zion AME Church to host a Covid-19 Testing Site to be held in the church parking lot, 215

NW 5th Avenue, for three Saturdays: February 26, 2022, March 26, 2022, and April 23, 2022, from 9:00 a.m. - 11:00 am. The applicant is requesting a fee waiver. (*Community Development*)

Commissioner Lewellen motioned to approve the Special Event request for a Covid-19 Testing Site, including a fee waiver; seconded by Commissioner Odman. The motion carried unanimously.

4. Proclamations

4.1 Government Finance Professionals Month - Mayor James

Mayor James read the proclamation for Government Finance Professionals Month.

4.2 Procurement Services Month - Mayor James

Mayor James read the proclamation for Procurement Services Month.

4.3 Women's History Month - Mayor James

Mayor James read the proclamation for Women's History Month.

5. Citizen Comments

Jose Armand, 50 SE 3rd Avenue, referred to the CRA Board meeting held earlier and wanted to clear up some misperceptions about Black History Month not being mentioned at Dania After Dark.

Pastor Bob Sands, Community Bible Church, 4650 SW 30th Avenue, spoke about the Ukraine relief effort that his church is partnering in with another church. He provided details of what is needed and contact information for those wishing to participate.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent criminal activity in the City and gave updates on their crime dog, motor deputies traffic enforcement, and homeless outreach. He gave a brief history of Town Marshal Clifton in Dania Beach from the early 1900s; BSO will be doing an annual commemoration of him.

Captain Sergio Pellecer, BSO District Fire Chief, gave an update on departmental activities including fire inspections and the Advanced Life Support team. He thanked City Manager Garcia and Deputy City Manager Sosa-Cruz for walking the fire department campus and spoke of the future campus.

7. Consent Agenda

Items removed from Consent Agenda: #7.11

- 7.1 Minutes:
Approve Minutes of January 25, 2022 City Commission Hybrid Meeting
- 7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2022-033

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PARKS AND RECREATION DEPARTMENT TO WAIVE THE CITY'S FORMAL BID PROCESS IN ORDER TO UTILIZE THE SCHOOL BOARD OF MANATEE COUNTY'S CONTRACT NO. 21-0053-MR, FOR PARK AND PLAYGROUND EQUIPMENT, VALID THROUGH AUGUST 31, 2023, FOR THE PURCHASE OF NEW PLAYGROUND EQUIPMENT AND SURFACING AT NORTHSIDE GARDEN "MELALEUCA" PARK, IN THE AMOUNT OF TWO HUNDRED TWELVE THOUSAND SEVEN HUNDRED NINETY DOLLARS AND NINETY-TWO CENTS (\$212,790.92) FROM PLAYMORE WEST, INC. WHICH PURCHASES EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

7.4 RESOLUTION #2022-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PARKS AND RECREATION DEPARTMENT FOR SERVICES TO BE OBTAINED FROM COMMERCIAL ENERGY SPECIALISTS, LLC (CES), FOR VARIOUS POOL REPAIRS FOR FISCAL YEAR 2021-2022 THAT EXCEED AN ANNUAL VENDOR THRESHOLD AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

7.5 RESOLUTION #2022-035

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PUBLIC SERVICES DEPARTMENT TO WAIVE THE FORMAL BID PROCESS AND TO UTILIZE THE CITY OF PLANTATION AGREEMENT NO. 062-17 WITH CONDO ELECTRIC MOTOR REPAIR CORP., VALID THROUGH JUNE 21, 2022, TO MAKE AN INITIAL PURCHASE OF SERVICES IN THE AMOUNT OF EIGHT THOUSAND EIGHT HUNDRED NINETY-ONE DOLLARS AND SEVENTY-NINE CENTS (\$8,891.79), AND WHICH PURCHASES WILL ULTIMATELY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE PUBLIC SERVICES DEPARTMENT'S APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.6 RESOLUTION #2022-036

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE USE OF PIER CONTINGENCY FUNDS TOTALING SIX THOUSAND SEVEN HUNDRED TWENTY-NINE DOLLARS AND ELEVEN CENTS (\$6,729.11) TO ADDRESS UNFORESEEN FACILITY REPAIRS AND SECURITY SERVICE EXPENSES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.7 RESOLUTION #2022-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, OPPOSING SENATE BILL 1300 AND HOUSE BILL 1467 IN THE 2022 FLORIDA LEGISLATIVE SESSION, URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE AND GOVERNOR RON DESANTIS TO OPPOSE SENATE BILL 1300 AND HOUSE BILL 1467 WHICH, IF ENACTED, WOULD PROVIDE FOR THE ADOPTION OF DISTRICT SCHOOL BOARD PROCEDURES FOR DEVELOPING LIBRARY MEDIA CENTER COLLECTIONS, WHICH PROCEDURES WOULD INCLUDE PROVIDING FOR THE REGULAR REMOVAL OR DISCONTINUANCE OF BOOKS BASED ON, AT A MINIMUM, PHYSICAL CONDITION, RATE OF RECENT CIRCULATION, ALIGNMENT TO STATE ACADEMIC STANDARDS AND RELEVANCY TO CURRICULUM, OUT-OF-DATE CONTENT, AND REQUIRED REMOVAL PURSUANT TO A POLICY REGARDING AN OBJECTION BY A PARENT OR A RESIDENT OF THE COUNTY TO THE USE OF A SPECIFIC MATERIAL, AND PROVIDING FOR DISTRIBUTION, DIRECTION TO THE CITY'S STATE LOBBYISTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Commissioner Lewellen)*

7.8 RESOLUTION #2022-038

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, OPPOSING SENATE BILL 974 AND HOUSE BILL 985 IN THE 2022 FLORIDA LEGISLATIVE SESSION, URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE AND GOVERNOR RON DESANTIS TO OPPOSE SENATE BILL 974 AND HOUSE BILL 985 WHICH, IF ENACTED, WOULD INCREASE THE STATUTORY LIMITS ON LIABILITY FOR TORT CLAIMS AND JUDGMENTS AGAINST LOCAL GOVERNMENTS, AND PROVIDING FOR DISTRIBUTION, DIRECTION TO THE CITY'S STATE LOBBYISTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Commissioner Lewellen)*

7.9 RESOLUTION #2022-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, OPPOSING HOUSE BILL 1241, LIMITING THE ABILITY OF THE CITY TO COLLECT LIQUIDATED DAMAGES FROM SOLID WASTE PROVIDERS AND PROHIBITING SUCH LIQUIDATED DAMAGES DURING A STATE OF EMERGENCY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Commissioner Lewellen)*

7.10 RESOLUTION #2022-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING HOUSE BILL 105, AUTHORIZING COUNTIES AND MUNICIPALITIES TO RESTRICT SMOKING WITHIN THE BOUNDARIES OF PUBLIC BEACHES AND PUBLIC PARKS BEYOND THE LIMITATIONS SET FORTH IN FLORIDA STATUTES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Commissioner Lewellen)*

Ordinances (Titles read by City Attorney)

7.12 ORDINANCE #2022-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE CITY'S CODE OF ORDINANCES AMENDING CERTAIN PROVISIONS TO FURTHER ESTABLISH IRRIGATION RESTRICTIONS BY AMENDING CHAPTER 27, ENTITLED "WATER AND SEWERS", AT ARTICLE II, ENTITLED "WATER USE AND WATER SHORTAGE REGULATIONS," AMENDING SECTION 27-38, ENTITLED "DEFINITIONS," AMENDING SECTION 27-39 ENTITLED "APPLICABILITY; INTENT AND PURPOSE", AND AMENDING SECTION 27-43, ENTITLED "PERMANENT RESTRICTIONS FOR LAWN AND LANDSCAPING IRRIGATION", PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Public Services)*

Commissioner Lewellen motioned to adopt the Consent Agenda, with the exception of Item #7.11; seconded by Commissioner Odman. The motion carried unanimously.

7.11 RESOLUTION #2022-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING A CITY "COMMUNITY GRANT POLICY" AND ADOPTING A CITY COMMISSION "DISCRETIONARY FUNDS" USE POLICY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

City Attorney Boutsis read the title of Resolution #2022-041.

Mayor James said she pulled this because she thinks it would be best if we do not try to circumvent the process of procurement and what we will do with our donations policy. She is not sure how to put it in the terms of how it would be best in this situation and asked Finance Director DiPaolo how to clear it up.

Frank DiPaolo, Director of Finance, explained now that we have two programs that can go side by side with slight overlap, he wants to prevent someone from getting money from one program and turning around and giving it to another program. The goal is to not favor any one organization over another. He does not want to make the policies too restrictive; at the same time, we do need to have something understood among the Commission on how this is going to work. The best thing would be is, if an organization applies for a community grant and they get it then later in the year they could have a very valid cause that they bring forward separate from the grant policy that they want to ask for more money for, and a Commissioner may want to give them money. He does not want to prohibit that if everyone agrees. We do not want anyone to take advantage of or exploit the program. He just wants to ensure there is no favorability to one particular group or organization.

Commissioner Odman said it makes sense to be less restrictive and asked if somebody brought something to the Commission and it did not get enough votes, whether they would be able to use part of their money to fund the program.

Finance Director DiPaolo responded if there is consensus among the group to do so, you could do that.

Mayor James said a Commissioner needs a consensus to spend their discretionary funds.

Commissioner Davis commented we do not want to restrict and say what people can and cannot do with their discretionary funds; she likes the fact that we need to be transparent with our money and we have the ability to do that. She appreciates the analysis and thought process behind it.

Commissioner Lewellen motioned to adopt Resolution #2022-041; seconded by Commissioner Odman. The motion carried unanimously.

8. Bids and Requests for Proposals

8.1 RESOLUTION #2022-042

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO RANK THE TOP THREE RESPONDERS OF THE FOURTEEN FIRMS THAT RESPONDED TO THE CITY'S REQUEST FOR QUALIFICATIONS ("RFQ") NO. 22-001, ENTITLED "DESIGN SERVICES FOR C.W. THOMAS PARK IMPROVEMENTS", AND TO AUTHORIZE CONTRACT NEGOTIATIONS TO BEGIN WITH THE TOP-RANKED CONSULTANT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

City Attorney Boutsis read the title of Resolution #2022-042.

Commissioner Davis noted she had a resident question her about the selection of the top firm and whether it would be similar to the selection made for the Dania Beach Grill.

Eric Brown, Director of Parks & Recreation, noted there is not actually a design yet, which would be brought back by the top firm. This is just a selection process to select the firm to design the facility.

City Attorney Boutsis explained it is a different process. Here it is basically their qualifications and their price; you are negotiating based upon the qualification, price term and the amount of time it will take to make it. If we do not succeed with the first vendor, then we go to the second and then the third. If needed, we can go back out to bid.

Commissioner Lewellen motioned to adopt Resolution #2022-042; seconded by Commissioner Odman. The motion carried unanimously.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2022-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00), WHICH EXPENDITURE IS NOT TO EXCEED THE PROJECT ESTIMATE OF ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$1,100,000.00) TO FUND THE CITYWIDE

STORMWATER MASTER PLAN PROJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Public Services)*

City Attorney Boutsis read the title of Ordinance #2022-014 and noted expenditures of over \$1 million dollars require two public hearings.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to adopt Ordinance #2022-014, on first reading; seconded by Commissioner Davis. The motion carried unanimously.

9.2 ORDINANCE #2022-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); AND AMENDING THE CITY’S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Continued from February 22, 2022) (Community Development)*

City Attorney Boutsis read the title of Ordinance #2022-012, Resolution #2022-030, and Resolution #2022-031 as they relate to the same property. She advised the applicant has requested all three items be continued until the April 12th Commission meeting.

Mayor James opened the Public Hearings. Seeing as there was no one to speak in favor or opposition, Mayor James closed the Public Hearings.

Commissioner Lewellen motioned to continue Ordinance #2022-012, on second reading, until the April 12, 2022 City Commission meeting at 7:00 p.m.; seconded by Commissioner Odman. The motion carried unanimously.

9.3 RESOLUTION #2022-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-069-21), THE ALLOCATION OF SIXTEEN (16) FLEXIBILITY UNITS (OT-070-21) AND VARIANCES FOR MAXIMUM BUILDING LENGTH FOR A TOWNHOUSE (VA-105-21), AND FROM THE REQUIREMENT TO INSTALL A SIDEWALK ALONG AN ADJACENT ROADWAY (VA-106-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from February 22, 2022) (Community Development)*

Commissioner Lewellen motioned to continue Resolution #2022-030 until the April 12, 2022 City Commission meeting at 7:00 p.m.; seconded by Commissioner Odman. The motion carried unanimously.

9.4 RESOLUTION #2022-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "DANIA PRESERVE PLAT" (PL-68-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from February 22, 2022)*
(Community Development)

Commissioner Lewellen motioned to continue Resolution #2022-031 until the April 12, 2022 City Commission meeting at 7:00 p.m.; seconded by Commissioner Odman. The motion carried unanimously.

9.5 RESOLUTION #2022-032 *Amended*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A VARIANCE (VA-76-21), SUBMITTED BY THE PROPERTY OWNER, 4300 RAVENSWOOD LLC, FOR PROPERTY LOCATED AT 4300 RAVENSWOOD ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from February 22, 2022)* *(Community Development)*

City Attorney Boutsis read the title of Resolution #2022-032 and advised this item was a quasi-judicial hearing and swore-in those who would speak.

Corinne Lajoie, Assistant Director of Community Development, gave a presentation on the sign variance request for Nextran Truck Center. She noted staff is recommending approval of the wall signs and denial of the monument sign on Ravenswood Road.

Dick Coker, Coker & Feiner, representing the applicant, gave a PowerPoint presentation which is attached to and incorporated into these minutes. He requested they be able to amend their request to reduce the height of the sign to 9.9 feet, but it would still be 73 square feet.

Mayor James asked what was behind the Nextran sign and questioned how a taller sign would affect the visibility of a driver.

Attorney Coker said the property line is outside of the sight triangle and explained the diagram in slide four.

Mayor James asked if the height of the sign is going to affect the visibility of a driver when you are traveling and going to make a right turn.

Attorney Coker said it should have no impact on the visibility. When you pull out at the street, you are already past the sign.

Terry Miller, Construction Manager for Nextran, explained the colors of the sign will make the sign stand out more on the corner and the sign is currently elevated and is above the grade of the

driveway as a vehicle approaches the street to exit. He gave a background of the business and addressed their request to increase signage due to lack of visibility to truckers. He also addressed the Mack and Volvo sign requirements.

Mayor James asked Assistant Director of Community Development Lajoie to comment.

Assistant Director of Community Development Lajoie said staff has no objection to the amended request.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to adopt Resolution #2022-032, as amended; seconded by Commissioner Odman. The motion carried unanimously.

9.6 RESOLUTION #2022-043

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS SUBMITTED BY CITY PLACE APARTMENTS, LTD., ON BEHALF OF THE PROPERTY OWNER PALMIERS INVESTMENTS, LLC, FOR A SITE PLAN (SP-078-21), DESIGN VARIATIONS (OT-100-21, OT-101-21 AND OT-102-21) AND VARIANCES (VA-103-21, VA-104-21, VA-004-22 AND VA-020-22) FOR THE PROPERTIES LOCATED AT 59-65 SW 3 AVENUE, 114-122, 128, 130 AND 134 MONROE UDELL STREET, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of Resolution #2022-043.

Corinne Lajoie, Assistant Director of Community Development, noted the applicant has requested the item be continued to March 22 to allow them to apply for an additional variance for parking.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to continue Resolution #2022-043 until the March 22, 2022, City Commission meeting at 7:00 p.m.; seconded by Commissioner Odman. The motion carried unanimously.

9.7 RESOLUTION #2022-044 *Amended*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, ANA M. GARCIA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of Resolution #2022-044 and gave a brief overview of the employment agreement.

Commissioner Lewellen congratulated City Manager Garcia for her three years as City Manager and commended her for her leadership and bringing employees up.

Commissioner Davis noted she is truly amazed with the amount of progress in the City since the short time City Manager Garcia has been the leader. The growth and potential we have comes from the top down and she commended her for the job she has done.

Vice-Mayor Salvino echoed the previous Commissioners' comments; he has seen a lot of things happening in the City. City Manager Garcia has done a great job and he felt she is due something like an incentive of days off, such as an extra three days off. He asked the Commission to consent to that.

Mayor James said she knows the City Manager has given a lot, but she would be uncomfortable giving her that at this time.

Commissioner Odman noted she talked to the City Manager about her feelings about her; regardless of her feelings about her, she is effective and competent at her job. She does not have a problem with additional vacation days.

Commissioner Davis said she would go with Vice-Mayor Salvino's recommendation; she knows how demanding she herself can be. With any differences they may have had, they were able to sit down and come together, and she spoke about the Strategic Plan. You should reward people for how much you appreciate the hard work they do. She really wants the City Manager to know that we see how she goes the extra mile; it is greatly appreciated and whatever we have to do to keep her here and happy is what she would like to support.

Mayor James noted Vice-Mayor Salvino's proposal has a Commission consensus and she addressed her relationship with the City Manager. She congratulated the City Manager on her three years here and her new contract.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to adopt Resolution #2022-044 as amended; seconded by Commissioner Davis. The motion carried unanimously.

City Manager Garcia thanked the Commission and said she has never been happier. She has never worked with a better group of elected officials; it has been very rewarding to serve this City and she and her team will continue to give 150%.

10. Discussion and Possible Action

10.1 Schedule City Commission Summer Recess

Discussion ensued regarding meeting dates in July and August, the budget process, and the first budget public hearing in September.

The Commission consensus was to cancel the July 26, 2022 and August 9, 2022 City Commission meetings, and to re-schedule the September 13, 2022 City Commission meeting to September 14, 2022 to avoid a conflict with the School Board budget hearing scheduled for the same date.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis said she had a wonderful, “Ladies, Let’s Go Fishing!” event at Bass Pro Shops. She commended her colleagues, the City Manager, and staff for the Broward League of Cities event at the Rodizio Grill.

11.2 Commissioner Lewellen

Commissioner Lewellen commented she heard positive feedback from other cities that attended the Broward League of Cities event. She congratulated Vice-Mayor Salvino for receiving the Man of the Year award from the Prestige Club.

11.3 Commissioner Odman

Commissioner Odman asked City Attorney Boutsis what the impact on her Commission seat would be if she would not be residing in Dania Beach as her housing would be up in August.

City Attorney Boutsis noted she would do research and get back to her and the Commission.

11.4 Vice-Mayor Salvino

Vice-Mayor Salvino thanked Commissioner Lewellen and noted he appreciated the Prestige Club award and is looking forward to the Commission attending the Collins and Dania Elementary etiquette programs they are sponsoring.

11.5 Mayor James

Mayor James congratulated Vice-Mayor Salvino and said she is very proud of the City being showcased at the Broward League of Cities event.

Mayor James noted she wants the City Manager to look into continuing to allow employees to work from home when available. Gas prices are extremely high, cost of living is increasing, prices for groceries and everything else is increasing and salaries are not. She would like to do whatever we can do to make sure we are looking out for our employees.

Mayor James encouraged everyone to patronize the PATCH.

12. Appointments

12.1 General Employees Pension Board

There were no appointments at this meeting.

13. Administrative Reports

13.1 City Manager

City Manager Garcia noted she was just informed from Rana Brown, lobbyist in Tallahassee, that both our projects we lobbied for are in the budget, so that is another \$500,000.00 coming to us. She addressed the amount of state appropriations and said we are in a very good predicament in the City.

City Manager Garcia reported we have started a \$1,000,000.00 enhancement of our Marina; it will be approximately a year and a half and will be section by section. The pier will not be closed, but in a year and a half, we will have a very safe and beautiful pier.

City Manager Garcia said she drove around with the Mayor in certain areas of the CRA, looking at the properties that we have and looking at opportunities to work with developers for affordable housing and workforce housing. We need to look at and assess the properties that we own and how we can incentivize people who want to invest in our City. We will be looking to bring back a master plan for the existing BSO Fire campus. There is a good opportunity to maximize the space and she will bring this forward to Commission.

City Manager Garcia noted at the second meeting in April, she will bring the costs of historic restoration and non-historic restoration of Nyberg-Swanson and relocation of the Women's Club. She is excited to bring the numbers and there should be construction bidding documents in September or October regarding those facilities.

City Manager Garcia added she has provided a timeline for Art in Public Places, the Public Art Board and Green Building/Net Zero; we are going to ensure we stick to the timeline.

City Manager Garcia said it is a great time for our City; she commends the entire team and our residents.

13.2 City Attorney

City Attorney Boutsis reminded the Commission of the Attorney/Client Session on March 22, 2022, at 5:00 p.m.

13.3 City Clerk - Reminders

Tuesday, March 22, 2022 - 5:00 p.m.

Tuesday, March 22, 2022 - 7:00 p.m.

Tuesday, April 12, 2022 - 5:30 p.m.

Tuesday, April 12, 2022 - 7:00 p.m.

Special Meeting - Attorney/Client Session

City Commission Meeting

CRA Board Meeting

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 9:20 p.m.

ATTEST:

CITY OF DANIA BEACH

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF ATTORNEY/CLIENT SESSION
DANIA BEACH CITY COMMISSION
TUESDAY, MARCH 22, 2022 – 5:00 P.M.

1. Call to Order/Roll Call

Mayor James called the meeting to order at 5:00 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman – via telephonically
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Eve Boutsis
City Clerk:	Thomas Schneider

2. Attorney/Client Session

City Attorney Boutsis announced:

“We are about to have an attorney/client session in accordance with Florida Statute 286.011(8) regarding the litigation styled as follows:

FLORIDA FOURTH DISTRICT COURT OF APPEAL

CITIZENS FOR RESPONSIBLE DEVELOPMENT,
INC., a Florida not-for-profit corporation and
HERBERT SIMPSON

Lower Court Case No.: CACE 11-22597
Appellate Court Case No. 4D2021-1306

Appellant

vs.

THE CITY OF DANIA BEACH, FLORIDA,
BROWARD COUNTY, FLORIDA, and
DANIA ENTERTAINMENT CENTER, LLC,
a Delaware limited liability company

_____ / and

**IN THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA**

Citizens for Responsible Development,
Et al.,

Plaintiff,

v.

CASE NO.: 14-019078(21)

City of Dania Beach, Florida
Defendant

_____/

The session is estimated to last approximately two (2) hours and the following people will be in attendance at this meeting:

- (a) Mayor Tamara James; Vice-Mayor Marco Salvino; Commissioner Lauren Odman; Commissioner Lori Lewellen; Commissioner Joyce Davis
- (b) City Attorney Eve Boutsis and Special Counsel, Andrea Amigo
- (c) City Manager Ana Garcia

These proceedings will be recorded by a certified court reporter and, at the conclusion of all litigation the transcript will be made part of the public record.

We will now temporarily adjourn this meeting and proceed to have an Attorney/Client session in the City Manager's conference room on the second floor. At the conclusion of that meeting, we will return to re-open the public meeting."

Mayor James temporarily adjourned the meeting at 5:02 p.m.

Mayor James reconvened the meeting at 6:17 p.m. She announced the Attorney/Client session was terminated and members of the general public were now invited to return for any further proceedings or matters.

3. Adjournment

Mayor James adjourned the meeting at 6:17 p.m.

ATTEST:

CITY OF DANIA BEACH

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVE THE RESOLUTION ACCEPTING THE TENTATIVE PROJECTS LIST AND ASSOCIATED EXPENDITURE BUDGET FUNDED BY THE AMERICAN RESCUE PLAN ACT (ARPA) STATE AND LOCAL FISCAL RELIEF FUND (SLFRF) AND AUTHORIZING THE EXPENDITURE OF ARPA FUNDS FOR FISCAL YEAR 2022 PUBLIC SAFETY EXPENDITURES.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum, Resolution, Exhibit A - Projects List



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Frank L. DiPaolo, CPA, CGMA, SHRM-CP, Chief Financial Officer

SUBJECT: Approve a resolution adopting a tentative project list pursuant to the American Rescue Plan Act (ARPA) and authorizing the expenditure of ARPA funds for FY2022 Public Safety expenditures

REQUEST

The Finance Department requests approval of a resolution adopting a tentative project list pursuant to the American Rescue Plan Act (ARPA) and authorizing the expenditure of ARPA funds for FY2022 Public Safety expenditures.

BACKGROUND

On November 9, 2021, the City Commission authorized the selection Government Services Group, Inc. (GSG) to assist in the administration of American Rescue Plan Act (ARPA) funds. The proposal from GSG ensures that the City not only complies with best practices for procurement, but also effectively administers and facilitates execution of the ARPA award.

Following internal workshop among the City Administration and with consultation from GSG, the Finance Department presented a tentative project list for expenditure of the ARPA award. Upon feedback from the City Commission, the City Manager, Deputy City Manager, and Chief Financial Officer met with each elected official to discuss the project list and solicit feedback regarding their preferences for use of the funding and how the City can maximize the impact of the ARPA award.

The City Administration finalized the list of projects which is attached to the agenda item as Exhibit A. In accordance ARPA provisions and Treasury Department guidance, the \$16.2 million ARPA award has been divided between the Covid-19 Public Health Response/Infrastructure (\$6.2 million) and Revenue Replacement provisions (\$10 million).



Approve a resolution adopting a tentative project list pursuant to the American Rescue Plan Act (ARPA) and authorizing the expenditure of ARPA funds for FY2022 Public Safety expenditures

The breakdown of the Covid-19 Response funding is as follows:

<u>Description</u>	<u>Amount</u>
GSG Consulting	\$263,048
Covid-Related PPE, supplies, sanitization	\$400,000
Utility and Other Public Incentives	\$500,000
Business Incentives	\$1,000,000
Affordable/Workforce Housing and Land Acquisition	\$1,000,000
Water, Sewer, Stormwater	\$3,000,000
<i>Covid-19 Response Expenditures Total</i>	<i>\$6,163,048</i>

The remaining \$10 million for Revenue Replacement was determined using the Standard Allowance Method prescribed by the Treasury Department. These funds can be used for the provision of general government services, with a few exceptions. The following list of projects was developed by the City Administration with direct input from the elected officials, and can be made possible through the Revenue Replacement provision:

<u>Description</u>	<u>Amount</u>
Nyberg-Swanson and Women's Club Restoration	\$1,500,000
Smart City Infrastructure, Cybersecurity Updates, Public WiFi	\$2,000,000
Public Safety: EOC/Fire Station 1/BSO Substation	\$2,500,000
Olsen Middle/Land Purchase	\$1,000,000
Traffic Calming and Pedestrian Safety	\$1,000,000
City Hall Campus Improvements	\$2,000,000
<i>Revenue Recovery Expenditures Total</i>	<i>\$10,000,000</i>

Although the Treasury guidance provides for direct expenditures through the Revenue Replacement program, GSG has proposes that the City utilize these funds toward a large operating expenditure in FY2022, the simplest being the BSO Public Safety contract. This will dramatically reduce the ongoing administrative procedures related to the expenditure of these funds, including the expenditure deadline, and the City Commission will have significantly increased latitude in the execution of the projects noted above.

Therefore, the City Administration recommends that the City Commission accept the tentative Covid-19 Response projects and the expenditure of Revenue Replacement funds for the FY2022 BSO Public Safety contract. Upon approval of the Resolution, the Finance Department will bring forward an Ordinance to approve the \$10 million expenditure.



Approve a resolution adopting a tentative project list pursuant to the American Rescue Plan Act (ARPA) and authorizing the expenditure of ARPA funds for FY2022 Public Safety expenditures

ATTACHMENTS

Resolution
Exhibit A – Tentative Projects List

BUDGETARY IMPACT

The tentative projects list is fully funded through the \$16.2 million ARPA award.

RECOMMENDATION

Approve the resolution adopting a tentative project list pursuant to the American Rescue Plan Act (ARPA) and authorizing the expenditure of ARPA funds for FY2022 Public Safety expenditures.

RESOLUTION NO 2022-056

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA ACCEPTING THE TENTATIVE PROJECTS LIST AND ASSOCIATED EXPENDITURE BUDGET FUNDED BY THE AMERICAN RESCUE PLAN ACT (ARPA) STATE AND LOCAL FISCAL RELIEF FUND (SLFRF) AND AUTHORIZING THE EXPENDITURE OF ARPA FUNDS FOR FISCAL YEAR 2022 PUBLIC SAFETY EXPENDITURES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) component of the American Rescue Plan Act (ARPA) provides \$19.53 billion to support thousands of non-entitlement units of local government, which are local governments typically serving a population under 50,000, which funding will provide a critical source of relief for local governments, like the City of Dania Beach, many of which have not received direct fiscal assistance from the federal government since the onset of the COVID-19 pandemic; and

WHEREAS, the City of Dania Beach has been awarded an allocation of Sixteen Million One Hundred Sixty-Three Thousand Forty-Eight Dollars (\$16,163,048.00) and has received one-half of the funding; and

WHEREAS, on September 28, 2021, the City Commission authorized the use of State of Florida Management Consulting Services Contract #80101500-20-1 for selection of a consultant to assist in the administration of American Rescue Plan Act (ARPA) funds; and

WHEREAS, on November 9, 2021, the City Commission authorized the selection of Government Services Group, Inc., (GSG) to assist in the administration of American Rescue Plan Act (ARPA) funds, to ensure that the City not only complies with best practices for procurement, but also effectively administers and facilitates execution of the ARPA award; and

WHEREAS, the City Manager, Deputy City Manager, and Chief Financial Officer met with each elected official to discuss the project list and solicit feedback regarding their preferences for use of the funding and how the City can maximize the impact of the ARPA award; and

WHEREAS, the City Administration finalized the list of projects in “Exhibit A”, which is made a part of and are incorporated into this Resolution by this reference, and in accordance with ARPA provisions and Treasury Department guidance, the \$16.2 million ARPA award has been divided between the Covid-19 Public Health Response/Infrastructure (\$6.2 million) and Revenue Replacement provisions (\$10 million); and

WHEREAS, to reduce the ongoing administrative procedures related to the expenditure of the Revenue Replacement funds, including the expenditure deadline, GSG has proposed that the City utilize these funds toward the Fiscal Year 2022 BSO Public Safety contract providing the City Commission with significantly increased latitude in the execution of the projects made possible by the Revenue Replacement provision;

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

Section 1. That the above “Whereas” clauses are true and correct, and they are made a part of and are incorporated into this Resolution by this reference.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. That the City Commission accepts the Tentative Covid-19 Response projects and the expenditure of Revenue Replacement funds for the Fiscal Year 2022 BSO Public Safety contract (Exhibit A).

Section 4. That the City Administration is authorized to execute all administrative procedures pursuant to the expenditures of ARPA/SLFRF funding.

Section 5. That this Resolution shall be in force and take immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A

TENTATIVE PROJECTS LIST AND ASSOCIATED EXPENDITURE BUDGET FUNDED BY THE AMERICAN RESCUE PLAN ACT (ARPA) STATE AND LOCAL FISCAL RELIEF FUND (SLFRF)

EXHIBIT A

**TENTATIVE PROJECTS LIST AND ASSOCIATED EXPENDITURE BUDGET FUNDED BY
THE AMERICAN RESCUE PLAN ACT (ARPA) STATE AND LOCAL FISCAL RELIEF FUND (SLFRF)**

<u>Category</u>	<u>Description</u>	<u>Amount</u>	<u>Note</u>
Public Health Response	GSG Consulting	\$263,048	ARPA general consulting and reporting assistance
Public Health Response	Covid-Related PPE, supplies, sanitization	\$400,000	Additional needs related to pandemic preparedness and response
Public Health Response	Utility and Other Public Incentives	\$500,000	Utility billing assistance, other public assistance programs
Public Health Response	Business Incentives	\$1,000,000	Business assistance, outdoor dining and environmental incentives
Public Health Response	Affordable/Workforce Housing and Land Acquisition	\$1,000,000	Affordable and workforce housing programs and related land purchases
Infrastructure	Water, Sewer, Stormwater	\$3,000,000	SE Stormwater funding, other water and sewer projects TBD
<i>Covid-19 Response Expenditures Total</i>		<i>\$6,163,048</i>	
Revenue Loss	BSO Public Safety Contract Expenditures - FY2022	\$10,000,000	Makes revenue loss funds available for any government purpose
<i>Revenue Recovery Expenditures Total</i>		<i>\$10,000,000</i>	
<i>Grand Total ARPA/SLFRF</i>		<i>\$16,163,048</i>	

Projects Made Possible By ARPA Revenue Loss Provision:

<u>Category</u>	<u>Description</u>	<u>Amount</u>	<u>Note</u>
n/a	Nyberg-Swanson and Women's Club Restoration	\$1,500,000	Restore both buildings for modern use, may include historical restoration
n/a	Smart City Infrastructure, Cybersecurity Updates, Public WiFi	\$2,000,000	City-wide secure fiberoptic network connecting all sites, deploy public wi-fi at key locations
n/a	Public Safety: EOC/Fire Station 1/BSO Substation	\$2,500,000	Demolish existing support buildings and construct new Admin/EOC building
n/a	Olsen Middle/Land Purchase	\$1,000,000	Work with Broward County to develop vacant site at Olsen Middle School / purchase new land for greenspace
n/a	Traffic Calming and Pedestrian Safety	\$1,000,000	Address traffic hotspots, install wayfinding signs, street/railroad crossing enhancements
n/a	City Hall Campus Improvements	\$2,000,000	Fountain, greenspace, performance stage, other amenities
<i>Revenue Replacement Expenditures Total</i>		<i>\$10,000,000</i>	

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO WAIVE FORMAL BIDDING AND TO APPROVE THE UTILIZATION OF SERVICES FOR REFURBISHING AND UPDATING THE CITY'S AGING FUEL DISPENSING PUMP SYSTEM FROM FLORIDA METRO CONSTRUCTION COMPANY, INC. UNDER THE COMPETITIVE BID BY THE CITY OF FORT LAUDERDALE INVITATION TO BID NO. 12166-883, IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND SIX HUNDRED SIXTY DOLLARS (\$50,660.00) AND TO EXCEED AN ANNUAL VENDOR EXPENDITURE THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

C-MEMO-FUELPUMPS-WVE BDNG-EXCEED25k-041222rev2, R-2022- Florida Metro Construction Company, Inc. Agreement for Refurbishing and Updating Fuel Dispensing Pump System (Piggyback Ft. Lauderdale) and to, Exhibit A = FloridaMetro contract with fort lauderdale for fueling maint services exp 12-11-22



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA-CM, City Manager

FROM: Fernando J. Rodriguez, Public Services Director

RE: RESOLUTION AUTHORIZING THE WAIVER OF FORMAL BIDDING BY UTILIZING THE CITY OF FORT LAUDERDALE CONTRACT ITB# 12166-883 WITH FLORIDA METRO CONSTRUCTION COMPANY, INC. AND EXCEEDING THE CITY'S SINGLE VENDOR ANNUAL \$25,000 THRESHOLD

Request

The Public Services Department (PSD) requests the adoption of a resolution authorizing the approval to waive formal competitive bidding for the purchase of equipment and services to install a refurbished fuel dispenser system from Florida Metro Construction Company, Inc. (FMCC) utilizing the City of Ft. Lauderdale's Contract ITB#12166-883. This request also includes an approval to exceed the annual single vendor threshold for expenditures over \$25,000.

Background

PSD's fuel dispenser/pump hardware has been in use for 12 years. The pumps/dispensers are constantly exposed to the elements and used in high frequency and on a 7-day a week basis by all City departments. The fuel dispenser system rehabilitation project will modernize and upgrade the hardware and replace the outer casing with new and more durable stainless-steel cabinets to better protect the interior components from weather related corrosion. The improved, more aesthetically appealing fuel dispensers will also feature cellular based data transmission, eliminating signal issues that disrupt monthly reconciliation due to its outdated hardware that is no longer supported by current maintenance or parts.

PSD deems that utilizing the FMCC contract with the City of Fort Lauderdale provides an approach to achieve the refurbishing of this hardware at a competitive cost of \$50,660.00.

\continued...



**RESOLUTION AUTHORIZING THE WAIVER OF FORMAL BIDDING BY UTILIZING FLORIDA
METRO CONSTRUCTION COMPANY, INC. CONTRACT (ITB 12166-883) WITH THE CITY
OF FORT LAUDERDALE AND EXCEEDING THE SINGLE VENDOR ANNUAL THRESHOLD**

Budgetary Impact

Funding in the amount of \$50,660 will be appropriated from the Fleet Management M&E General Account No. 506-39-03-539-64-00.

A budget transfer of \$660 will be transferred from the Fleet Management M&E/M&E Account No. 506-39-03-539-64-30 into the Fleet Management M&E General Account No. 506-39-03-539-64-00 to cover the remainder of funds needed for this project.

Recommendation

PSD recommends City Commission approval of a resolution to waive formal competitive bidding for the purchase of equipment and services, utilize the City of Ft. Lauderdale's Contract ITB# 12166-883 with FMCC, and to exceed the annual expenditure single vendor threshold of \$25,000.

RESOLUTION NO. 2022-057

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO WAIVE FORMAL BIDDING AND TO APPROVE THE UTILIZATION OF SERVICES FOR REFURBISHING AND UPDATING THE CITY'S AGING FUEL DISPENSING PUMP SYSTEM FROM FLORIDA METRO CONSTRUCTION COMPANY, INC. UNDER THE COMPETITIVE BID BY THE CITY OF FORT LAUDERDALE INVITATION TO BID NO. 12166-883, IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND SIX HUNDRED SIXTY DOLLARS (\$50,660.00) AND TO EXCEED AN ANNUAL VENDOR EXPENDITURE THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the city government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if he/she is authorized to do so in advance by a resolution adopted by the City Commission; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold at Twenty-Five Thousand Dollars (\$25,000.00) for a vendor each fiscal year; and

WHEREAS, the Public Services Department is requesting approval to waive formal bidding and allow the procurement of equipment and services from Florida Metro Construction Company, Inc utilizing the City of Fort Lauderdale Contract ITB #12166-883; and

WHEREAS, the Director of the Public Services Department has determined that it is beneficial to fully refurbish the City's fuel dispensing pump system due to its age and near obsolete status; and

WHEREAS, the City of Fort Lauderdale, Florida executed an agreement with Florida Metro Construction, Inc. via a competitive procurement process; and

WHEREAS, the City of Fort Lauderdale has given permission to the City to utilize available pricing under ITB #12166-883, expiring on December 11, 2022; and

WHEREAS, Public Services requested and was provided with a proposal from Florida Metro Construction, Inc. to fully refurbish and modernize the outdated and aging vehicle fuel dispensing system located in the Department's complex; and

WHEREAS, this expenditure will exceed the annual Twenty-Five Thousand Dollars (\$25,000.00) City purchase threshold for a single vendor, requiring City Commission approval;

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

Section 1. That the above "Whereas" clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the proper City officials are authorized to execute an agreement with Florida Metro Construction, Inc. to refurbish and modernize the City's fuel dispensing system, in an amount exceeding the annual amount of the Twenty-Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor for Fiscal Year 2021-2022, which Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Resolution by this reference.

Section 3. That funding in the amount of \$50,660.00 for such purchases from Florida Metro Construction Inc. is available and appropriated within Fleet Management M&E General Account No. 506-39-03-539-64-00 via budget transfer of \$660.00 from the Fleet Management M&E/M&E Account No. 506-39-03-539-64-30 to cover the remainder of funds needed for this project.

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to the related documents which are deemed necessary and proper and in the best interest of the City.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA AND FLORIDA METRO CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, UNDER A CITY OF FORT LAUDERDALE INVITATION TO BID (“ITB”) NO. 12166-883, FOR SERVICES RELATED TO THE REFURBISHMENT AND MODERNIZATION OF CITY’S OUTDATED VEHICLE FUEL DISPENSING SYSTEM.

This is an Agreement (the “Agreement”) dated _____, 2022 between the City of Dania Beach, Florida, a municipal corporation (“City”) with an address of 100 W. Dania Beach Boulevard, Dania Beach, Florida, 33004 and Florida Metro Construction Company, Inc., a Florida corporation (“Contractor”), with a mailing address of 5117 NW 106 Terrace, Coral Springs, Florida 33076.

In consideration of the mutual covenants, terms and conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. The Agreement existing between the Contractor and the City of Fort Lauderdale and any amendment(s) to it, under an award by the City of Fort Lauderdale of a contract (the agreement related to Invitation to Bid No. 12166-883, a copy of which is attached as Exhibit “A”, and made a part of and is incorporated into this Agreement by this reference), shall be considered as part of this Agreement between the City and the Contractor; provided, however, that if Contractor contracts with any other governmental agency in the South Florida area and service rates are lower than those afforded to the City of Fort Lauderdale, or any city for these same services, then Contractor shall provide such lower service rates to the City.
2. The term of this Agreement shall be through December 11, 2022.
3. Nothing in this Agreement shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City’s sovereign immunity as set forth in Section 768.28, Florida Statutes.
4. Scrutinized Companies. Contractor shall certify that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), and that it is not engaged in a boycott of Israel. The City may terminate this Agreement at the City's option if Contractor is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2018), as may be amended or revised, or been placed on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, or is engaged in a boycott of Israel.
5. Verification of Employment Eligibility. Consultant represents that Consultant and each Subconsultant has registered with and uses the E-Verify system maintained by the United States Department of Homeland Security to verify the work authorization status of all newly hired employees in compliance with the requirements of Section 448.095, Florida

Statutes, and that entry into this Agreement will not violate that statute. If Consultant violates this section, Municipality may immediately terminate this Agreement for cause and Consultant shall be liable for all costs incurred by Municipality due to the termination.

6. Notices. Except as provided above, whenever either party desires to give notice to the other, it must be given by written notice, sent by certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective persons and places for giving of notice:

City: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach, Florida
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

With a copy to: Eve A. Boutsis, City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Consultant: Florida Metro Construction Company, Inc.
5117 NW 106 Terrace
Coral Springs, Florida 33076

7. That in all other respects, the terms of the Pompano Beach agreement apply to this Agreement.

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first written above.

ATTEST:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

ANA M. GARCIA, ICMA-CM
CITY MANAGER

EVE A. BOUTSIS
CITY ATTORNEY

WITNESSES:

Signature

PRINT Name

Signature

PRINT Name

CONTRACTOR:
FLORIDA METRO CONSTRUCTION
COMPANY, INC.,
a Florida corporation

Signature

PRINT Name

Title

Dated: _____, 2022

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or by ☐ online notarization, on _____, 2022, by _____ as _____
of Florida Metro Construction , Inc., a Florida corporation, on behalf of the corporation. He/she
is personally known to me or has produced
_____ as identification.

Notary Public, State of Florida

Print Name

My Commission Expires:



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
www.fortlauderdale.gov

October 28, 2021

Florida Metro Construction Company, Inc.
Attention: Danise Steiner
140 SW 1st Avenue
Dania Beach, FL 33004

Email: h.green@floridametro.com

SUBJECT: Renewal of Term Contract for ITB 12166-883; Fuel Station & Equipment-Maintenance, Repairs & Inspections, Amendment 1

Dear Ms. Steiner,

The subject Contract will expire on December 11, 2021.

In accordance with the terms and conditions of the subject Contract, the Contract may, by mutual consent of the parties, be renewed for an additional twelve (12) months period. The City would like to exercise the right to renew this Contract for an additional year at the existing pricing, terms and conditions. **Once renewed, the new contract expiration date will be December 11, 2022.**

Please indicate your approval of this offer by having an authorized officer of your firm execute the **ACCEPTANCE** portion below and return it by email to Marie Flynn at mflynn@fortlauderdale.gov on or before November 4, 2021.

Upon execution of the below, this Amendment will be your official notice that the Contract has been extended for one (1) year and no additional documentation will be required. **Please be sure any required Insurance Certificates are current and attached to your response.**

Thank you for your immediate attention to this matter.

Sincerely,

Glenn Marcos, CPPO, CPPB, FCPM, FCPA
Chief Procurement Officer/
Assistant Finance Director-Procurement and Contracts

ACCEPTANCE

By 
Official Signature

Heather Green, Vice President
Name Title

October 28, 2021
Date

**AGREEMENT FOR
FUEL STATION & EQUIPMENT-MAINTENANCE, REPAIRS & INSPECTIONS**

THIS AGREEMENT, made this 9th day of OCTOBER 2018, is by and between the City of Fort Lauderdale, a Florida municipality, ("City"), whose address is 100 North Andrews Avenue, Fort Lauderdale, Florida, 33301, and **Florida Metro Construction Company, Inc., a Florida corporation**, ("Contractor") whose address is 140 SW 1st Avenue, Dania Beach, Florida 33004, Phone: 954-921-8967, Email: h.green@floridametro.com.

NOW THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the City and the Contractor covenant and agree as follows:

WITNESSETH:

I. DOCUMENTS

The following documents (collectively "Contract Documents") are hereby incorporated into and made part of this Agreement (Form P-0001):

(1) **Invitation to Bid No. 12166-883, FUEL STATION & EQUIPMENT-MAINTENANCE, REPAIRS & INSPECTIONS**, including any and all addenda, prepared by the City of Fort Lauderdale, ("ITB" or "Exhibit A").

(2) The Contractor's response to the ITB, dated **AUGUST 7, 2018** ("Exhibit B").

All Contract Documents may also be collectively referred to as the "Documents." In the event of any conflict between or among the Documents or any ambiguity or missing specifications or instruction, the following priority is established:

- A. First, specific direction from the City Manager (or designee)
- B. Second, this Agreement (Form P-0001) dated OCTOBER 9, 2018, and any attachments.
- C. Third, Exhibit A
- D. Fourth, Exhibit B

II. SCOPE

The Contractor shall perform the work under the general direction of the City as set forth in the Contract Documents.

Unless otherwise specified herein, the Contractor shall perform all work identified in this Agreement. The parties agree that the scope of services is a description of Contractor's obligations and responsibilities, and is deemed to include preliminary considerations and prerequisites, and all labor, materials, equipment, and tasks which are such an inseparable part of the work described that exclusion would render performance by Contractor impractical, illogical, or unconscionable.

Contractor acknowledges and agrees that the City's Contract Administrator has no authority to make changes that would increase, decrease, or otherwise modify the Scope of Services to be provided under this Agreement.

By signing this Agreement, the Contractor represents that it thoroughly reviewed the documents incorporated into this Agreement by reference and that it accepts the description of the work and the conditions under which the Work is to be performed.

I. TERM OF AGREEMENT

The initial contract period shall commence on **December 12, 2018 and shall end on December 11, 2021. The City reserves the right to extend the contract for two additional one-year terms**, providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the City. In the event the term of this Agreement extends beyond the end of any fiscal year of City, to wit, September 30th, the continuation of this Agreement beyond the end of such fiscal year shall be subject to both the appropriation and the availability of funds

II. COMPENSATION

The Contractor agrees to provide the services and/or materials as specified in the Contract Documents at the cost specified in Exhibit B. It is acknowledged and agreed by Contractor that this amount is the maximum payable and constitutes a limitation upon City's obligation to compensate Contractor for Contractor's services related to this Agreement. This maximum amount, however, does not constitute a limitation of any sort upon Contractor's obligation to perform all items of work required by or which can be reasonably inferred from the Scope of Services. Except as otherwise provided in the solicitation, no amount shall be paid to Contractor to reimburse Contractor's expenses.

III. METHOD OF BILLING AND PAYMENT

Contractor may submit invoices for compensation no more often than monthly, but only after the services for which the invoices are submitted have been completed. An original invoice plus one copy are due within fifteen (15) days of the end of the month except the final invoice which must be received no later than sixty (60) days after this Agreement expires. Invoices shall designate the nature of the services performed and/or the goods provided.

City shall pay Contractor within forty-five (45) days of receipt of Contractor's proper invoice, as provided in the Florida Local Government Prompt Payment Act.

To be deemed proper, all invoices must comply with the requirements set forth in this Agreement and must be submitted on the form and pursuant to instructions prescribed by the City's Contract Administrator. Payment may be withheld for failure of Contractor to comply with a term, condition, or requirement of this Agreement.

Notwithstanding any provision of this Agreement to the contrary, City may withhold, in whole or in part, payment to the extent necessary to protect itself from loss on account of inadequate or defective work that has not been remedied or resolved in a manner satisfactory to the City's Contract Administrator or failure to comply with this Agreement. The amount withheld shall not be subject to payment of interest by City.

IV. GENERAL CONDITIONS

A. Indemnification

Contractor shall protect and defend at Contractor's expense, counsel being subject to the City's approval, and indemnify and hold harmless the City and the City's officers, employees, volunteers, and agents from and against any and all losses, penalties, fines, damages, settlements, judgments, claims, costs, charges, expenses, or liabilities, including any award of attorney fees and any award of costs, in connection with or arising directly or indirectly out of any act or omission by the Contractor or by any officer, employee, agent, invitee, subcontractor, or sublicensee of the Contractor. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the City Manager, any sums due Contractor under this Agreement may be retained by City until all of City's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved, and any amount withheld shall not be subject to payment of interest by City.

B. Intellectual Property

Contractor shall protect and defend at Contractor's expense, counsel being subject to the City's approval, and indemnify and hold harmless the City from and against any and all losses, penalties, fines, damages, settlements, judgments, claims, costs, charges, royalties, expenses, or liabilities, including any award of attorney fees and any award of costs, in connection with or arising directly or indirectly out of any infringement or allegation of infringement of any patent, copyright, or other intellectual property right in connection with the Contractor's or the City's use of any copyrighted, patented or un-patented invention, process, article, material, or device that is manufactured, provided, or used pursuant to this Agreement. If the Contractor uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the bid prices shall include all royalties or costs arising from the use of such design, device, or materials in any way involved in the work.

C. Termination for Cause

The aggrieved party may terminate this Agreement for cause if the party in breach has not corrected the breach within ten (10) days after written notice from the aggrieved party identifying the breach. The City Manager may also terminate this Agreement upon such notice as the City Manager deems appropriate under the circumstances in the event the City Manager determines that termination is necessary to protect the public health or safety. The parties agree that if the City erroneously, improperly or unjustifiably terminates for cause, such termination shall be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

This Agreement may be terminated for cause for reasons including, but not limited to, Contractor's repeated (whether negligent or intentional) submission for payment of false or incorrect bills or invoices, failure to perform the Work to the City's satisfaction; or failure to continuously perform the work in a manner calculated to meet or accomplish the objectives as set forth in this Agreement.

D. Termination for Convenience

The City reserves the right, in its best interest as determined by the City, to cancel this contract for convenience by giving written notice to the Contractor at least thirty (30) days prior to the effective date of such cancellation. In the event this Agreement is terminated for convenience, Contractor shall be paid for any services performed to the City's satisfaction pursuant to the Agreement through the termination date specified in the written notice of termination. Contractor acknowledges and agrees that he/she/it has received good, valuable and sufficient consideration from City, the receipt and adequacy of which are hereby acknowledged by Contractor, for City's right to terminate this Agreement for convenience.

E. Cancellation for Unappropriated Funds

The City reserves the right, in its best interest as determined by the City, to cancel this contract for unappropriated funds or unavailability of funds by giving written notice to the Contractor at least thirty (30) days prior to the effective date of such cancellation. The obligation of the City for payment to a Contractor is limited to the availability of funds appropriated in a current fiscal period, and continuation of the contract into a subsequent fiscal period is subject to appropriation of funds, unless otherwise provided by law.

F. Insurance

As a condition precedent to the effectiveness of this Agreement, during the term of this Agreement and during any renewal or extension term of this Agreement, the Contractor, at the Contractor's sole expense, shall provide insurance of such types and with such terms and limits as noted below. Providing proof of and maintaining adequate insurance coverage are material obligations of the Contractor. The Contractor shall provide the City a certificate of insurance evidencing such coverage. The Contractor's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by the Contractor shall not be interpreted as limiting the Contractor's liability and obligations under this Agreement. All insurance policies shall be from insurers authorized to write insurance policies in the State of Florida and that possess an A.M. Best rating of A-, VII or better. All insurance policies are subject to approval by the City's Risk Manager.

The coverages, limits, and endorsements required herein protect the interests of the City, and these coverages, limits, and endorsements may not be relied upon by the Contractor for assessing the extent or determining appropriate types and limits of coverage to protect the Contractor against any loss exposure, whether as a result of this Agreement or otherwise. The requirements contained herein, as well as the City's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under this Agreement.

The following insurance policies and coverages are required:

Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations

Policy must include coverage for Contractual Liability and Independent Contractors.

The City and the City's officers, employees, and volunteers are to be covered as additional insureds with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Contractor. The coverage shall contain no special limitation on the scope of protection afforded to the City or the City's officers, employees, and volunteers.

Business Automobile Liability

Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than \$1,000,000 combined single limit each accident.

If the Contractor does not own vehicles, the Contractor shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Workers' Compensation and Employer's Liability

Coverage must be afforded per Chapter 440, Florida Statutes. Any person or entity performing work for or on behalf of the City must provide Workers' Compensation insurance. Exceptions and exemptions will be allowed by the City's Risk Manager, if they are in accordance with Florida Statute.

The Contractor waives, and the Contractor shall ensure that the Contractor's insurance carrier waives, all subrogation rights against the City and the City's officers, employees, and volunteers for all losses or damages. The City requires the policy to be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or equivalent.

The Contractor must be in compliance with all applicable State and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable.

Pollution and Remediation Legal Liability (Hazardous Materials)

For the purpose of this section, the term "hazardous materials" includes all materials and substances that are designated or defined as hazardous by Florida or federal law or by the rules or regulations of Florida or any federal agency. If work being performed involves hazardous materials, the Contractor shall procure and maintain any or all of the following coverage, which will be specifically addressed upon review of exposure.

Contractors Pollution Liability Coverage

For sudden and gradual occurrences and in an amount not less than \$1,000,000 per claim arising out of this Agreement, including but not limited to, all hazardous materials identified under the Agreement.

Asbestos Liability Coverage

For sudden and gradual occurrences and in an amount not less than \$1,000,000 per claim arising out of work performed under this Agreement.

Disposal Coverage

The Contractor shall designate the disposal site and furnish a Certificate of Insurance from the disposal facility for Environmental Impairment Liability Insurance, covering liability for sudden and accidental occurrences in an amount not less than \$1,000,000 per claim and shall include liability for non-sudden occurrences in an amount not less than \$1,000,000 per claim.

Hazardous Waste Transportation Coverage

The Contractor shall designate the hauler and furnish a Certificate of Insurance from the hauler for Automobile Liability insurance with Endorsement MCS90 for liability arising out of the transportation of hazardous materials in an amount not less than \$1,000,000 per claim limit and provide a valid EPA identification number.

Insurance Certificate Requirements

- a. The Contractor shall provide the City with valid Certificates of Insurance (binders are unacceptable) no later than thirty (30) days prior to the start of work contemplated in this Agreement.
- b. The Contractor shall provide to the City a Certificate of Insurance having a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium.
- c. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Contractor to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the certificate holder.
- d. In the event the Agreement term goes beyond the expiration date of the insurance policy, the Contractor shall provide the City with an updated Certificate of Insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The City reserves the right to suspend the Agreement until this requirement is met.
- e. The Certificate of Insurance shall indicate whether coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
- f. The City shall be named as an Additional Insured on all liability policies, with the exception of Workers' Compensation.
- g. The City shall be granted a Waiver of Subrogation on the Contractor's Workers' Compensation insurance policy.
- h. The title of the Agreement, Bid/Contract number, event dates, or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:

City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

The Contractor has the sole responsibility for the payment of all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the City as an Additional Insured shall be at the Contractor's expense.

If the Contractor's primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Contractor may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement.

The Contractor's insurance coverage shall be primary insurance as applied to the City and the City's officers, employees, and volunteers. Any insurance or self-insurance maintained by the City covering the City, the City's officers, employees, or volunteers shall be non-contributory.

Any exclusion or provision in the insurance maintained by the Contractor that excludes coverage for work contemplated in this Agreement shall be unacceptable and shall be considered breach of contract.

All required insurance policies must be maintained until the contract work has been accepted by the City, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, Contractor must provide to the City confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The City reserves the right to review, at any time, coverage forms and limits of Contractor's insurance policies.

The Contractor shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement shall be provided to the Contractor's insurance company or companies and the City's Risk Management office as soon as practical.

It is the Contractor's responsibility to ensure that any and all of the Contractor's independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Contractor.

G. Environmental, Health and Safety

Contractor shall place the highest priority on health and safety and shall maintain a safe working environment during performance of the work. Contractor shall comply, and shall secure compliance by its employees, agents, and subcontractors, with all applicable environmental, health, safety and security laws and regulations, and performance conditions in this Agreement. Compliance with such requirements shall represent the minimum standard required of Contractor. Contractor shall be responsible for examining all requirements and determine whether additional or more stringent environmental, health, safety and security provisions are required for the work. Contractor agrees to utilize protective devices as required by applicable laws, regulations, and any industry or Contractor's health and safety plans and regulations, and to pay the costs and expenses thereof, and warrants that all such persons shall be fit and qualified to carry out the Work.

H. Standard of Care

Contractor represents that he/she/it is qualified to perform the work, that Contractor and his/her/its subcontractors possess current, valid state and/or local licenses to perform the Work, and that their services shall be performed in a manner consistent with that level of

care and skill ordinarily exercised by other qualified contractors under similar circumstances.

I. Rights in Documents and Work

Any and all reports, photographs, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of City; and Contractor disclaims any copyright in such materials. In the event of and upon termination of this Agreement, any reports, photographs, surveys, and other data and documents prepared by Contractor, whether finished or unfinished, shall become the property of City and shall be delivered by Contractor to the City's Contract Administrator within seven (7) days of termination of this Agreement by either party. Any compensation due to Contractor shall be withheld until Contractor delivers all documents to the City as provided herein.

J. Audit Right and Retention of Records

City shall have the right to audit the books, records, and accounts of Contractor and Contractor's subcontractors that are related to this Agreement. Contractor shall keep, and Contractor shall cause Contractor's subcontractors to keep, such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement. All books, records, and accounts of Contractor and Contractor's subcontractors shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, Contractor or Contractor's subcontractor, as applicable, shall make same available at no cost to City in written form.

Contractor and Contractor's subcontractors shall preserve and make available, at reasonable times for examination and audit by City in Broward County, Florida, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida public records law, Chapter 119, Florida Statutes, as may be amended from time to time, if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of three (3) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida public records law is determined by City to be applicable to Contractor and Contractor's subcontractors' records, Contractor and Contractor's subcontractors shall comply with all requirements thereof; however, Contractor and Contractor's subcontractors shall violate no confidentiality or non-disclosure requirement of either federal or state law. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for City's disallowance and recovery of any payment upon such entry.

Contractor shall, by written contract, require Contractor's subcontractors to agree to the requirements and obligations of this Section.

The Contractor shall maintain during the term of the contract all books of account, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this contract.

K. Public Entity Crime Act

Contractor represents that the execution of this Agreement will not violate the Public Entity Crime Act, Section 287.133, Florida Statutes, as may be amended from time to time, which essentially provides that a person or affiliate who is a contractor, consultant, or other provider and who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to City, may not submit a bid on a contract with City for the construction or repair of a public building or public work, may not submit bids on leases of real property to City, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with City, and may not transact any business with City in excess of the threshold amount provided in Section 287.017, Florida Statutes, as may be amended from time to time, for category two purchases for a period of 36 months from the date of being placed on the convicted vendor list. Violation of this section shall result in termination of this Agreement and recovery of all monies paid by City pursuant to this Agreement, and may result in debarment from City's competitive procurement activities.

L. Independent Contractor

Contractor is an independent contractor under this Agreement. Services provided by Contractor pursuant to this Agreement shall be subject to the supervision of the Contractor. In providing such services, neither Contractor nor Contractor's agents shall act as officers, employees, or agents of City. No partnership, joint venture, or other joint relationship is created hereby. City does not extend to Contractor or Contractor's agents any authority of any kind to bind City in any respect whatsoever.

M. Inspection and Non-Waiver

Contractor shall permit the representatives of CITY to inspect and observe the Work at all times.

The failure of the City to insist upon strict performance of any other terms of this Agreement or to exercise any rights conferred by this Agreement shall not be construed by Contractor as a waiver of the City's right to assert or rely on any such terms or rights on any future occasion or as a waiver of any other terms or rights.

N. Assignment and Performance

Neither this Agreement nor any right or interest herein shall be assigned, transferred, or encumbered without the written consent of the other party. In addition, Contractor shall not subcontract any portion of the work required by this Agreement, except as provided in the Schedule of Subcontractor Participation. City may terminate this Agreement, effective immediately, if there is any assignment, or attempted assignment, transfer, or encumbrance, by Contractor of this Agreement or any right or interest herein without City's written consent.

Contractor represents that each person who will render services pursuant to this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and that each such person is reasonably experienced and skilled in the area(s) for which he or she will render his or her services.

Contractor shall perform Contractor's duties, obligations, and services under this Agreement in a skillful and respectable manner. The quality of Contractor's performance and all interim and final product(s) provided to or on behalf of City shall be comparable to the best local and national standards.

In the event Contractor engages any subcontractor in the performance of this Agreement, Contractor shall ensure that all of Contractor's subcontractors perform in accordance with the terms and conditions of this Agreement. Contractor shall be fully responsible for all of Contractor's subcontractors' performance, and liable for any of Contractor's subcontractors' non-performance and all of Contractor's subcontractors' acts and omissions. Contractor shall defend at Contractor's expense, counsel being subject to City's approval or disapproval, and indemnify and hold City and City's officers, employees, and agents harmless from and against any claim, lawsuit, third party action, fine, penalty, settlement, or judgment, including any award of attorney fees and any award of costs, by or in favor of any of Contractor's subcontractors for payment for work performed for City by any of such subcontractors, and from and against any claim, lawsuit, third party action, fine, penalty, settlement, or judgment, including any award of attorney fees and any award of costs, occasioned by or arising out of any act or omission by any of Contractor's subcontractors or by any of Contractor's subcontractors' officers, agents, or employees. Contractor's use of subcontractors in connection with this Agreement shall be subject to City's prior written approval, which approval City may revoke at any time.

O. Conflicts

Neither Contractor nor any of Contractor's employees shall have or hold any continuing or frequently recurring employment or contractual relationship that is substantially antagonistic or incompatible with Contractor's loyal and conscientious exercise of judgment and care related to Contractor's performance under this Agreement.

Contractor further agrees that none of Contractor's officers or employees shall, during the term of this Agreement, serve as an expert witness against City in any legal or administrative proceeding in which he, she, or Contractor is not a party, unless compelled by court process. Further, Contractor agrees that such persons shall not give sworn testimony or issue a report or writing, as an expression of his or her expert opinion, which is adverse or prejudicial to the interests of City in connection with any such pending or threatened legal or administrative proceeding unless compelled by court process. The limitations of this section shall not preclude Contractor or any persons in any way from representing themselves, including giving expert testimony in support thereof, in any action or in any administrative or legal proceeding.

In the event Contractor is permitted pursuant to this Agreement to utilize subcontractors to perform any services required by this Agreement, Contractor agrees to require such subcontractors, by written contract, to comply with the provisions of this section to the same extent as Contractor.

P. Schedule and Delays

Time is of the essence in this Agreement. By signing, Contractor affirms that it believes the schedule to be reasonable; provided, however, the parties acknowledge that the schedule might be modified as the City directs.

Q. Materiality and Waiver of Breach

City and Contractor agree that each requirement, duty, and obligation set forth herein was bargained for at arm's-length and is agreed to by the parties in exchange for *quid pro quo*, that each is substantial and important to the formation of this Agreement and that each is, therefore, a material term hereof.

City's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

R. Compliance With Laws

Contractor shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing Contractor's duties, responsibilities, and obligations pursuant to this Agreement.

S. Severance

In the event a portion of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the provisions not having been found by a court of competent jurisdiction to be invalid or unenforceable shall continue to be effective.

T. Limitation of Liability

The City desires to enter into this Agreement only if in so doing the City can place a limit on the City's liability for any cause of action for money damages due to an alleged breach by the City of this Agreement, so that its liability for any such breach never exceeds the sum of \$1,000. Contractor hereby expresses its willingness to enter into this Agreement with Contractor's recovery from the City for any damage action for breach of contract or for any action or claim arising from this Agreement to be limited to a maximum amount of \$1,000 less the amount of all funds actually paid by the City to Contractor pursuant to this Agreement.

Accordingly, and notwithstanding any other term or condition of this Agreement, Contractor hereby agrees that the City shall not be liable to Contractor for damages in an amount in excess of \$1,000 which amount shall be reduced by the amount actually paid by the City to Contractor pursuant to this Agreement, for any action for breach of contract or for any action or claim arising out of this Agreement. Nothing contained in this paragraph or elsewhere in this Agreement is in any way intended to be a waiver of the limitation placed upon City's liability as set forth in Section 768.28, Florida Statutes.

U. Jurisdiction, Venue, Waiver, Waiver of Jury Trial

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for any lawsuit by either party against the other party or otherwise arising out of this Agreement, and for any other legal proceeding, shall be in the Seventeenth Judicial Circuit in and for Broward County, Florida, or in the event of federal jurisdiction, in the Southern District of Florida, Fort Lauderdale Division.

In the event Contractor is a corporation organized under the laws of any province of Canada or is a Canadian federal corporation, the City may enforce in the United States of

America or in Canada or in both countries a judgment entered against the Contractor. The Contractor waives any and all defenses to the City's enforcement in Canada of a judgment entered by a court in the United States of America.

V. Amendments

No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the Mayor-Commissioner and/or City Manager, as determined by City Charter and Ordinances, and Contractor or others delegated authority to or otherwise authorized to execute same on their behalf.

W. Prior Agreements

This document represents the final and complete understanding of the parties and incorporates or supersedes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein. The parties agree that there is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representation or agreement, whether oral or written.

X. Payable Interest

Except as required and provided for by the Florida Local Government Prompt Payment Act, City shall not be liable for interest for any reason, whether as prejudgment interest or for any other purpose, and in furtherance thereof Contractor waives, rejects, disclaims and surrenders any and all entitlement it has or may have to receive interest in connection with a dispute or claim based on or related to this Agreement.

Y. Representation of Authority

Each individual executing this Agreement on behalf of a party hereto hereby represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such party and does so with full legal authority.

Z. Uncontrollable Circumstances ("Force Majeure")

The City and Contractor will be excused from the performance of their respective obligations under this agreement when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

1. The non performing party gives the other party prompt written notice describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;

2. The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;
3. No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure; and
4. The non-performing party uses its best efforts to remedy its inability to perform. Notwithstanding the above, performance shall not be excused under this Section for a period in excess of two (2) months, provided that in extenuating circumstances, the City may excuse performance for a longer term. Economic hardship of the Contractor will not constitute Force Majeure. The term of the agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.

AA. Scrutinized Companies

Subject to *Odebrecht Construction, Inc., v. Prasad*, 876 F.Supp.2d 1305 (S.D. Fla. 2012), *affirmed*, *Odebrecht Construction, Inc., v. Secretary, Florida Department of Transportation*, 715 F.3d 1268 (11th Cir. 2013), with regard to the "Cuba Amendment," the Contractor certifies that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, and that it is not engaged in a boycott of Israel, and that it does not have business operations in Cuba or Syria, as provided in section 287.135, Florida Statutes (2018), as may be amended or revised. The City may terminate this Agreement at the City's option if the Contractor is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2018), as may be amended or revised, or been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, or is engaged in a boycott of Israel or has been engaged in business operations in Cuba or Syria, as defined in Section 287.135, Florida Statutes (2018), as may be amended or revised.

BB. Public Records

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CITY CLERK'S OFFICE, 100 N. ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301, PHONE: 954-828-5002, EMAIL: PRRCONTRACT@FORTLAUDERDALE.GOV.

Contractor shall:

1. Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2018), as may be amended or revised, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this contract if the Contractor does not transfer the records to the City.
4. Upon completion of the Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

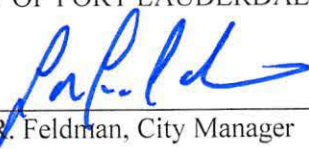
[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City and the Contractor execute this Contract as follows:

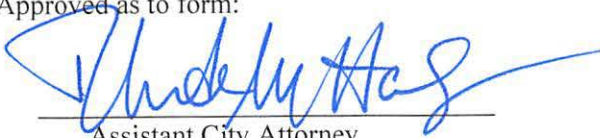
ATTEST:


Jeffrey A. Modarelli, City Clerk

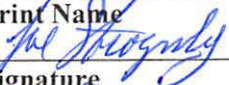
CITY OF FORT LAUDERDALE

By: 
Lee B. Feldman, City Manager

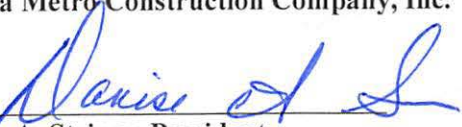
Approved as to form:


Assistant City Attorney

WITNESSES:


Signature
Glenn Davis
Print Name

Signature
Joe Stankowsky
Print Name

Florida Metro Construction Company, Inc.

By: 
Danise A. Steiner, President

(CORPORATE SEAL)

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by **Danise A. Steiner** as president for **Florida Metro Construction Company, Inc.**, a Florida corporation.

(SEAL)




(Signature of Notary Public)

Notary Public, State of Florida

Heather Green
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

Bid #12166-883 - Fuel Station & Equipment-Maintenance, Repairs & InspectionsCreation Date **Jul 5, 2018**End Date **Aug 10, 2018 2:00:00 PM EDT**Start Date **Jul 16, 2018 4:03:47 PM EDT**Awarded Date **Not Yet Awarded**

12166-883--01-01 Maintenance Cost					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - \$2,725.00	12 / month	\$32,700.00	Y	Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes:		

12166-883--01-02 Standard Labor Rate					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - \$115.00	1 / hour	\$115.00		Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes:		

12166-883--01-03 Overtime Labor Rate					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - \$175.00	1 / hour	\$175.00		Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes:		

12166-883--01-04 Emergency Labor Rate					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - \$230.00	1 / hour	\$230.00		Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes:		

12166-883--01-05 Cost Plus Mark-up					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - 25.00%	1 / percentage	25.00%		Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes: same mark-up applies to to parts, equipment rental, and subcontractor cost.		

12166-883--01-06 Contingency Amount					
Supplier	Unit Price	Qty/Unit	Total Price	Attch.	Docs
Florida Metro Construction Co., Inc.	First Offer - \$75,000.00	1 / n/a	\$75,000.00		Y
Product Code:			Supplier Product Code:		
Agency Notes:			Supplier Notes:		

Supplier Totals

f Florida Metro Construction Co., Inc.		\$108,220.00	(6/6 items)
Bid Contact	Heather Green h.green@floridametro.com Ph 954-921-8967	Address	140 SW 1st Avenue Dania Beach, FL 33004
Supplier Code 00016518			

Agency Notes:

Supplier Notes:

Head
Attch:



**

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS CITY DEPARTMENTS FOR SERVICES TO BE PURCHASED FROM CRAVEN THOMPSON AND ASSOCIATES FOR PROFESSIONAL ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES FOR FISCAL YEAR 2021-2022 (ENDING SEPTEMBER 30, 2022), THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM Building Division Interior Renovations, R-2022- Craven Thompson and Associates Architectural and Project Management Services Authorization to Exceed \$25K FY22, Craven Thompson Proposal - Building Division Interior Renovations



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director

SUBJECT: Authorization for Craven Thompson & Associates Inc. to provide professional architectural and project management services for interior renovations to the City's Building Department offices.

Candido
Sosa-Cruz

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania
Beach, ou=City Manager,
email=c.sosacruz@daniebeachfl.gov, c=US
Date: 2022.03.30 14:52:42 -0400

Request

The Community Development Department ("Department") is requesting approval for a work authorization with Craven Thompson & Associates Inc. ("CTA") to provide professional architectural and project management services for interior renovations to the City's Building Department offices and customer service area.

Background

Many departments in City Hall have recently invested in upgrading their existing offices to include customer service areas that better accommodate the public visiting City staff. This Department receives approximate 75 visitors a day which include residents, developers, contractors and business owners looking to invest in the City. This office space is in dire need of renovation and upgrades to keep up with the current workload of the Department. These improvements will include upgraded lighting, new flooring, new furnishings, additional offices and a more functional layout of the Department for efficient processing of applications and permits.

The proposed office improvement for the Building Department was budgeted and approved in FY21/22 Budget. The Department is requesting CTA to provide Architectural, Structural, Mechanical, Electrical, and Plumbing Design Services and Project Management to the Building Department for interior renovations. CTA was one of fifteen firms chosen as an engineering consultant for continuing services under RFQ 20-005, per the Consultants Competitive Negotiation Act (CCNA). The City Commission approved the list on October 25, 2016, with Resolution No. 2016-142. CTA has been working on plans for other City projects and is knowledgeable of the City Hall facility and has an expert team in planning and design.

Budgetary Impact

The Department is requesting a Purchase Order for CTA in the amount of \$58,190. Funding for these services have been budgeted and appropriated in FY 21/22 budget from Facilities Maintenance Improvements Account No. 505-39-02-539-63-10.

Recommendation

The Department recommends approval of the resolution to appropriate funds and enter into an contract for architectural services.

Attachment

Craven Thompson & Associates Inc. Proposal
Resolution

March 29, 2022

Ms. Eleanor Norena, CFM
Community Development Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

**RE: DANIA BEACH BUILDING DIVISION INTERIOR RENOVATIONS
DANIA BEACH, FLORIDA
CTA PROPOSAL NO. 2022-F02.019 (REVISED)**

Dear Ms. Norena:

The firm of Craven Thompson & Associates, Inc. (CTA) is pleased to provide the following proposal for Architectural, Structural, Mechanical, Electrical, and Plumbing Design Services and Project Management. The scope of work is for the renovation of approximately 3,500 SF of the northwest wing and 2,900 SF of the southwest wing of the Building Department that meets today's operational requirements. Renovations of the northwest wing includes a new customer service area, reconfiguration of plans review, administrative offices and storage areas, updating of existing toilets and break areas, new ceilings, floors, wall finishes, and lighting. Removal of an existing vault and column near the customer service area is an option to accommodate the new floor plan. Renovations of the southwest wing includes a new lobby and reception area, reconfiguration of administrative offices and storage areas, updating of existing toilets, new ceilings, floors, wall finishes, and lighting. Removal of an existing jail cells and a stair near the lobby area is an option to accommodate the new floor plan. Any code, life safety and ADA deficiencies will be identified and addressed in the design. Existing mechanical, electrical and plumbing will be modified as required to meet the needs of the renovations. Refer to **Exhibit A and B** for area of work. The basic services performed shall be within the general practice of professional services and standard of care for architecture and engineering and Project Management Services for the building renovations to the Dania Beach Building Division. The specific scope tasks are as follows:

I. DUE DILIGENCE AND DESIGN

1.1 Due Diligence Research and Design for Architectural, Structural Mechanical, Electrical, and Plumbing (CTA Task No. 24002)
(Provided by Subconsultant PGAL)

Survey existing conditions and review as-built documents. Identify any code issues and system deficiencies. Provide test fit floor plan options for client review and approval and meet with client to review final direction for selected plan.

Lump Sum \$9,900.00

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

- 1.2 Design Phase for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24003) **(Provided by Subconsultant PGAL)**
Prepare architectural development of the selected floor plan option. This task shall also include identifying major mechanical, electrical, plumbing, fire protection and structural requirements. Provide general furniture Layout and finish material selections with a finish board. Meeting with client to review and finalize direction of all design elements. Client directed changes to the program or layout after the design phase is approved would require additional service fees.

Lump Sum.....\$18,400.00

- 1.3 Construction Design for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24004) **(Provided by Subconsultant PGAL)**
Provide coordination and details required for permitting and bidding of the architecture, structural, mechanical, electrical, plumbing, fire protection and interior finish documents. Meet with Client to review and finalize any open construction document items.

Lump Sum.....\$22,200.00

- 1.4 Bid and Permit Design for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24060) **(Provided by Subconsultant PGAL)**
Upon completion of the Construction Documents phase, plans will be signed/sealed and prepared for permit review by the Building Department. Once all review comments have been satisfied, the plans will be submitted for bid. Assist the Client with the review of the bids and provide supplemental instruction.

Lump Sum.....\$2,400.00

II. PROJECT MANAGEMENT

- 2.1 Project Management (CTA Task No. 24070)
Provide oversight of project to ensure timeline and direction desired by client are followed as closely as possible. Management and direction of design disciplines. Attend meetings and provide coordination between client and design team.

Hourly Not to Exceed\$5,290.00

III. OPTIONAL DESIGN SERVICES

- 3.1 OPTIONAL DESIGN 1 (CTA Task No. 24004A) (OPTIONAL)
(Provided by Subconsultant PGAL)
Prepare base documents of existing architectural conditions in CAD format.

Lump Sum..... \$4,200.00
- 3.2 OPTIONAL DESIGN 2 (CTA Task No. 24004B) (OPTIONAL)
(Provided by Subconsultant PGAL)
Preparation of Structural survey.

Lump Sum..... \$3,800.00
- 3.3 OPTIONAL DESIGN 3 (CTA Task No. 24004C) (OPTIONAL)
(Provided by Subconsultant PGAL)
Customer service column removal and design of new support system.

Lump Sum..... \$4,600.00
- 3.4 OPTIONAL DESIGN 4 (CTA Task No. 24004D) (OPTIONAL)
(Provided by Subconsultant PGAL)
Exterior window replacement (wind design/ wall reinforcement).

Lump Sum..... \$2,750.00
- 3.5 OPTIONAL DESIGN 5 (CTA Task No. 24004E) (OPTIONAL)
(Provided by Subconsultant PGAL)
Design to account for vault removal (if used for existing building support).

Lump Sum..... \$5,000.00
- 3.6 OPTIONAL DESIGN 6 (CTA Task No. 24004F) (OPTIONAL)
(Provided by Subconsultant PGAL)
Roof equipment strengthening for new equipment.

Lump Sum..... \$5,000.00
- 3.7 OPTIONAL DESIGN 7 (CTA Task No. 24004G) (OPTIONAL)
(Provided by Subconsultant PGAL)
Roof equipment replacement.

Lump Sum..... \$4,500.00

IV. REIMBURSABLES AND PERMIT FEES

4.1 Reimbursable (CTA Task No. 31140)

Reimbursable expenses such as courier services, FedEx, progress prints, permit prints, or other clerical/design expenses for any active project being performed for Dania Beach by Craven Thompson & Associates, Inc.

Estimated Budget..... \$300.00

GRAND TOTAL (Excluding Optional Tasks and Reimbursables and Permit Fees)
..... **\$58,190.00**

The following items are not included as part of this proposal:

1. Permit fees required by governing agencies
2. Site Planning
3. Survey
4. Test Holes/GPR/SUE
5. Civil Engineering
6. Environmental Engineering Services
7. Traffic studies and analysis
8. Construction Services
9. Client requested changes after design phase
10. Wet pipe suppression systems
11. LEED certificates and related fees
12. Acoustical Engineering
13. Phase permit submittals
14. Design outside Exhibit A limits
15. As-built documents
16. Low Voltage
17. FF&E selection and procurement

The following is a list of items which are to be provided by Client:

1. Existing Building Plans

TERMS

TERMS OF THIS CONTRACT SHALL FOLLOW THAT OF THE CURRENTLY ACTIVE MASTER CCNA CONTRACT BETWEEN THE CITY OF DANIA BEACH AND CRAVEN THOMPSON & ASSOCIATES, INC.

LIABILITY

PURSUANT TO F.S. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Acceptance

This proposal and fee schedules are based on acceptance within 30 days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein.

If the proposed work and fees contained herein are agreeable with you, please sign the enclosed copy of this letter and return same to our office. Should you have any questions regarding the above, please do not hesitate to call.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

LEONARD (ZACH) GAMBLE, P.E.
Senior Engineer

PATRICK J. GBNEY, P.E.
Vice President, Engineering

LZG/tg

Attachments

ACCEPTANCE OF PROPOSAL: The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

THIS PROPOSAL ACCEPTED BY:

Name & Title

Firm Name

Date

Telephone Number

Facsimile Number

CRAVEN THOMPSON & ASSOCIATES INC.

EXHIBIT A



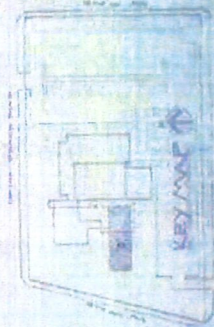
All dimensions are in feet and inches. Dimensions are given in parentheses for reference only. Dimensions are not to scale.

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- 2. 1/4" = 1'-0"
- 3. 1/8" = 1'-0"
- 4. 1/16" = 1'-0"
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FLOOR PLAN BUILDING "D"

[illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-01-2001 BY 60322
UCRL-92190-1



RESOLUTION NO. 2022-058

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY VARIOUS CITY DEPARTMENTS FOR SERVICES TO BE PURCHASED FROM CRAVEN THOMPSON AND ASSOCIATES FOR PROFESSIONAL ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES FOR FISCAL YEAR 2021-2022 (ENDING SEPTEMBER 30, 2022), THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if she is authorized to do so in advance by a resolution adopted by the City Commission; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold at Twenty-Five Thousand Dollars (\$25,000.00) for a vendor each fiscal year; and

WHEREAS, the Community Development Department and other Departments will purchase engineering services from Craven Thompson and Associates during the fiscal year, which may exceed the annual Twenty-Five Thousand Dollars (\$25,000.00) City threshold for a single vendor and therefore, City Commission approval is required; and

WHEREAS, Craven Thompson and Associates was chosen as one of fifteen firms awarded as an approved engineering consultant for continuing contract services under RFQ No. 20-005 per the Consultants Competitive Negotiation Act ("CCNA"). The City Commission approved the list on January 12, 2021, pursuant to RFQ No. 20-005, under Resolution No. 2021-007; and

WHEREAS, the Community Development Department is seeking approval to exceed Twenty-Five Thousand (\$25,000.00) purchase threshold for any necessary future engineering services for Fiscal Year 2021-2022 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for the fiscal year;

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

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission authorizes professional services to be performed by Craven Thompson and Associates, exceeding the annual amount of Twenty-Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 3. That all Department purchases shall be subject to and made within the respective Departments’ approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for the fiscal year, and that funding for these specific services is budgeted and appropriated in the Facilities Maintenance Account No. 505-02-539-63-10 in the amount of \$58,190.00.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

March 29, 2022

Ms. Eleanor Norena, CFM
Community Development Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

**RE: DANIA BEACH BUILDING DIVISION INTERIOR RENOVATIONS
DANIA BEACH, FLORIDA
CTA PROPOSAL NO. 2022-F02.019 (REVISED)**

Dear Ms. Norena:

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

The firm of Craven Thompson & Associates, Inc. (CTA) is pleased to provide the following proposal for Architectural, Structural, Mechanical, Electrical, and Plumbing Design Services and Project Management. The scope of work is for the renovation of approximately 3,500 SF of the northwest wing and 2,900 SF of the southwest wing of the Building Department that meets today's operational requirements. Renovations of the northwest wing includes a new customer service area, reconfiguration of plans review, administrative offices and storage areas, updating of existing toilets and break areas, new ceilings, floors, wall finishes, and lighting. Removal of an existing vault and column near the customer service area is an option to accommodate the new floor plan. Renovations of the southwest wing includes a new lobby and reception area, reconfiguration of administrative offices and storage areas, updating of existing toilets, new ceilings, floors, wall finishes, and lighting. Removal of an existing jail cells and a stair near the lobby area is an option to accommodate the new floor plan. Any code, life safety and ADA deficiencies will be identified and addressed in the design. Existing mechanical, electrical and plumbing will be modified as required to meet the needs of the renovations. Refer to **Exhibit A and B** for area of work. The basic services performed shall be within the general practice of professional services and standard of care for architecture and engineering and Project Management Services for the building renovations to the Dania Beach Building Division. The specific scope tasks are as follows:

I. DUE DILIGENCE AND DESIGN

1.1 Due Diligence Research and Design for Architectural, Structural Mechanical, Electrical, and Plumbing (CTA Task No. 24002)
(Provided by Subconsultant PGAL)

Survey existing conditions and review as-built documents. Identify any code issues and system deficiencies. Provide test fit floor plan options for client review and approval and meet with client to review final direction for selected plan.

Lump Sum \$9,900.00

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

- 1.2 Design Phase for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24003) **(Provided by Subconsultant PGAL)**
Prepare architectural development of the selected floor plan option. This task shall also include identifying major mechanical, electrical, plumbing, fire protection and structural requirements. Provide general furniture Layout and finish material selections with a finish board. Meeting with client to review and finalize direction of all design elements. Client directed changes to the program or layout after the design phase is approved would require additional service fees.

Lump Sum.....\$18,400.00

- 1.3 Construction Design for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24004) **(Provided by Subconsultant PGAL)**
Provide coordination and details required for permitting and bidding of the architecture, structural, mechanical, electrical, plumbing, fire protection and interior finish documents. Meet with Client to review and finalize any open construction document items.

Lump Sum.....\$22,200.00

- 1.4 Bid and Permit Design for Architectural, Structural, Mechanical, Electrical, and Plumbing
(CTA Task No. 24060) **(Provided by Subconsultant PGAL)**
Upon completion of the Construction Documents phase, plans will be signed/sealed and prepared for permit review by the Building Department. Once all review comments have been satisfied, the plans will be submitted for bid. Assist the Client with the review of the bids and provide supplemental instruction.

Lump Sum.....\$2,400.00

II. PROJECT MANAGEMENT

- 2.1 Project Management (CTA Task No. 24070)
Provide oversight of project to ensure timeline and direction desired by client are followed as closely as possible. Management and direction of design disciplines. Attend meetings and provide coordination between client and design team.

Hourly Not to Exceed\$5,290.00

III. OPTIONAL DESIGN SERVICES

- 3.1 OPTIONAL DESIGN 1 (CTA Task No. 24004A) (OPTIONAL)
(Provided by Subconsultant PGAL)
Prepare base documents of existing architectural conditions in CAD format.
- Lump Sum.....\$4,200.00
- 3.2 OPTIONAL DESIGN 2 (CTA Task No. 24004B) (OPTIONAL)
(Provided by Subconsultant PGAL)
Preparation of Structural survey.
- Lump Sum.....\$3,800.00
- 3.3 OPTIONAL DESIGN 3 (CTA Task No. 24004C) (OPTIONAL)
(Provided by Subconsultant PGAL)
Customer service column removal and design of new support system.
- Lump Sum.....\$4,600.00
- 3.4 OPTIONAL DESIGN 4 (CTA Task No. 24004D) (OPTIONAL)
(Provided by Subconsultant PGAL)
Exterior window replacement (wind design/ wall reinforcement).
- Lump Sum.....\$2,750.00
- 3.5 OPTIONAL DESIGN 5 (CTA Task No. 24004E) (OPTIONAL)
(Provided by Subconsultant PGAL)
Design to account for vault removal (if used for existing building support).
- Lump Sum.....\$5,000.00
- 3.6 OPTIONAL DESIGN 6 (CTA Task No. 24004F) (OPTIONAL)
(Provided by Subconsultant PGAL)
Roof equipment strengthening for new equipment.
- Lump Sum.....\$5,000.00
- 3.7 OPTIONAL DESIGN 7 (CTA Task No. 24004G) (OPTIONAL)
(Provided by Subconsultant PGAL)
Roof equipment replacement.
- Lump Sum.....\$4,500.00

IV. REIMBURSABLES AND PERMIT FEES

4.1 Reimbursable (CTA Task No. 31140)

Reimbursable expenses such as courier services, FedEx, progress prints, permit prints, or other clerical/design expenses for any active project being performed for Dania Beach by Craven Thompson & Associates, Inc.

Estimated Budget..... \$300.00

GRAND TOTAL (Excluding Optional Tasks and Reimbursables and Permit Fees)
..... **\$58,190.00**

The following items are not included as part of this proposal:

1. Permit fees required by governing agencies
2. Site Planning
3. Survey
4. Test Holes/GPR/SUE
5. Civil Engineering
6. Environmental Engineering Services
7. Traffic studies and analysis
8. Construction Services
9. Client requested changes after design phase
10. Wet pipe suppression systems
11. LEED certificates and related fees
12. Acoustical Engineering
13. Phase permit submittals
14. Design outside Exhibit A limits
15. As-built documents
16. Low Voltage
17. FF&E selection and procurement

The following is a list of items which are to be provided by Client:

1. Existing Building Plans

TERMS

TERMS OF THIS CONTRACT SHALL FOLLOW THAT OF THE CURRENTLY ACTIVE MASTER CCNA CONTRACT BETWEEN THE CITY OF DANIA BEACH AND CRAVEN THOMPSON & ASSOCIATES, INC.

LIABILITY

PURSUANT TO F.S. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Acceptance

This proposal and fee schedules are based on acceptance within 30 days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein.

If the proposed work and fees contained herein are agreeable with you, please sign the enclosed copy of this letter and return same to our office. Should you have any questions regarding the above, please do not hesitate to call.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

LEONARD (ZACH) GAMBLE, P.E.
Senior Engineer

PATRICK J. GIBNEY, P.E.
Vice President, Engineering

LZG/tg

Attachments

ACCEPTANCE OF PROPOSAL: The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

THIS PROPOSAL ACCEPTED BY:

Name & Title

Firm Name

Date

Telephone Number

Facsimile Number



All information sent for the building should be included in alternate means otherwise.

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1750 1800 1850 1900 1950 2000

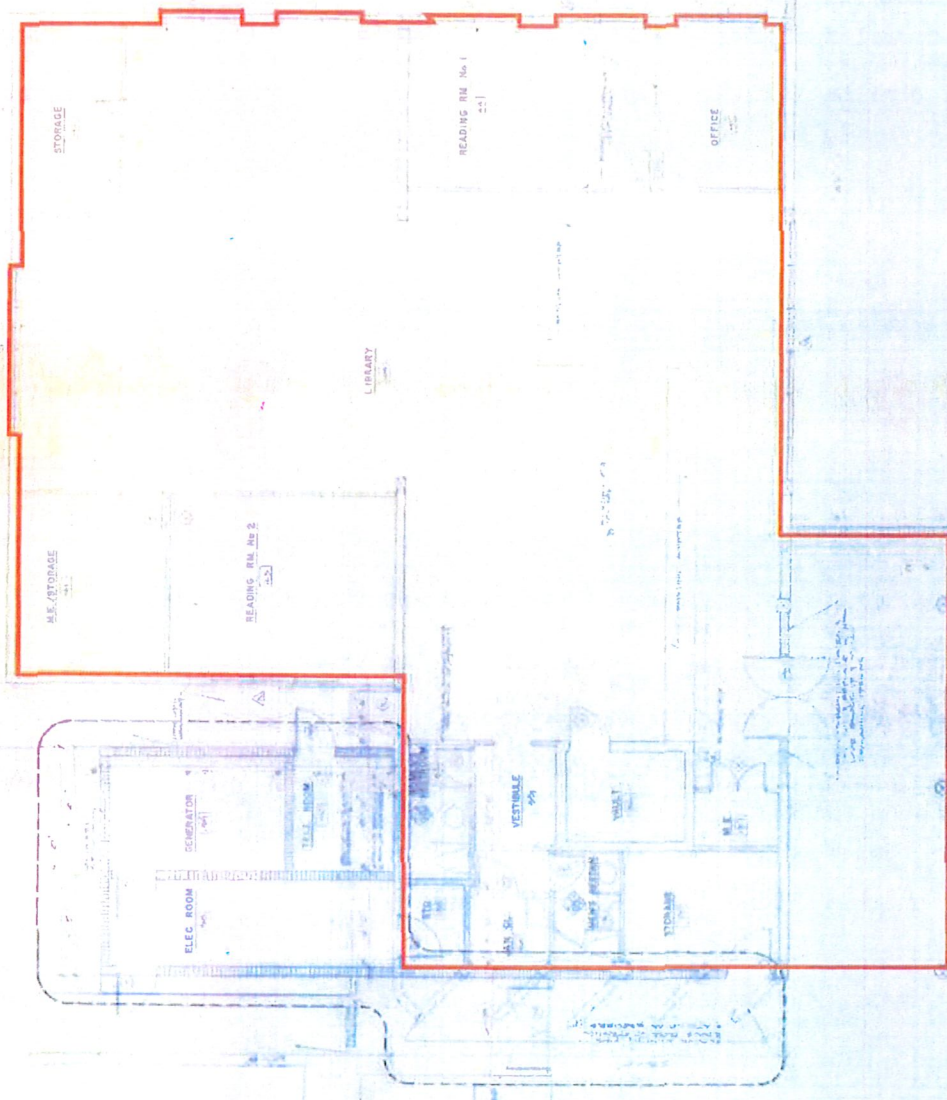
1. *Staphylococcus aureus* (100%)

100

100

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118

EXHIBIT A



GARDEN

FLOOR PLAN BUILDING "E"

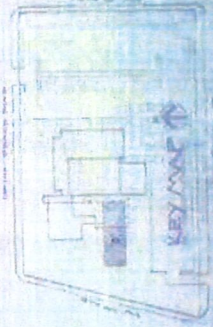
SCALE 1/8" = 1'-0"

**ADDITION
FOUNDATION PLAN**

6.3.20. From

ADDITION ROOF
FRAMING PLAN

$$\text{scale} = 1/4^{\circ} = 10^{-5}$$



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-20-2001 BY 60322 UCBAW/STP

ΔΖΕΥΕ

[Faint handwritten notes or bleed-through from another page]

FLOOR PLAN BUILDING "D"

SCALE 1/4" = 1'0"

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO PAY THE LAW OFFICES OF RYAN & RYAN, LLC FOR OUTSTANDING INVOICES FROM FISCAL YEARS 2020-2021 AND 2021-2022, WHICH WERE NOT PREVIOUSLY PROVIDED TO THE CITY THAT TOTAL FORTY NINE THOUSAND FIVE HUNDRED EIGHTY-SIX DOLLARS AND FIFTY-SIX CENTS (\$49,586.56), WHICH AMOUNT EXCEEDS THE ANNUAL VENDOR THRESHOLD AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Tim Ryan invoices, R-2022- Ryan and Ryan Law, LLC Outstanding Non-Billed Invoices, Composite Exhibit A



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: April 12, 2022

TO: Mayor and City Commissioners

FROM: Eve A. Boutsis, City Attorney Eve A. Boutsis Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@danibeachfl.gov, c=US
Date: 2022.04.12 17:23:49 -0400

SUBJECT: Outside Legal Services - Ryan & Ryan, LLC

Request:

To pay the invoices of Ryan & Ryan, LLC, for outside counsel services for the two year period for 2020 and 2021 along with three invoices from January-March 2022, totaling a cost of \$49,586.56.

Background:

The City of Dania Beach has had an existing agreement with Ryan & Ryan, LLC, to provide the City with services related to code compliance, lien settlements, foreclosures and Municipal Ordinance Violation ("MOV") representation. In March 2020, the City hired an Assistant City Attorney in order to bring those services in-house which has substantially decreased the costs previously spent on outside counsel. As the City had hired an assistant city attorney, much of the services previously provided by Ryan and Ryan, LLC, are now done in-house.

By way of example, in 2018 totaled One Hundred Fifty Two Thousand One Hundred Twenty Eight Dollars (\$152,128.00) and the total cost in 2019 was One Hundred Twenty One Thousand Sixty Seven Dollar (121,067.00).

Ryan and Ryan Law, LLC had not provided monthly invoices to the City since February 2020, however they recently sent all invoices for services that had been provided during that time which total Forty Nine Thousand Five Hundred Eighty Six Dollars and Fifty Six Cents (\$49,586.56). Payment of these invoices for the two-year period will exceed the annual Twenty-Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor, requiring City Commission approval.

Going forward the City Attorney's office now handles all special magistrate hearings and handles all settlements and foreclosure actions internally. Outside legal services invoices will be minimal.

Recommendation: Approval of the payment of the invoices.

c: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa Cruz, ICMA-Deputy City Manager

RESOLUTION NO. 2022-059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO PAY THE LAW OFFICES OF RYAN & RYAN, LLC FOR OUTSTANDING INVOICES FROM FISCAL YEARS 2020-2021 AND 2021-2022, WHICH WERE NOT PREVIOUSLY PROVIDED TO THE CITY THAT TOTAL FORTY NINE THOUSAND FIVE HUNDRED EIGHTY-SIX DOLLARS AND FIFTY-SIX CENTS (\$49,586.56), WHICH AMOUNT EXCEEDS THE ANNUAL VENDOR THRESHOLD AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach has had an existing agreement with Ryan & Ryan, LLC, to provide the City with services related to code compliance, lien settlements, foreclosures and Municipal Ordinance Violation (“MOV”) representation; and

WHEREAS, in March 2020, the City hired an Assistant City Attorney in order to bring those services in-house which has substantially decreased the costs previously spent on outside counsel; and

WHEREAS, prior to hiring the Assistant City Attorney, the total invoices from Ryan and Ryan Law, LLC in 2018 totaled One Hundred Fifty Two Thousand One Hundred Twenty Eight Dollars (\$152,128.00) and the total cost in 2019 was One Hundred Twenty One Thousand Sixty Seven Dollars (121,067.00); and

WHEREAS, Ryan and Ryan Law, LLC had not provided monthly invoices to the City since February 2020, however they recently sent all invoices for services that had been provided during that time which total Forty Nine Thousand Five Hundred Eighty Six Dollars and Fifty Six Cents (\$49,586.56), which invoices are attached as composite Exhibit “A” and incorporated into this Resolution by this reference; and

WHEREAS, payment of these invoices for the two year period will exceed the annual Twenty-Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor, requiring City Commission approval; and

WHEREAS, going forward the City Attorney’s office now handles all special magistrate hearings, and handles all settlements and foreclosure actions internally; and

WHEREAS, as the City has incurred the legal expenses referenced in Exhibit “A”, the City Attorney recommends paying the invoices;

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

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by this reference.

Section 2. That the current balance remaining in the Ryan & Ryan LLC account is Six Thousand Eight Hundred Eighty-Five Dollars and Ten Cents (\$6,885.10) and the remaining amount of Forty-Two Thousand Seven Hundred Dollars and Fifty-Six Cents (\$42,700.56) will be transferred from the General Fund Appropriated Fund Balance Account No. 001-00-00-389-90-01.

Section 3. That the City Commission authorizes the payment of the outstanding invoices that will exceed the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN

TELEPHONE 954.920.2921
FACSIMILE 954.921.1247
www.ryanlawfl.com

February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
March 2020
Purchase Order Number: 2020-00000014
Our File Number: 24715D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
03/02/20	Review and reply to Erin McClendon email regarding March Special Magistrate Hearing agenda	.2
03/02/20	Revise correspondence, Claim for Tax Deed Surplus, and Affidavit of Representation for Belinda Poplin property (15-0555; Tax Deed 43296)	1.6
03/02/20	Telephone conference with Clancy Nanan regarding request for lien settlement on vacant lot at NW 14 Way (17-0768)	.3
03/02/20	Review title, tax, and name search for Belinda Poplin property (15-0555)	.4

03/03/20	Email to Erin McClendon regarding settlement of code enforcement lien for 195 NW 14 Way property (16-1552; 17-1552) and review reply	.2
03/03/20	Telephone conference with Attorney Marc Marra regarding lien settlement for 195 NW 14 Way property (16-1552; 17-1552)	.3
03/03/20	Review code enforcement files regarding litigation report to HCT Certified Public Accountants and Consultants for City Annual Audit	1.8
03/03/20	Review and reply to Attorney Ansbro email regarding FAU beach parking area	.1
03/04/20	Review and reply to Erin McClendon email regarding code compliance at 195 NW 14 Way property (16-1552; 17-1552)	.2
03/04/20	Telephone conference with Erin McClendon regarding Claim for Tax Deed Surplus on Belinda Poplin property (15-0555; Tax Deed 43296)	.2
03/04/20	Office conference with Erin McClendon and Eric Walton regarding Claim for Tax Deed Surplus and Affidavit of Representation for Belinda Poplin property (15-0555; Tax Deed 43296)	.5
03/04/20	Meeting and submittal of correspondence, Claim for Tax Deed Surplus Proceeds, and Affidavit of Representation to Broward County Records, Taxes, and Treasury Division for Belinda Poplin Property (15-0555; Tax Deed 43296)	1.2
03/04/20	Review and reply to Attorney Ilian Rashtanov email regarding lien settlement proposal for 2970 SW 45 Street property (15-0555)	.2
03/04/20	Telephone conference with Attorney Marc Marra regarding lien settlement proposal for 195 NW 14 Way property (16-1552; 17-1552)	.4
03/04/20	Review and reply to Attorney Ilian Rashtanov email regarding Release and Satisfaction of Lien settlement proposal with pending Tax Deed Surplus Claim for 2970 SW 45 Street property (15-0555)	1.5

03/05/20	Review emails and report regarding Mastec water theft claim and research case law on theft from public utility; prepare memorandum to file	1.3
03/05/20	Review and reply to Erin McClendon email regarding amending Special Magistrate Final Order for Botorog (18-1333)	.3
03/05/20	Email to Attorney Eve A. Boutsis regarding Mastec water theft claim and review reply	.3
03/05/20	Review and reply to Attorney Eve A. Boutsis email regarding Mastec water theft claim	.1
03/05/20	Email to Clancy Nanan regarding lien settlement proposal for vacant lot at NW 14 Way (17-0768) and review reply	.3
03/05/20	Telephone conference with Erin McClendon regarding amending Special Magistrate Order for Botorog (18-1333)	.2
03/05/20	Telephone conference with Clancy Nanan regarding lien settlement proposal for vacant lot at NW 14 Way (17-0768)	.4
03/05/20	Review and reply to Attorney Eve Boutsis email regarding deed restrictions for Dania Memorial Park property	.2
03/05/20	Telephone conference with Attorney Eve Boutsis regarding deed restrictions on Dania Memorial Park property	.2
03/05/20	Review and reply to Attorney Marc Marra regarding code lien on 195 NW 14 Way property (16-1552 and 17-1552)	.3
03/05/20	Attend Special Magistrate Hearings	3.5
03/06/20	Email Attorney Ilian Rashtanov regarding lien settlement proposal for 2970 SW 45 Street property (15-0555) and review reply	.4
03/09/20	Research case law regarding due process litigation claims on Special Magistrate orders and hearings; prepare memorandum to file	1.3

03/09/20	Prepare lien settlement proposal letter for vacant lot at NW 14 Way (17-0768)	.7
03/10/20	Review title search documents for Dania Memorial Park property	1.6
03/10/20	Review Attorney Eve A. Boutsis and Eric Walton emails regarding Lions Club storage container	.2
03/10/20	Revise draft title search letter for property at 221 SW 2 Terrace (18-1721)	.5
03/10/20	Telephone conference with Attorneys' Title Fund Services regarding title search on Dania Memorial Park property	.4
03/11/20	Review Broward County Clerk case dockets regarding City Annual Audit	.6
03/11/20	Review office code enforcement lien files regarding Notices of Tax Deed Auction and City's claims for Tax Deed Surplus funds; prepare memorandum to file (Property IDs 5042 32 16 0620; 5042 32 34 3000; 5142 03 CJ 0320; 5042 33 01 0070; 5042 20 03 0030; 5142 03 36 0280)	2.5
03/11/20	Review and reply to Lori Adams emails regarding contract legal services	.2
03/12/20	Review Erika Clayton email regarding Lions Club storage container	.1
03/12/20	Telephone conference with Erin McClendon regarding Special Magistrate Order Imposing Fine for 529 NE 2 Place property(18-1029)	.2
03/12/20	Draft correspondence to HCT Certified Public Accountants and Consultants regarding litigation report for City Annual Audit	.8
03/12/20	Telephone conference with Frank DiPaolo regarding City Annual Audit and contact information for HCT Certified Public Accountants and Consultants	.2
03/12/20	Review Attorney Marc Marra email regarding foreclosure action on 195 NW 14 Way property (16-1552 and 17-1552)	.2

03/12/20	Telephone conference with James Patton at HCT Certified Public Accountants and Consultants regarding City Annual Audit	.3
03/12/20	Email to Erin McClendon regarding Special Magistrate Order Imposing Fine for 529 NE 2 Place (18-1029) and review reply	.4
03/13/20	Telephone conference with Clancy Nanan regarding lien settlement proposal for vacant lot at NW 14 Way (17-0768)	.4
03/13/20	Telephone conference with Erin McClendon regarding notary jurat for Special Magistrate Order Imposing Fine on 529 NE 2 Place property (18-1029)	.2
03/13/20	Office conference with Clancy Nannan regarding settlement payment and Release of Lien for vacant lot at NW 14 Way (17-0768)	.3
03/13/20	Office conference with Erin McClendon regarding settlement payment for vacant lot at NW 14 Way (17-0768)	.4
03/13/20	Telephone conference with Attorney Ken Stevens regarding lien settlement for vacant lot at NW 14 Way (17-0768)	.3
03/13/20	Email to Erin McClendon with revised Special Magistrate Order Imposing Fine for 529 NE 2 Place property (18-1029) and review reply	.2
03/13/20	Revise and finalize correspondence to HCT Certified Public Accountants and Consultants regarding litigation report for City Annual Audit	.5
03/13/20	Review and reply to Erin McClendon email regarding subordination of lien for property at 195 NW 14 Way (16-1552)	.2
03/13/20	Email James Patton at HCT Certified Public Accountants and Consultants regarding City Annual Audit and review reply	.2
03/16/20	Revise settlement offer correspondence on vacant lot at NW 14 Way (17-0768)	.4
03/16/20	Review and reply to Attorney Marc Marra email regarding property at 195 NW 14 Way (16-1552 and 17-1552)	.3

03/16/20	Review and reply to Lori Adams email regarding notice of Tax Deed Auction for property at 1002 NW 2 Street	.4
03/16/20	Review Broward County Clerk of Court Notice of Claim filed in Cedar Globe LLC v. Broward County Clerk of Courts, et al., Case No. CACE19-023879	.3
03/17/20	Update title search and revise draft title search letter for 230 SW 15 Street property (19-0380)	.6
03/18/20	Email Eric Walton regarding receipt of Tax Deed Surplus funds for vacant lot at NW 6 Avenue (Property ID 5042 3401 2390, Tax ID 43147) and review reply	.3
03/18/20	Review and reply to Jean Seibold email regarding Release and Satisfaction of Lien for 1975 Stirling Road property (98-0053)	.3
03/18/20	Review and reply to Attorney Eve A. Boutsis email regarding Release and Satisfaction of Lien for vacant lot at NW 14 Way (17-0768)	.2
03/19/20	Telephone conference with Erin McClendon regarding status of Release and Satisfaction of Lien for 1975 Stirling Road property (98-0053)	.2
03/19/20	Telephone conference with Jean Seibold regarding Release and Satisfaction of Lien for 1975 Stirling Road property (98-0053)	.2
03/19/20	Review Notice of Tax Deed Auction for property at 1002 NW 2 Street (Property ID 504233 10 0100)	.7
03/19/20	Telephone conference with Clancy Nanan regarding Release and Satisfaction of Code Lien for vacant lot at NW 14 Way (17-0768)	.2
03/23/20	Revise draft title search letter for property at 249 NW 8 Avenue property (19-1110)	.4
03/24/20	Review and reply to Attorney Ilian Rashtanov email regarding lien settlement for property at 2970 SW 45 Street property (15-0555)	.2
03/25/20	Revise draft title search letter for property at 49 SW 14 Street (19-0632)	.8

03/25/20	Review title, tax, and name search on vacant lot at East Dania Beach Boulevard (Property ID 50423 02 0198)	1.0
03/26/20	Telephone conference with Jean Seibold regarding Release and Satisfaction of Code Lien for property at 1975 Stirling Road (98-0053)	.2
03/26/20	Review title, tax, and name search on vacant lot at East Dania Beach Boulevard (Property ID 504235 02 0810)	1.4
03/30/20	Revise draft title search correspondence for property at 2661 SW 54 Place (19-1056)	.5
03/31/20	Review title, tax and, name search on vacant lot at East Dania Beach Boulevard (Property ID 504235 02 0750)	<u>1.3</u>
	Total hours	39.4
	39.4 hours @ \$140 per hour	\$5,516.00

DISBURSEMENTS

Attorneys' Title Insurance Fund, Inc./Ryan & Ryan, LLC - title search - 230 SW 15 Street (19-0380)	
1 title search at \$95 per title search:	\$95.00
Ryan & Ryan, LLC (administrative costs):	<u>\$165.48</u>
Total Disbursements:	\$260.48

SUMMARY

Attorney's Fees:	\$5,516.00
Disbursements:	<u><u>\$260.48</u></u>
BALANCE DUE:	\$5,776.48

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@daniabeachfl.gov, c=US
Date: 2022.04.04 07:28:41 -0400

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN

TELEPHONE 954.920.2921
FACSIMILE 954.921.1247
www.ryanlawfl.com

February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
April 2020
Purchase Order Number: 2020-00000014
Our File Number: 24715D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
04/01/20	Review title, tax, and name search update for Vincent Ireland property (19-0837)	.5
04/01/20	Telephone conference with Erin McClendon regarding April Special Magistrate Hearings	.2
04/02/20	Telephone conference with Attorneys' Title Fund Services regarding title search for Dania Memorial Park property	.4
04/02/20	Prepare Release and Satisfaction of Code Enforcement Lien and payoff letter for 2970 SW 45 Street property (15-0555)	1.1
04/02/20	Review title, tax, and name search update for Zhonda Investing Group LLC property (19-0762)	.6

04/02/20	Review emergency orders on the effect of COVID-19 with tax deed auctions in Broward County; prepare memorandum to file	.7
04/02/20	Review status of pleadings filed in Cedar Globe LLC v. Broward County Clerk of Courts, Case No. CACE 19-023879	.6
04/03/20	Revise and update draft title search letter for Vincent Ireland property (19-0837)	.8
04/03/20	Review title, tax, and name search update for United Real Estate Ventures property	1.1
04/06/20	Review and reply to Erin McClendon email regarding Release of Lien for 1975 Stirling Road property (98-0053)	.3
04/06/20	Review title, tax, and name search update for Georgios Vihos property (10-0933; 15-0595; 17-0019; 19-1360)	.7
04/06/20	Revise and update draft title search letter for Zhonda Investing Group property (19-0762)	.8
04/06/20	Telephone conference with Jean Seibold regarding Release and Satisfaction of Code Lien for 1975 Stirling Road property (98-0053)	.2
04/07/20	Revise and update draft title search letter for Georgios Vihos property (10-0933; 15-0595; 17-0019; 19-1360)	1.2
04/07/20	Review office file for Soriel Botorog regarding Final Order (18-1333); prepare memorandum to file	.4
04/07/20	Email to Jean Seibold regarding Release and Satisfaction of Code Lien for 1975 Stirling Road property (98-0053)	.2
04/09/20	Review title, tax, and name search update for Mark Calzaretta property (19-1056)	.7
04/09/20	Telephone conference with Attorney Stevens regarding Release and Satisfaction of Code Enforcement Lien for vacant lot at NW 14 Way (17-0768)	.3
04/09/20	Revise and update draft title search letter for Mark Calzaretta property (19-1056)	.8

04/10/20	Review Broward County records on Nancy Fotey regarding Code Enforcement Liens (Property ID 5042 32 16 0620)	.3
04/10/20	Review title, tax, and name search update for Gary Jenkins property (19-0380)	.9
04/10/20	Review Broward County tax deed surplus notice and sale documents for vacant lot at East Dania Beach Boulevard (Property ID 5042 35 02 0750)	1.3
04/13/20	Review and reply to Jarrett Williams email regarding lien settlement proposal for 2970 SW 45 Street property (15-0555)	.4
04/13/20	Telephone conference with Broward County Records, Taxes, and Treasury Division regarding availability of records for Dania Memorial Park property	.4
04/14/20	Review title, tax, and name search update for Rhaycom, LLC property (19-0110)	.6
04/14/20	Review and reply to Erin McClendon email regarding lien settlement proposal for 2970 SW 45 Street property (15-0555)	.3
04/14/20	Revise and update draft title search letter for Gary Jenkins property (19-0380)	1.2
04/14/20	Telephone conference with Attorney Ilian Rashtanov regarding request for lien settlement on 2970 SW 45 Street property (15-0555)	.4
04/15/20	Revise and update draft title search letter for Rhaycom, LLC property (19-0110)	.5
04/15/20	Review Broward County records on William Fotey regarding Code Enforcement Liens (Property ID 5042 32 16 0620)	.2
04/16/20	Review title, tax, and name search update for Pierre Dellaire property (19-0019)	.6
04/16/20	Email to Attorney Ilian Rashtanov regarding request for lien settlement on 2970 SW 45 Street property (15-0555)	.2
04/17/20	Revise and update draft title search letter for Pierre Dellaire property (19-0019)	.8

04/17/20	Update Complaint and exhibits foreclosing City liens for 242 SW 7 Street property (10-0933, 15-0595, 17-0019, & 19-0334)	.8
04/17/20	Review Broward County records for Atlantic JJ Structured Property Teams, LLC property (Property ID 5042 32 34 3000)	.4
04/20/20	Review title, tax, and name search update for Margie and Robert Bartelmes property (18-1721)	.7
04/20/20	Email to Erin McClendon regarding status of liens for vacant lot at East Dania Beach Boulevard (Property ID 504235 02 0810) and review reply	.4
04/21/20	Revise and update draft title search letter for Margie and Robert Bartelmes property (18-1721)	.9
04/21/20	Review title, tax, and name search update for Adele Besner TR Hana Besner Trustee property (19-0985)	.6
04/21/20	Review Broward County records for Joseph Desimone property (Property ID 5142 03 CJ 0320)	.3
04/21/20	Revise and update draft title search letter for Adele Besner TR Hana Besner Trustee property (19-0985)	.7
04/22/20	Review title, tax, and name search update for Lavi Alpha Investing property (19-0632)	.5
04/22/20	Revise and update draft title search letter for Lavi Alpha Investing property (19-0632)	.7
04/23/20	Telephone conference with Broward County Records, Taxes, and Treasury Division regarding title search for Dania Memorial Park property	.3
04/23/20	Telephone conference with Attorneys' Title Fund Services regarding title search for Dania Memorial Park property	.3
04/24/20	Review title, tax, and name search update for Christian and Mary Ledbetter property (19-0225)	.8
04/24/20	Revise and update draft title search letter for Christian and Mary Ledbetter property (19-0225)	1.2

04/24/20	Review Broward County records for Elijah Bohadnah property (Property ID 5042 33 01 0070)	.3
04/27/20	Review case files for open and pending MOV cases; prepare memorandum to file	1.6
04/28/20	Review title, tax, and name search update for Frazier Granderson property (19-0319)	1.0
04/28/20	Review Broward County records for Bonita Anderson property (Property ID 5142 03 36 0280)	.3
04/28/20	Telephone conference with Erin McClendon regarding May Special Magistrate Hearings	.2
04/28/20	Review, title, tax and name search update for Dania Square Investing Group property (19-0334)	.7
04/29/20	Email to Erin McClendon regarding receipt of surplus funds for vacant lot at NW 6 Avenue (Property ID 504234 01 2390; Tax Deed 43147) and 2970 SW Street property (15-0555; Tax Deed 43296)	.4
04/29/20	Review and reply to Erin McClendon email regarding Tax Deed Surplus funds for 2970 SW 45 Street property (15-0555; Tax Deed 43296)	.3
04/29/20	Review and reply to Jarrett Williams email regarding lien settlement proposal for 2970 SW 45 Street property (15-0555)	.3
04/29/20	Telephone conference with Attorney Ilian Rashtanov regarding request for lien settlement on 2970 SW 45 Street property (15-0555)	.2
04/29/20	Revise and update draft title search letter for Dania Square Investing Group property (19-0334)	.8
04/29/20	Telephone conference with Jarrett Williams regarding request for lien settlement on 2970 SW 45 Street property (15-0555)	.2

04/29/20	Telephone conference with Erin McClendon regarding Tax Deed Surplus funds for vacant lot at NW 6 Avenue (Property ID 504234 01 2390; Tax Deed 43147)	.3
04/30/20	Review case file regarding MOV Defendant Arthur O'Neil, Case No. 17003521MO40A	.4
04/30/20	Revise and update draft title search letter for Frazier Granderson property (19-0319)	.7
04/30/20	Review and reply to Erin McClendon email regarding Tax Deed Surplus funds for vacant lot at NW 6 Avenue (Property ID 504234012390)	<u>.2</u>
	Total hours	36.20
	36.2 hours @ \$140 per hour	\$5,068.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	\$152.04
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SUMMARY

Attorney's Fees:	\$5,068.00
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Disbursements:	<u>\$152.04</u>
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BALANCE DUE:	\$5,220.04
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Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@danibeachfl.gov, c=US
Date: 2022.04.04 07:29:16 -04'00'

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

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February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
May 2020
Purchase Order Number: 2020-00000014
Our File Number: 24715D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
05/01/20	Research Dania Memorial Park property abstract of title; prepare memorandum to file	1.6
05/04/20	Review Attorney Ilian Rashtanov email regarding request for lien settlement for 2970 SW 45 Street property (15-0555)	.3
05/05/20	Update title search and revise draft title search letter for Vincent Ireland property (19-0837)	1.0
05/05/20	Email to Attorney Ilian Rashtanov regarding request for lien settlement for 2970 SW 45 Street property (15-0555), and review reply	.3
05/06/20	Telephone conference with Broward County Records, Tax and Treasury Division regarding tax searches prior to January of 1978	.4

05/06/20	Update title search and revise draft title search letter for Margie and Robert Bartelmes property (18-1721)	.8
05/06/20	Telephone conference with Attorneys' Title Fund Services regarding the property search services for properties without sufficient legal descriptions	.4
05/06/20	Prepare memorandum regarding access and source of information regarding deed restrictions on Dania Memorial Park property and search options available with Broward County Records, Tax, and Treasury Division and/or Attorneys' Title Fund Services	.7
05/07/20	Review and reply to Erin McClendon email regarding Tax Deed Surplus funds for vacant lot at NW 6 Avenue (Property ID 5042 3401 2390)	.2
05/08/20	Update title search and revise draft title search letter for Georgios Vihos property (10-0933, 15-0595, 17-0019, & 19-1360)	.6
05/11/20	Review Attorney Boutsis email regarding deed restrictions on Dania Memorial Park property	.2
05/11/20	Telephone conference with Erin McClendon regarding public records request for 2970 SW 45 Street property (15-0555)	.2
05/11/20	Email to Erin McClendon regarding Tax Deed Surplus funds for vacant lot at NW 6 Avenue and review reply	.3
05/11/20	Review office file for responsive documents to public records request regarding 2970 SW 45 Street property code case (15-0555) challenge	1.5
05/11/20	Review Attorney Eve A. Boutsis email regarding deed restrictions on Dania Memorial Park property	.2
05/11/20	Email to Erin McClendon regarding public records request for 2970 SW 45 Street property (15-0555)	.3
05/12/20	Update title search and revise draft title search letter for Mark Calzaretta property (19-1056)	1.0

05/12/20	Email to Attorney Ilian Rashtanov regarding request for lien settlement proposal for 2970 SW 45 Street property (15-0555), and review reply	.5
05/13/20	Review Attorney Eve A. Boutsis email regarding Attorney Ryan Abrams' public records request (15-0555)	.4
05/14/20	Telephone conference with Erin McClendon regarding Claim for Tax Deed Surplus documents on Belinda Poplin property lien (15-0555)	.3
05/14/20	Review Notice of Dropping Party, Cedar Globe LLC v. Broward County Clerk of Courts, Case No. CACE 19-023879	.2
05/15/20	Update title search and revise draft title search letter for Gary Jenkins property (19-0380)	.7
05/15/20	Review Erika Clayton email regarding delivery of records produced to Attorney Adams pursuant to public records request (15-0555)	.4
05/15/20	Review internal code case file for Belinda Poplin (15-0555), prepare memorandum to file	.6
05/15/20	Update title search and revise draft title search letter for Rhaycom, LLC property (19-0110)	.8
05/18/20	Review documents provided by City in response to Attorney Ryan Abrams' public records request on code case(15-0555); prepare memorandum to file	2.0
05/18/20	Review notices and claims regarding Tax Deed surplus proceeds application on Belinda Poplin property (15-0555)	.7
05/19/20	Telephone conference with Erin McClendon regarding proof of service of Supplemental Order (15-0555)	.2
05/19/20	Research Belinda Poplin's appellate challenge and procedural rights regarding City's Code Enforcement Lien Priority and Claim for Tax Deed Surplus Funds (15-0555)	1.8

05/19/20	Email to Erin McClendon regarding Poplin Supplemental Code Order and review reply (15-0555)	.3
05/20/20	Review notices, orders, and proof of mailings regarding procedural due process issue on Poplin code enforcement case (15-0555); prepare memorandum to file	.7
05/20/20	Revise and update draft title search letter for Pierre Dellaire property (19-0019)	.5
05/20/20	Review Attorney Ilian Rashtanov email regarding request for lien settlement proposal for 2970 SW 45 Street property (15-0555); prepare memorandum to file	.6
05/21/20	Review City documents on claim to surplus funds from Tax Deed Sale regarding 2970 SW 45 Street property (15-0555); prepare timeline for file	.8
05/21/20	Research claims and defenses regarding governmental lien priority on distribution of Tax Deed Surplus; prepare memorandum to file (15-0555)	1.5
05/21/20	Review Cedar Globe Complaint and exhibits, and Poplin Motion to Stay Writ of Possession in Cedar Globe LLC v. Broward County Clerk of Courts, Case No. CACE 19-023879	1.2
05/21/20	Review Order on Belinda Poplin's Motion to Stay Writ of Possession in Cedar Globe LLC v. Broward County Clerk of Courts, Case No. CACE 19-023879	.5
05/22/20	Research appellate procedures on challenge to administrative body decision due process, jurisdiction and remedies in municipal code enforcement cases with Poplin challenge to City claim to tax deed proceeds (15-0555); prepare memorandum to file	1.4
05/22/20	Revise and update draft title search letter for Adele Besner TR Hana Besner Trustee property (19-0985)	.5
05/26/20	Review Pretrial Services Supervision Order regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.1

05/26/20	Review and reply to Jarrett Williams email regarding request for lien settlement proposal for 2970 SW 45 Street property (15-0555)	.6
05/26/20	Revise and update draft title search letter for Lavi Alpha Investing property (19-0632)	1.3
05/26/20	Review Final Judgment in Cedar Globe LLC v. Broward County Clerk of Courts, Case No. CACE 19-023879	.3
05/26/20	Update title search and revise draft title search letter for Frazier Granderson property (19-0319)	1.2
05/26/20	Review Broward County Sheriff's Office Booking Report regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.4
05/26/20	Review information from Jarrett Williams regarding request for lien settlement proposal for 2970 SW 45 Street property (15-0555); prepare memorandum to file	.5
05/26/20	Revise and update draft title search letter for Christian and Mary Ledbetter property (19-0225)	1.0
05/26/20	Review Order Finding Probable Cause regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.1
05/27/20	Review Order Authorizing Foreclosure for Belinda Poplin property (15-0555)	.2
05/27/20	Update title search and revise draft title search letter for Dania Square Investing Group property (19-0334)	1.4
05/27/20	Review pleadings and case file for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A; prepare memorandum to file	.3
05/28/20	Research waiver of standing to seek review by certiorari of administrative body decision code enforcement cases; prepare memorandum to file	1.2
05/29/20	Review code enforcement file and Broward County Court case docket regarding Poplin property (15-0555)	.4

05/29/20	Review Notice of Hearing regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.1
05/29/20	Telephone conference with Erin McClendon regarding June Special Magistrate Hearings and hearing resumption conditions	.3
05/29/20	Review Request for Abatement filed on Belinda Poplin property code case (15-0555)	.4
05/29/20	Telephone conference with Broward County Sheriff's Office regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	<u>.2</u>
	Total hours	36.6
	36.4 hours @ \$140 per hour	\$5,124.00

DISBURSEMENTS

Attorneys' Title Insurance Fund, Inc./Ryan & Ryan, LLC - title searches - Vincent Ireland (19-0837); Margie and Robert Bartelmes (18-1721); Georgios Vihos (10-0933, 15-0595, 17-0019, & 19-1360); Mark Calzaretta (19-1056); Gary Jenkins (19-0380); and Rhaycom, LLC (19-0110)	
6 title searches at \$95 per title search:	\$570.00
Ryan & Ryan (administrative costs):	<u>\$156.42</u>
Total Disbursements:	\$722.88

SUMMARY

Attorney's Fees:	\$5,370.42
Disbursements:	<u><u>\$722.88</u></u>
BALANCE DUE:	\$6,093.30

LAW OFFICES
RYAN & RYAN, LLC
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700 EAST DANIA BEACH BOULEVARD
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February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
June 2020
Purchase Order Number: 2020-00000014
Our File Number: 24809D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
06/01/20	Review and reply to Lori Adams emails regarding in-office meeting with Attorney Ryan Abrams (15-0555)	.3
06/01/20	Review Attorney Eve A. Boutsis email regarding administrative costs and fees for 2970 SW 45 Street property (15-0555)	.2
06/01/20	Prepare memorandum to file regarding costs and fees for 2970 SW 45 Street property (15-0555)	.6
06/03/20	Review Attorney Eve A. Boutsis email regarding code enforcement lien for 2970 SW 45 Street property (15-0555)	.3
06/04/20	Review Notice of Calendar Call for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.2

06/04/20	Telephone conference with Broward County Sheriff's Office regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.2
06/04/20	Review Notices, Orders, and Return Receipts regarding 2970 SW 45 Street property (15-0555) and Broward County Property Appraiser information; prepare memorandum to file	.5
06/05/20	Telephone conference with Erin McClendon regarding audio files for August 6, 2015 and May 5, 2016 Special Magistrate Hearings for 2970 SW 45 Street property (15-0555)	.3
06/05/20	Review and reply to Erika Clayton email regarding audio files for August 6, 2015 and May 5, 2016 Special Magistrate Hearings for 2970 SW 45 Street property (15-0555)	.2
06/05/20	Email to Erin McClendon regarding request for Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.2
06/05/20	Review and reply to Tom Schneider email regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.2
06/05/20	Review and reply to Attorney Eve A. Boutsis email regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.1
06/05/20	Review and reply to Erin McClendon email regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.2
06/08/20	Review Cancellation of Calendar Call for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.1
06/08/20	Review Re-Notice of Calendar Call for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.1
06/08/20	Telephone conference with Erin McClendon regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.3
06/08/20	Email to Erin McClendon regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.2

06/08/20	Review and reply to Lori Adams email regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.1
06/08/20	Review and reply to Monica Terrazas email regarding Special Magistrate Hearing audio files for 2970 SW 45 Street property (15-0555)	.2
06/08/20	Review audio files from August 6, 2015, and May 5, 2016 Special Magistrate Hearings regarding 2970 SW 45 Street property (15-0555); prepare memorandum to file	1.6
06/08/20	Review and reply to Erin McClendon email regarding audio files for 2970 SW 45 Street property (15-0555)	.2
06/08/20	Attend office conference with Attorney Ryan Abrams, Attorney Eve A. Boutsis, and Attorney Eve Boutsis regarding Poplin Claim to Tax Deed Surplus (15-0555)	1.5
06/09/20	Review Attorney Ilian Rashtanov's request for abatement hearing on 2970 SW 45 Street property and related emails (15-0555)	.3
06/09/20	Telephone conference with Erin McClendon regarding 2970 SW 45 Street property (15-0555) and Attorney Ryan Abrams' challenge to City's claim on Tax Deed Surplus proceeds	.3
06/09/20	Review and reply to Erin McClendon email regarding Attorney Ilian Rashtanov's request for an abatement on 2970 SW 45 Street property (15-0555)	.2
06/09/20	Review file on MOV Defendant Arthur O'Neill, Case No. 17003521MO40A, regarding settlement offer	.3
06/09/20	Review and reply to Attorney Ryan Abrams' email regarding settlement offer for Tax Deed Surplus for 2970 SW 45 Street property (15-0555)	.4
06/10/20	Telephone conference with Attorney Ilian Rashtanov regarding request for abatement on 2970 SW 45 Street property (15-0555)	.3
06/10/20	Review and reply to Jarrett Williams email regarding settlement proposal for 2970 SW 45 Street property (15-0555)	.4

06/10/20	Email to Erin McClendon regarding available Special Magistrate Hearing for abatement of code liens on 2970 SW 45 Street property (15-0555)	.2
06/11/20	Review Attorney Ryan Abrams' email regarding second public record request in reference to Belinda Poplin claim to Tax Deed Surplus (15-0555)	.2
06/11/20	Review and reply to Erin McClendon email regarding Attorney Ryan Abrams' second public record request, on regarding Tax Deed Surplus claim by Belinda Poplin and request for estimated cost (15-0555)	.2
06/11/20	Review office files for responsive documents regarding Attorney Ryan Abrams' second public record request claim on Tax Deed Surplus claim by Poplin (15-0555)	.7
06/11/20	Review Erika Clayton email regarding Attorney Abrams' second public record request (15-0555)	.2
06/11/20	Review <u>Wilson v. Orange County</u> case law and related citations regarding Poplin property (15-0555); prepare memorandum to file	1.0
06/11/20	Research case law for application of procedural due process, substantive due process, and excessive fines regarding Poplin property (15-0555)	2.2
06/12/20	Email to Attorney Ilian Rashtanov regarding request for code lien settlement for 2970 SW 45 Street property (15-0555) and review reply	.3
06/15/20	Research subject matter jurisdiction claim to mandate Code Enforcement Abatement Hearing (15-0555); prepare memorandum to file	1.4
06/15/20	Review and reply to Attorney Eve A. Boutsis email regarding settlement offer for Tax Deed Surplus proceeds on 2970 SW 45 Street property (15-0555)	.2
06/15/20	Research appellate rights under federal law and Section 162.11 of the Florida Statutes regarding claim by Poplin to Tax Deed Surplus (15-0555); prepare memorandum to file	1.5
06/15/20	Review Attorney Ryan Abrams' email regarding settlement offer on Tax Deed Surplus for 2970 SW 45 Street property (15-0555)	.2

06/15/20	Review and reply to Erin McClendon email regarding Attorney Ryan Abrams' second public records request (15-0555)	.2
06/16/20	Research case law on judicial applied criteria in determining an excessive enforcement fine pursuant to Section 162.09(3) Florida Statutes; prepare memorandum to file	1.6
06/16/20	Telephone conference with Erin McClendon regarding estimated costs associated with Attorney Abrams' second public records request (15-0555)	.3
06/16/20	Review Attorney Ansbro email regarding Rita Lipof's public records request	.2
06/16/20	Email to Erin McClendon regarding City policy on excessive labor costs expended on public record requests regarding claim by Poplin to Tax Deed Surplus and review reply (15-0555)	.4
06/16/20	Research special service charges for excessive labor costs expended by the City public record requests; prepare memorandum to file	.8
06/16/20	Review City policy on excessive labor costs incurred to comply with public record requests; prepare memorandum to file	.3
06/16/20	Prepare memorandum to file regarding appropriate special service charge with Attorney Ryan Abrams' public records request (15-0555)	.6
06/16/20	Review Article IV, Sections 2-78, 2-84, and 2-85 of Dania Beach Code of Ordinances regarding Poplin code enforcement case; prepare memorandum to file	.5
06/17/20	Review City Manager Ana Garcia email regarding affordable housing quota	.3
06/17/20	Prepare legal memorandum in opposition to Attorney Ryan Abrams' arguments regarding right to abatement, grossly disproportionate fines, appellate rights under Section 162.11 Florida Statutes, and subject matter jurisdiction	2.0

06/18/20	Review and reply to Attorney Ryan Abrams' email regarding settlement offer for Tax Deed Surplus for 2970 SW 45 Street property (15-0555)	.2
06/18/20	Review Attorney Eve A. Boutsis email regarding settlement offer for Tax Deed Surplus for 2970 SW 45 Street property (15-0555)	.1
06/18/20	Review Attorney Eve A. Boutsis email regarding Attorney Ryan Abrams' second public record request (15-0555)	.2
06/18/20	Review Attorney Ryan Abrams' email regarding abatement requests for 2970 SW 45 Street property (15-0555)	.3
06/18/20	Review Erika Clayton email regarding Attorney Ryan Abrams' second public records request (15-0555)	.1
06/19/20	Review Erin McClendon email regarding abatement requests for 2970 SW 45 Street property (15-0555)	.2
06/19/20	Review Attorney Eve A. Boutsis email regarding abatement requests for 2970 SW 45 Street property (15-0555)	.1
06/22/20	Review and reply to Attorney Eve A. Boutsis email regarding Rita Lipof's public records request	.3
06/22/20	Review Erin McClendon email regarding Notices of Surplus Funds (Property IDs 5042 35 02 0790 & 5042 35 02 0750)	.4
06/23/20	Review office files for Irving Noyes (Property ID 5042 35 02 0790) and Julie Zapp (Property ID 5042 35 02 0750)	1.3
06/23/20	Review Broward County records search on Irving Noyes regarding Code Enforcement Liens (Property ID 5042 35 02 0790)	.5
06/24/20	Review Broward County records search on Julie Zapp regarding Code Enforcement Liens (Property ID 5042 35 02 0750)	.4
06/25/20	Review and reply to Erin McClendon email regarding Special Magistrate Orders	.3
06/25/20	Review and reply to Dorothy M. McNeil email regarding MOV Defendant Joseph Thomas Curran, Case No. 19000977MO40A	.2

06/25/20	Review probable cause order regarding MOV Defendant Joseph Thomas Curran, Case No. 19000977MO40A; review case docket and office files	.6
06/25/20	Telephone conference with Dorothy M. McNeil regarding MOV Defendant Joseph Thomas Curran, Case No. 19000977MO40A	.4
06/25/20	Telephone conference with City of Hollywood regarding MOV Defendant Joseph Thomas Curran, Case No. 19000977MO40A	.2
06/25/20	Email to Attorney Aylin Ruiz regarding MOV Defendant Joseph Thomas Curran, Case No. 19000977MO40A, and review reply	.4
06/29/20	Email to Attorney Ilian Rashtanov regarding request for code lien settlement for 2970 SW 45 Street property (15-0555)	.2
06/29/20	Review Attorney Ryan Abrams' emails regarding Tax Deed Surplus settlement offer on 2970 SW 45 Street property (15-0555)	.3
06/29/20	Review and analyze <u>Deluca Properties, Inc. v. City of Wildwood</u> case law regarding Attorney Ryan Abrams' email arguments on 2970 SW 45 th Street property	.5
06/30/20	Telephone conference with Jean Seibold regarding Release of Code Enforcement Lien for 1975 Stirling Road property (98-0053)	.2
06/30/20	Email to Jean Seibold regarding Release of Code Enforcement Lien for 1975 Stirling Road property (98-0053) and review reply	.2
06/30.20	Email to Erin McClendon regarding the resumption of Special Magistrate Hearings and review reply	.1
06/30/20	Review Attorney Eve A. Boutsis email regarding Rita Lipof's public records request	<u>.2</u>
	Total hours	33.4
	33.4 hours @ \$140 per hour	\$4,676.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs): \$140.28

Total Disbursements: \$140.28

SUMMARY

Attorney's Fees: \$4,676.00

Disbursements: \$140.28

BALANCE DUE: \$4,816.28

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@daniabeachfl.gov, c=US
Date: 2022.04.04 07:30:39 -0400

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February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
July 2020
Purchase Order Number: 2020-00000014
Our File Number: 24653D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
07/01/20	Review file for June 1, 2017 Special Magistrate Hearing regarding Belinda Poplin property (15-0555)	.4
07/02/20	Email to Erin McClendon regarding June 1, 2017, Special Magistrate Hearing audio files for Belinda Poplin property (15-0555); and review reply	.3
07/06/20	Review and reply to Erin McClendon email regarding June 1, 2017, Special Magistrate Hearing audio files for Belinda Poplin property (15-0555)	.2
07/06/20	Review Erika Clayton email regarding Attorney Ryan Abrams' public records request and request for cost estimate (15-0555)	.2

07/06/20	Review Monica Terrazas email regarding Belinda Poplin property and June 1, 2017, Special Magistrate Hearing audio files (15-0555)	.2
07/06/20	Review Attorney Eve Boutsis' email regarding Attorney Ryan Abrams' public records request and request for cost estimate (15-0555)	.3
07/06/20	Update title search and revise draft title search letter for Mark Calzaretta property (19-1056)	.4
07/07/20	Review audio file from June 1, 2017, Special Magistrate Hearing regarding Belinda Poplin property (15-0555); and prepare memorandum to file	1.4
07/07/20	Review and reply to Attorney Eve A. Boutsis email regarding March Special Magistrate Hearings	.2
07/07/20	Email to Attorney Ryan Abrams regarding settlement offer on Belinda Poplin property (15-0555)	.2
07/07/20	Review Erika Clayton email regarding Belinda Poplin property and June 1, 2017, Special Magistrate Hearing (15-0555)	.2
07/07/20	Review Erika Clayton and Attorney Eve A. Boutsis emails regarding Attorney Ryan Abrams' public records request (15-0555)	.3
07/08/20	Email to Erika Clayton regarding Belinda Poplin property and June 1, 2017, Special Magistrate Hearing (15-0555), and review reply	.2
07/10/20	Email to Erin McClendon regarding Broward County Property Appraiser information for Dania Chateau de Ville Condominium property (19-1664); prepare memorandum to file	.3
07/10/20	Email to Erin McClendon with thirty March Special Magistrate Orders and review reply	.4
07/10/20	Office conference with Erin McClendon regarding Special Magistrate Orders	.3
07/10/20	Review Attorney Ryan Abrams' email regarding settlement offer on Belinda Poplin property (15-0555)	.3

07/13/20	Email to Erin McClendon regarding Notice of Violations and Notice of Hearing for Dania Chateau de Ville Condominium property (19-1664), and review reply	.3
07/13/20	Telephone conference with Erin McClendon regarding code violations on Dania Chateau de Ville Condominium property (19-1664)	.2
07/13/20	Telephone conference with Ricky Ali regarding code violations on Dania Chateau de Ville Condominium property (19-1664)	.2
07/13/20	Site visit to Dania Chateau de Ville Condominium property with Ricky Ali regarding code violations (19-1664)	.4
07/13/20	Telephone conference with Broward County Sheriff's Office regarding Officer Jovian Irizarry in reference to MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.3
07/14/20	Review and reply to Erin McClendon email regarding Affidavit of Service for Dania Chateau de Ville Condominium property (19-1664)	.3
07/14/20	Update title search and revise draft title search letter for Adele Besner TR Hana Besner Trustee property (19-0985)	.4
07/14/20	Telephone conference with Dania Beach Broward County Sheriff's Office regarding Officer Jovian Irizarry in reference to MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.3
07/15/20	Reply to Attorney Eve Boutsis' email regarding Attorney Ryan Abrams' public records request regarding Belinda Poplin property (15-0555)	.3
07/16/20	Email to Broward County Sheriff's Office regarding body camera footage for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.3
07/16/20	Email to Erin McClendon regarding Attorney Ryan Abrams' public records request (15-0555)	.2
07/16/20	Telephone conference with Officer Jovian Irizarry regarding MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.3

07/17/20	Attend Calendar Call on MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	1.5
07/20/20	Review Broward County Sheriff's Office email regarding body camera footage for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.5
07/20/20	Review Attorney Eve Boutsis' email regarding Attorney Ryan Abrams' public records request (15-0555)	.2
07/20/20	Review Attorney Eve A. Boutsis email regarding Attorney Ryan Abrams' settlement offer for Belinda Poplin property (15-0555)	.2
07/21/20	Review code enforcement files regarding Attorney Ryan Abrams' public records request for code enforcement abatements and settlements (15-0555); prepare memorandum to file	2.8
07/21/20	Telephone conference with Broward County Sheriff's office regarding body camera footage for MOV Defendant Arthur O'Neill, Case No. 17003521MO40A	.3
07/22/20	Review code enforcement files regarding Attorney Ryan Abrams' public records request for Tax Deed Surplus claims (15-0555); prepare memorandum to file	4.6
07/23/20	Review and reply to Erin McClendon email regarding abatement for UY USA, Inc. property (16-1612)	.4
07/23/20	Review office file, Broward County Property Appraiser's website, and public records for UY USA, Inc. property (16-1612); prepare memorandum to file	1.3
07/23/20	Telephone conference with Erin McClendon regarding abatement for UY USA, Inc. property (16-1612)	.2
07/27/20	Review and reply to Jarrett Williams' email regarding settlement offer for Belinda Poplin property (15-0555)	.2
07/28/20	Review Erin McClendon email regarding Attorney Ilian Rashtanov email regarding settlement offer for Belinda Poplin property (15-0555)	.3

07/29/20	Review Attorney Eve Boutsis' email regarding Attorney Ryan Abrams' public records request for code enforcement abatements and settlements (15-0555)	.2
07/29/20	Telephone conference with Erin McClendon regarding request by Attorney Ilian Rashtanov for settlement offer on Belinda Poplin property (15-0555)	<u>.2</u>
	Total hours	22.2
	22.2 hours @ \$140 per hour	\$3,108.00

DISBURSEMENTS

Attorneys' Title Insurance Fund, Inc./Ryan & Ryan, LLC title searches - Adele Besner TR (19-0985)	
1 title searches at \$95 per search	\$95.00
Ryan & Ryan, LLC (administrative costs):	<u>\$93.24</u>
Total Disbursements	\$188.24

SUMMARY

Attorney's Fees:	\$3,108.00
Disbursements:	<u><u>\$188.24</u></u>
BALANCE DUE:	\$3,296.24

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February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
August 2020
Purchase Order Number: 2020-00000014
Our File Number: 24653D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
08/04/20	Review code enforcement files for settlement offers made on properties with accrued fines over \$75,000 (from June 11, 2018 - June 10, 2020)	1.0
08/05/20	Review code enforcement files for settlement offers made on properties with accrued fines over \$75,000 (from June 11, 2018 - June 10, 2020)	.5
08/05/20	Review code enforcement files for Tax Deed Surplus claims (from June 11, 2015 - June 10, 2020)	1.0
08/06/20	Review code enforcement files for Tax Deed Surplus claims (from June 11, 2015 - June 10, 2020)	.3

08/06/20	Telephone conference with Erin McClendon regarding public record searches	.2
08/07/20	Telephone conference with Erin McClendon regarding additional files	.2
08/07/20	Review additional documents from Erin McClendon regarding Attorney Ryan Abrams' records request	.5
08/07/20	Prepare excel spreadsheet regarding public records request for settlement offers and Tax Deed Surplus claims	.3
08/10/20	Research and prepare memorandum regarding exemptions under Florida Sunshine Law from public records request	.3
08/10/20	Finalize review and preparation of responsive documents for production to Attorney Ryan Abrams	1.5
08/10/20	Email to Attorney Ryan Abrams regarding responsive documents to public records request	.2
08/11/20	Review Notices of Claim to Tax Deed Surplus made by the City to Broward County within the last 5 years	.3
08/11/20	Email to Attorney Ryan Abrams regarding Notices of Claim to Tax Deed Surplus	.2
08/11/20	Review and reply to Attorney Ryan Abrams' email regarding responsive documents to public records request	.2
08/11/20	Email to Attorney to Eve A. Boutsis regarding responsive documents to record requests	.1
08/13/20	Email to Attorney Ryan Abrams regarding responsive documents on settlement offers	.5
08/13/20	Review and reply to Attorney Eve Boutsis' email regarding ten (10) foreclosure complaints and answers that were filed on behalf of the City	.2
08/14/20	Review files for foreclosure complaints and answers filed on behalf of the City	.2

08/14/20	Email to Attorney Eve Boutsis producing additional foreclosure pleadings	.5
08/17/20	Prepare and efile Motion and Order Granting Motion for Continuance on MOV Defendant Ronald W. Tyler, Case No.:18005112MO40A	.5
08/18/20	Attend Zoom hearing on MOV Defendant Sara Hardyman Case No. 04008324MO10A	.5
08/18/20	Review Attorney Eve Boutsis' email regarding foreclosure complaints filed by third parties naming the City as a subordinate lienholder	.2
08/19/20	Review City files for foreclosure complaints filed by third parties naming the City as a subordinate lienholder	.5
08/19/20	Email to Attorney Eve Boutsis enclosing responsive documents to record search	.2
08/19/20	Review new complaint, served 8/14/2020, styled Belinda Poplin v. City of Dania Beach and Broward County, Case No. 0:20-CV-616632 (S.D. Fla.)	.3
08/19/20	Prepare legal memorandum regarding Belinda Poplin v. City of Dania Beach and Broward County; Case No. 0:20-CV-616632 (S.D. Fla.), Research Fl. Stat. 162.2, City Municipal Code Sec. 2-80, Fl. Stat. 162.09(3), and related case law	3.5
08/19/20	Review case file on MOV Defendant Marcus N. Maupin Case No. 184766MO40A	.2
08/20/20	Prepare memorandum to file on MOV Defendant Marcus N. Maupin Case No. 184766MO40A regarding violation occurring in the City of Hollywood	.5
08/20/20	Telephone conference with Lori Adams regarding MOV Defendant Tarrence Harris	.2
08/20/20	Review Booking Report, Warrant and Revocation of Pretrial Services on MOV Defendant Tarrence Harris Case No. 20003319MO10A	.5

08/20/20	Telephone conference with Attorney Danielle Curtis regarding bond for MOV Defendant Tarrence Harris Case No. 20003319MO10A	.2
08/21/20	Review Disposition on MOV Defendant Tarrence Harris Case No. 20003319MO10A	.1
08/21/20	Attend zoom hearing on MOV Defendant Sara Hardyman Case No. 04008324MO10A	.9
08/21/20	Review and efile Probable Cause Affidavit on MOV Defendant Sara Hardyman Case No. 04008324MO10A	.3
08/26/20	Telephone conference with Attorney Eve A. Boutsis regarding Belinda Poplin v. City of Dania Beach and Broward County, Case No. 0:20-CV-616632 (S.D. Fla.) (CEB 2015-055)	.7
08/27/20	Email to Erin McClendon regarding lien information for 195 NW 14 Way property (CEB 2016-1552/2017-1552) and review reply	.2
08/27/20	Review Court Docket, Order Rescheduling Foreclosure Sale, and Notice of Change of Lead Counsel for 195 NW 14 Way property (CEB 2016-1552/2017-1552)	<u>.2</u>
Total hours:		17.9
17.9 hours @ \$140 per hour =		\$2,506.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	<u>\$75.18</u>
Total Disbursements:	\$75.18

SUMMARY

Attorney's Fees:	\$2,506.00
Disbursements:	<u><u>\$75.18</u></u>
BALANCE DUE:	\$2,581.18

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February 18, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
September 2020
Purchase Order Number: 2020-00000014
Our File Number: 24653D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
09/04/20	Review correspondence from Attorney Andrea Amigo and enclosed draft Motion to Dismiss Complaint in Belinda Poplin v. City of Dania Beach and Broward County, Case No. 0:20-CV-616632 (S.D. Fla.)	.6
09/08/20	Review email from Attorney Andrea Amigo regarding revisions to City's Motion to Dismiss Complaint in Belinda Poplin v. City of Dania Beach and Broward County, Case No. 0:20-CV-616632 (S.D. Fla.)	.2
09/10/20	Review title search issue regarding property originally platted in Dade-County for Adele Besner TR Hanna Bresner Trustee property	.3
09/15/20	Prepare for Calendar Call on MOV Defendant Arthur O'Neill Case No. 17003521MO40A	.3

09/16/20	Attend Calendar Call on MOV Defendant Arthur O'Neill Case No.17003521MO40A	.5
09/17/20	Review email from Attorney Eve A. Boutsis regarding 2970 SW 45 Street property (15-0555)	.2
09/18/20	Telephone Conference with Attorney Andrea Amigo regarding abatement hearing and Motion to Dismiss in Belinda Poplin v. City of Dania Beach, Case No. 0: 20-CV- 616632 (S.D. Fla.) (CEB 2015-055)	.2
09/18/20	Review email from Erin McClendon regarding 2970 SW 45 Street property (15-0555)	.2
09/28/20	Review email from Lori Adams regarding code lien abatement orders; review replies	.3
09/28/20	Review email from Attorney Eve A. Boutsis regarding abatement order for 813 NW 9 Avenue property	.2
09/29/20	Review email from Attorney Eve A. Boutsis regarding revisions to abatement order for 813 NW 9 Avenue property	<u>.2</u>
	Total hours:	3.2
	3.2 hours @ \$140 per hour =	<u>\$448.00</u>

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	<u>\$13.44</u>
Total Disbursements:	\$13.44

SUMMARY

Attorney's Fees:	\$448.00
Disbursements:	<u>\$13.44</u>
BALANCE DUE:	\$461.44

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March 30, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
October-December 2020
Purchase Order Number: 2020-00000014
Our File Number: 24653D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
10/02/20	Review email from Lori Adams regarding abatement order for 2970 SW 45 Street property (15-0555)	.2
10/02/20	Review email from Attorney Tom Ansbro regarding abatement order for 2970 SW 45 Street property (15-0555)	.2
10/07/20	Review email from Attorney Tom Ansbro regarding abatement order for 813 NW 9 Avenue property	.2
10/15/20	Telephone conference with Attorney Steven Schaet regarding MOV Defendant Arthur O'Neill Case No. 17003521MO40A	.3
10/16/20	Attend status hearing on MOV Defendant Arthur O'Neil Case No. 17003521MO40A	.8

10/19/20	Review email from Corrine Lajoie regarding tree cutting at 3851 Stirling Road property and replies	.3
10/19/20	Review email from Attorney Tom Ansbro regarding tree cutting violation at 3851 Stirling Road property and prepare replies	.2
10/21/20	Review emails from Attorney Tom Ansbro regarding tree protection overlay district for Stirling Road property and prepare memo to file	.6
11/02/20	Review status of Special Magistrate Orders and email to Erin McClendon	.3
11/03/20	Telephone conference with Clerk of the Court regarding MOV Defendant Dannie Ellis Case No. 20001840MO40A	.2
11/04/20	In-person conference with South Satellite Clerk and open case on MOV Defendant Dannie Ellis Case No. 20001840MO40A	.8
11/24/20	Attend arraignment of MOV Defendant Cornelius Betterson Case. No. 20001682MO40A	1.0
11/25/20	Email to the Court regarding arraignment of MOV Defendant Cornelius Betterson Case No. 20001682MO40A; review reply	.3
12/09/20	Review email and enclosures from Attorney Eve Boutsis regarding Broward Sheriff's Office MOV filings	.2
12/10/20	Review correspondence from Mark Daniels at Broward Sheriff's Office regarding City MOV prosecutions; prepare memo to file	.5
12/10/20	Attend arraignment of MOV Defendant Dannie Ellis Case No. 20001840MO40A	.7
12/16/20	Review email from Erin McClendon regarding recording common area lien on property with no folio number	.2
12/17/20	Telephone conference with Erin McClendon regarding recording of common area lien on property with no folio number	.3
12/18/20	Attend status hearing of MOV Defendant Arthur O'Neill Case No. 17003521MO40A	.6

12/22/20	Attend arraignment of MOV Defendant Ray Scales Case No. 20006014MO10A	.8
12/29/20	Telephone conference with Kevin McGowen at Broward County Property Appraiser's Office regarding common area parcel number	.4
12/29/20	Telephone conference with Erin McClendon regarding resolution of common area parcel number	.2
12/29/20	Email to Erin McClendon regarding common area parcel number	.2
Total hours:		9.5
9.5 hours @ \$140 per hour =		<u>\$1,330.00</u>

DISBURSEMENTS

Ryan & Ryan (administrative costs):	<u>\$39.90</u>
Total Disbursements:	\$39.90

SUMMARY

Attorney's Fee	\$1330.00
Disbursements:	<u>\$39.90</u>

BALANCE DUE: **\$1369.90**

LAW OFFICES
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March 30, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
January-December 2021
Purchase Order Number: 2020-00000014
Our File Number: 24809D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
01/04/21	Review and index Notice of Appearance and Plea of Not Guilty for MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.2
01/04/21	Review email from Attorney Charles D. Barnard regarding diversion program and plea for MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.2
01/04/21	Conduct background check on MOV Defendant Kristopher Fleming re: qualification for Misdemeanor Diversion Program (MDP) for MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.6

01/06/21	Email to Attorney Charles D. Barnard enclosing plea offer on MOV violation for MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.3
01/07/21	Review and respond to Attorney Charles D. Barnard email regarding diversion program eligibility for MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.2
01/07/21	Attend arraignment of MOV Defendant Rubrunach Mesidor, Case No. 20001999MO40A; reset, Order on arraignment	.7
01/13/21	Review email from Lori Adams regarding Personal Guarantee	.2
01/14/21	Telephone conference with Attorney Tom Ansboro regarding Personal Guarantee format	.2
01/14/21	Revise Personal Guarantee and email Personal Guarantee template to Lori Adams and Attorney Tom Ansboro	.4
01/19/21	Review and index MOV Defendant Kristopher Fleming's Petition to Plea in Absentia, Case No. 20002164MO40A	.2
01/22/21	Attend arraignment of MOV Defendant Ray Scales, Case No. 20006014MO10A	.8
01/26/21	Attend arraignment of MOV Defendant Rubrunach Mesidor, Case No. 20002163MO40A	.6

02/03/21	Review email from Attorney Charles Barnard regarding MOV Defendant Kristopher Fleming re: Notice of Special Magistrate Hearing involving noise violation, Case No. 20002164MO40A	.2
02/03/21	Review incident report and prepare Municipal Information for MOV Defendant Alexander Yashin, Case No. 21000258MO40A	.5
02/04/21	Email correspondence to Erin McClendon regarding Special Magistrate Hearing for same incident involving Defendant Kristopher Fleming; review and reply to email	.3
02/04/21	Email Attorney Charles Barnard regarding MOV Defendant Kristopher Fleming's incident report, Case No. 20002164MO40A	.2
02/04/21	Attend Case Status Hearing for MOV Defendant Arthur O'Neil, Case No.17003521MO40A	.8
02/09/21	Review Code Enforcement Order for Dan's Deals on Wheels Auto Transport & Sales, LLC	.6
02/10/21	Telephone conference with Paralegal Joan Gross from Hagen & Hagen regarding \$5,000 application fee and \$2,500 administration fee, File No. CEB 07-0097	.3
02/11/21	Review file for evidence regarding \$5,000 and \$2,500 payments made by Dan's Deals on Wheels Auto Transport & Sales, LLC,, for variance, File No. CEB 07-0097	.8
02/11/21	Hand deliver Dan's Deals on Wheels Auto Transport & Sales, LLC office file to Code Enforcement Clerk, File No. CEB 07-0097	.4

02/12/21	Telephone conference with Joan Gross re: proposed settlement was rejected by Special Magistrate in 2010, File No. CEB 07-0097	.3
02/16/21	Attend arraignment of MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.7
02/16/21	Review and reply email to Attorney Charles Barnard, re:arraignment of MOV Defendant Kristopher Fleming, Case No. 20002164MO40A	.2
02/22/21	Attend arraignment of MOV Defendant Ray Scales, Case No. 20006014MO10A	.6
02/26/21	Telephone conference with Dania Beach regarding foreclosures and title searches handled by Ryan & Ryan, LLC	.5
02/26/21	Review Email from Attorney Eve Boutsis regarding foreclosure on vacant lot, File No. US-02-005; review and reply to the same	.3
03/01/21	Review and reply City of Dania Beach email regarding title search software	.2
03/02/21	Telephone conference with The Fund regarding title search request for vacant lot, File No. US-02-005	.2
03/03/21	Review email from The Fund staff enclosed with title report, name search, lien search, and tax search for vacant lot, File No. US-02-005	.4
03/03/21	Review email from Erin McClendon regarding outstanding title searches	.2

03/04/21	Review and index documents on six title search reports	.6
03/04/21	Review six title search transmittal letters for outstanding title search reports	.6
03/05/21	Attend Status Conference for MOV Defendant Arthur O'Neil, Case No. 17003521MO40A;	.7
03/08/21	Review title, tax and name search for Richard Curry, Debra Curry and Cameal Curry, File No. CEB US-02-005	.8
03/10/21	Email to Judge Gilman's Judicial Assistant regarding arraignment of MOV Defendant Dannie Ellis, Case No. 20001840MO40A; review and reply	.3
03/10/21	Review and index Affidavit for Failure to Comply with Pretrial Services for MOV Defendant Arthur O'Neil, Case No. 17003521MO40A	.2
03/11/21	Review Warrant and Revocation for Violation of Pretrial Services for MOV Defendant Arthur O'Neil, Case No.17003521MO40A	.2
03/16/21	Prepare Municipal Information for MOV Defendant Jermain Joseph's municipal ordinance violation, Case No. 21000645MO40A	.3
03/16/21	Prepare Municipal Information for MOV Defendant Savensky Saint Cloux's municipal ordinance violation, Case No. 21000646MO40A	.4
03/16/21	Attend arraignment of MOV Defendant Alexander Yashin, Case No. 21000258MO40A	.6

03/16/21	Attend arraignment of MOV Defendant Joseph Ruffin, Case No. 20002000MO40A	.4
03/16/21	Prepare schedule of open municipal ordinance violations and email to Attorney Eve Boutsis	.8
03/18/21	Telephone conference with Attorney Eve Boutsis regarding FDOT/FAU parking lot	.3
03/22/21	Attend arraignment of MOV Defendant Ray Carlton Scales, Case No. 20006014MO10A, ROR issued	.4
03/22/21	Attend arraignment of MOV Defendant Rubrunach Mesidor, Case No. 20002163MO40A; reset, Defendant did not appear; Capias denied	.3
03/22/21	Attend arraignment of MOV Defendant Dannie Ellis, Case No. 20001840MO40A. Arraignment reset by order of court	.3
03/22/21	Attend hearing for MOV Defendant Felicia Dickinson, Case No. 20002023MO40A; Hearing reset by order of court	.3
03/22/21	Email correspondence from Attorney Eve Boutsis regarding FDOT title; review and reply	.2
03/23/21	Email correspondence from Attorney Eve Boutsis regarding scheduling a conference call with Attorney Ryan	.2

04/05/21	Attend status hearing of MOV Defendant Arthur O'Neil, Case No. 17003521MO40A. Hearing reset by order of court	.8
04/12/21	Attend arraignment of MOV Defendant Jermain Joseph, Case No. 21000645MO40A. Arraignment reset by order of the court	.5
04/12/21	Attend arraignment of MOV Defendant Savensky Saint Cloux, Case No. 21000646MO40A; reset requested by Judge Gilman; Judge requested research on diversion program offered by Dania Beach	.6
04/15/21	Telephone conference with BSO Sergeant Briz regarding MOV diversion program	.3
04/16/21	Review email from Attorney Eve Boutsis regarding recorded Final Judgment against Mark Calzaretta, File No. CEB 07-0765	.3
04/16/21	Review and reply email from Attorney Eve Boutsis enclosed with recorded Final Judgment against Mark Calzaretta, File No. CEB 07-0765	.3
04/20/21	Attend arraignment of MOV Defendant Savensky Saint Cloux, Case No. 21000646MO40A	.8
05/11/21	Attend Status Conference for MOV Defendant Arthur O'Neil, Case No. 17003521MO40A	1.2
05/18/21	Attend arraignment of MOV Defendant Rubrunach Mesidor, Case No. 20001999MO40A. Arraignment reset by order of the court.	1.0

05/25/21	Attend arraignment of MOV Defendant Alexander Yashin, Case No. 21000258MO40A; Arraignment reset on court order	.5
05/25/21	Attend arraignment of MOV Defendant Joseph Ruffin, Case No. 20002000MO40A	.4
05/25/21	Attend arraignment of MOV Defendant Cornelius Betterson, Case No. 20006014MO10A	.6
06/15/21	Attend Arraignment of MOV Defendant Felicia Dickinson, Case No. 20002023MO40A.	.8
06/16/21	Attend Case Status Conference for MOV Defendant Arthur O'Neil, Case No. 17003521MO40A	1.4
07/15/21	Attend arraignment of MOV Defendant Jermain Joseph, Case No. 21000645MO40A	.7
07/15/21	Attend arraignment of MOV Defendant Ray Carlton Scales, Case No. 20006014MO10A;	.8
07/21/21	Attend case management hearing of MOV Defendant Timothy Lang, Case No. 21003208MO10A	1.4
08/19/21	Attend hearing of MOV Defendant Timothy Lang, Case No. 21003208MO10A	1.5
08/30/21	Attend arraignment of MOV Defendant Rubrunach Mesidor, Case No. 2002163MO40A; Hearing reset on court order	1.2

10/04/21	Attend trial of MOV Defendant Felicia Dickinson, Case No. 20002023MO40A. Defendant did not appear, case set for Status Hearing	1.5
10/11/21	Attend arraignment of MOV Defendant Jermain Joseph, Case No. 21000645MO40A; Hearing reset by order of the court.	1.2
10/21/21	Attend case status hearing of MOV Defendant Timothy Lang, Case No. 21003208MO10A.	1.6
11/02/21	Attend Status Hearing of MOV Defendant Rubrunach Mesidor, Case No. 20001999MO40A; Hearing reset on court order	1.0
11/04/21	Attend Trial of MOV Defendant Timothy Lang, Case No. 21003208MO10A. Defendant acquitted.	1.4
12/02/21	Review Incident report and court docket for MOV Defendant Dannie Lee Ellis, Case No. 20001840MO40A	.4
12/02/21	Phone conference with witness William Galdorise regarding MOV violation and witness availability for trial of MOV Defendant Dannie Lee Ellis, Case No. 20001840MO40A	.6
12/03/21	Preparation for trial of MOV Defendant Dannie Lee Ellis, Case No. 20001840MO40A	.3
12/06/21	Attend trial of MOV Defendant Dannie Lee Ellis, Case No. 20001840MO40A; Capias issued against Defendant	1.8

12/06/21	Phone conference with Attorney Richard Ansara, counsel for MOV Defendant Rubrunach Mesidor, regarding the status of the City's response to Defendant's demand for discovery in Case No. 20001999MO40A	.4
12/07/21	Review demand for discovery from MOV Defendant Rubrunach Mesidor, Case No. 20001999MO40A	.3
12/13/21	Review Docket, Municipal Information, Incident Report, and ordinance for MOV Defendant Felicia Dickinson, Case No. 20002023MO40A	.4
12/14/21	Preparation for Case Status Hearing for MOV Defendant Felicia Dickinson, Case No. 20002023MO40A	.2
12/14/21	Attend Case Status Hearing for MOV Defendant Felicia Dickinson, Case No. 20002023MO40A; Capias issued against Defendant	1.6
12/20/21	Prepare City's Response to MOV Defendant Rubrunach Mesidor's demand for discovery, Case No. 20001999MO40A	.8
12/20/21	Phone conference with Attorney Richard Ansara, counsel for MOV Defendant Rubrunach Mesidor, regarding City's response to Defendant's demand for discovery on Case No. 20001999MO40A	.3
12/21/21	Finalize City's Response to MOV Defendant Rubrunach Mesidor's demand for discovery, Case No. 20001999MO40A	<u>.4</u>

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach

March 30, 2022
Page Eleven

Total hours	49.5
49.5 hours @ \$140 per hour	\$6,930.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	<u>\$207.90</u>
Total Disbursements	\$207.90

SUMMARY

Attorney's Fees:	\$6,930.00
Total Disbursements:	<u>\$207.90</u>

BALANCE DUE: \$7,137.90

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach,
ou=Legal Department,
email=eboutsis@daniabeachfl.gov, c=US
Date: 2022.04.04 07:33:59 -04'00'

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN

TELEPHONE 954.920.2921
FACSIMILE 954.921.1247
www.ryanlawfl.com

March 30, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City of Dania Beach Legal Services
January-February 2022
Purchase Order Number: 2020-00000014
Our File Number: 24809D

STATEMENT OF LEGAL SERVICES

<u>Date</u>	<u>Nature of Service Performed</u>	<u>Time Hours</u>
01/09/22	Review Docket, Notices of Hearing, Municipal Information, and Incident Report for MOV Defendant Cornelius Betterson, Case No. 20001682MO40A	.3
01/09/22	Review Docket, Notices of Hearing, Municipal Information and Incident Report for MOV Defendant Joseph Ruffin, Case No. 20002000MO40A	.4
01/10/22	Attend Arraignment of MOV Defendant Joseph Ruffin, Case No. 20002000MO40A; Capias issued against Defendant	.8

01/10/22	Attend Arraignment of MOV Defendant Cornelius Betterson, Case No. 20001682MO40A. Defendant did not appear, Capias issued.	.7
01/17/22	Review demand for discovery from MOV Defendant Rubrunach Mesidor, Case No. 20002163MO40A	.2
01/18/22	Prepare City's Response to MOV Defendant Rubrunach Mesidor's demand for discovery, Case No. 20002163MO40A	.7
01/24/22	Attend Arraignment of MOV Defendant Tyesa Harvey, Case No. 08001103MO10A. Defendant did not appear.	.9
01/27/22	Review Docket, Arraignments, Notices of Hearing, Municipal Information and Incident Report for MOV Defendant Alexander Yashin, Case No. 21000258MO40A	.4
01/28/22	Review Docket, Municipal Information, Incident Report for MOV Defendant Jermain Joseph, Case No. 21000645MO40A	.3
01/28/22	Email to Broward Sheriffs Office requesting contact information for Detective Kristina Luna for MOV Defendant Jermain Joseph, Case No. 21000645MO40A	.2
02/01/22	Attend arraignment of MOV Defendant Alexander Yashin, Case No. 21000258MO40A. Defendant did not appear, Capias issued.	.7
02/01/22	Review Docket, Motion to Dismiss, Municipal Information, and Incident Report for MOV Defendant Edward Wainwright, Case No. 21001521MO10A	.4

02/02/22	Phone conference with Broward County State Attorney Ray D'ottavio re: response to Motion to Dismiss for MOV Defendant Edward Wainwright, Case No. 21001521MO10A	.3
02/03/22	Phone conference with Detective Kristina Luna regarding availability for trial of MOV Defendant Jermain Joseph, Case No. 21000645MO40A	.3
02/07/22	Attend trial of MOV Defendant Jermain Joseph, Case No. 21000645MO40A; Defendant plea agreement on charge.	1.6
02/09/21	Phone conference with Broward County State Attorney Ray D'Ottavio Re: MOV Defendant Edward Wainwright, Case No. 21001521MO10A	.4
02/15/22	Attend trial of MOV Defendant Edward Wainwright, Case No. 21001521MO10A0. Court dismissal on charge for Refusal to Obey Officer	1.8
02/18/22	Draft correspondence to auditor Keefe McCullough regarding the City's annual audit	<u>.6</u>
Total Hours		11.0
11.0 hours @ \$140 per hour		\$1,540.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	<u>\$46.20</u>
Total Disbursements	\$46.20

SUMMARY

Attorney's Fees:	\$1,540.00
Disbursements:	<u>\$46.20</u>

BALANCE DUE: \$1,586.20

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@danialbeachfl.gov, c=US
Date: 2022.04.04 07:34:37 -04'00'

LAW OFFICES
RYAN & RYAN, LLC
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March 31, 2022

VIA EMAIL TO: eboutsis@daniabeachfl.gov

Eve A. Boutsis, Esq., City Attorney
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: FAU Lease and Licensing Agreement with City of Dania Beach
Opinion of Title and Permitted Uses
Property Address: 91-101 North Beach Road, Dania Beach, Fl 33004
Our File Number: 24949D

STATEMENT OF LEGAL SERVICES

Nature of Service Performed

**Time
Hours**

Prepare Opinion of Title and Permitted Uses regarding FAU SeaTech Education Facility on Dania Beach; Three title searches on FAU Leased Property on Dania Beach and three chains of title on adjoining parcels; Review and analysis on public uses and restrictions regarding property acquired by City of Dania Beach from State of Florida Trustees of Internal Improvement Fund; Review and analysis of 1981 agreement between City of Dania Beach and Saturday Corporation; Review and report on Dania Beach v. FAU and Aragon litigation, Circuit Court Case No. 03-05567CACE09 and appeal to Fourth District Court; and all related matters on Title Opinion.

78.0

Total hours	78.0
78.0 hours @ \$140 per hour	\$10,920.00

DISBURSEMENTS

Ryan & Ryan, LLC (administrative costs):	<u>\$327.60</u>
Total Disbursements	\$327.60

SUMMARY

Attorney's Fees:	\$10,920.00
Disbursements:	\$327.60
BALANCE DUE:	\$11,247.60

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal
Department, email=eboutsis@daniebeachfl.gov, c=US
Date: 2022.04.04 07:35:06 -04'00'

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF THE REQUEST FOR QUALIFICATIONS ("RFQ") NO. 21-034 ENTITLED, "PROFESSIONAL ENGINEERING SERVICES FOR BACKUP POWER TO POLICE SUBSTATION (REISSUE)" AND AUTHORIZE CONTRACT NEGOTIATIONS WITH SGM ENGINEERING, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

C-MEMO-POLICESUB-DESIGN-SGM-RANKING-ENGINEERING-032122rev, R-2022-SGM Engineering, Inc. Bid Award for Professional Engineering Services for Backup Power to Police Substation (Reissue) (RFQ 21-034) (HMGP Funds)



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA- CM, City Manager

FROM: Fernando J. Rodriguez, Public Services Director
Dincer Akin Ozaydin, P.E., Deputy Public Services Director/ City Engineer

**RE: AUTHORIZATION TO AWARD THE CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES –
RFQ #21-034 FOR THE DESIGN OF BACKUP POWER SYSTEM FOR POLICE SUBSTATION**

Request

The Public Services Department (PSD) is requesting the adoption of a resolution authorizing the contract award for professional engineering design services (RFQ 21-034) for designing the backup power system for the police substation.

Background

The City entered into an agreement with the Florida Division of Emergency Management (FDEM) by Resolution 19-135 to install an emergency generator at the police substation. Since Federal Funds will be used in this project, FDEM does not allow the City to use firms by utilizing a continuing services contract for the existing consultants. On October 25, 2021, the City issued a Request for Qualifications (RFQ) 21-032. On November 22, 2021, two firms (2) responded to RFP 21-032.

The Consultants' Competitive Negotiation Act (CCNA) requires three (3) respondents for a valid solicitation. As a result, the City issued a second RFQ (21-034) on December 9, 2021. On January 7, 2022, three (3) firms responded to RFP 21-034: Calvin Giordano and Associates; Smith Engineering Consultants, and SGM Engineering, Inc. The Bid Committee, consisting of the Deputy Director of Public Services, Public Services Fleet Manager, and the CIP and Grant Administrator, met on March 15, 2022, to review and evaluate the proposals, and the following is the ranking of the firms:

SGM Engineering, Inc.	280
Smith Engineering Consultants	256
Calvin Giordano and Associates	255

The Bid Committee determined that SGM Engineering, Inc. is the most qualified consultant for this project.

\continued...



**RESOLUTION TO RANK PROFESSIONAL ENGINEERING SERVICES
FOR A BACKUP GENERATOR AT THE POLICE SUBSTATION**

Budgetary Impact

Upon approval of the ranking by the City Commission, the Bid Committee will negotiate a contract price with the highest-ranked engineering design firm and bring back an agenda item to the City Commission to authorize the contract award.

Recommendation

It is recommended that the City Commission adopt the resolution authorizing the rank of the design consultants for RFQ 21-034 for designing a backup generator for the police substation.

RESOLUTION NO. 2022-060

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF THE REQUEST FOR QUALIFICATIONS (“RFQ”) NO. 21-034 ENTITLED, “PROFESSIONAL ENGINEERING SERVICES FOR BACKUP POWER TO POLICE SUBSTATION (REISSUE)” AND AUTHORIZE CONTRACT NEGOTIATIONS WITH SGM ENGINEERING, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach Administration was authorized under Resolution 2019-135, to enter into an agreement with the Florida Division of Emergency Management (FDEM) for Hazard Mitigation Grant Program Funds (“HMGP”) awarded under the Federal Emergency Management Agency (“FEMA”) to construct an emergency generator for One Hundred Ninety-Eight Thousand Dollars (\$198,000.00); and

WHEREAS, the City issued Request for Qualifications (“RFQ”) No. 21-032 on October 25, 2021, to contract with a qualified consultant to provide general professional engineering services for design work for the Backup Power to the Police Substation Project; and

WHEREAS, RFQ No. 21-032 received two (2) respondents, which made it an invalid solicitation under the Consultants’ Competitive Negotiation Act (“CCNA”); and

WHEREAS, the City re-issued the RFQ, under No. 21-034, on December 9, 2021; and

WHEREAS, three (3) responses were received and were opened on January 7, 2022, at 10:00 a.m.; and

WHEREAS, an Evaluation Committee consisting of the City’s Deputy Director of the Public Services Department, the Fleet Manager, and the CIP/Grants Administrator, met on March 15, 2022, to review and evaluate the three (3) submittals; and

WHEREAS, the Evaluation Committee selected the three (3) highest-ranked design firms based on their qualifications as follows:

- | | |
|--|-----------------|
| 1. SGM Engineering, Inc. | 280 points |
| 2. Smith Engineering Consultants | 256 points |
| 3. Calvin, Giordano & Associates, Inc. | 255 points; and |

WHEREAS, after an extensive evaluation process which included a review of each firm's experience, area of expertise, minority and women certification, and recent/current project workloads, the Evaluation Committee ranked the top three firms and recommends the highest-ranked firm, SGM Engineering, Inc., be selected for contract negotiations;

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

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a specific part of and incorporated into this Resolution by this reference.

Section 2. That the proper City officials are authorized to commence contract negotiations with SGM Engineering, Inc.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in full force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVE THE RESOLUTION APPROVING THE RANKING OF QUALIFIED INVESTMENT ADVISORY FIRMS AND AUTHORIZING THE CITY ADMINISTRATION TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH PUBLIC TRUST ADVISORS, LLC FOR INVESTMENT MANAGEMENT AND ADVISORY SERVICES FOR AN INITIAL TERM OF THREE (3) YEARS.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum, Resolution, Committee Scoring Tabulation and Ranking



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Frank DiPaolo, Chief Financial Officer

SUBJECT: Resolution approving the ranking of qualified investment advisory firms and authorizing the City Administration to negotiate and execute an agreement with Public Trust Advisors, LLC for investment management and advisory services for an initial term of three years

REQUEST

The Finance Department requests approval of a resolution approving the ranking of qualified investment advisory firms and authorizing the City Administration to negotiate and execute an agreement with Public Trust Advisors, LLC for investment management and advisory services for an initial term of three years.

BACKGROUND

The City has total cash, cash equivalents, and reserves in excess of \$100 million that must be invested in compliance with the City's investment policy and Florida Statutes. The City has traditionally relied upon the expertise of its in-house Finance staff for investing reserves. Due to the amount of reserves, it is now necessary to procure the services of a professional investment advisor to manage the City's portfolio, ensuring that cash reserves obtain the highest possible return on investment while maintaining the safety of principal. Therefore, on February 15, 2022, the City advertised RFQ # 2022-008 to solicit proposals from qualified investment advisory firms.

On March 8, 2022, the City received proposals from five (5) qualified firms. A committee comprised of the City Chief Financial Officer Frank DiPaolo, Deputy Adam Segal, City Financial Advisor Dunlap & Associates, City of Hollywood Financial Services Director David Keller, and City of Weston Assistant City Manager/Chief Financial Officer Darrel Thomas, met on March 28, 2022 to discuss the proposals and rank the firms. The firms were ranked as follows, from highest to lowest:

Firm	Score
Public Trust Advisors, LLC	451
Chandler Asset Management	441
PFM Asset Management LLC	431
MetLife Investment Management	411
Garcia Hamilton & Associates, L.P.	401



Resolution approving the ranking of qualified investment advisory firms and authorizing the City Administration to negotiate and execute an agreement with Public Trust Advisors, LLC for investment management and advisory services for an initial term of three years

The Finance Department recommends that the City Commission accept these rankings and authorize the City Administration to negotiate final terms and execute an agreement with Public Trust Advisors, LLC the highest ranked firm. The initial engagement is a three-year term subsequent optional three-year renewal terms upon mutual agreement of both parties.

ATTACHMENTS

Resolution
Draft agreement from Public Trust Advisors, LLC
Committee Scoring Tabulation and Ranking

BUDGETARY IMPACT

Based on the City's reserve balance, the management fee is 4 basis points or 0.04% of the total assets under management. The fee schedule is all inclusive, and there are no additional one-time/setup expenses. Fees will be calculated and deducted from the management account on a monthly basis.

RECOMMENDATION

Approve the resolution approving the ranking of qualified investment advisory firms and authorizing the City Administration to negotiate and execute an agreement with Public Trust Advisors, LLC for investment management and advisory services for an initial term of three years.

RESOLUTION NO 2022-061

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE RANKING OF QUALIFIED INVESTMENT ADVISORY FIRMS AND AUTHORIZING THE CITY ADMINISTRATION TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH PUBLIC TRUST ADVISORS, LLC FOR INVESTMENT MANAGEMENT AND ADVISORY SERVICES FOR AN INITIAL TERM OF THREE (3) YEARS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach has total cash, cash equivalents, and reserves in excess of \$100 million that must be invested in compliance with the City's Investment policy and Florida Statutes; and

WHEREAS, the City has traditionally relied upon the expertise of its in-house Finance staff for investing reserves and due to the amount of reserves, it is now necessary to procure the services of a professional investment advisor to manage the City's portfolio, ensuring that cash reserves obtain the highest possible return on investment while maintaining the safety of principal; and

WHEREAS, on February 15, 2022, the City advertised RFQ #2022-008 to solicit proposals from qualified investment advisory firms; and

WHEREAS, on March 8, 2022, the City received proposals from five (5) qualified firms and a committee comprised of the City Chief Financial Officer Frank DiPaolo, Deputy Finance Director Adam Segal, City Financial Advisor Dunlap & Associates, City of Hollywood Financial Services Director David Keller, and City of Weston Assistant City Manager/Chief Financial Officer Darrel Thomas, met on March 28, 2022, to discuss the proposals and rank the firms; and

WHEREAS, The firms were ranked as follows, from highest to lowest:

Firm	Score
Public Trust Advisors, LLC	451
Chandler Asset Management	441
PFM Asset Management LLC	431
MetLife Investment Management	411
Garcia Hamilton & Associates, L.P.	401; and

WHEREAS, the Finance Department recommends that the City Commission accept these rankings and authorize the City Administration to negotiate final terms and execute an agreement with the highest ranked firm, Public Trust Advisors, LLC, for an initial three-year term;

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

Section 1. That the above “Whereas” clauses are true and correct, and they are made a part of and are incorporated into this Resolution by this reference.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. That the City Administration is authorized to negotiate final terms and execute an agreement with Public Trust Advisors, LLC for an initial three-year term.

Section 4. That the management fee is 4 basis points or 0.04% of the total assets under management; the fee schedule is all inclusive, and there are no additional one-time/setup expenses and fees will be calculated and deducted from the management account on a monthly basis.

Section 5. That this Resolution shall be in force and take immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



**RFQ 22-008 Investment Management Services
Committee Scoring Tabulation and Ranking**

S. Dunlap / Dunlap & Associates

	Firm Qualifications	Staff Qualifications, Experience	Approach & Discipline	Accounting & Reporting	Fees	Total
PFM Asset Management LLC	20	20	20	18	7	85
Public Trust Advisors, LLC	19	20	21	19	10	89
Chandler Asset Management	20	20	22	17	9	88
MetLife Investment Management	19	19	20	20	6	84
Garcia Hamilton & Associates, L.P.	18	18	17	15	5	73

D. Thomas, City of Weston

	Firm Qualifications	Staff Qualifications, Experience	Approach & Discipline	Accounting & Reporting	Fees	Total
PFM Asset Management LLC	20	24	22	18	8	92
Public Trust Advisors, LLC	18	25	24	19	10	96
Chandler Asset Management	19	23	23	20	9	94
MetLife Investment Management	16	22	21	16	6	81
Garcia Hamilton & Associates, L.P.	17	21	25	17	7	87

D. Keller, City of Hollywood

	Firm Qualifications	Staff Qualifications, Experience	Approach & Discipline	Accounting & Reporting	Fees	Total
PFM Asset Management LLC	18	20	20	18	6	82
Public Trust Advisors, LLC	18	20	20	18	10	86
Chandler Asset Management	17	20	20	17	8	82
MetLife Investment Management	17	20	20	17	2	76
Garcia Hamilton & Associates, L.P.	16	19	20	17	4	76

A. Segal, City of Dania Beach

	Firm Qualifications	Staff Qualifications, Experience	Approach & Discipline	Accounting & Reporting	Fees	Total
PFM Asset Management LLC	17	22	21	18	6	84
Public Trust Advisors, LLC	18	23	20	18	10	89
Chandler Asset Management	18	23	23	19	8	91
MetLife Investment Management	19	24	22	18	2	85
Garcia Hamilton & Associates, L.P.	17	22	23	17	4	83

F. DiPaolo, City of Dania Beach

	Firm Qualifications	Staff Qualifications, Experience	Approach & Discipline	Accounting & Reporting	Fees	Total
PFM Asset Management LLC	18	20	22	20	8	88
Public Trust Advisors, LLC	18	22	21	20	10	91
Chandler Asset Management	18	21	20	18	9	86
MetLife Investment Management	18	23	22	16	6	85
Garcia Hamilton & Associates, L.P.	17	20	20	18	7	82

Firm	Final Score	Rank
Public Trust Advisors, LLC	451	1
Chandler Asset Management	441	2
PFM Asset Management LLC	431	3
MetLife Investment Management	411	4
Garcia Hamilton & Associates, L.P.	401	5

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from: February 22, 2022 & March 8, 2022

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL

Purchasing Requests ONLY

Dept:

Acct #:

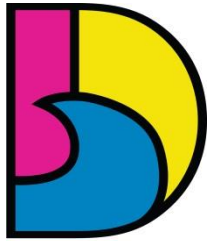
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

SR RZ- 67-21 Dania Preserve 4-12, O-2022-012 John Schaaf (Dania Preserve) Rezoning (RZ-067-21) and Flexibility Units Allocation, Location Map Dania Preserve Rezone 4 12, Zoning Map Exhibit - Dania Preserve, Supporting Documents



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning & Zoning Manager

SUBJECT: **RZ-067-21/OT-070-21:** The applicant, property owner John Schaaf, requests a rezoning from the Single-Family Estate Residential Districts (E-1) to the Multiple-Family (10 du/ac) Residential District (RM) and application of flexibility units for the property located at 4900 SW 31 Avenue (Second Reading).

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou, email=candido@daniasb.org, c=US
Date: 2022.04.01 09:19:25 -0400

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, ou=Community Development, ou, email=enorena@daniasb.org, c=US
Date: 2022.03.31 17:04:35 -0400

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, ou=City of Dania Beach, ou=Community Development, email=clajoie@daniasb.org, c=US
Date: 2022.03.31 15:00:13 -0400

Digitally signed by Richard Lorber
Date: 2022.03.31 14:58:24 -0400

Request

REZONE

To amend the zoning designation of the subject property from the Single-Family Estate Residential District (E-1) to the Multiple-Family (10 du/ac) Residential District (RM).

ASSIGNMENT OF FLEX

To allocate sixteen (16) flex residential units.

PROPERTY INFORMATION

FLUM DESIGNATION:	Low (5) Residential (L-5)
CURRENT ZONING:	Single-Family Estate Residential District (E-1)
PROPOSED ZONING:	Multiple-Family (10 du/ac) Residential District (RM)
SITE ADDRESS:	4900 SW 31 Avenue
SITE ACREAGE:	12 acres (524,125 SF)
EXISTING USE:	Single Family home

VIOLATIONS ON PROPERTY

There are no outstanding code violations on this property.

Background

On January 26, 2022, the Planning and Zoning Board favorably recommended this item. On February 8, 2022, the City Commission approved this item on first reading. On February 22, 2022 this item was

continued at the Applicant's request, and again at the March 8, 2022 City Commission meeting, the item was continued at their request, to April 12.

The subject property is a twelve (12) acre parcel developed with a single-family home. The site is just south of Griffin Road and fronts SW 31 Avenue to west and SW 29 Terrace to the east. There is a mobile home park to the south and a single-family neighborhood to the east. To the north and west are townhome developments (Cocoplum, Key North, Oakbridge).

The requested rezone would allow the development of sixty (60) townhomes by-right, or five (5) dwelling units (DU) per acre which would be in accordance with the property's Low (5) Residential (L-5) future land use designation. The developer has also requested approval of a plat, site plan, and variances, including the allocation of sixteen (16) Flex Units. The proposed development would consist of thirteen (13) buildings with seventy-six (76) townhomes. The requested plat, site plan/variances, and flex units are being processed as separate applications on tonight's agenda.

FLEX ALLOCATION

The applicant is requesting sixteen (16) Flex Units, which will increase the project's density from five (5) dwelling units per acre (60 dwelling units in total), to approximately six (6.3) dwelling units per acre (76 dwelling units in total). The City currently has 510 flex units available city wide before this allocation request.

REZONING

Article 645 of the City's Land Development Code (LDC) states, requests for rezoning shall be referred to the Planning and Zoning Board for recommendation and the City Commission shall determine if the application meets the criteria identify in Section 645-40, which are identified below:

- (1) The request is consistent with the city's comprehensive plan; and*
- (2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and*
- (3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and*
 - a. The request furthers the city's adopted community redevelopment plan, if applicable; or*
 - b. An error or ambiguity must be corrected; or*
 - c. There exists changed or changing conditions which make approval of the request appropriate; or*
 - d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or*
 - e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.*

As stated by the Applicant, the request is in furtherance of the Comprehensive Plan, Objective I, Policy 1.1 of the Future Land Use Element, which states that the City should "provide for a mix of residential communities which will promote a diverse population and a healthy environment." The proposed townhouse community, which is adjacent to a mix of established multi-family and single-family residential neighborhoods, adds diversity to the City's housing stock. The request is consistent with the rezoning criteria listed Sec. 645-40.2 for there are no adopted plans for the area. The rezone would be an expansion

of the existing zoning district to the west of the site and would extend the same privileges that are available to neighboring properties. In accordance with Sec. 645-40.2, the request fulfills the growing need for additional housing in the City of Dania Beach.

The applicant has provided a justification statement in support of the application. The request is consistent with the rezoning criteria identified in Sec. 645-40. This is the second and final reading of this item by the City Commission.

Budgetary Impact

Approval of the plat will enable this site to be redevelopment, expanding the City's tax roll and collection of applicable impact fees as described in the site plan resolution.

Planning and Zoning Board Recommendation

On January 26, 2022, the Planning and Zoning Board favorably recommended this item.

City Commission Previous Action

On February 8, 2022, the City Commission approved this item on First Reading. On February 22, 2022 this item was continued at the Applicant's request, and again at the March 8, 2022 City Commission meeting, the item was continued to the April 12, 2022 City Commission meeting.

Recommendation

Approve the rezoning and flex allocation ordinance on second and final reading.

ORDINANCE NO. 2022-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); AND AMENDING THE CITY’S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City’s Land Development Code (the “LDC”), at Part 6, entitled “Development Review Procedures and Requirements”, at Article 645 entitled “Rezoning”, Greenspoon Marder, LLP, on behalf of SobelCo, LLC, (the “Applicant”) has applied to the City of Dania Beach (the “City”) for approval of a Rezoning (RZ-067-21), for property bearing the address of 4900 SW 31 Avenue, in the City of Dania Beach, as legally described in Exhibit “A” (the “Property”), a copy of which is made a part of and incorporated into this Ordinance; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on January 26, 2022, and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the “Comprehensive Plan”), and therefore, recommended approval of the proposed rezoning; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed rezoning will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan; and

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

Section 1. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Ordinance.

Section 2. That pursuant to Chapter 28, the “Land Development Code,” Part 6, entitled “Development Review Procedures and Requirements”, Article 645 entitled “Rezoning”, the rezoning from the Estate Residential District (E-1) to the Residential Multifamily (RM) zoning classification for the Property, as legally described in Exhibit “A”, is approved.

Section 3. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a State or Federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a State or Federal agency, or undertakes actions that result in a violation of State or Federal law.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. That this Ordinance shall be in force and take effect immediately upon its passage and adoption.

PASSED on first reading on February 8, 2022.

PASSED AND ADOPTED on second reading on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of BROWARD. State of Florida, and described as follows:

The North 100 feet of Lot 11, and the North 100 feet of the West 1/2 of Lot 13, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida

AND

Lot Twenty one (21), of ROSE MANOR, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida.

AND

All lot 10, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE ALSO KNOWN AS:

All of Lot 10, Block 2, the North 100 feet of Lot 11, Block 2, and the North 100 feet of the West 1/2 of Lot 13, Block 2, **PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E.**, in Section 32, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **TOGETHER WITH**, Lot 21, **ROSE MANOR**, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida, and being more particularly described as follows:

BEGIN at the northwest of said Lot 10, Block 2; thence along the North line of said Lot 10, Block 2, North 88 ° 21'12" East 642.39 feet to the northeast corner of said Lot 10. Block 2; thence along the East line of said Lot 10, Block 2, South 00°06'24" East, 593.74 feet to the northwest corner of said Lot 21; thence along the North line of said Lot 21, North 89°47'26" East, 136.60 feet to the northeast corner of said Lot 21; thence along the East line of said Lot 21, South 00°12'35" East, 24.43 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 45°47'40" West); thence along said East line and southerly along the arc of said curve being concave to the East, having a radius of 35.00 feet, a central angle of 88°49'50", an arc distance of 54.26 feet; thence along said East line, South 00°12'35" East, 1.25 feet to the North line of Tract 13, Block 2; thence South 00°12'09" East, 100.03 feet to a northeast Plat corner of **RAVENSWOOD NORTH**, according to the Plat thereof, as recorded in Plat Book 108, Page 45, of the Public Records of Broward County, Florida; thence along the North line of Block 16 of said **RAVENSWOOD NORTH**, South 88°21'01" West, 809.93 feet to the northwest Plat corner of said **RAVENSWOOD NORTH**, said point being on the West line of aforesaid Lot 10, Block 2 and the West line of said Section 32; thence along said West lines, North 00°18'25" East, 772.09 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.



RZ-067-21

REZONING

APPLICANT:
JOHN SCHAAF

PROPERTY ADDRESS:
4900 SW 31 AVENUE

**CURRENT ZONING DISTRICT:
SINGLE- FAMILY ESTATE
RESIDENTIAL (E-1)**

**PROPOSED ZONING DISTRICT:
MULTIPLE- FAMILY (10 DU/AC)
RESIDENTIAL (RM)**

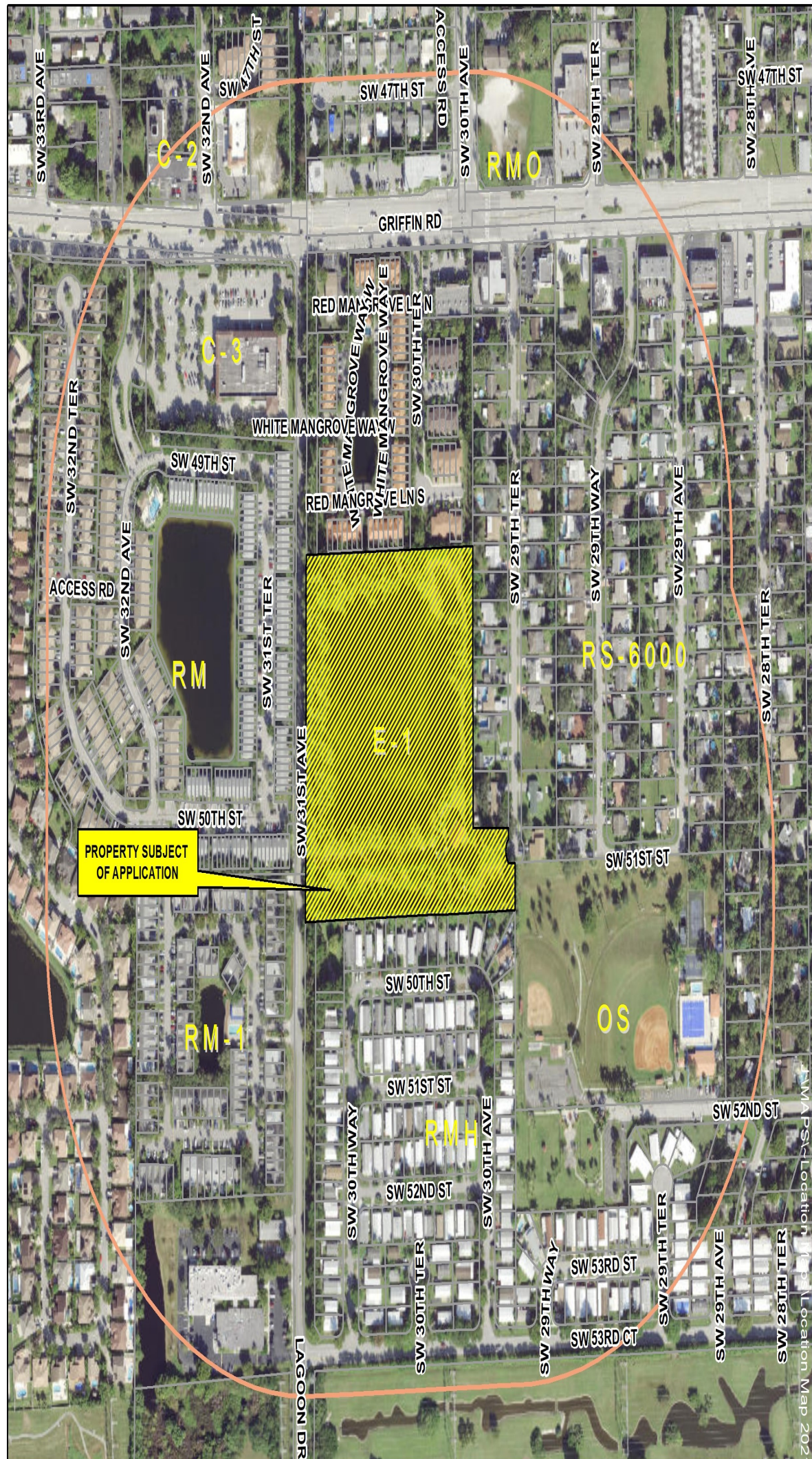
Legend

 1000' DISTANCE SEPARATION

☒ SUBJECT PROPERTY



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ZONING MAP EXHIBIT

CURRENT ZONING

Single-Family Estate Residential (E-1)

PROPOSED ZONING

Multiple-Family (10 du/ac) Residential (RM)



Legend

 SUBJECT PROPERTY  ZONING BOUNDARIES  CITY LIMIT



 Feet
210 420 630 840

Dania Preserve Project Narrative

The subject property located south of Griffin Road and east of Southwest 31st Avenue is currently vacant. The applicant is requesting to Rezone the subject 12.03-acre property from **E-1** (*Estate a/k/a Single-family Estate Residential*) to **RM** (*Multiple-Family Residential District 10du/ac*), for the purpose of developing townhomes on the property. The existing Land Use is **L-5** (*Low 5 Residential*), which allows 5 dwelling units per acre. The applicant is also requesting 16 flexibility units, because the 12.03 gross acreage permits up to 60 dwelling units with the current Land Use designation and the associated proposed Site Plan and Plat include 76 units. Upon assignment of these flexibility units, the Plat will be in conformance with the City's Comprehensive Plan. The applicant is also requesting site plan approval and the approval of two variances – from maximum building length and from the requirement to install a sidewalk along the adjacent public roadway.

The proposed Plat dedicates 40' of additional right-of-way (*30,883 square feet*) for public purpose. The Plat also dedicates Parcel A as a Private roadway for purpose of ingress/egress, utilities, and drainage purposes and shall grant a non-exclusive access easement to the City of Dania Beach for ingress/egress/drainage and utility purposes. Parcel L shall be dedicated as a Lake and shall be maintained by the Dania Preserve Homeowners' Association. Parcels B, C, D, E, F, G, H, I, J, K, M, N, and O are dedicated for common area, open space, drainage and utilities and shall be maintained by the Dania Preserve Homeowners' Association.

The Dania Preserve Homeowners' Association – which will be a Florida Not-For-Profit Corporation registered with the State of Florida - will own and maintain the proposed Utility Easements, Landscape Buffer Easements and Lake Maintenance Easement. Non-Vehicular Access Lines (NVAL) are included on the Plat, as well as an emergency access restricted opening on the eastern corner of the plat.

The Plat shall be restricted to 76 townhome units. There are no deed restrictions on this proposed plat.

A preliminary School Capacity Availability Determination (SCAD) document was issued by the Broward County School Board on 9/27/21 and will expire on 3/25/2022.

Rezoning Criteria and Flexibility Unit Request for Dania Preserve

Narrative

The applicant is requesting to rezone the subject 12.03-acre property from **E-1** (*Estate a/k/a Single-family Estate Residential*) to **RM** (*Multiple-Family Residential District 10du/ac*), for the purpose of developing townhomes on the property. The existing Land Use is **L-5** (*Low 5 Residential*), which allows 5 dwelling units per acre. The applicant is also requesting 16 flexibility units, because the 12.03 gross acreage permits up to 60 dwelling units with the current Land Use designation and the associated proposed Site Plan and Plat include 76 units. Below, we have addressed the criteria listed in Section 645-40 of the City's Land Development Code.

Sec. 645-40. - Review criteria; city commission action.

(A) An application for a rezoning shall be reviewed in accordance with the following criteria:

- (1) The request is consistent with the city's comprehensive plan; and*
 - (2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and*
 - (3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and*
 - a. The request furthers the city's adopted community redevelopment plan, if applicable; or*
 - b. An error or ambiguity must be corrected; or*
 - c. There exists changed or changing conditions which make approval of the request appropriate; or*
 - d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or*
 - e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.*
-

(1) The request is consistent with the City's Comprehensive Plan.

The request to Rezone this property is consistent with the City's Comprehensive Plan. The underlying Land Use designation for this property is L-5 Low (5) Residential, which permits 5 units per acre. The property is just over 12 acres in size, which would permit 60 dwelling units. The proposed plan incorporates 76 townhouse units; consequently, the applicant is requesting 16 flex units as well.

Objective I, Policy 1.1 of the Future Land Use Element states that the City should "provide for a mix of residential communities which will promote a diverse population and a healthy environment." The proposed townhouse community which is adjacent to a mix of established multi-family and single-family residential neighborhoods offers a viable, quality and attainable housing type to existing and future residents which also meets a need with current market trends for housing.

Objective IX Policy 9.2 states that all proposed development and future land uses shall be compatible with adjacent land uses.” This application is compatible with surrounding uses which are primarily residential, with some adjacent park and recreation space.

(2) The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the City Commission.

The request is consistent with the Comprehensive Plan and Land Development Code provisions and all applicable City Commission-approved plans for this property, as it is not part of a redevelopment area.

(3) The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and

- a. The request furthers the city's adopted community redevelopment plan, if applicable; or*
- b. An error or ambiguity must be corrected; or*
- c. There exists changed or changing conditions which make approval of the request appropriate; or*
- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or*
- e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.*

This request would not grant any special privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts, as it is within a primarily residential area of the City, as denoted in 3(e) above and will be built to the City's land development standards.

The proposed Rezoning is appropriate for the orderly development of the City as this area was already envisioned for residential development. The proposed rezoning is compatible with the surrounding area. The subject property is bordered by properties that have either residential or recreational/open space designations. To the north is property with **RM-2**, **RD-8000** and a small portion of land with **OS** zoning. To the east is property with **RS-6000** and **OS** Zoning. To the south is property with **RMH** zoning. To the west, across Southwest 31st Avenue, the properties have **RM** and **RM-1** zoning, respectively. The preponderance of housing types in this area is townhouses.

RECEIVED

AUG 05 2021

All of Lot 10, Block 2, the North 100 feet of Lot 11, Block 2, and the North 100 feet of the West 1/2 of Lot 13, Block 2, **PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E.**, in Section 32, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, **TOGETHER WITH**, Lot 21, **ROSE MANOR**, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida, and being more particularly described as follows:

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Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.

Dania Preserve Project Narrative

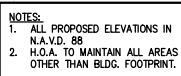
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The Dania Preserve Homeowners' Association – which will be a Florida Not-For-Profit Corporation registered with the State of Florida - will own and maintain the proposed Utility Easements, Landscape Buffer Easements and Lake Maintenance Easement. Non-Vehicular Access Lines (NVAL) are included on the Plat, as well as an emergency access restricted opening on the eastern corner of the plat.

The Plat shall be restricted to 76 townhome units. There are no deed restrictions on this proposed plat.

A preliminary School Capacity Availability Determination (SCAD) document was issued by the Broward County School Board on 9/27/21 and will expire on 3/25/2022.



PERVIOUS CALCULATION			
PERVIOUS	242,375	5.56 AC.	49.14%
IMPERVIOUS	250,867	5.76 AC.	50.86%

GENERAL INFORMATION		
	REQUIRED	PROVIDED
DENSITY	10 U.P.A. MAX.	6.7 U.P.A. (NET)
LOT COVERAGE (BUILDING)	50% MAX.	49%
LOT DEPTH	100' MIN.	102'
BUILDING LENGTH	175'	159.67'

REQUIRED RECREATION SPACE: 400 S.F. PER UNIT X 76 UNITS =	30,400 S.F.
TOTAL PROVIDED:	
CLUB HOUSE AND MAIL KIOSK	2,360 S.F.
POOL	3,774 S.F.
PLAYGROUND	2,800 S.F.
TOT LOT	1,993 S.F.
PEDESTRIAN TRAIL AT LAKE	22,657 S.F.
TOTAL	33,584 S.F.

WATER PROVIDED BY BROWARD COUNTY WATER AND WASTEWATER. SEWER PROVIDED BY CITY OF HOLLYWOOD.	
WATER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SEWER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SOLID WASTE DEMAND: 76 UNITS @ 8.9 LBS PER DAY PER UNITS: TRASH PICK UP TO BE CURBSIDE	676.4 LBS

[illegible]

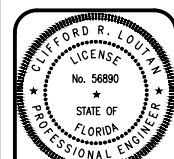
DANIA PRESERVE

CITY OF DANIA BEACH

FLORIDA

SITE PLAN KEY MAP

DATE:	AUGUST 2021
SCALE:	1"=40'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	21-4073



Date: **September 21, 2021**

This item has been digitally signed and sealed by
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
Printed copies of this document are
not considered signed and sealed and
the signature must be verified on any
electronic copies.

SHEET No.
SP1

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com



Site Plan, Rezone, Plat, Flex: SP-069-21, RZ-067-21, OT-070-21, PL-68-21
2nd Review

Zoning designation (proposed): RM
Current: E-1
FLU designation: Low (5) Residential (L-5)
PROPERTY ADDRESS: 4900 SW 31 AVE
APPLICANT: DENNIS MELE
PROPERTY OWNER: JOHN SCHAAF
REVIEW COMPLETED BY: Anne-Christine Carrie
(954) 924-6805 X 3654; acarrie@daniabeachfl.gov

NOTES:

- o IMPACT FEES:
 - Park: \$138,700 (76 du x \$1,825)
 - RAC Traffic: N/A
 - Art: 0.5%
 - Parking: N/A
- o ROW Dedication: 30,883 SF
- o Gross Area: 524,125 SF (12.03 ac)
- o Net Area: 493,242 SF (11.32 ac)
- o Proposed DU: 76 (16-20 Flex)

REQUESTS: To allow a plat, variance, rezone, flex allocation and site plan for a townhouse development with 76 dwelling units on the property at 4900 SW 31 Avenue.

TIER 1

APPLICATION:

Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

1. STAFF COMMENT Provide a project narrative listing all entitlements requested for this project including right-of-way dedications, vacations, filling, traffic mitigation efforts, HOA area maintenance agreement, ROW maintenance agreements etc.
 - 1.1. APPLICANT RESPONSE Original Executed application will be forwarded to your office.
 - 1.1.1. STAFF COMMENT Comment not addressed. Failure to provide the requested narrative will delay the processing of this application. **2nd time requested**
 - A Project Narrative is included.
2. STAFF COMMENT Per Sec. 640-40.A, submit an executed application for the plat.
 - 2.1. APPLICANT RESPONSE Original Executed application will be forwarded to your office
Executed application required prior to being scheduled for public hearing.
 - Executed Plat Application submitted on September 21, 2021. The County Preliminary DRR Report was received on November 3, 2021.
 - 2.1.1. STAFF COMMENT
- ~~3. STAFF COMMENT When resubmitting, provide all plans in 11x17 PDF's, S&S and digitally flattened (e.g. "Microsoft print to PDF"). Combine sheets by disciplines and name the file by the discipline name. Refrain from uploading individual sheets.~~

4. STAFF COMMENT Per Section 640-20(I), provide tax receipts for all parcels with Lien Search report from the City's Finance Department stating there are no liens on the properties.
- 4.1. APPLICANT RESPONSE Forth Coming.
- 4.1.1. STAFF COMMENT Comment not addressed.
- Tax Receipt for subject property (single parcel) is included.
5. STAFF COMMENT Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.
- 5.1. APPLICANT RESPONSE Forth Coming.
- 5.1.1. STAFF COMMENT Comment not addressed. 2nd time requested.
- Municipal Lien Search was requested on November 10, 2021. Results were obtained on November 17, 2021. There are no liens on this property.

PLAT COMMENTS:

6. STAFF COMMENT Received recorded plat and maintenance plan. See comments from Civil.

So noted

7. STAFF COMMENT

8. STAFF COMMENT Provide the County's approval letter with applicable recommendations for any improvements to the tidal canal area to the west.
- 8.1. APPLICANT RESPONSE There currently are no approvals from Broward County on any improvements to the tidal canal. Submittal to the County will take place after the site plan has been approved by staff and is deemed acceptable to move forward to public hearing
- 8.1.1. STAFF COMMENT Per Sec. 250-10.B, *"the city may request changes to proposed development designs [...] in order to conserve wildlife species in the vicinity (including off site) regardless of protected status of the species and permit authorization to remove or relocate the species."* Provide an approval or conditions of approval for site improvements from Broward County Environmental Engineering and Permitting Division. Revise plans as necessary. 2nd time requested.

As discussed at the DRC meeting issues relative to environmental issues will be resolved prior to permit

9. STAFF COMMENT Indicate on survey, plat and plans if and where there are any areas which are designated for environmental protection purposes – as applicable.
- 9.1. APPLICANT RESPONSE There are no areas designated for environmental protection purposes.
- 9.1.1. STAFF COMMENT The Executive Summary of the environmental report prepared by Jim Goldasich on 6/3/2021 states: *"Wetland characteristics are present in the swale and if claimed as a jurisdictional wetland removal would result in the need to provide wetland mitigation. If wetland mitigation is required it may be conducted onsite or at a wetland mitigation bank."* Provide a Wetland Determination from Broward County's Environmental Division.

Wetland determination has been requested with the county and as discussed at the DRC meeting issues relative to environmental issues will be resolved prior to permit

~~10. STAFF COMMENT — Comment 9 addressed.~~

~~11. STAFF COMMENT — Attached are the water, sewer, paving and drainage plans associated with the project.~~

~~11.1.1. STAFF COMMENT Received. See civil comments.~~

~~12. STAFF COMMENT — Per Sec. 640-20.g, show location of off-site water and sewer lines, proposed connection location, and route the lines will take.~~

~~12.1.1. STAFF COMMENT Received. See civil comments.~~

So Noted

13. STAFF COMMENT On Sheet 2 of 3 of the plat, no number is assigned to the northeastern most Block. Revise accordingly.

13.1. APPLICANT RESPONSE Number is now assigned to the northeastern Block.

13.1.1. STAFF COMMENT Comment not addressed. No number is shown for this block on sheets 2 and 3. 2nd time requested.

Block Number now assigned

~~14. STAFF COMMENT — Provide a legend for the different types of dashed lines and arrows used on the plat document. For example, there are arrows that span across the individual Lot lines but nothing appears to be called out. Include a definition for the dashed lines that cut across the front and back of each lot.~~

~~14.1. APPLICANT RESPONSE Line types has been added to the legend~~

~~15. STAFF COMMENT — Per Sec. 640-20.C, provide a conceptual access plan, drawn to scale, which includes:~~

~~a. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of right-of-way, of all proposed access locations on all public rights-of-way abutting the plat.~~

~~b. The number and direction of lanes proposed for each driveway or roadway access location.~~

~~c. The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.~~

~~d. The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to any proposed gate location.~~

~~16. STAFF COMMENT — Per Sec. 640-30.c.4, add the plat information for the development to the west of the site.~~

~~17. STAFF COMMENT — Per Sec. 640-30.c.16, the Surveyor's Certificate shall state conformity with:(a)F.S. ch. 177.(b)National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards.(c)Applicable sections of Chapter 21 HH-6, Florida Administrative Code. Revise accordingly or address in writing.~~

~~17.1. APPLICANT RESPONSE Certificate is in accordance this requirement.~~

~~18. STAFF COMMENT — Per Sec. 640-30.c.11, include "M.P.B." to the abbreviations legend as used to reference the existing maintenance agreement along the west side of the property.~~

19. ~~STAFF COMMENT~~ — Per Sec. 640-20.J, submit any deed restriction information (existing or proposed) that is to accompany this plat. Reference the restrictive notes in the project narrative.
- 19.1. ~~APPLICANT RESPONSE~~ — There are no deed restrictions on the plat
20. ~~STAFF COMMENT~~ — Correct page 1 of plat to show Tamara James on the signature line for Mayor.
21. ~~STAFF COMMENT~~ — Per Sec. 640-30.9, add a signature block on page 1 of the plat for the Community Development Director, Eleanor Norena, CFM.
22. ~~STAFF COMMENT~~ — Remove the Planning and Zoning Board signature block from page 1 in accordance with Sec. 640-40.d.
23. ~~STAFF COMMENT~~ — Revise the language preceding the Mayor's signature to state that the city agrees not to issue building permits for the construction, expansion, or conversion of a building within the plat until such time as the developer provides the city with written confirmation from Broward County that all applicable impact fees have been paid or are not due; per Sec. 640-30.9.
24. ~~STAFF COMMENT~~ — Lot 3, Block 1 is said to be 2,196 SF. Per Sec. 205-10, the minimum lot size for a townhouse in the RM district is 2,500 SF. Revise plat and site plan accordingly.
25. ~~STAFF COMMENT~~ — An additional ROW of 40' is shown to be dedicated to the public by this plat but appears to be subject to an existing agreement with the County. Provide a draft agreement detailing how this area will be maintained and used. Terms of this dedication are subject to Sec. 400-10.D. See civil comments.
- 25.1. ~~APPLICANT RESPONSE~~ — Attached is a copy of the referenced maintenance agreement which in affect is not agreement but just a map.
- 25.1.1. ~~STAFF COMMENT~~ — See Civil Comments regarding the dedication of this portion of the property. Revise plat, site plan and landscape plan accordingly.

REZONE COMMENTS:

26. ~~STAFF COMMENT~~ — ~~ADDITIONAL INFORMATION REQUIRED:~~ Per Sec. 645-40.a.1, a rezone request must be consistent with the Comprehensive Plan. Submit a traffic impact study and indicate in writing how the development will be consistent with Policy T2.3.3 of the Transportation Element of the Broward County Comprehensive Plan. See civil comments for additional information.
- 26.1.1. ~~STAFF COMMENT~~ — Traffic Impact Statement received. See comments by Traffic consultants. **So Noted**

FLEX COMMENTS:

27. ~~STAFF COMMENT~~ — ~~ADDITIONAL INFORMATION REQUIRED:~~ In accordance with the Future Land Use Element of the Dania Beach Comprehensive Plan, Section III.E, titled "Flexibility Units," the request for allocation of flex units is subject to the provisions of the applicable Broward County Land Use Plan and the Administrative Rules Document. The property is adjacent to a county park and is subject the compatibility review requirements of Sec. 3.4.d of the Administrative Rules Document. Indicate in writing how the proposed development is consistent the Compatibility Review Criteria of Sec. 3.4.a of the Administrative Rules Document.
- 27.1. ~~APPLICANT RESPONSE~~ — So Noted
28. ~~STAFF COMMENT~~ — ~~ADDITIONAL INFORMATION REQUIRED:~~ A canal which is part of the City's primary drainage system — as defined in the Comprehensive Plan — may not be construed as having credit towards residential density. See Civil comments for additional information and revise flex request if necessary.
- 28.1. ~~APPLICANT RESPONSE~~ — We do not see there the existing ditch is a primary City Drainage System.
- 28.1.1. ~~STAFF COMMENT~~ — Per public works, the canal is not part of the City's drainage system and therefore may count towards density.

SITE PLAN COMMENTS:

29. STAFF COMMENT The plat shows that the 40' to the west of the site will be dedicated to the public. On the site plan, distinguish the future property line from the plat line.

NVAL now delineated as a cross hatched line and labeled

29.1. APPLICANT RESPONSE Site plan revised to heavy up the future right of way line as well indicate the NVAL on said line

29.1.1. STAFF COMMENT See civil comments regarding proposed dedication. Revise plans and property line accordingly. 2nd time requested.

So noted

30. STAFF COMMENT On the Site Plan data table, itemize the impervious area calculation. Per the proposed amendments to Sec. 205-10, the development's pervious area shall be calculated with the assumption that each lot is completely built out. Therefore, in the site data table, list the impervious SF of each lot, and add this total to the other impervious areas for the site. The development as a whole may be no more than 63% impervious.

30.1. APPLICANT RESPONSE Pervious/impervious sheet is provided see sheet SP5.

30.1.1. STAFF COMMENT Clarify sheet SP-5 by continuing the hatching for the buildings throughout the site. ***Hatching continued through buildings***

30.1.2. STAFF COMMENT Indicate on plans the material proposed around the pool deck which is denoted as pervious but not described in the landscape plans. ***The material is grass and so noted in the legend***

30.1.3. STAFF COMMENT Omit the area in the private backyards which are not in a landscape easement from the pervious area calculation. ***All backyards to have a LBE and is so noted on the plat and site plan***

~~31. STAFF COMMENT The data table lists 150,407 SF in green space, but the pervious area listed is 237,444 SF. Please identify which areas of the development are pervious and the size of each.~~

~~31.1. APPLICANT RESPONSE Per pre-application meeting, the city indicated the lake is considered pervious area.~~

~~32. STAFF COMMENT Clarify site plan by calling out the individual lot and block numbers as shown on the plat.~~

~~33. STAFF COMMENT Provide an exhibit distinguishing the areas that will be maintained by the HOA from the individual townhouse owners. In this exhibit, identify pervious and impervious areas.~~

~~33.1. APPLICANT RESPONSE Per discussion a note has been added to the bottom of sheet SP1 (note number 2) indicating that HOA to maintain all areas with exception of building footprint.~~

~~34. STAFF COMMENT On site plan, show the sight distance triangle at the street corners; per Sec. 225-10.~~

35. STAFF COMMENT Correct parking table as follows: A townhouse is considered a single-family home for parking calculation purposes which requires 2 spaces per unit. Furthermore, a 2-car garage may count as 1 parking space if it maintains a clear 20x20 foot unobstructed area. A minimum of 2 spaces is required per unit in the development. Revise the parking data table accordingly.

35.1. APPLICANT RESPONSE Required and provided parking table has been revised accordingly

35.1.1. STAFF COMMENT On sheet SP-4, provide the dimensions of the unobstructed area in the garages so that they may count towards the parking requirements (see original comment). Unless the garages have this area of clearance, the garage may not count towards the required parking. Adjust parking data table as necessary. ***Garages and floor plans adjusted to accommodate a 20' x 20' clear garage space***

~~36. STAFF COMMENT — On the Site data table, add the parking requirement for the common areas which shall be calculated as follows:~~

~~36.1. APPLICANT RESPONSE — Public Assembly Uses (playground, tot lot, clubhouse other) at 1:1,000 SF~~

~~36.2. APPLICANT RESPONSE — Clubhouse Office at 1:300 SF~~

~~36.3. APPLICANT RESPONSE — Pool (Outdoor Sports Court) at 1:250 SF~~

~~36.4. APPLICANT RESPONSE — Clubhouse gym at 1:300 SF~~

~~NOTE: The common area uses are eligible for the shared parking provisions of Sec. 265-90~~

37. STAFF COMMENT Per Sec. 230-10.b, the maximum length permitted for a townhouse building group is 150 feet. Revise plans accordingly.

37.1. APPLICANT RESPONSE Variance Applied for.

37.1.1. STAFF COMMENT Comment not addressed. Application, fee and justification statement are required prior to being scheduled for public hearing. 2nd time requested.

- Variance application submitted.
- Note: Second variance requested by Staff regarding not installing a sidewalk along Southwest 31st Avenue (not part of the 10/14/21 DRC written comments but brought up during the meeting) was also submitted.

38. STAFF COMMENT Consider adding plane shifts to the rear of the building groups which face the public.

38.1. APPLICANT RESPONSE See attached updated elevations.

Comment not addressed. Revise plans. 2nd time requested.

- Issue was discussed further at DRC meeting and it was decided that additional banding around fenestration (windows) was sufficient.

38.1.1. STAFF COMMENT

39. STAFF COMMENT WILDLIFE PROTECTION: Per Article 250-10, "the developer of any existing natural land area in excess of one-half (1/2) acer in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with relevant permits and regulations. The developer, at the developer's sole expense, shall:

- Provide a written report of a qualified, independent, private consultant, approved by the city, which evaluates the land area's existing conditions, wildlife populations of protected species (by numbers and types) and proposes a specific action plan for the conservation identified protected animal populations;
- Provide proof of permits and coordination with federal, state and county environmental regulatory agencies for these action plans and protection methods.

39.1. APPLICANT RESPONSE There are no existing natural land area on the site. See attached report from JJ Goldasich and Associates. Will be provided to the city once received typically we do not submit these until staff has approved the site plan as a site plan is requirement for submittal to these agencies.

39.1.1. STAFF COMMENT Environmental report received. Survey indicates that there are mangroves along the western portion of the site. Indicate in writing how natural conditions of the site will be protected or mitigated. Incorporate interpretations by the County.

We have requested the wetland delineation meeting with the county and once the meeting is held will be able to address all wetland issues as discussed the wetland permit will be completed prior to permit submittal

~~40. STAFF COMMENT — SCHOOLS: Obtain a SCAD report from Broward County School Board regarding school impact fees.~~

~~40.1.1. STAFF COMMENT Received.~~

- ~~41. STAFF COMMENT~~ ~~TRAFFIC STUDY, per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide a traffic impact study and recommendations for review and approval by the City's traffic consultant.~~
- ~~41.1. APPLICANT RESPONSE~~ ~~See attached Traffic Study provided by TrafTec~~
- ~~41.1.1. STAFF COMMENT~~ ~~Traffic statement indicates that 43 PM peak trips will be generated. See traffic consultant comments.~~
- ~~42. STAFF COMMENT~~ ~~Provide documentation from Broward County stating capacity is available to meet the projected water, waste and sewer demands prior to public hearing.~~
- ~~42.1. APPLICANT RESPONSE~~ ~~See attached letter from Broward County~~
43. STAFF COMMENT Applicant must obtain a statement from the City's traffic consultant saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.
- 43.1. APPLICANT RESPONSE Report submitted.
- 43.1.1. STAFF COMMENT Provide approval from traffic consultant/city engineer. **So Noted**
44. STAFF COMMENT Applicants are expected to contact neighbors adjacent to property, as well as condominiums and neighborhood associations to advise of this development. Please provide documentation (such as mailing receipts, photographs of community meetings, letters of support/objection) of public outreach efforts.
- 44.1. APPLICANT RESPONSE None
- 44.1.1. STAFF COMMENT Comment not addressed. 2nd time requested.
- Virtual Community Meeting was conducted on December 1, 2021. A copy of the summary letter, invitations and PowerPoint is included.
 - Courtesy mail letters regarding this meeting were sent to all property owners located within 1,000 feet of the subject property and signs were posted on November 17, 2021 by Christina Mathews of Cutro & Associates.

TIER 2

45. STAFF COMMENT The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.
- ~~46. STAFF COMMENT~~ ~~PHOTOMETRICS: Please use a larger font for the foot candle measurements on the photometric plan.~~
47. STAFF COMMENT On plans, identify the location and applicable screening of mechanical equipment for the individual units. The mechanical equipment must meet the requirements of Sec. 220-60, Sec 307-30 and Sec. 215-50.
- 47.1.1. STAFF COMMENT Comment not addressed. 2nd time requested.
48. STAFF COMMENT SIGNS: Provide copy of all signs for compliance review.
49. STAFF COMMENT Per Resolution No. 2015-071, \$1,825.00 per Single Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. \$138,700 will be due at the time of building permit issuance.
50. STAFF COMMENT When making final public hearing submittal, upload finalized versions of all documents and plans which are submitted during the DRC review process.
51. STAFF COMMENT For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community

Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

52. STAFF COMMENT For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

53. STAFF COMMENT Please e-mail resolution, rezoning ordinance and legal description, prepared by an attorney, for development approval in word format to acarrie@daniabeachfl.gov four (5) weeks prior to public hearing.

- Draft Ordinance with Legal Description was prepared for the Rezoning application
- Draft Resolution with Legal Description was prepared for the Plat application
- Draft Resolution with Legal Description was prepared for the Site Plan, Flex and Variance applications

54. STAFF COMMENT MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within ~~450'~~ 1000' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

- Mailing labels for properties within 1,000 feet of the subject property were submitted to the City on November 17, 2021 by Christina Mathews of Cutro & Associates

55. STAFF COMMENT POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.

- Signs will be posted by Christina Mathews of Cutro & Associates

56. STAFF COMMENT PUBLIC ART PROGRAM: Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.

- Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
- Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.

- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**

ENGINEERING DRC RESPONSES

8. Attached is a letter from Broward County Water and Wastewater on sufficient capacity for water and sewer

12. Plans have been revised to show the 100 year berm contour of 6.10. HOA documents will be provided prior to final engineering permit submittal. Attached is the letter from the owner relative to berming the site to the 100 year storm event as required by Broward County Surface Water Management. Division

TRAFFIC ENGINEERING DRC RESPONSES

- 14. Plat note amendment not required as we have submitted a plat application to the city can county
- 16. The crosswalk has been removed across SW31st Ave
- 17. Parking in front of the clubhouse has been shifted to the north
- 18. Emergency ONLY signs added to the easternmost drive on sheet PMS3
- 19. Guest Parking signage has been added to parking on sheet PMS3
- 20. The 2 vehicles shown beyond the R/W have been eliminated
- 21. Existing striping on SW31st Ave shown on the PMS2 and PMS3

Traffic Study

- 7. The updated site plan has been provided in the traffic study
- 9. Refer to new Attachment C of the updated traffic Study Dated 11/10/21
- 11. Per Broward County Land Development Code, The criteria for requiring a left turn lane is as follows.
 - A. Speed limit is at or exceeds 35MPH. The posted speed for 31st Ave is 30 MPH
 - B. ADT at the driveway is 1000 trips or more. The proposed development will generate 556 Trips
 - C. Average Peak Hour left volume is 25 vehicles or more. The project will generate 27 Inbound trips during the peak hour. Since future project traffic will be arriving from Griffin Road (north) and from Stirling Road (south), less than 25 southbound left- turns will be Occurring at the project driveway. Based upon this criteria a south bound left turn lane will Not be required

The county requirement for a right turn lane is as follows

- A. Speed limit of 35 MPH and 31st Ave is at 30 MPH
- B. No more than 100 right turn movements during the peak hour occurring at the project driveway. Since future project traffic that will be arriving from Griffin Road and Stirling Road is 27 inbound trips a right turn lane will not be required

- 13. Study has been revised to indicate stacking of 2 vehicles is provided in lieu of 4.

Dania Preserve Townhomes

Comment-Response for Site Plan submittal #2 LANDSCAPE COMMENTS

November 9, 2021

1. Comment: Staff will be verifying the submitted tree survey and disposition plan and may have more detailed comments at that time.

Response: Acknowledged, the tree survey and disposition plans have been completely reworked to address the different category of invasive exotic species on site and the specimen trees have been identified and measured.

2. Comment: Provide an arborist evaluation of the specimen sized trees. Exotic Ficus, invasive species and fruit trees do not need to be included as they do not qualify as specimen.

Response: The arborist evaluation has been provided for the specimen-sized trees. See attached document.

3. Comment: Per 27-80(c), update the tree disposition table to include columns for the scientific name, canopy area, and tree condition/health.

Response: The scientific name, canopy area, and tree condition/health have been provided in the tree Disposition table for each tree and palm.

4. Comment: Provide responsible canopy area mitigation calculations for all trees to be removed, not just the invasive surveyed canopy. Tree mitigation requirements are calculated as follows:

A) Category 1 invasive exotic trees require 25% canopy replacement per Sec. 825-100(A)(6)-

Response: This calculation has been provided for the Category 1 invasive exotic trees.

B) Category 2 invasive exotic trees require 1:1 canopy replacement per Sec. 825-100(A)(6)-

Response: This calculation has been provided for the Category 2 invasive exotic trees.

C) Non-invasive trees require 1.5:1 canopy replacement per Sec. 825-100(A)(6)-

Response: This calculation has been provided for the non-invasive trees.

D) Specimen tree are mitigated by payment of the appraisal value using the methodology provided in Section 825-140(C)(2).

Response: The appraised values are provided for the specimen sized trees.

5. Comment: Ficus rubiginosa is listed under native trees in the plant schedule, but is not a native species. Please re-classify or substitute with a native.

Response: This has been changed in the Plant List.

6. Comment: City of Dania Landscape Plan Notes should be on the Landscape Plan sheets, not the tree disposition plan.

Response: Acknowledged, and these notes have been moved to the Landscape Plans.

7. Comment: Per Sec. 275-80(J), include site lighting installations on the landscape plan so potential conflicts with proposed trees can be identified.

Response: Acknowledged, the light poles are shown on the planting plans.

8. Comment: Update the landscape data table to include Sec. 275-60 requirements for 50% native plantings, and provide corresponding updates to the proposed plant schedules to identify all native species proposed.

Response: This note has been placed on the planting plan and the updates have been provided.

9. Comment: Ilex attenuate does not appear to be tolerant of hardiness zone 10 (South of Lake Okeechobee). A more tolerant alternative may be needed.

Response: The ilex attenuate has been changed to another variety.

New Comments:

10. Comment: For staff to review minimum spacing requirements with digital plan review, a scale bar is needed in addition to the indicated 1"=40'-0" scale ratio. 2.

Response: A scale bar has been added to the plans.

11. Comment: Please label, use call-outs, include a legend, or otherwise differentiate between private lot lines and perimeter buffer lines.

Response: The different lot lines and perimeter buffer line call-outs have been included.

12. Comment: Per Sec. 275-190(H)(7), ensure adequate spacing between trees and hardscape are provided.

Response: The root barriers have been added where the hardscape areas are limited per the site plan layout.

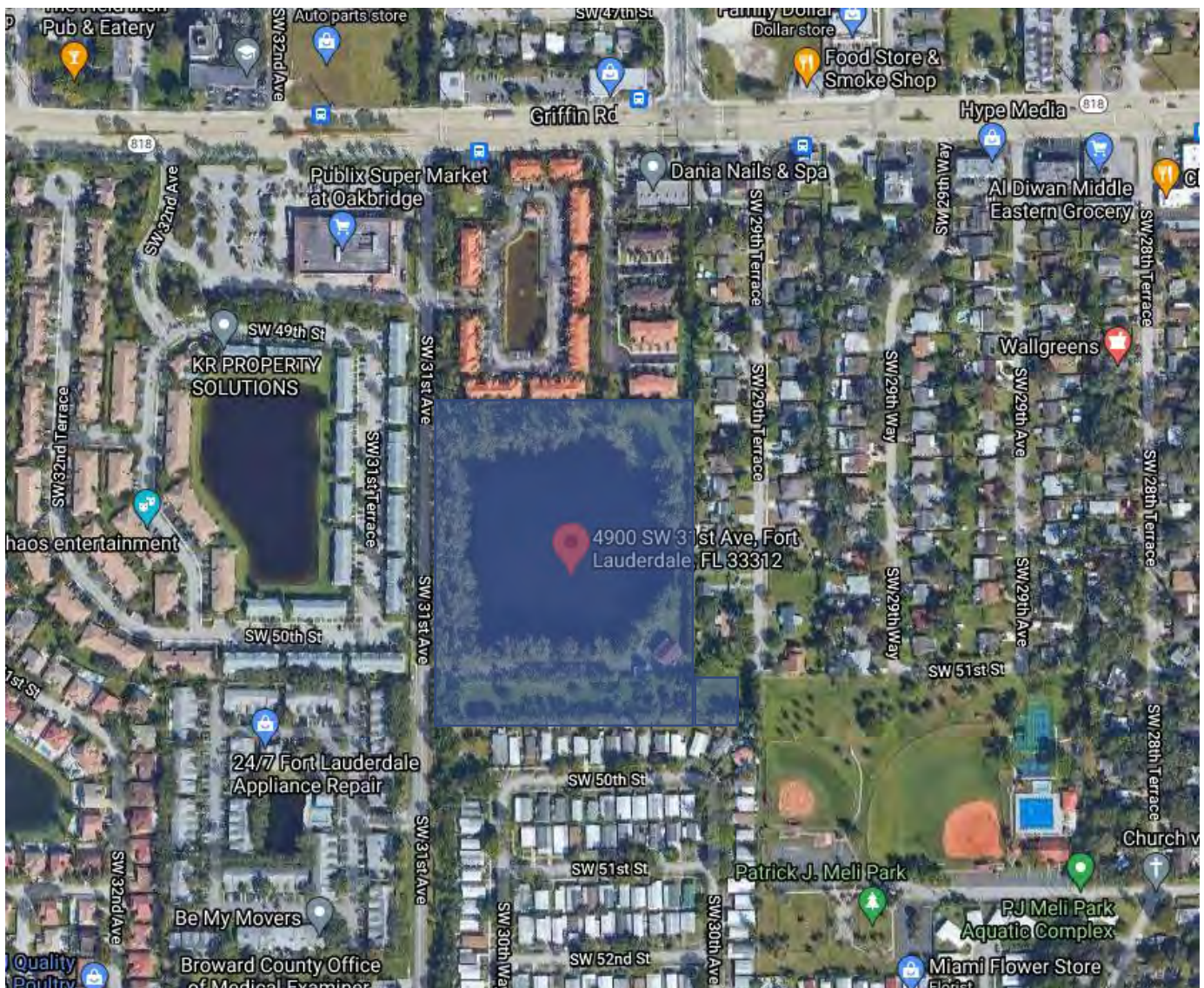
13. Comment: Per Sec. 275-190(O), include a root barrier detail and/or notes for root barrier installation at all locations where a tree or palm is planted within 10 feet of hardscape.

Response: There is a root barrier detail shown and the root barriers are shown on the plan.

Virtual Community Meeting Invitation

You are invited to attend a Virtual Community Meeting on December 1, 2021, to discuss applications submitted to the City of Dania Beach. This meeting is being held to discuss the development proposed for the property identified in the location map below (*south of Griffin Road and directly east of Southwest 31st Avenue*). The applicant is requesting a Rezoning, Plat, Site Plan, Flexibility Unit and Variance approvals in order to develop the site into a 76-unit townhome community. All interested parties are encouraged to participate in this virtual meeting. Representatives of the applicant and the project team will be available during the meeting to present the proposed plan and address questions. Public hearings will be conducted by the Planning & Zoning Board and the City Commission regarding these requests in the near future.*

***NOTE: A SEPARATE NOTICE WILL BE SENT TO YOUR PROPERTY BY THE CITY OF DANIA BEACH REGARDING THE FUTURE PUBLIC HEARINGS FOR THIS PROPERTY**



If you have any specific questions regarding the proposed development that you would like answered during the Community meeting, we request that you send them to Michael Alpert via e-mail at Michael.Alpert@gmlaw.com or by phone at (954) 527-2485, in advance of the meeting. You may also contact the City's Planning & Zoning Division at (954) 924-6800.

VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: Wednesday, December 1, 2021, 6:00 – 7:00 PM

To participate, you must register before 3:00 p.m. on Tuesday, November 30, 2021. Instructions are provided below.

REGISTRATION

Please send your email address to shane.zalonis@gmlaw.com no later than 3:00 p.m. on November 30, 2021. You will then receive the login information for the meeting.

INSTRUCTIONS FOR ZOOM MEETING

In order see and hear our presentation you will need a computer, laptop or tablet and speakers. Download Zoom on your device using <https://zoom.us/support/download>. When you join the meeting, you will be in Listen Only mode. You will be able to “ask” questions during the presentation by using the In Meeting Chat function.

If you do not have the equipment listed above, you can also call into the meeting to hear the presentation and ask questions. Use any of the phone numbers below and you will be prompted to enter the meeting ID. Please note that these numbers are not toll-free.

1 646 876 9923 US (New York)
1 301 715 8592 US (Germantown)
1 312 626 6799 US (Chicago)
1 669 900 6833 US (San Jose)
1 253 215 8782 US (Tacoma)
1 346 248 7799 US (Houston)

The meeting ID will be provided when you register for the meeting.

Michael Alpert

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Wednesday, November 17, 2021 3:34 PM
To: Michael Alpert
Subject: City of Dania Beach - Lien Search

Good Afternoon,

Please find the below results for the address: 4900 SW 31 AVE (folio – 5042-32-01-0510).

- Water – Not Serviced by Dania Beach
- Code Violation – NOV-2021-1214. Contact Code Dept. for more information – 954-924-6810
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Have a Great Day



Megan Jelaso
Revenue Coordinator III | City of Dania Beach
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3672 | **Fax:** 954-922-5619

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Michael Alpert

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Wednesday, November 17, 2021 3:34 PM
To: Michael Alpert
Subject: City of Dania Beach - Lien Search

Good Afternoon,

Please find the below results for the address: 4900 SW 31 AVE (folio – 5042-32-01-0510).

- Water – Not Serviced by Dania Beach
- Code Violation – NOV-2021-1214. Contact Code Dept. for more information – 954-924-6810
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Have a Great Day



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City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

RECEIVED

☐ Administrative Variance

☐ Land Use Amendment

☒ Plat

☒ Rezoning

☒ Site Plan

☐ Special Exception

☐ Variance

☒ Other: Flexibility Unit Allocation Request (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

AUG 05 2021

Date Rec'd: _____

Petition No.: RZ-067-21

SP-069-21

OT-070-21

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application.

For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 4900 Southwest 31st Avenue, Dania Beach 33312

Lot(s): N/A Block: N/A Subdivision: Proposed Dania Preserve Plat

Recorded Plat Name: Reed Land Company Subdivision Plat Book 2 Page 32; Replat of Rose Manor Plat Book 42, Page 16

Folio Number(s): 5042 32 01 0510 Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Dennis Mele

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-527-2409 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com; michael.alpert@gmlaw.com

Name of Property Owner: John Schaaf

Address of Property Owner: 4900 Southwest 31st Avenue, Dania Beach 33312

Business Telephone: N/A Home: N/A Fax: N/A

We are proposing to develop 76 townhouse units via approval of a Rezoning from E-1 to RM, a Plat named Dania Preserve, a Site Plan and a request for 76 flex units.

Explanation of Request:

For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 11.32 Gross Acreage: 12.03 Prop. Square Footage: 111,615

Existing Use: Vacant Proposed Use: Townhomes

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: TIRSO
(Owner / Agent signature*)

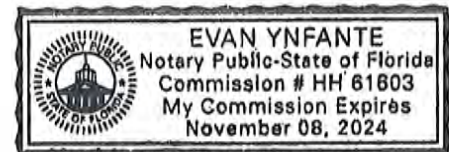
BEFORE ME THIS 14TH DAY OF JULY, 20 21

By:

TIRSO SAN JOSE
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of FLORIDA)



Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***



LOCATION MAP

RZ-067-21

REZONING

APPLICANT:
JOHN SCHAAF

PROPERTY ADDRESS:
4900 SW 31 AVENUE

CURRENT ZONING DISTRICT:
SINGLE-FAMILY ESTATE
RESIDENTIAL (E-1)

PROPOSED ZONING DISTRICT:
MULTIPLE-FAMILY (10 DU/AC)
RESIDENTIAL (RM)

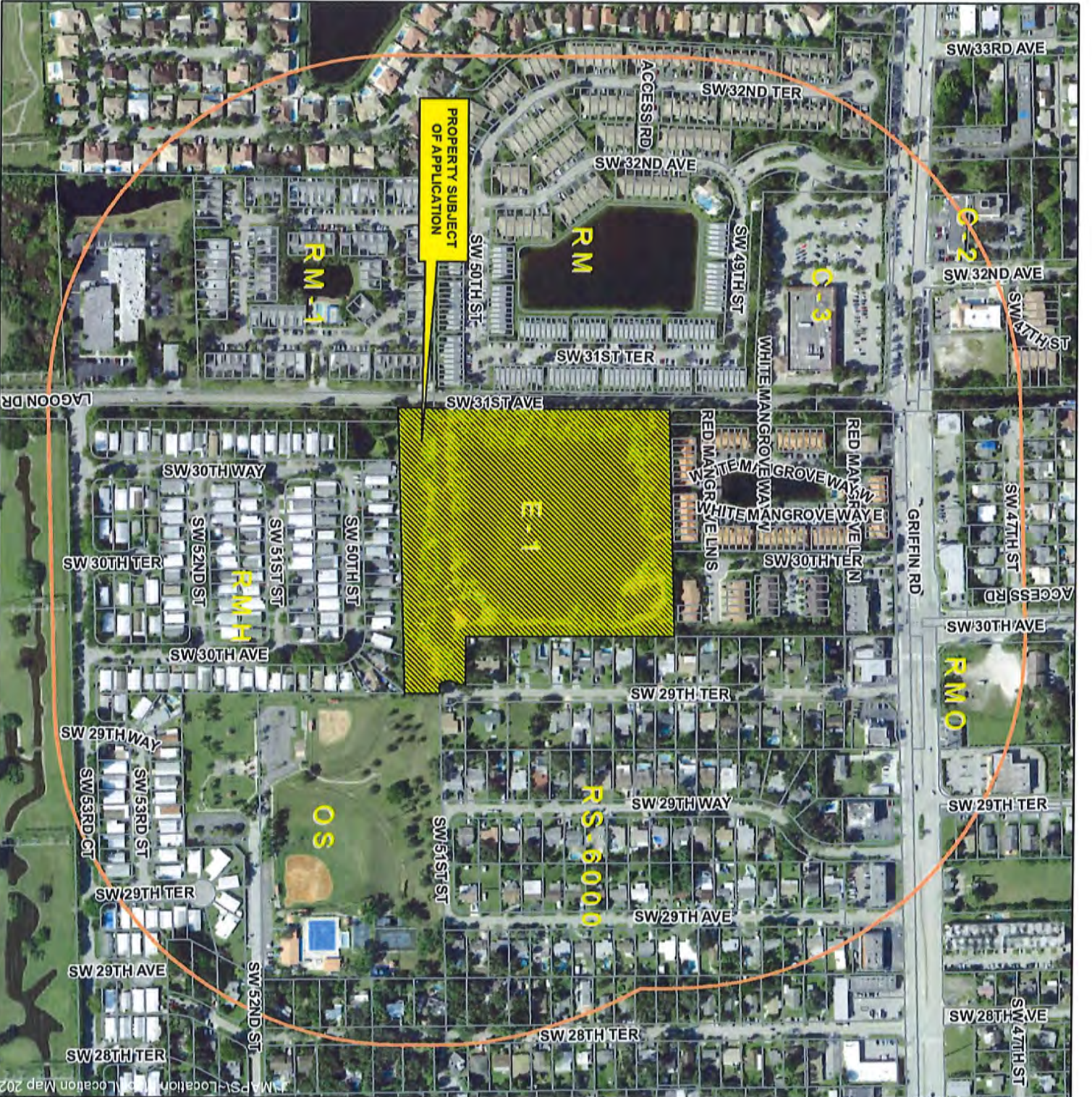
Legend

- 1000' DISTANCE SEPARATION
- SUBJECT PROPERTY



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 90 180 360 540 720 Feet





Printed: 1/21/2022 8:14:41 AM

Page 1 of 3

Order ID: 7133564

* Agency Commission not included

GROSS PRICE * : \$354.50

PACKAGE NAME: SSC Notice of Public Meeting

Order ID: 7133564

* Agency Commission not included

GROSS PRICE * : \$354.50**PACKAGE NAME:** SSC Notice of Public Meeting**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal**AdSize(s):** 2 Column**Run Date(s):** Monday, January 24, 2022**Zone:** Full Run**Color Spec.** B/W**Preview****NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

The City Commission will be conducting a "Hybrid" commission meeting in the Commission Chamber with limited public access and utilizing communications media technology ("CMT") for additional access, in accordance with Ordinance No. 2021-012, adopted February 9, 2021, and Resolution No. 2021-070, adopted May 11, 2021, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19).

DATE: Tuesday, February 8, 2022
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission "Hybrid" meeting
City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004
or Please visit www.daniabeachfl.gov/virtualmeetings for detail instructions on how to attend virtually.

SUBJECT: RZ-067-21/ OT-070-21: The applicant, property owner John SchAAF, requests a rezoning from the Single- Family Estate Residential Districts (E-1) to the Multiple- Family (10 du/ac) Residential District (RM) and application of flexibility units for the property located at 4900 SW 31 Avenue (First Reading).

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); PROVIDING FOR SEVERABILITY; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of

Order ID: 7133564

* Agency Commission not included

GROSS PRICE * : \$354.50**PACKAGE NAME: SSC Notice of Public Meeting**

the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application information**Application Site:** 4900 SW 31 Avenue.**Project:** To request rezoning of the current zoning classification from Estate Residential (E-1) to Residential Multifamily District (RM) and allocation of flexibility units.**Application:** Rezoning and Flex.**Applicant:** Property Owner, John Schaar.**Hearing Date & Time:** February 8, 2022 at 7:00 PM**Hearing Location:** City Commission "Hybrid" meeting**City Commission Chambers****Dania Beach City Hall****100 West Dania Beach Blvd.****Dania Beach, FL 33004****or Please visit www.daniabeachfl.gov/virtualmeetings****for detail instructions on how to attend virtually.****Contact Information:** Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654**1/24/2022 7133564**

**CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN**

COUNTY OF Broward

1. I, Christina Mathews, am an individual over the age of 18 years old and
(Print Name)

_____ I am the property Owner,

X I am a representative of the property owner(s), John Schaaf and
_____, for property located at _____
4900 SW 31 Avenue (the "Property"), and
this sworn statement pertains to the application for Rezoning & Flex, relating
to Petition number _____ in the Code of Ordinances of the City of Dania
Beach, Florida.

Telephone number of the City's Community Development Department.

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER, AFFIANT SAYS NOTHING MORE.



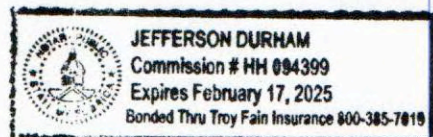
AFFIANT

Sworn to and subscribed before me on January 27, 20122.



NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 2-17-25





City of Dania Beach PUBLIC HEARING NOTICE TUESDAY, FEBRUARY 8, 2022

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

PLACE | City Commission "Hybrid" Meeting
City Commission Chambers or To attend virtually please visit
Dania Beach City Hall www.daniabeachfl.gov/virtualmeetings
100 West Dania Beach Blvd. for detail instructions.
Dania Beach, FL 33004

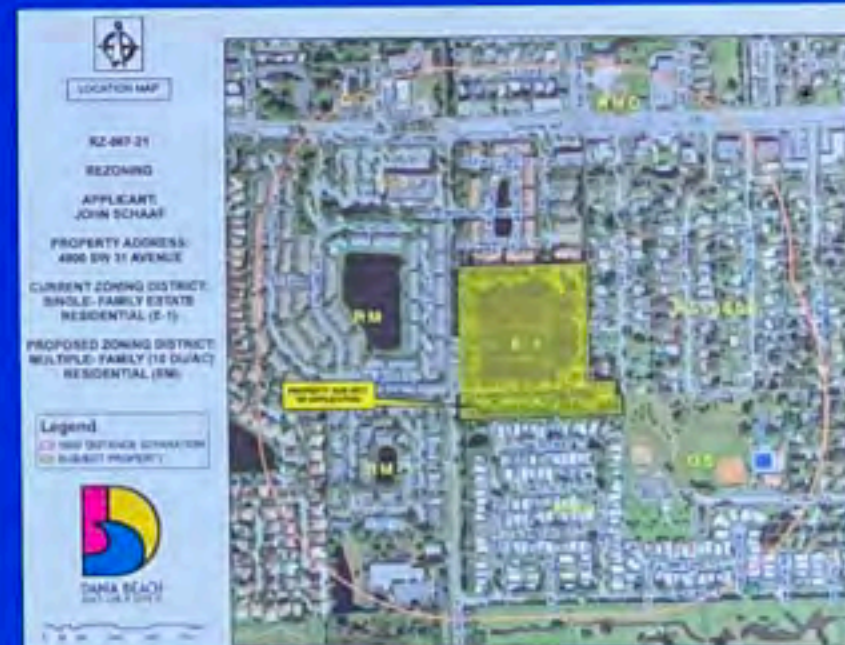
TIME | 7:00 PM

PROJECT | Rezoning and Flex

LOCATION | 4900 SW 31 Avenue

REQUESTS | To request rezoning of the current zoning classification from
Estate Residential (E-1) to Residential Multifamily District (RM)
and application of flexibility units (First Reading) .

FILE # | RZ-067-21 & OT-070-21



For more information, please visit our website <http://daniabeachfl.gov/Public-Hearings> or call (954) 924-6800 x 3643.

This sign is the property of the City of Dania Beach. In accordance with Section 610-30 of the Land Development Code, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.



City of Dania Beach PUBLIC HEARING NOTICE TUESDAY, FEBRUARY 8, 2022

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

PLACE	City Commission "Hybrid" Meeting City Commission Chambers or To attend virtually please visit Dania Beach City Hall www.daniabeachfl.gov/virtualmeetings 100 West Dania Beach Blvd. for detail instructions. Dania Beach, FL 33004	
TIME	7:00 PM	
PROJECT	Rezoning and Flex	
LOCATION	4900 SW 31 Avenue	
REQUESTS	To request rezoning of the current zoning classification from Estate Residential (E-1) to Residential Multifamily District (RM) and application of flexibility units (First Reading) .	
FILE #	RZ-067-21 & OT-070-21	



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4. If I do not timely provide the mailing labels and mailing list, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)


Signature

Christina Mathews

PRINT Name

Mng

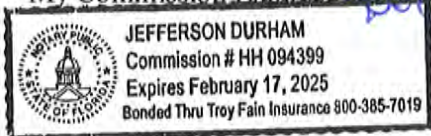
Title

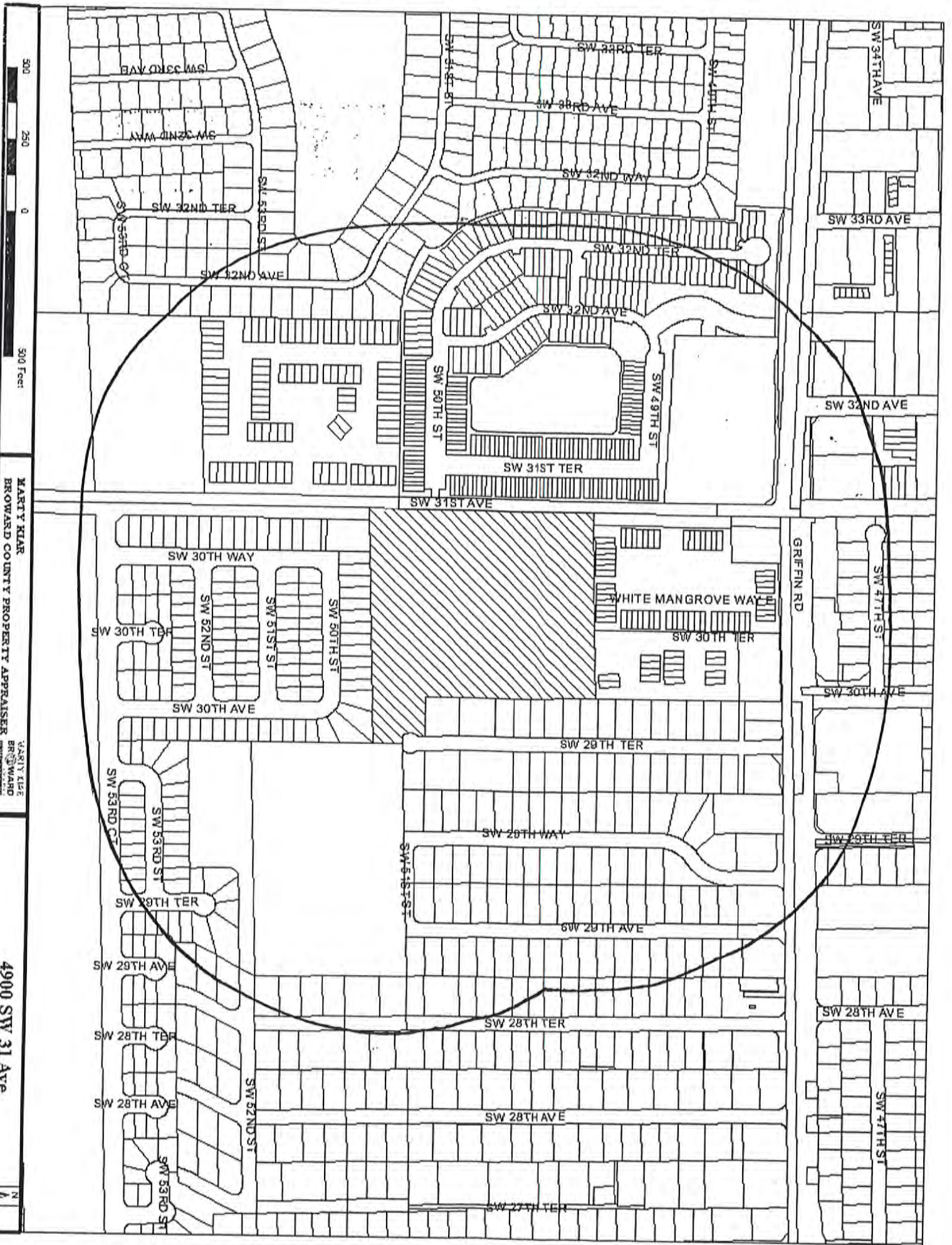
On November 10, 2021, personally appeared Christina Mathews,
and (if applicable, if there is a co-owner) _____, as the Owner(s)
of the property described above. Such person(s) is/are personally known to me or produced
his/her/their
identification.



NOTARY PUBLIC
State of Florida

My Commission Expires: Jan - 25





500
250
0
300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
VARY LINE
BROWARD COUNTY
4900 SW 31 Ave

4900 SW 31 Ave

N
A

FILE NO.	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL
504223011200	2857 LLC	1560 NE 20TH TERR #106	MIAMI	FL	33179	MARSHALLS EVERGLADE SUB 2-32 D39-50-42LOT 15 W 150 OF S 580.8 LESSPT
504223011580	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	LIVING WITHIN 80 OF SW 1/4 FOR R/W BLK 3
504223011620	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	MARSHALLS EVERGLADES SUB 2-32 D29-50-42POR OF S 305 OF LOT 13 BLK 3 WITHIN 35' OF S/5 SEC 29
504223040012	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	MARSHALLS EVERGLADE SUB 2-32 D29-50-42PORTION OF RIGHT OF WAY FOR GRIFIN RD (ST RD 818) AS PERMISC MB 8-3
504223040071	IBF GRIFFIN LLC	601 NW 67 AVE	PLANTATION	FL	33317	29-50-42W 25' OF TR 13 TOG WITH E 25 & N25 OF THE E1/2 OF TR 11 BLK 3 LESS RD (ST RD 818) AS PERMISC MB 8-3
504223160010	GRIFFIN B.K. LLC	4401 NW 167 ST	MIAMI	FL	33055	AVON PARK 44-2 BPARCEL A LESS W 25' & LESS GRIFIN RD R/W TOGETHER WITH 1/2 OF VAC ALLEY LIVING N OF 840 TO SAID PROP. LESS THEREFROM DESC AS BEG AT INTERSEC OF E1/2 WITH C/L OF VAC ALLEY W 22 SLY 48.06 NW 42.45 ELY 92.92 NELY 15.26 NELY 64.10 TO POB TOGETHER WITH N 1/2 OF PT
504223160011	GRIFFIN B.K. LLC	4401 NW 167 ST	MIAMI	FL	33055	AVON PARK 44-2 BPARCEL A NORTH 80' OF WEST 25' & S 1/2 OF VAC ALLEY LIVING N & W 40 TO SAID PROP
504223160013	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	AVON PARK 44-2 BPT OF PARCEL A DESC AS BEG AT INTERSEC OF E1/2 OF PARCEL A WITH C/L OF VAC ALLEY W 22 SLY 48.06 NW 42.45 ELY 92.92 NELY 15.26 NELY 64.10 TO POB
504223160014	PUBLIC LAND CO. OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	AVON PARK 44-2 BLOT 1 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 1 BLK 1
504223160030	SANCHEZ ANTHONY	3080 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 2 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 2 BLK 1
504223160040	HEBERT ROSEMARY	3070 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 3 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 3 BLK 1
504223160050	BRUNELA LLC	PO BOX 1598	DANIA BEACH	FL	33004	AVON PARK 44-2 BLOT 4 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 4 BLK 1
504223160060	INERASSIA JASON	3050 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 5 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 5 BLK 1
504223160070	BERNOT JEROME H	3040 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 6 BLK 1
504223160080	CARROLL MICHAEL L	3030 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 7 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 7 BLK 1
504223160090	PORT JEFFREY H/RODRIGUEZ GISELE	3020 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 8 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 8 BLK 1
504223160100	MAESTRO LAND VENTURES LLC	4429 HOLLYWOOD BLVD STE 814360	HOLLYWOOD	FL	33021	AVON PARK 44-2 BLOT 9 & N 1/2 OF VAC ALLEY ABUTTING SAID LOT 9 BLK 1
504223160101	PORT 95 COMMERCE PARK ASSN INC% ELITE MANAGEMENT	9600 GRIFFIN RD	COOPER CITY	FL	33328	AVON PARK 44-2 BLOT 10 BLK 1
504223160102	GRIFFIN B.K. LLC	4401 NW 167 ST	MIAMI	FL	33055	AVON PARK 44-2 BLOT 11 BLK 1
504223160110	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	AVON PARK 44-2 BLOT 12 BLK 1
504223160120	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	AVON PARK 44-2 BLOT 13 BLK 1
504223160130	KNORR GLENN	3011 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 14 BLK 1
504223160140	LA VOLPE PATRICIA J	3021 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 15 BLK 1
504223160150	GARCIA JORGE	3031 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 16 BLK 1
504223160160	PEREZ ANGEL	3041 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 17 BLK 1
504223160170	SEGAL ELIJAH & ZEHAVA	3051 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 18 BLK 1
504223160180	ARMSTRONG RAYMOND S	3061 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 19 BLK 1
504223160190	BALLARD JACK J	3071 SW 47 ST	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 20 BLK 1
504223160200	WELANDER ERIC R & GLENDA K	8833 NW 66 LN	PARLAND	FL	33067	AVON PARK 44-2 BLOT 21 BLK 1
504223240010	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	AVON PARK 44-2 BLOT 22 BLK 1
504223240020	CORCHADO LUIS A	4730 SW 29 TER #8	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 23 BLK 1
504223290010	COMMUNITY BIBLE CHURCH OF DANIA BEACH INC	4650 SW 30 AVE	FORT LAUDERDALE	FL	33312	AVON PARK 44-2 BLOT 24 BLK 1
504223290020	GRIFFIN ROAD FD LLC	14011 SW 20 ST	MIAMI	FL	33175	AVON PARK 44-2 BLOT 25 BLK 1
504223290030	PUBLIC LAND CO. OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	AVON PARK 44-2 BLOT 26 BLK 1
504230010150	ALP-63 LLC% AUTO ZONE #5164	PO BOX 2198, DEPT. 8088	MEMPHIS	TN	38101	AVON PARK 44-2 BLOT 27 BLK 1
504230010152	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	AVON PARK 44-2 BLOT 28 BLK 1
504230010160	ROAD REALTY CO	21493 LINWOOD CT	BOCA RATON	FL	33433	AVON PARK 44-2 BLOT 29 BLK 1
504230010161	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	AVON PARK 44-2 BLOT 30 BLK 1
504230010280	MEKJIAN DEBRA S & SHIRINIAN JEROME	13903 SW 24 ST	DAVIE	FL	33322	AVON PARK 44-2 BLOT 31 BLK 1
504230010291	MILLER ELLIOT L	5420 N BAY ROAD	MIAMI BEACH	FL	33140	AVON PARK 44-2 BLOT 32 BLK 1
5042300120020	MILLER ELLIOT L	5420 N BAY ROAD	MIAMI BEACH	FL	33140	AVON PARK 44-2 BLOT 33 BLK 1
504230150100	NDV INVESTORS LLC% FRANCISCO PERAZA	7987 NW 21 ST	DORAL	FL	33122	AVON PARK 44-2 BLOT 34 BLK 1

504230150110	NOV INVESTORS LLC% FRANCISCO PERAZA	7987 NW 21 ST	DORAL	FL	33122	1616	CANAL GROVES 22-31 BLDG 17 & 18 BLK 1, LESS UNITS 1 THRU 10 AKA COMMON AREAS/TERECOLORS TOWNHOMES
504231011160	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-8P	FORT LAUDERDALE	FL	33301	1801	REED LAND CO SUB 2-32 D 31-50-42 THAT POR OF TR 3, BLK 1 LYING WITHIN 40' OF E/L OF SEC 31, AND THAT POR OF TR 4, BLK 1 LESS N253 LYING WITHIN 40' OF E/L OF SEC 31
504231080010	KEY NORTH HOMEOWNERS ASSOC INC	1145 SAWGRASS CORPORATE PKWY	SUNRISE	FL	33323		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080011	SUAREZ JOSE	5201 SW 31 AVE UNIT 199	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080020	SOLLOKIBETTY	5201 SW 31 AVE #201	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080030	RUSSELL CARLISA	5201 SW 31 AVE UNIT 203	FORT LAUDERDALE	FL	33312	6920	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080040	BRUNETTO, THERESA	9067 NW 27 PL	CORAL SPRINGS	FL	33065	5109	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080050	HAWK, ROBERT D & DONNA L	5201 SW 31 AVE APT 207	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080060	MOR RANDY	5201 SW 31 AVE UNIT 209	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080070	MOODY, JOHN JR	5201 SW 31 AVE APT 211	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080080	ISRAEL ALLEN	5201 SW 31 AVE UNIT 213	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080090	PANKOW, MALGORZATA	731 SW 87 TER	PLANTATION	FL	33324		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080100	DEOLIVERA EDUARDO & JAMIE ELLEN	5201 SW 31 AVE UNIT 217	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080110	GEORGESCU, ROBERT L	5201 SW 31 AVE APT 219	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080120	LEVY, MOSHE	5201 SW 31 AVE #221	FORT LAUDERDALE	FL	33312	6924	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080130	SWEENEY, JAMES E & JOY D	472 WADE AVE	LANDALE	PA	19446	3949	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080140	ABRAHAM, VIVIAN ESTHER	5201 SW 31 AVE #225	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080150	SUGARMAN, BRIAN	5201 SW 31 AVE UNIT 227	FORT LAUDERDALE	FL	33312	6924	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080160	ASIMOV, DAVID A T TR	5201 SW 31 AVE #229	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080170	GALHEZY	3630 N 55 AVE	HOLLWOOD	FL	33021	2344	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080180	WRAY, JAMES M	5201 SW 31 AVE UNIT 233	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080190	EREL, AMANDA H/EREL, TYLER	5201 SW 31 AVE #235	FORT LAUDERDALE	FL	33312	6920	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080200	MCDONOUGH, ROBIN	5201 SW 31 AVE #237	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080210	MARTINEZ, MIRIAM	5201 SW 31 AVE #239	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13
504231080220	FINANCIAL INVESTMENTS GROUP LLC	2875 NE 191 ST #601	AVVENTURA	FL	33180		OAK LAKES 84-14 TRACT A LESS PT R/A BLDG 1 THRU 11 BLDG 12 BLDG 13

504231080230	NEUWIRTH, S EDWARD MONEK, JUDITH A	5201 SW 31 AVE APT 243	FORT LAUDERDALE	FL	33312	6924	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SWCOR OF TR A,NLY ALG W/L 65.1 9510 POB,CONT NLY 26.33 ELY 83.7 451.7 26.33 W/L 83.83 TO POBAK,UNIT E BLDG SKEY NORTH TOWNHOMES
504231080240	AGUIRRE CHRISTIAN R	5201 SW 31 AVE #245	DANIA BEACH	FL	33314		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L OF TR A442.01 TO POB,CONT W ALG N/L26.33 S 76.29 E 26.33 N 76.60
504231080250	LEMO GARY	5201 SW 31 AVE APT 247	FORT LAUDERDALE	FL	33312	6924	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY 416.01 TO POB,CONT W/L 26.5 SLY 76.60 ELY 26.5 NLY 76.90 TO POBAK,UNIT B BLDG SKEY NORTH TOWNHOMES
504231080260	ULLAH SHAHID	5201 SW 31 AVE #249	FORT LAUDERDALE	FL	33312	6924	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L 390.01 TO POB,CONT W/L 26.5 SLY 76.90 ELY 26.5 NLY 77.21 TO POBAK,UNIT C BLDG SKEY NORTH TOWNHOMES
504231080270	FLORIDA ZION LAND TRMOSHELEVY TRUSTEE	3721 CLEVELAND ST	HOLLYWOOD	FL	33021		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L 364.01 TO POB,CONT W/L 26.5 SLY 77.21 ELY 26.5 NLY 77.51 TO POBAK,UNIT D BLDG SKEY NORTH TOWNHOMES
504231080280	TYMOR, CLAUDETTE H/EMORIS MARSHA	5201 SW 31 AVE #253	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TRACT A,NLY ALG N/L337.68 TO POB,CONT W ALG N/L26.33 S 77.51 E 26.33 N 77.82
504231080290	HENTSCHER ROBERT A JR	5201 SW 31 AVE #255	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L291.34 TO POB,CONT W ALG N/L26.33 S 78.06 E 26.33 N 78.37
504231080300	IZHAKI, GAOI	4910 CAMBERBRIDGE DR	JOHNS CREEK	GA	30022	5662	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L 265.34 TO POB,CONT W ALG N/L 26.5 SLY 78.37 ELY 26.5 NLY 78.67 TO POBAK,UNIT B BLDG SKEY NORTH TOWNHOMES
504231080310	COHEN MOSHE & JAKLEIN	5201 SW 31 AVE APT 259	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L OF TR A213.34 TO POB,CONT W ALG N/L 26.5 SLY 78.98 E 26.5 NLY 79.28 TO POBAK,UNIT D BLDG SKEY NORTH TOWNHOMES
504231080320	RANSOM, TONYA	5201 SW 31 AVE #261	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG N/L OF TR A187.01 TO POB,CONT W ALG N/L26.33 S 79.28 E 26.33 N 79.59 TO POBAK,UNIT E BLDG SKEY NORTH TOWNHOMES
504231080330	MOLCHO, DANIEL	5201 SW 31 AVE APT 263	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L 13.44 W/L 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26.33 TO POBAK,UNIT A BLDG SKEY NORTH TOWNHOMES
504231080340	BLAIRE NANCY A & STEPHEN	5201 SW 31 AVE APT 265	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TRACT A,NLY ALG E/L OF TR A,39.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT B BLDG SKEY NORTH TOWNHOMES
504231080350	SMOVTCHELDAD	5201 SW 31 AVE #267	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L 65.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT C BLDG SKEY NORTH TOWNHOMES
504231080360	JES ELIAD LLC	5201 SW 31 AVE #267	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L OF TR A,91.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT D BLDG SKEY NORTH TOWNHOMES
504231080370	SABO, WILLIAM F	5201 SW 31 AVE #271	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L OF TR A,143.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT E BLDG SKEY NORTH TOWNHOMES
504231080380	TALMOR, LINA ESTHER	5201 SW 31 AVE #273	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L OF TR A,117.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT F BLDG SKEY NORTH TOWNHOMES
504231080390	SCHARF SHOSHANA	5201 SW 31 AVE #275	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT NE COR OF TR A,NLY ALG E/L OF TR A,143.77 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT F BLDG SKEY NORTH TOWNHOMES
504231080400	STEWART, COMMODORE	5201 SW 31 AVE #171	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT A BLDG SKEY NORTH TOWNHOMES
504231080410	PAPPAS, JERI ANGELENE	5201 SW 31 AVE UNIT 173	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 121.25 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT B BLDG SKEY NORTH TOWNHOMES
504231080420	RICHARDELLA, JESSICA L	5201 SW 31 AVE #175	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 95.25 W 40 TO POB,CONT W/L 26.5 SLY 26 TO POBAK,UNIT C BLDG SKEY NORTH TOWNHOMES
504231080430	FARRELL, CHRISTINE H/FARRELL SHANE	5201 SW 31 AVE APT 177	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 69.25 W/L 40 TO POB,CONT W/L 26.5 SLY 26 TO POBAK,UNIT D BLDG SKEY NORTH TOWNHOMES
504231080440	ARMAS, ROLANDO M	5201 SW 31 AVE #179	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 43.25 W 40 TO POB,CONT W 70.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT E BLDG SKEY NORTH TOWNHOMES
504231080450	MCCARTHY, MARY	5201 SW 31 AVE #181	FORT LAUDERDALE	FL	33312	6901	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 16.92 W/L 40 TO POB,CONT W/L 26.5 SLY 26.33 ELY 70.5 NLY 26 TO POBAK,UNIT F BLDG SKEY NORTH TOWNHOMES
504231080460	MAZARELYN R	1229 SW 46 AVE	DEERFIELD BEACH	FL	33442	8279	OAK LAKES 84-14 BPOB OF TRACT A DESC AS COMM AT SE COR OF TR A,NLY ALG E/L 393.32 TO POB,CONT W 63.5 NLY 26.33 ELY 63.526.33 TO POBAK,UNIT A BLDG 10 KEY NORTH TOWNHOMES

504231080470	KLEMMI T	5201 SW 31 AVE #124	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L 329.27 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT B BLDG 10KEY NORTH TOWNHOMES
504231080480	BUCHWALD STANLEY & SHIRLEY	5201 SW 31 AVE APT 126	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L 303.27 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT C BLDG 10KEY NORTH TOWNHOMES
504231080490	YESSA YAAH HADASA	5201 SW 31 AVE #128	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TR A 277.27 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT D BLDG 10KEY NORTH TOWNHOMES
504231080500	ABS REVOCABLE TR	5201 SW 31 AVE #130	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TR A 250.94 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT E BLDG 10KEY NORTH TOWNHOMES
504231080510	ALON EDWARD	331 N PHELPS AVE	WINTER PARK	FL	32789	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TR A 277.27 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT F BLDG 10KEY NORTH TOWNHOMES
504231080520	MEDINA LEONOR JPLAZOLA ROGER	5201 SW 31 AVE 114	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT G BLDG 11KEY NORTH TOWNHOMES
504231080530	JECK CLIFFORD DARRYL	5201 SW 31 AVE APT 116	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT H BLDG 11KEY NORTH TOWNHOMES
504231080540	MHM2011 LLC	1850 S OCEAN DR #509	HALLANDALE BEACH	FL	33009	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT I BLDG 11KEY NORTH TOWNHOMES
504231080550	BOND SHARON	5201 SW 31 AVE APT 120	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT J BLDG 11KEY NORTH TOWNHOMES
504231080560	SHIN INVESTMENTS LLC	5201 SW 31 AVE #106	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT K BLDG 11KEY NORTH TOWNHOMES
504231080570	SAROUSI AMI & RICKI	5645 SW 88 AVE	COOPER CITY	FL	33328	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT L BLDG 11KEY NORTH TOWNHOMES
504231080580	ANDERSON ERICA SUE H/EPARRA JAIME ALFONSO	5201 SW 31 AVE #110	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT M BLDG 11KEY NORTH TOWNHOMES
504231080590	MURPHY THOMAS J & SHARON L	5201 SW 31 AVE #148	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT N BLDG 11KEY NORTH TOWNHOMES
504231080600	SMALL JORAN SMALL INA R	5201 SW 31 AVE APT 150	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT O BLDG 11KEY NORTH TOWNHOMES
504231080610	CROWN ROYAL INVESTMENTS INC	3530 N S5 AVE	HOLLYWOOD	FL	33021	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT P BLDG 11KEY NORTH TOWNHOMES
504231080620	SCHNEIDENBACH LOUISES	1402 HAVES ST #A	HOLLYWOOD	FL	33020	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT Q BLDG 11KEY NORTH TOWNHOMES
504231080630	GABNET LLC	5644 N PARK RD	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT R BLDG 11KEY NORTH TOWNHOMES
504231080640	SHIRA JERRY D	5201 SW 31 AVE #158	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT S BLDG 11KEY NORTH TOWNHOMES
504231080650	MCCORD KAREN E	5201 SW 31 AVE #132	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT T BLDG 11KEY NORTH TOWNHOMES
504231080660	LOZADA DAVID & JENNY	5201 SW 31 AVE #134	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT U BLDG 11KEY NORTH TOWNHOMES
504231080670	JESSUP JESSICA LYNN	5201 SW 31 AVE #136	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT V BLDG 11KEY NORTH TOWNHOMES
504231080680	DUVA JOAN A	5201 SW 31 AVE #138	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT W BLDG 11KEY NORTH TOWNHOMES
504231080690	REBECCA REALTY LLC	7074 NW 63 WAY	PARKLAND	FL	33067	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT X BLDG 11KEY NORTH TOWNHOMES
504231080700	VELARDO LESLIE A	5201 SW 31 AVE #142	FORT LAUDERDALE	FL	33312	OAK LAKES 84-14 PORTION OF TRACT A DESC AS COMMAT SE CORNER OF TR A,N ALG E/L OF TRACT A 453.93 W 393.32 TO POB,CONT W 63,N 26 E 63.5 26 TO POBAKALUNT Y BLDG 11KEY NORTH TOWNHOMES

504231080710	YEHUDAI MATAN	448 HOLIDAY DR	HALLANDALE BEACH	FL	33009	6520	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT G BLDG 1 KEY NORTH TOWNHOMES
504231080720	BENITA YOSSEF	5201 SW 31 AVE #146	FORT LAUDERDALE	FL	33312	6922	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT H BLDG 1 KEY NORTH TOWNHOMES
504231080730	STEWART ROBERTTE	5201 SW 31 AVE #102	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080740	MACCALLAN JAMESON	5201 SW 31 AVE #104	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080750	SETHARES MELINA H/SETHARES CHRISTOPHER & MELTOMEN	5201 SW 31 AVE #101	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080760	MORESCAL CHI GIULIANO	5201 SW 31 AVE UNIT 103	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080770	MOORE MARTHA	5201 SW 31 AVE #105	FORT LAUDERDALE	FL	33312	6922	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080780	GANTZ PEGGY H/GANTZ CARY	5201 SW 31 AVE #107	FORT LAUDERDALE	FL	33312	6922	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080790	MURRY ANN M	5201 SW 31 AVE #163	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080800	TIDWELL DEMON	5201 SW 31 AVE #165	FORT LAUDERDALE	FL	33312	6923	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080810	CALYTE ERNEST	5201 SW 31 AVE #167	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080820	GUDMAN RICARDO & CAROLINA	5201 SW 31 AVE #169	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080830	EZRA PROPERTIES LLC	PO BOX 1975	HALLANDALE BEACH	FL	33008		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080840	ROSA SANTOS OSCAR LOSCAR LUIS ROSA SANTOS REV TR	5201 SW 31 AVE #185	FORT LAUDERDALE	FL	33312	6926	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080850	LASPINA ADELADELE LASPINA REV TR ETAL	5201 SW 31 AVE UNIT 187	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080860	WALLACE MELISSA A	5201 SW 31 AVE # 189	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080870	PODESTA MARIA C & NOEL	5201 SW 31 AVE #191	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080880	ROHN L ERNEST	5201 SW 31 AVE APT 193	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080890	BOLTON DAVID B	5201 SW 31 AVE #195	FORT LAUDERDALE	FL	33312		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231080900	DUBUC PIERRE H/ETOUSIGNANT DENISE	5201 SW 31 AVE APT 197	FORT LAUDERDALE	FL	33312	6925	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231140010	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1115 S ANDREWS AVE RM 501-AP	FORT LAUDERDALE	FL	33301	1801	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231140020	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	1115 S ANDREWS AVE RM 501-AP	FORT LAUDERDALE	FL	33301	1801	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231180020	CENTRAL PARK APARTMENTS LLC% LEASING OFFICE	ONE ASPEN DR	LOVELAND	CO	80538		OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231200610	MARGULIES STANLEY MARGULIES JENNY C	3241 SW 51 ST	FORT LAUDERDALE	FL	33312	7916	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES
504231200620	ABREBA ALBERTO H/EBBAR VIOLETA	3231 SW 51 ST	FORT LAUDERDALE	FL	33312	7916	OAK LAKES 84-14 BPOB OF TR A DESC AS COMM AT SECOR OF TR A N ALG E/L OF TR A1 50.26 W 28.5.99 TO POB CONT W 26N 63 E 26.5 63 TO POBAKALUNT A BLDG 1 KEY NORTH TOWNHOMES

504231200630	VAZANA, JENNIFER & TODD	3221 SW 51 ST	FORT LAUDERDALE	FL	33312	7916	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1065.45 TO POBE 13.69, SELV 56.47, SW 106.75, NW 70.9E 103 TO POB AKALLOT 63 OF WESTBROOKE AT OAKRIDGE
504231200640	TRIPLE NINE INTERNATIONAL TR IOLUIS, MARGARITA TRISTEE	3213 SW 51 ST	FORT LAUDERDALE	FL	33312	7908	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1108 TO POB ELY 71.77, SW 115.80, NW 1.40, E 106.75 TO POB AKALLOT 64 OF WESTBROOKE AT OAKRIDGE
504231200650	KAYMAN, DANIEL PATCH, CAREEN	3201 SW 51 ST	FORT LAUDERDALE	FL	33312	7916	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PAR A SELV 114.49 TO POB SELV 75.81, SW 115.80, NW 1.40, E 106.75 TO POB AKALLOT 65 OF WESTBROOKE AT OAKRIDGE
504231200660	SIL TAN EZRA EDDIE	5128 SW 32 AVE	FORT LAUDERDALE	FL	33312	7909	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1176.04 TO POB ELY 48.52, E 23.11, S 97.79, NW 88.5W 51.69, NW 1.40, E 106.75 TO POB AKALLOT 66 OF WESTBROOKE AT OAKRIDGE
504231200670	ROSENTHAL, PAMELA J	5156 SW 32 AVE	FORT LAUDERDALE	FL	33312	7909	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PAR A SELV 1290.58 TO POB SELV 51.69, ELY 88.00 TO E/L PAR ASE 70.00, NW 1.09, 43.25 TO POB AKALLOT 67 OF WESTBROOKE AT OAKRIDGE
504231200680	LAZARUS, ARTHUR S	5184 SW 32 AVE	FORT LAUDERDALE	FL	33312	7909	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1332.04 TO POB ELY 109.43 TO E/L PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 68 OF WESTBROOKE AT OAKRIDGE
504231200690	SERNICK, MARIAN S	5212 SW 32 AVE	FORT LAUDERDALE	FL	33312	7908	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1401.50 TO POB ELY 105.00 TO PT ON E/L PAR ASE 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 69 OF WESTBROOKE AT OAKRIDGE
504231200700	AARONS, JONATHAN J & MARLENE	5240 SW 32 AVE	FORT LAUDERDALE	FL	33312	7908	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1470.20 TO POB ELY 105 TO PT ONE/L PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 70 OF WESTBROOKE AT OAKRIDGE
504231200710	MC LAND, KATHY M	5268 SW 32 AVE	FORT LAUDERDALE	FL	33312	7908	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1539.02 TO POB ELY 105 TO E/L OFF PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 71 OF WESTBROOKE AT OAKRIDGE
504231200720	FINK, ALBERT F	5296 SW 32 AVE	FORT LAUDERDALE	FL	33312	7907	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1607.93 TO POB ELY 105 TO PT ONE/L PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 72 OF WESTBROOKE AT OAKRIDGE
504231200730	PERETZ, MICHELLE MAYA	5308 SW 32 AVE	FORT LAUDERDALE	FL	33312	7907	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1676.94 TO POB ELY 105 TO PT ONE/L PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 73 OF WESTBROOKE AT OAKRIDGE
504231200740	CHARNER, METTAL E	5320 SW 32 AVE	FORT LAUDERDALE	FL	33312	7907	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1746.02 TO POB ELY 105 TO PT ONE/L PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 74 OF WESTBROOKE AT OAKRIDGE
504231200750	KERL, JAKLIN SHAKIB	2398 BERWICK BLVD	COLUMBUS	OH	43209		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1815.18 TO POB ELY 105 TO E/L OFF PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 75 OF WESTBROOKE AT OAKRIDGE
504231200760	KREITER, MICHAEL A & SUSAN D	5344 SW 32 AVE	FORT LAUDERDALE	FL	33312	7907	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1884.40 TO POB ELY 105 TO E/L OFF PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 76 OF WESTBROOKE AT OAKRIDGE
504231200770	SHARABY, YEHIAH & RITA	5356 SW 32 AVE	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1953.67 TO POB ELY 105 TO E/L OFF PARCEL A SELV 70.00, NW 1.05, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 77 OF WESTBROOKE AT OAKRIDGE
504231202540	MORAD, SARA LEVY, LEVY, NISSIM & LEVY, JACOB	5309 SW 32 AVE	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1666.05 TO POB ELY 75.00 TO P/C SELV 39.27, SLY 55.00, NW 1.00, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 25 OF WESTBROOKE AT OAKRIDGE
504231202550	ASLUN, KER D	5321 SW 32 AVE	DAVIE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1745.75 TO POB ELY 100, SLY 70, NW 1.00, NW 1.00 TO POB AKALLOT 25 OF WESTBROOKE AT OAKRIDGE
504231202560	SPEISER, PHYLLIS WITZEL	525 E 80 ST #6-B	NEW YORK	NY	10075		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1815.51 TO POB ELY 100, SLY 70, NW 1.00, NW 1.00 TO POB AKALLOT 26 OF WESTBROOKE AT OAKRIDGE
504231202650	SHARABY, SHARON	5310 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PARCEL A SELV 1666.05 TO POB ELY 80.00, NW 1.00, NW 1.00, NW 1.00 TO POB ELY 39.27, SLY 55.00, NW 1.00, 00.00, N 38.54 TO P/C NLY 31.87 TO POB AKALLOT 26 OF WESTBROOKE AT OAKRIDGE
504231202830	ELKAYAM, SHLOMO & EDNA	3221 SW 53 ST	FORT LAUDERDALE	FL	33312	7911	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR OF PAR A SELV 1512.28 TO POB S 122.74, N 120, E 60 TO P/C, NELY 14.19 TO POB AKALLOT 283 OF WESTBROOKE AT OAKRIDGE
504231202840	POOL, MICHAEL M & LANA MICHAEL M & LANA M POOL, TR ETAL	3211 SW 53 ST	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1540.11 TO POB ELY 85.5, NW 1.00, NW 1.00, NW 1.00, NW 1.00 TO POB AKALLOT 285 OF WESTBROOKE AT OAKRIDGE
504231202850	ABED, EZRA	3201 SW 53 ST	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1462.08 TO POB ELY 120.5, NW 85.5, NW 60.11, NW 1.00, NW 1.00, NW 1.00, NW 1.00 TO POB AKALLOT 286 OF WESTBROOKE AT OAKRIDGE
504231202860	SCHBOVITZ, NIKI	5241 SW 32 AVE	FORT LAUDERDALE	FL	33312	7910	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D AS COMMA MOST NELY COR SAID PAR ASE 1065.45 TO POBE 13.69, SELV 56.47, SW 106.75, NW 70.9E 103 TO POB AKALLOT 63 OF WESTBROOKE AT OAKRIDGE

504231202870	PEREZ DAVID	5213 SW 32 AVE	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1377.43 TO POB S 101.52 W 120 N 56.05 NLY 13.07 NE 125.98 TO POB A LOT 287 OF WESTBROOK AT OAKRIDGE
504231202880	GAGNON GILLES	3202 SW 51 ST	FORT LAUDERDALE	FL	33312	7915 BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1259.30 TO POB S 18.93 SEL Y 107.32 S 19.40 SW 125.98 NWLY 36.55 NW 5.29 E 129.08 TO POB A LOT 288 OF WESTBROOK AT OAKRIDGE
504231202890	ROSEN GIL & MIRIAM	3212 SW 51 ST	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1221.44 TO POB SEL Y 70.63 SW 129.08 NW 70 NE 120.32 TO POB A LOT 289 OF WESTBROOK AT OAKRIDGE
504231202900	COHEN ELEVANA	3222 SW 51 ST	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1179.68 TO POB SE 53.76 SEL Y 16.24 SW 120.32 NW 70 NE 120 TO POB A LOT 290 OF WESTBROOK AT OAKRIDGE
504231202910	OTT A MARTIN & EVANGELINE L	3232 SW 51 ST	FORT LAUDERDALE	FL	33312	7915 BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1137.74 TO POB SE 75.5 SW 120 NW 75 NE 120 TO POB A LOT 291 OF WESTBROOK AT OAKRIDGE
504231203250	KLEMPNER MITCHELL P & MICHELE M	5072 SW 32 WAY	FORT LAUDERDALE	FL	33312	7943 BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 699.33 SEL Y 197.58 TO POB CONT SEL Y 76.97 NWLY 159.89 NWLY 52.92 SEL Y 55.36 SWLY 65.51 TO POB A LOT 325 OF WESTBROOK AT OAKRIDGE
504231204790	OAKRIDGE PROPERTY OWNERS ASSN	3401 SW 51 CT	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A & E 1/2 FOR VAC 35 AVE ADESC OR 239577109 LESS BUFFERSTRIP DESC AS COMM SE COR PAR A N 250.53 TO POB W 2314.71 NW 30.35 E 2333.55 S 25.05 TO POB EXCEPT ROS & LESS LANDSCAPE BUFFERS K/A TRS E.H.J. & LESS LAKES A.B.C. & LESS PT K/A LOT 1 THRU 477 & LESS REC AREA-TR D
504231204800	OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT % GOVERNMENTAL MGN SERV	5385 N NOB HILL RD	SUNRISE	FL	33351	BANYAN OAKRIDGE PLAT 157-44 BPOK PAR A DESC'D ASCOMM MOSTLY NELY COR SAID PAR A SE 1457.22 TO POB WESTBROOK AT OAKRIDGE
504231220010	OAKRIDGE PROPERTY OWNERS ASSN ATLANTIS MANAGEMENT SERVICES	11011 SHERIDAN ST #208	COOPER CITY	FL	33026	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK ADESC FOR OR 25336/518 LESS LANE DESC'D IN OR 25889/5248 LESS PTS DESC IN OR 26771/9722 FOR ROS & REC AREAS & LESS PT SKA/LUNTS 1 THRU 20 AKA-OAKRIDGE
504231220011	CABRERA VICTOR M & DELIA	4900 SW 31 TER	FORT LAUDERDALE	FL	33312	6905 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 123.25 TO POB W 71.50 N 18.25 E 71.50 S 18.25 TO POB A LOT 1 BLDG 10AKRIDGE
504231220020	CHANKATIK	4902 SW 31 TER #2-1	FORT LAUDERDALE	FL	33312	6905 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 93.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 2 BLDG 10AKRIDGE
504231220030	WYSOCKI SUSAN	92 FRANTZEN TER	BUFFALO	NY	14227	3204 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 78.26 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 4 BLDG 10AKRIDGE
504231220040	PALADINO MARY & DOMENICO	498 GREENADON LN	NORTH BAYTOWN	NY	11703	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 63.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 5 BLDG 10AKRIDGE
504231220050	ZAMIR BRANDON ZDAYAN NATALIE	4908 SW 31 TER	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 48.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 6 BLDG 10AKRIDGE
504231220060	SHAHAF MICHAEL	4105 GRANT ST	HOLLYWOOD	FL	33021	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 33.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 7 BLDG 10AKRIDGE
504231220070	PADRON JENIA	4912 SW 31 TER	FORT LAUDERDALE	FL	33312	6905 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 N 18.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 8 BLDG 10AKRIDGE
504231220080	SPENCER ELAINE	1337 CARMONY ST	COLLIERVILLE	TN	38017	4061 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 747.78 W 10 TO POB W 71.50 N 18.25 E 71.50 S 18.25 TO POB A LOT 9 BLDG 10AKRIDGE
504231220090	LMH DEVELOPMENT LLC	3401 SW 160 AVE #330	MIRAMAR	FL	33027	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 636.86 W 10 N 78.25 TO POB W 71.50 N 18.25 E 71.50 S 18.25 TO POB A LOT 10 BLDG 20AKRIDGE
504231220100	GARGILLIO RICHARD E	4920 SW 31 TER #10-2	FORT LAUDERDALE	FL	33312	6931 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 636.86 W 10 N 63.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 11 BLDG 20AKRIDGE
504231220110	ROTEINGTEN ELAD & MICHELLE BAER STEPHEN J	4924 SW 31 TER	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 636.86 W 10 N 48.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 12 BLDG 20AKRIDGE
504231220120	BRINAKER ROBTN	4928 SW 31 TER	FORT LAUDERDALE	FL	33312	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 636.86 W 10 N 33.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 13 BLDG 20AKRIDGE
504231220130	GANYAW BRIAN PATRICK	4932 SW 31 TER #13-2	FORT LAUDERDALE	FL	33312	6931 BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BPOK PAR A DESC'D ASCOMM SE COR SAID PAR A N 636.86 W 10 N 18.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POB A LOT 14 BLDG 20AKRIDGE
504231220140	ORTA AARON	4936 SW 31 TER #14-2	FORT LAUDERDALE	FL	33312	

504231 220150	CAMPUZANO, AHIZA MINIMINCA, BALLEERO MUGICA, ANGEL	4940 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 636.86 W 10.10 POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 15 BLDG 20AKBRIDGE
504231 220160	BERADINE DOUGLAS B & CONNIE L	4942 SW 31 TER #16-3	FORT LAUDERDALE	FL	33312	6951	CONSAD PAR A/N 480.94 W 10.10 N 23.25 TO POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 16 BLDG 30AKBRIDGE
504231 220170	CABRERA, ANNETTE N H/CABRERA, SANDRA A	4944 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR OF PARCEL A DESC' AS COMM SECCOR OF SAID PARCEL N 480.94 W 10 N 108.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 17 BLDG 30AKBRIDGE
504231 220180	MARIN, PEGGY	4946 SW 31	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 93.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 18 BLDG 30AKBRIDGE
504231 220190	JOHNSON, VINCENT TODD EST	4948 SW 31 TER #19-3	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 78.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 19 BLDG 30AKBRIDGE
504231 220200	KASMER, EMIL KASMER, SUSAN	4950 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 63.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 20 BLDG 30AKBRIDGE
504231 220210	RIVERA, JEANELY	4952 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 48.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 21 BLDG 30AKBRIDGE
504231 220220	MCCARTHY, STEPHANIE C	4954 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 33.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 22 BLDG 30AKBRIDGE
504231 220230	DEROY, SANDRA JO	4956 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 18.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 23 BLDG 30AKBRIDGE
504231 220240	PASTERNAK, BRENT D	4958 SW 31 TER #24-3	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 TO POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 24 BLDG 30AKBRIDGE
504231 220250	RIVERA, BRENDA	4960 SW 31 TER	FORT LAUDERDALE	FL	33312	4541	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 12.25 TO POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 25 BLDG 40AKBRIDGE
504231 220260	DAWKINS, GAYLETTE G	4962 SW 31 TER	FORT LAUDERDALE	FL	33312	6973	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 480.94 W 10 N 108.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 26 BLDG 40AKBRIDGE
504231 220270	VENETO, LLC	3401 SW 160 AVE #330	MIRAMAR	FL	33027		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 325.02 W 10 N 93.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 27 BLDG 40AKBRIDGE
504231 220280	MA YAN, YURI X	4966 SW 31 TERRACE	FORT LAUDERDALE	FL	33312	6973	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 325.02 W 10 N 78.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 28 BLDG 40AKBRIDGE
504231 220290	IBENITEZ, COLON, RICARDO CARLOS	4968 SW 31 TER	FORT LAUDERDALE	FL	33312	6973	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 325.02 W 10 N 63.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 29 BLDG 40AKBRIDGE
504231 220300	OG, LLC	801 FOSTER RD	HALLANDALE BEACH	FL	33009		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 325.02 W 10 N 48.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 30 BLDG 40AKBRIDGE
504231 220310	WINSLOW, RHETT TYLER	4972 SW 31 TER	DANIA BEACH	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 325.02 W 10 N 33.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 31 BLDG 40AKBRIDGE
504231 220320	CHARBIS, MAGDA E	5401 E PARKER LANE #1113	AUSTIN	TX	78754		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR OF PARCEL A DESC' AS COMM SECCOR OF SAID PARCEL N 325.02 W 10 N 18.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 32 BLDG 40AKBRIDGE
504231 220330	SNYDER, ORIT	4976 SW 31 TER	FORT LAUDERDALE	FL	33312	6973	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR OF SAID PARCEL N 325.02 W 10 TO POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 33 BLDG 40AKBRIDGE
504231 220340	KADASHIEV, BATISHEVA & DAVID	3165 EMMONS AVE APT 2A	BROOKLYN	NY	11235	1790	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 169.10 W 10 N 23.25 TO POR W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 34 BLDG 50AKBRIDGE
504231 220350	HUTNH, COURTNEY H/HUTNH, CHRISTINA & TRUONG-CONG LE	4982 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 169.10 W 10 N 108.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 35 BLDG 50AKBRIDGE
504231 220360	ORLANDINI, ELISA H/ERATZKOV, OSCAR	4984 SW 31 TER	FORT LAUDERDALE	FL	33312	6996	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BA POR PAR A DESC'D AS COMM SECCOR OF SAID PAR A/N 169.10 W 10 N 93.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 36 BLDG 50AKBRIDGE
504231 220370	MANISINGKA, ABHIMANU	5792 COVINGTON COVE WAY	ORLANDO	FL	32829	8642	BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 169.10 W 10 N 78.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 37 BLDG 50AKBRIDGE
504231 220380	BERRENS, ALBERTO J H/EMALDONADO, JULIAN D	4988 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLATT 57-3 BROR PAR A DESC'D AS COMM SECCOR SAID PAR A/N 169.10 W 10 N 63.25 TO POR W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 38 BLDG 50AKBRIDGE

504231220390	FRANCESCA DESIGNS INC	371 HUMBOLDT ST #510	BROOKLYN	NY	11211	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL N 169.10 W 10N 48.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 39 BLDG SOAKBRIDGE
504231220400	MOINEL CRISTINA D	4992 SW 31 TER	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL N 169.10 W 10N 33.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 40 BLDG SOAKBRIDGE
504231220410	ALICEA CONNIE	4994 SW 31 TER	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE CORSAID PAR A W 169.10 W 10N 18.25 TO POB W 71.50 N 15 E 71.50 S 15 TO POBAKALUNIT 41 BLDG SOAKBRIDGE
504231220420	PETROSKE ELIZABETH	1016 SANBEL DR	HOLLYWOOD	FL	33019	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL N 169.10 W 10N 10 TO POB CONT W 71.50 N 18.25 E 71.50 S 18.25 TO POBAKALUNIT 42 BLDG SOAKBRIDGE
504231220430	BORRELLI MICHAEL H/BORRELLI MARY J	3100 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 21.62 N 12.73 TO POB W 18.25 N 15.0 E 18.25 S 71.50 TO POBAKALUNIT 43 BLDG SOAKBRIDGE
504231220440	WHITE ALAN L	12875 SW 120 TER	MIRAMAR	FL	33025	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE CORSAID PAR A W 21.62 N 12.73 W 33.25 TO POB W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 45 BLDG SOAKBRIDGE
504231220450	RAMOS FREDDY	3108 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE COR SAID PAR A W 21.62 N 12.73 W 48.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 46 BLDG SOAKBRIDGE
504231220460	SISO HEN	3112 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 21.62 N 12.73 W 78.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 47 BLDG SOAKBRIDGE
504231220470	ELISON MERIDYTH L	1223 LOMA DR	HERNOSA BEACH	CA	90254	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 21.62 N 12.73 W 63.25 TO POB W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 48 BLDG SOAKBRIDGE
504231220480	MOREAU LILISES MKOTARBOVA MARKET MOREAU	3120 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 21.62 N 12.73 W 93.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 49 BLDG SOAKBRIDGE
504231220490	HORL LARA MISEL	3124 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 21.62 N 12.73 W 108.25 TO POB W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 50 BLDG SOAKBRIDGE
504231220500	ONDO GURE ENTERPRISE INC	101 SE 5 ST	DANIA BEACH	FL	33004	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE CORSAID PAR A W 21.62 N 12.73 W 123.25 TO POB W 18.25 N 71.50 E 18.25 S 71.50 TO POBAKALUNIT 51 BLDG SOAKBRIDGE
504231220510	RODRIGUEZ JORDAN	3132 SW 50 ST #3132	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 TO POB W 18.25 N 71.50 E 18.25 S 71.50 TO POBAKALUNIT 52 BLDG SOAKBRIDGE
504231220520	PROBY JILLIAN	3134 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 18.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 53 BLDG SOAKBRIDGE
504231220530	DOHERTY WENDY M	3138 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 33.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 54 BLDG SOAKBRIDGE
504231220540	KISTEN JOSHUA	7501 NW 3 CT	PLANTATION	FL	33317	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE COR SAID PAR A W 177.54 N 12.73 W 48.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 55 BLDG SOAKBRIDGE
504231220550	MACARCEL MERY A D/AMCIVILLANIEVA FRANCISCO A DUPUY	3146 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE CORSAID PAR A W 177.54 N 12.73 W 63.25 TO POB W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 56 BLDG SOAKBRIDGE
504231220560	CASALOTTI SUSAN	3150 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE COR SAID PAR A W 177.54 N 12.73 W 78.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 57 BLDG SOAKBRIDGE
504231220570	MALDONADO PAOLA	3154 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 93.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 58 BLDG SOAKBRIDGE
504231220580	ROBERTS MARY	3158 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SE CORSAID PAR A W 177.54 N 12.73 W 108.25 TO POB W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 59 BLDG SOAKBRIDGE
504231220590	RODRIGUEZ SERGIO H/RODRIGUEZ BRIANNA	3162 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 123.25 TO POB W 18.25 N 71.50 E 18.25 S 71.50 TO POBAKALUNIT 60 BLDG SOAKBRIDGE
504231220600	TAPAS SOFFY	3166 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 138.25 TO POB W 18.25 N 71.50 E 18.25 S 71.50 TO POBAKALUNIT 61 BLDG SOAKBRIDGE
504231220610	MALLOY DONALD & SHARON	3168 SW 50 ST	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 177.54 N 12.73 W 153.25 TO POB W 18.25 N 71.50 E 18.25 S 71.50 TO POBAKALUNIT 62 BLDG SOAKBRIDGE
504231220620	WERKHEISER WARREN S	43 RALPH AVE	WHITE PLAINS	NY	10606	BAYAN OAKRIDGE COMMERCIAL PLATT 57-3 BROK OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46 N 12.73 W 18.25 TO POB CONT W 15 N 71.50 E 15 S 71.50 TO POBAKALUNIT 62 BLDG SOAKBRIDGE

504231220630	ROTHSTEIN, LAWRENCE M LAWRENCE M ROTHSTEIN REV TR	3176 SW 50 ST	FORT LAUDERDALE	FL	33312	7955	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 33.25 TO POB, W 15, N 71.50 E 15.5
504231220640	MELESA, NICOLAE	3180 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PAR A, W 333.46, N 12.73, W 48.25 TO POB, CONT W 15, N 71.50 E 15.5
504231220650	ROSALLES, HERMANDEZ, ILICH H/HERMANDEZ, ANA L	3184 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 63.25 TO POB, CONT W 15, N 71.50 E 15.5
504231220660	MCDEMOTT, MAUREEN ANN	3188 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 78.25 TO POB, CONT W 15, N 71.50 E 15.5
504231220670	FOSTER, HEATH L & ASHLEY C	3192 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 93.25 TO POB, CONT W 15, N 71.50 E 15.5
504231220680	SCHLOSS, SASSI, STEPHANIE H/SCHLOSS, ALLEN R	3196 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 108.25 TO POB, CONT W 15, N 71.50 E 15.5
504231220690	LUCY BARDALES TR	3200 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220700	RUIZ, MARCO XAVIER & MARIA G	3191 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220710	WELSH, CECILE	3187 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220720	HAYOUT, SHALOM	3183 SW 50 ST	FORT LAUDERDALE	FL	33312	1933	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220730	GAMBINO, SUSAN	3179 SW 50 ST	FORT LAUDERDALE	FL	33312	6992	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220740	GUAY, RAYMOND E/JORKMAN, RANDY J	3173 SW 50 ST	FORT LAUDERDALE	FL	33312	7955	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220750	VALDES, DIEGO ALEJANDRO	3169 SW 50 ST	FORT LAUDERDALE	FL	33312	6982	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220760	ZHANG, LINING	3165 SW 50 ST	FORT LAUDERDALE	FL	33312	6982	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220770	SNYDER, ZINA LYNN	3161 SW 50 ST	FORT LAUDERDALE	FL	33312	6982	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220780	FERRERA, KARLA VANESSA	3157 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220790	RUDNICK, BONITA	3153 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220800	HOOD, TIM	3149 SW 50 ST	FORT LAUDERDALE	FL	33312	6982	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220810	CHRISTIAN, JEAN M PLAMES, TAMARA D L ETAL	14 SW 7 AVE	DANIA BEACH	FL	33004		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220820	WALKER, STACEY	3141 SW 50 ST	FORT LAUDERDALE	FL	33312	6981	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220830	ALGE, LINDA R	3139 SW 50 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220840	TAYLOR, CONRAD H	3135 SW 50 ST	FORT LAUDERDALE	FL	33312	6981	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220850	MORAD, HAJ & SARA	5315 SW 33 AVE	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25
504231220860	IFRAH, YAAKOV & YOLANDA	1480 E 2 ST	BROOKLYN	NY	11230		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BROR OF PARCEL A DESC AS COMM SECTOR OF SAID PARCEL W 333.46, N 12.73, W 123.25 TO POB, CONT W 18.25, N 71.50 E 18.25

504231220870	LOCANDRO, SHERILL	4987 SW 31 TER	FORT LAUDERDALE	FL	33312	6996	BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BROK OF PARCEL A DESC'D AS COMM SECTOR OF SAID PARCEL N 238.69 W 221 N 33.25 TO POB CONT N 15.671 50.5 15. W 71.50 TO POB KAKUJUNT 87 BLDG 110AKBRIDGE
504231220880	BOWERS, JENNIFER H/ WILLIAMS, ELOUISE	4983 SW 31 TER	FORT LAUDERDALE	FL	33312	6996	CORSAID PAR A N 238.69 W 221 N 48.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 88 BLDG 110AKBRIDGE
504231220890	COTUGNO, KIM M	4979 SW 31 TER	FORT LAUDERDALE	FL	33312		CORSAID PAR A N 238.69 W 221 N 63.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 89 BLDG 110AKBRIDGE
504231220900	ARTEAGA, ISMAEL	4975 SW 31 TER	FORT LAUDERDALE	FL	33312	6973	CORSAID PAR A N 238.69 W 221 N 78.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 90 BLDG 110AKBRIDGE
504231220910	JOES, PAUL H/ JOES, CARLOS D ET AL	4971 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BROK OF PARCEL A DESC'D AS COMM SECTOR OF SAID PARCEL N 238.69 W 221 N 93.25 TO POB N 15.671 50.5 15. W 71.50 TO POB KAKUJUNT 91 BLDG 110AKBRIDGE
504231220920	MOORE, KEITH T	4967 SW 31 TER	FORT LAUDERDALE	FL	33312	6973	SAID PAR A N 238.69 W 221 N 108.25 TO POB N 15.671 50.5 15. W 71.50 TO POB KAKUJUNT 92 BLDG 110AKBRIDGE
504231220930	BUHBUIT, ASHER	3291 N 37 ST	HOLLYWOOD	FL	33021	2608	SAID PAR A N 238.69 W 221 N 123.25 TO POB N 18.25 E 71.50.5 18.25 W 71.50 TO POB KAKUJUNT 93 BLDG 110AKBRIDGE
504231220940	PEREZ, VALESSA E	4959 SW 31 TER #94	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BROK PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 394.61 W 149.50 TO POB W 71.50 N 18.25 E 71.50.5 18.25 TO POB KAKUJUNT 94 BLDG 120AKBRIDGE
504231220950	WHITE, JACQUELYN Y	4955 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	SAID PAR A N 394.61 W 221 N 18.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 95 BLDG 120AKBRIDGE
504231220960	CLARK, MICHELLE	4951 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BROK OF PARCEL A DESC'D AS COMM SECTOR OF SAID PARCEL N 394.61 W 221 N 33.25 TO POB N 15.6 71.50.5 15. W 71.50 TO POB KAKUJUNT 96 BLDG 120AKBRIDGE
504231220970	ZORMAN, JEREMY CLARK H/ ZORMAN, GREG	4947 SW 31 TER #4947	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BROK PAR A DESC'D AS COMM SECTOR OF SAID PARCEL N 394.61 W 221 N 48.25 TO POB CONT N 15.671 50.5 15. W 71.50 TO POB KAKUJUNT 97 BLDG 120AKBRIDGE
504231220980	HICKEY, JOHN M	4943 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	CORSAID PAR A N 394.61 W 221 N 78.25 TO POB N 18.25 E 71.50.5 18.25 W 71.50 TO POB KAKUJUNT 98 BLDG 120AKBRIDGE
504231220990	RAPPAPORT, EVELYN M	4939 SW 31 TER	FORT LAUDERDALE	FL	33312	6951	BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 149.50 TO POB W 71.50 N 18.25 E 71.50.5 18.25 TO POB KAKUJUNT 99 BLDG 120AKBRIDGE
504231221000	GWON, RON	4935 SW 31 TER #100	FORT LAUDERDALE	FL	33312		SAID PAR A N 505.53 W 221 N 63.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 100 BLDG 130AKBRIDGE
504231221010	GUARASCO, KAREN	4933 SW 31 TER	FORT LAUDERDALE	FL	33312	6931	BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 18.25 TO POB N 15.6 71.50.5 15. W 71.50 TO POB KAKUJUNT 101 BLDG 130AKBRIDGE
504231221020	BELLS, ALONBELUS, ORIT	2400 SW 44 TER	FORT LAUDERDALE	FL	33317		SAID PAR A N 505.53 W 221 N 33.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 102 BLDG 130AKBRIDGE
504231221030	NERAYO, SANDRAMERAYO, CATERINA	1990 NE 188 ST	NORTH MIAMI BEACH	FL	33317		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 48.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 103 BLDG 130AKBRIDGE
504231221040	ATTENCIA, ANGELO	4927 SW 31 TER	FORT LAUDERDALE	FL	33312	6931	CORSAID PAR A N 505.53 W 221 N 63.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 104 BLDG 130AKBRIDGE
504231221050	APPEL, JASON A	4925 SW 31 TER #105	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 78.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 105 BLDG 130AKBRIDGE
504231221060	NIKODIN, HELEN	4923 SW 31 TER	FORT LAUDERDALE	FL	33312		SAID PAR A N 505.53 W 221 N 93.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 106 BLDG 130AKBRIDGE
504231221070	ARIAS, VALERIA	4921 SW 31 TER UNIT 107	FORT LAUDERDALE	FL	33312		SAID PAR A N 505.53 W 221 N 108.25 TO POB N 15.6 71.50.5 15. W 71.50 TO POB KAKUJUNT 107 BLDG 130AKBRIDGE
504231221080	MARTINEZ, SONIA ALICIA	4919 SW 31 TER #108	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 123.25 TO POB N 18.25 E 71.50.5 18.25 W 71.50 TO POB KAKUJUNT 108 BLDG 130AKBRIDGE
504231221090	MARTINEZ, DIEGO EDUARDO	4917 SW 31 TER #109	FORT LAUDERDALE	FL	33312	6931	SAID PAR A N 505.53 W 221 N 149.50 TO POB W 71.50 N 18.25 E 71.50.5 18.25 TO POB KAKUJUNT 109 BLDG 140AKBRIDGE
504231221100	MARX, MICHAEL	4915 SW 31 TER	FORT LAUDERDALE	FL	33312		BAYVIAN OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D AS COMM SECTOR OF SAID PAR A N 505.53 W 221 N 18.25 TO POB N 15.6 71.50.5 15W 71.50 TO POB KAKUJUNT 110 BLDG 140AKBRIDGE

504231221110	CUELLAR,CAROLINA	4913 SW 31 TER	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 33.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 111 BLDG 140AKBRIDGE
504231221120	SANCHEZ,JOSE C	4911 SW 31 TER	FORT LAUDERDALE	FL	33312	6905	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 48.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 112 BLDG 140AKBRIDGE
504231221130	PAMREZ,HECTOR	4909 SW 31 TERRACE UNIT 113	FORT LAUDERDALE	FL	33312	6905	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 63.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 113 BLDG 140AKBRIDGE
504231221140	GOODWIN,PATRICIA	9241 SOUTHERN ORCHARD RD N	DAVIE	FL	33328	6988	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 78.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 114 BLDG 140AKBRIDGE
504231221150	MORAD,HAIMORAD,SARA	5315 SW 33 AVE	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 93.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 115 BLDG 140AKBRIDGE
504231221160	RNS INVESTMENTS LLC	2329 SW 31 AVE	PEMBROKE PARK	FL	33009		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 108.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 116 BLDG 140AKBRIDGE
504231221170	MORROW,LUKE WILLIAMMORROW,MARIA KRISTINE	4901 SW 31 TER #117	FORT LAUDERDALE	FL	33312	6905	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 661.45 W 221 N 123.25 TO POB N 15 E 71.50 S 15 W 71.50 TO POB AIN 117 BLDG 140AKBRIDGE
504231221180	MCCONNACHE,KELLY K	3120 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 118 BLDG 150AKBRIDGE
504231221190	SECORY,KYLE JO	3124 SW 49 ST UNIT 119	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 33.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 119 BLDG 150AKBRIDGE
504231221200	M A FLORIDA INVESTMENTS LLC	4730 SARAZEN DR	HOLLYWOOD	FL	33021		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 33.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 120 BLDG 150AKBRIDGE
504231221210	EMBRICK,JOHN H III H/EMBRICK,JOHN	3132 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 48.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 121 BLDG 150AKBRIDGE
504231221220	EDRILMOSHE	3136 SW 49 ST #122	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 63.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 122 BLDG 150AKBRIDGE
504231221230	TAWOSI,GOLAMREZATAWOSI,NAHID	4041 THOMAS ST	HOLLYWOOD	FL	33021		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 78.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 123 BLDG 150AKBRIDGE
504231221240	MOLIN,GERALDINMOLIN,GERARD	3144 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 93.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 124 BLDG 150AKBRIDGE
504231221250	GONZALEZ,MARBELLYS DEL VALLE	4981 SW 35 WAY	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 108.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 125 BLDG 150AKBRIDGE
504231221260	SHAHAF,MICHAEL	4105 GRANT ST	HOLLYWOOD	FL	33021	5338	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 753 W 239 W 123.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 126 BLDG 150AKBRIDGE
504231221270	RIVERA,PAMELA DAISY M	3156 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 TO POB W 18.25 N 73.50 E 18.25 S 73.50 TO POB AIN 127 BLDG 160AKBRIDGE
504231221280	DEBACA,MAGDALENA D	3160 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 W 18.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 128 BLDG 160AKBRIDGE
504231221290	SALCEDO,LUIS F	4701 GARY MIKEL AVE	METairie	LA	70002	1461	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 W 33.25 TO POB CONT W 15 N 73.50 E 15 S 73.50 TO POB AIN 129 BLDG 160AKBRIDGE
504231221300	SCHULZE,ANA L	3168 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 W 48.25 TO POB W 15 N 73.50 E 15 S 73.50 TO POB AIN 130 BLDG 160AKBRIDGE
504231221310	DAB,SAMIRA	3172 SW 49 ST	FORT LAUDERDALE	FL	33312	6903	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 W 63.25 TO POB CONT W 15 N 73.50 E 15 S 73.50 TO POB AIN 131 BLDG 160AKBRIDGE
504231221320	ROSS,KAREN ANN	3176 SW 49 ST	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 758.91 W 394.81 W 78.25 TO POB CONT W 18.25 N 73.50 E 18.25 S 73.50 TO POB AIN 132 BLDG 160AKBRIDGE
504231221330	GOLF,SHARON EQUELOFF,BENJAMIN & GOLF,VERONICA	4910 SW 32 AVE	FORT LAUDERDALE	FL	33312	6985	BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 508.86 W 552.59 N 178.25 TO POB W 94.67 N 28.25 E 94.67 S 28.25 TO POB AIN 133 BLDG 170AKBRIDGE
504231221340	CHABOT,GARRETT	4916 SW 32 AVE	FORT LAUDERDALE	FL	33312		BAYVIEW OAKRIDGE COMMERCIAL PLAT 157-3 BA POR PAR A DESC'D ASCOMM SECTOR SAID PAR AIN 508.86 W 552.59 N 153.25 TO POB W 94.84 N 25.894.67 S 25 TO POB AIN 134 BLDG 170AKBRIDGE

504231221350	ZEE SUI LING	4922 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221360	SIERA BUSTAMANTE LUISA FERNANDA	4926 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	COSSAID PAR AN 508.86 W 552.59 N 128.25 TO POB:W 95.01 N 25 E 94.84 S 25 TO POB:AK:UNIT 135 BLDG 170AKBRIDGE
504231221370	KUNLE WAYNE E	4934 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	COSSAID PAR AN 508.86 W 552.59 N 103.25 TO POB:W 95.18 N 25 E 95.01 S 25 TO POB:AK:UNIT 136 BLDG 170AKBRIDGE
504231221380	FRESHLEY DARA L	4940 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR OF PARCEL A DESC'D ASCOMM SE
504231221390	LE PADELLEC CHRISTIAN & MARILYSE PADELLEC	4946 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SECTOR OF SAID PARCEL N 508.86 W 552.59 N 78.25 TO POB:W 95.35 N 25 E 95.18 S 25 TO POB:AK:UNIT 137 BLDG 170AKBRIDGE
504231221400	MCBRIDE ANNA ELIZABETH	4952 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221410	MANCARI MICHAEL J & MARTA	4956 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	COSSAID PAR AN 508.86 W 552.59 N 28.25 TO POB:W 95.52 N 25 E 95.35 S 25 TO POB:AK:UNIT 138 BLDG 170AKBRIDGE
504231221420	SMITH DEBORAH GAIL	4960 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 508.86 W 552.59 N 28.25 TO POB:W 95.52 N 25 E 95.35 S 25 TO POB:AK:UNIT 139 BLDG 170AKBRIDGE
504231221430	OSMOND BRUCE E H/OSMOND MARIA J	4964 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221440	YIP JUDY	4968 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 508.86 W 552.59 N 28.25 TO POB:W 95.52 N 25 E 95.35 S 25 TO POB:AK:UNIT 140 BLDG 170AKBRIDGE
504231221450	HENNINGER JUANITA	5003 NW 51 ST	TAMARAC	FL	33319	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221460	SHIM SIMONE H/SHIM MICHAEL	4976 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 378.40 W 471.38 NW 128.25 TO POB:W 100.32 N 25 E 94.84 S 25 TO POB:AK:UNIT 141 BLDG 180AKBRIDGE
504231221470	VAN LAM H/BOO TRANG T	4978 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221480	TEA YIN CANTHIA	1017 MANGO ISLE	FORT LAUDERDALE	FL	33315	1327	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 142 BLDG 180AKBRIDGE
504231221490	DUGA JOANNE L	4986 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 143 BLDG 180AKBRIDGE
504231221500	SHUM RICKY	4990 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221510	HOEKENGA RYAN TGAOIA YESENA	4994 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 144 BLDG 180AKBRIDGE
504231221520	LUKE ANDREA	4998 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221530	HENSLEY GREGORY L	4999 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 145 BLDG 180AKBRIDGE
504231221540	CARFAT DAVID	1420 SW 23 ST	DAVE	FL	33325	5435	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221550	RADESIC JOVICA	1151 SW 127 AVE	PLANTATION	FL	33325	12714	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 146 BLDG 180AKBRIDGE
504231221560	HENRY CHARLES J H/HENRY ELIZABETH D	4989 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE
504231221570	RODRIGUEZ SUSANA	4987 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	SAID PAR AN 378.40 W 471.38 NW 100.47 N 25 E 94.84 S 25 TO POB:W 100.42 SE 25 TO POB:AK:UNIT 147 BLDG 190AKBRIDGE
504231221580	STONER ROBERT	4988 SW 32 AVE	FORT LAUDERDALE	FL	33312	6997	BANYAN OAKRIDGE COMMERCIAL PLAT 157-3 BFOR PAR A DESC'D ASCOMM SE

504231221590	ZEE,SIU LING	3531 EMERALD OAKS DR	HOLLYWOOD	FL	33021	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221600	LIPSITZ, MICHAEL	4975 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221610	CRESAP, TERRESTA	4971 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221620	RODRIGUEZ, NANCY	4967 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221630	MCBRIDE, KATHLEEN & SYLVESTER	4963 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221640	VOLPE, CELIA ELLEN	4959 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221650	FORANES, PATRICIA	4955 SW 32 AVE #165	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221660	FINCKNER, MILDRED L	4951 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221670	MCMAHON, PETER	4935 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221680	HENQUEN, ALFREDOTABORN, ELIZABETH A	4931 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221690	PARKER, JAMES K IV	4927 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221700	ABOTBOL, LIONA ABOTBOL, MEYER	3428 SHADY OAK ST	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221710	ZAPATA, DORIS E	4919 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221720	DEBLASIO, TRACY	4915 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221730	KATZ, MARSHALL, MAYER	4911 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221740	WILLIAMS, JAMES CARTER	4907 SW 32 AVE	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221750	MAVA, ALBERT & KAREN	4800 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221760	SEBENBERG, DORASIEBENBERG, KAHAN, NICOLE ETAL	4806 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221770	LUNDSTROM, YOLANDA V	4812 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221780	CHU, JEFFREY HO H/CHEN, JING ZHU	4818 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE
504231221790	LAGANIERE, FRIEDA, FRIEDA LAGANIERE TR	4824 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYVIEW OAKRIDGE COMMERCIAL PLAT 57-3 B'PART A, DESC'D AS COMM SE COR OF SAID PAR A/N 320.11 W 596.04 SW 100.50 NW 53.25 TO POB/CONT NW 25 NE 100.50 SE 25 SW 100.50 TO POB/ACU/INT 159 BLDG 21 OAKRIDGE

504231221800	MAMROUT, ELLI	5340 SW 38 WAY	FORT LAUDERDALE	FL	33312	8225	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 980.45ALG E/L,WLY 759.23,NLY 78.25 TO POB,WLY 94.50,NLY 125.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 180 BLDG 250AKBRIDGE
504231221810	JOO, YONGSIN	4836 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 980.45ALG E/L,WLY 759.23,NLY 53.25 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 181 BLDG 250AKBRIDGE
504231221820	OU BOIS, JEFFREY	4842 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 980.45ALG E/L,WLY 759.23,NLY 28.25 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 182 BLDG 250AKBRIDGE
504231221830	KHARBAZI, EBRAHIMGHASSBILOU,ATISSA	4848 SW 32 TER	FORT LAUDERDALE	FL	33312	7957	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 980.45ALG E/L,WLY 759.23,NLY 53.25 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 183 BLDG 250AKBRIDGE
504231221840	LATA, TADEE ZBARRERO, MARIO A	4854 SW 32 TER #184	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70,NLY 28.25,NLY 100.00 TO POB,WLY 94.50,NLY 28.25 ELY 94.50,SLY 25.00 TO POBAKALUNIT 184 BLDG 260AKBRIDGE
504231221850	OAKRIDGE CONDO LLC	9300 NW 10 CT	PLANTATION	FL	33322		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70,NLY 28.25,NLY 175.00 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 185 BLDG 260AKBRIDGE
504231221860	HOGG, MARSHA C	4866 SW 32 TER	FORT LAUDERDALE	FL	33312	6988	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70,NLY 28.25,NLY 150.00 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 186 BLDG 260AKBRIDGE
504231221870	PEARCE, GEORGE R JR & ALEXIS	4872 SW 32 TER	FORT LAUDERDALE	FL	33312	6988	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70,NLY 28.25,NLY 125.00 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 187 BLDG 260AKBRIDGE
504231221880	ROBINSON, AMY	4878 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70,NLY 28.25 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 188 BLDG 260AKBRIDGE
504231221890	COMARTIN, HENRY & COMARTIN, ELIANE R	8985 NW 39 ST	HOLLYWOOD	FL	33024	8708	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 809.65ALG E/L,WLY 765.70 TO POB,WLY 94.50,NLY 28.25 ELY 94.50,SLY 25.00 TO POBAKALUNIT 189 BLDG 260AKBRIDGE
504231221900	HENDERSON, TOMMY LEE LESLIE, LESLIANNE A	4902 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17,NLY 128.25 TO POB,WLY 94.50,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 190 BLDG 270AKBRIDGE
504231221910	TURLEMAN, JANNA	4908 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17,NLY 103.25 TO POB,WLY 94.51,NLY 25.00 ELY 94.50,SLY 25.00 TO POBAKALUNIT 191 BLDG 270AKBRIDGE
504231221920	STIRPOL, MARIA & JOHN	4914 SW 32 TER	FORT LAUDERDALE	FL	33312	6988	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17,NLY 78.25 TO POB,WLY 94.51,NLY 25.00 ELY 94.51,SLY 25.00 TO POBAKALUNIT 192 BLDG 270AKBRIDGE
504231221930	SALEH, ZAHRA M H/ESALEDH, JAMAL M	4920 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17,NLY 53.25 TO POB,WLY 94.51,NLY 25.00 ELY 94.51,SLY 25.00 TO POBAKALUNIT 193 BLDG 270AKBRIDGE
504231221940	BUTZER, FAT	4926 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17,NLY 28.25 TO POB,WLY 94.51,NLY 25.00 ELY 94.51,SLY 25.00 TO POBAKALUNIT 194 BLDG 270AKBRIDGE
504231221950	FLESSORE, LUNDGREN, DAVID J	4932 SW 32 TER	FORT LAUDERDALE	FL	33312	6989	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 638.85ALG E/L,WLY 772.17 TO POB,WLY 94.51,NLY 28.25 ELY 94.51,SLY 25.00 TO POBAKALUNIT 195 BLDG 270AKBRIDGE
504231221960	SHAPIRO, ADAM T	6 WHITMAN BLVD	MANALAPAN	FL	07728		BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 553.37,NLY 165.28,25 TO POB,5.25W 95.61 TO P/CNELY AN ARC DIST 23.80 TO P/T,NLY 21.1 ELY 95.20 TO POBAKALUNIT 197 BLDG 280AKBRIDGE
504231221970	COOPER, LONEZ C	4944 SW 32 TER	FORT LAUDERDALE	FL	33312	6991	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPART OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 553.37,NLY 165.28,25 TO POB,5.25W 95.20N 27.45,NLY 94.51 ALG ARC OF CURVE AND AN ARC DIST OF .81 ELY 94.41 TO POBAKALUNIT 196 BLDG 280AKBRIDGE

504231221980	LIPARI, GABRIELLE ANN	4950 SW 32 TER	FORT LAUDERDALE	FL	33312	6991	BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR OFFSAID PAR AN 563.37W 775.165S3.25 TO POB8 25W 95.47N13.40 TO T/CNELY AN ARC DIST OF 11.60E 95.61 TO POB8 25W 95.47N13.40 TO T/CNELY BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231221990	BAROJA, JAIRO H/EGONZALEZ PATRICIA	4956 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 563.37W 775.165S7.28 TO POB8 25W 95.47N13.40 TO T/CNELY BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222000	4962 SW 32ND TERRACE TR	4962 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 563.37W 775.165S10.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222010	ZEN, GEORGE & CYBEL	4968 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 563.37W 775.165S12.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222020	POTTER, ELAINE EMILY	4970 SW 32 TER	FORT LAUDERDALE	FL	33312	7952	OFFSAID PAR AN 563.37W 775.165S14.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222030	RASHBAUM, MELISSA KAY	4974 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 563.37W 775.165S16.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222040	HUYNH, CHRISTINA OKH/HUYNH, TRUONG-CHONG	3650 N 36 AVE #68	HOLLYWOOD	FL	33021		OFFSAID PAR AN 401.67W 785.05S16.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222050	IL USA INVESTMENT LLC	3311 SW 53 ST	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 401.67W 785.05S18.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222060	ORNSTEN, EDWARD & WILMA G	4986 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 401.67W 785.05S20.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222070	GONZALEZ, EDGAR E & CIELO L	4990 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 401.67W 785.05S22.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222080	GOLDBERG, MICHELE	4994 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 401.67W 785.05S24.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222090	PASIC, PADIGA & JELICA	4998 SW 32 TER	FORT LAUDERDALE	FL	33312	6995	OFFSAID PAR AN 401.67W 785.05S26.25 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO POB8 25W 95.06N 25E 95.26 TO BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222100	HEDGECOCK, SONIA MARIA/SHENGRAO, JOSEF	723 CHICKASAW RD	MURREESBORO	TN	37130		OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222110	PELEG, JEFFREY M & LIOBA	3220 SW 50 ST	FORT LAUDERDALE	FL	33312	6994	OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222120	LUPO, MAUREEN	3230 SW 50 ST	FORT LAUDERDALE	FL	33312	6994	OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222130	CASTELLO MORALES, CARLOS	3240 SW 50 ST	FORT LAUDERDALE	FL	33312	6994	OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222140	DOYON, CLAUDE	3250 SW 50 ST	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222150	YAN, CUC THI	3260 SW 50 ST	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222160	FENGUSON, RUDOLPH EST	5029 SW 32 TER	FORT LAUDERDALE	FL	33312	6999	OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222170	TORTORA, JOSEPH & RITA	5025 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222180	DETULLIO, KIMBERLY MARGUERITA, JOSHUA, JULIAN	5021 SW 32 TER	FORT LAUDERDALE	FL	33312	6999	OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR
504231222190	KOEHLER, DEANN H/KOEHLER, ROBERT DEAN	5017 SW 32 TER	FORT LAUDERDALE	FL	33312		OFFSAID PAR AN 489.59N 10.08W 28.25 TO POB8 25W 94.50E 24.80E VALG ARC OF CURVE AN ARC DIST 3.45S 94.49 TO POB8 25W 94.50E 24.80E VALG ARC OF BANYAN OAKRIDGE COMMERCIAL PLATT 57-3 BPOK PAR A DESC AS COMM SE COR

504231222200	KUK, ALEXANDER	5013 SW 32 TER	FORT LAUDERDALE	FL	33312	BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR COR SAID PAR AIN 99.82, W650.72, SW 104.96, NW 103.25 TO POB NW 25.9E 105.40 SE 5.46, SE 1/4 AC DIST 20.47, SW 98.57 TO POB AKAJUNT 220 BLDG 310AKRIDGE
504231222210	WOSSEVIC, DARKO & ZORICA	3696 NW 83 WAY	PEMBROKE PINES	FL	33024	3198 OFF PAR AIN 99.82, W 650.72, SW 104.96, NW 128.25 TO POB, CONT NW 28.25 NE 114.37 E 29.64, SW 105.40 TO POB AKAJUNT 221 BLDG 310AKRIDGE
504231222220	GEBNER, TRACY LYNN & JOHN DAVID	5005 SW 32 TER	FORT LAUDERDALE	FL	33312	6999 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR SAID PAR AIN 183.42, W 785.29, N 28.25 TO POB, CONT NW 28.25 NE 94.50, SE 28.25 TO POB AKAJUNT 222 BLDG 320AKRIDGE
504231222230	DULAN, SANDRA I	5001 SW 32 TER	FORT LAUDERDALE	FL	33312	6999 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 183.42, W 785.29, NW 28.25 TO POB, SW 94.50, NW 25.9E, 50.5E 25 TO POB AKAJUNT 223 BLDG 320AKRIDGE
504231222240	GAMBINO, SUSAN	4997 SW 32 TER	FORT LAUDERDALE	FL	33312	6999 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 183.42, W 785.29, NW 28.25 TO POB, SW 94.50, NW 25.9E, 50.5E 25 TO POB AKAJUNT 224 BLDG 320AKRIDGE
504231222250	AMSLER, RYKA	4993 SW 32 TER	FORT LAUDERDALE	FL	33312	6999 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 183.42, W 785.29, NW 28.25 TO POB, SW 94.50, NW 25.9E, 50.5E 25 TO POB AKAJUNT 225 BLDG 320AKRIDGE
504231222260	POWELL, RICHARD S & POWELL, JOANNE A	PO BOX 356	BANNER BLK	NC	28604	6998 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 227.03, W 949.87, NW 28.25 NE 94.50 SE 7.19, SE 1/4 ALG ARC OF CURVE 21.16, SW 96.33 TO POB AKAJUNT 226 BLDG 330AKRIDGE
504231222270	CABALLERO, KENYA MARIA	4985 SW 32 TER	FORT LAUDERDALE	FL	33312	6998 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 227.03, W 949.87, NW 28.25 TO POB, NW 25.9E 94.50, SE 25.9E 94.50 TO POB AKAJUNT 227 BLDG 330AKRIDGE
504231222280	GREENHUT, JACKIE	4981 SW 32 TER	FORT LAUDERDALE	FL	33312	6998 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF PAR AIN 227.03, W 949.87, NW 28.25 TO POB, NW 25.9E 94.50, SE 25.9E 94.50 TO POB AKAJUNT 228 BLDG 330AKRIDGE
504231222290	HENSHAW, FLORENCE R H/EADEBERTON, BILLIE D	4977 SW 32 TER	FORT LAUDERDALE	FL	33312	6998 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR AN ARC DIST 23.90 TO P/T, SE 4.50, SW 94.50 TO POB AKAJUNT 229 BLDG 330AKRIDGE
504231222300	GAL, MALIKA H/EGAL, ADI	4973 SW 32 TER	FORT LAUDERDALE	FL	33312	6990 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 28.25 TO POB, CONT N 25.9E 94.50, S P/C, SE 1/4 ALG ARC OF SAID CURVE AND AN ARC DIST 22.06 TO POB AKAJUNT 230 BLDG 340AKRIDGE
504231222310	STONE, MICKIE PRIEST, JOHN	4969 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 28.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 231 BLDG 340AKRIDGE
504231222320	MERCADO, MATTHEW R	4965 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 53.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 232 BLDG 340AKRIDGE
504231222330	SERRA, FANNY	4961 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 233 BLDG 340AKRIDGE
504231222340	KOROTAEV, NIKOLAY & ELENA H/KOROTAEV, DMITRY	4957 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 128.25 TO POB, CONT N 28.25 E 94.78, SLY ALG ARC OF SAID CURVE AND AN ARC DIST OF 23.81 TO P/T, S 4.44, W 94.50 TO POB AKAJUNT 234 BLDG 340AKRIDGE
504231222350	FORONDA, IKER PEREZ, CRISTINA	4953 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 235 BLDG 340AKRIDGE
504231222360	LABRIN, PARCEMON H/ELABRIN, ERIKA	4949 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 236 BLDG 340AKRIDGE
504231222370	SALDARRIAGA, ASBEL	4945 SW 32 TER	FORT LAUDERDALE	FL	33312	6993 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 237 BLDG 340AKRIDGE
504231222380	BATYE, JOSEPH	4941 SW 32 TER	FORT LAUDERDALE	FL	33312	7936 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 238 BLDG 340AKRIDGE
504231222390	KOSSEY, JEANNE F	4937 SW 32 TER	FORT LAUDERDALE	FL	33312	7936 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 239 BLDG 340AKRIDGE
504231222400	ESPANA, MARCIA R	4933 SW 32 TER	FORT LAUDERDALE	FL	33312	7936 BAYAN OAKRIDGE COMMERCIAL PLAT 157-3 BAY FOR OF PAR A DESC AS COMM SE COR OFF SAID PAR AIN 366.84, W 903.68, NW 96.49, N 103.25 TO POB, CONT N 25.9E 94.50, S 25.9E 94.50 TO POB AKAJUNT 240 BLDG 340AKRIDGE

504231222410	FALLS, SHARON	4929 SW 32 TER	FORT LAUDERDALE	FL	33312	6989	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR PAR A DESC'D AS COMM SE COR OF SAID PAR AN 536.84'W 904.64'W 94.50'N 128.25' TO POB CONT N 25'E 94.50'S 25'W 94.50' TO POB AKAJUNT 241 BLDG 350AKRIDGE
504231222420	VAN SCYOC, KENT & JEANNE	4925 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR PAR A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 536.84'W 904.64'W 94.50'N 128.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 242 BLDG 350AKRIDGE
504231222430	RAMIREZ,NELSON & SHARON, RAMIREZ,NICOLE	21595 CAMPO ALLEGRO DR	BOCA RATON	FL	33433		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 536.84'W 904.64'W 94.50'N 128.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 243 BLDG 35
504231222440	SYKES,NANCY A	4917 SW 32 TER	FORT LAUDERDALE	FL	33312	6989	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PAR A,NLY 757.61'W 896.27' TO POB,NLY 94.50'N 28.25'E 94.50'N 28.25' TO POB AKAJUNT 244 BLDG 360AKRIDGE
504231222450	LEV,AMI & ESTER	4913 SW 32 TER	DAVE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 245 BLDG 36
504231222460	INTGABER,LLC	PO BOX 155	DANIA BEACH	FL	33004		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 246 BLDG 36
504231222470	LOJIMAA,SADEK	4905 SW 32 TER	FORT LAUDERDALE	FL	33312	6988	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 247 BLDG 36
504231222480	YAN,HIU VIN	3624 SW 165 AVE	MIRAMAR	FL	33027		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 248 BLDG 36
504231222490	LINET,LARRY EST	4845 SW 32 TER	FORT LAUDERDALE	FL	33312	6988	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 249 BLDG 36
504231222500	GLEICH,CAROLE,KATHY CALTON DAVIS TR	4841 SW 32 TER	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 250 BLDG 36
504231222510	CVJETICANN,STEVO & KATA	4837 SW 32 TER	FORT LAUDERDALE	FL	33312	6987	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 251 BLDG 36
504231222520	WITS,INC	1118 NE 6 ST	HALLANDALE BEACH	FL	33009		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 252 BLDG 370AKRIDGE
504231222530	CLARTIS,REGINALD D	4829 SW 32 TER	FORT LAUDERDALE	FL	33312	7957	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 253 BLDG 370AKRIDGE
504231222540	OHEARY,DON CHRISTOPHER	4823 SW 32 TER	FORT LAUDERDALE	FL	33312	6986	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 254 BLDG 370AKRIDGE
504231222610	OAKBRIDGE PROPERTY OWNERS ASSNMAT,LANTIS MANAGEMENT SERVICES	11011 SHERIDAN ST STE 208	COOPER CITY	FL	33026		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 255 BLDG 370AKRIDGE
504231222620	OAKBRIDGE PROPERTY OWNERS ASSNMAT,LANTIS MANAGEMENT SERVICES	11011 SHERIDAN ST STE 208	COOPER CITY	FL	33026		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 256 BLDG 370AKRIDGE
504231222630	OAKBRIDGE PROPERTY OWNERS ASSNMAT,LANTIS MANAGEMENT SERVICES	11011 SHERIDAN ST STE 208	COOPER CITY	FL	33026		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 257 BLDG 370AKRIDGE
504232010191	ESTATES OF FT LAUDERDALE PROPERTY OWNERS ASSOC	2850 SW 54 ST	FORT LAUDERDALE	FL	33312	6510	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 258 BLDG 370AKRIDGE
504232010460	VERBIL,LUIS,LA TORE	2890 GRIFFIN ROAD STE 4	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 259 BLDG 370AKRIDGE
504232010463	SOC DEVELOPMENT & TRUST LLC	2900 GRIFFIN RD	DAVE	FL	33312		BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 260 BLDG 370AKRIDGE
504232010471	ZAVVALIS,ATHANASIOS	2972 GRIFFIN ROAD	FORT LAUDERDALE	FL	33312	5648	BANYAN OAKRIDGE COMMERCIAL PLAT 57-3 BROR OF PARCEL A DESC'D AS COMMAT SE COR OF PARCEL A,NLY 757.61'W 896.27'W 94.50'N 28.25' TO POB,CONT NLY 25.00'E 94.50'S 25'W 94.50' TO POB AKAJUNT 261 BLDG 370AKRIDGE

504232010500	3088 GRIFFIN ROAD LLC	241 E PROSPECT RD	PORT LAUDERDALE	FL	33334	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232010510	SCHAAF JOHN	4900 SW 31 AVE	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOTS 10,11,12,13 N 100 OF W/2 BLK 2 & ROSE MANOR 42-16 BLOT 21
504232010541	SCHOOL BOARD OF BROWARD COUNTY/ATIN/FACILITY MANAGEMENT	600 SE 3 AVE	PORT LAUDERDALE	FL	33301	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232010910	FLORIDA DEPT OF TRANSPORTATION/OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	PORT LAUDERDALE	FL	33309	WITHIN SEC 32 AS PERMISC MB 8-3
504232010920	BROWARD COUNTY/BOARD OF COUNTY COMMISSIONERS	1115 S ANDREWS AVE RM 501-4P	PORT LAUDERDALE	FL	33301	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232010930	BROWARD COUNTY/BOARD OF COUNTY COMMISSIONERS	1115 S ANDREWS AVE RM 501-4P	PORT LAUDERDALE	FL	33301	WITHIN SEC 32 AS PERMISC MB 8-3
504232090030	WARD, ROBERT G JR	4877 SW 28 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090060	GEORGE & ELENA MEYERZES REV TRINTEZES ELENA	6383 NW 40 AVE	PORT LAUDERDALE	FL	33073	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090070	TRISTEE	4903 SW 28 TER	PORT LAUDERDALE	FL	33312	WITHIN SEC 32 AS PERMISC MB 8-3
504232090080	IONITA ANNA MARIA	4911 SW 28 TER #1-2	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090090	KANIRATHI HUKAL J KANIRATHI HUKAL JOHN	480 NW 48 ST	PORT LAUDERDALE	FL	33309	WITHIN SEC 32 AS PERMISC MB 8-3
504232090100	HUSSEIN DAN	480 NW 48 ST	PORT LAUDERDALE	FL	33309	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090110	HUSSEIN DAN	480 NW 48 ST	PORT LAUDERDALE	FL	33309	WITHIN SEC 32 AS PERMISC MB 8-3
504232090120	RICHARD J WEINSTEIN REV TRINTEZES RICHARD J	1870 N CORP LAKES BLVD #266-483	PORT LAUDERDALE	FL	33326	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090130	TRISTEE	1330 W AVE #2911	PORT LAUDERDALE	FL	33312	WITHIN SEC 32 AS PERMISC MB 8-3
504232090140	WEINSTEIN RONALD M	4971 SW 28 TER #1-2	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090150	JOAN ALICE LEHMAN REV TRILEHMAN JOAN ALICE	2880 NE 14 ST #913	PORT LAUDERDALE	FL	33062	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090160	OWENS DAVID R	5041 SW 28 TER	PORT LAUDERDALE	FL	33312	WITHIN SEC 32 AS PERMISC MB 8-3
504232090170	NADLAN INVESTMENTS LLC	1201 N STATE RD 7 STE 100	PORT LAUDERDALE	FL	33313	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090180	NADLAN INVESTMENTS LLC	1201 N STATE RD 7 STE 100	PORT LAUDERDALE	FL	33313	WITHIN SEC 32 AS PERMISC MB 8-3
504232090190	REDMOND RICHARD D & ARLINE	5079 SW 28 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 13 N 521 OF E/2,14 N 521,15 N 521 BLK 2
504232090200	CONGDON EARL DEAN & CONGDON JANE M	5096 SW 28 TER	PORT LAUDERDALE	FL	33312	WITHIN SEC 32 AS PERMISC MB 8-3
504232090211	SCHERBYTZ NIKI	5241 SW 32 AVE	PORT LAUDERDALE	FL	33312	WITHIN SEC 32 AS PERMISC MB 8-3
504232090370	PUBLIC LAND, CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232090380	REDMOND RICHARD D & REDMOND ARLINE	5079 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232090400	HAYSLEIP LISA C	5149 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232090400	HART THOMAS	1422 NW 8 ST	DANIA BEACH	FL	33004	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232090400	PERAZA KATTYANNE ROBERTA	5148 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100170	LEVAN JAMES DOUGLAS	5169 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100180	HAN DON RICHARD	5181 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100190	5199 DANIA BEACH LAND TREES HOLDINGS GROUP INC	2251 SW 27 LN	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100191	TRISTEE	7100 NE 7 AVE	PORT LAUDERDALE	FL	33487	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100191	ELIGIO LLC	5201 SW 28 TER	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100200	CLUDAS CAMELLIA E	4418 SW 37 AVE	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100200	HARVEY CAROLE M	307 TERR PARK DR	PORT LAUDERDALE	FL	33312	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100200	DANSON THOMAS V DANSON VIDA	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232100210	PUBLIC LAND, CITY OF DANIA BEACH	363 GOLDEN BEACH DR	GOLDEN BEACH	FL	33160	JACARANDA HEIGHTS 31-31 BLOT 22 BLK 2
504232120020	GRIFFIN INVESTMENT REALTY LLC	45 NW 21 ST	MIAMI	FL	33127	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120030	JAMES LOUISE G	4829 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120040	ZUGAR PAULA L	4839 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120050	4849 SW 29 TER LLC	4849 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120060	SACCO FRANCES	4859 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120070	LODGE SCOTT	4869 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120080	LODGE ANNE E	4879 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120090	VARGAS EDWARD J	4911 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120100	MARGUE LUCILLE J	4921 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120110	MARLEUS ELANOR J	4931 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120120	NILES MARK	2180 SW 115 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120130	LONGB HENRY A HENRY LONGO REV TR	4951 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120140	STRUBB TIMOTHY P & MARTHA F	4961 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120150	LARREA JOHN P	1308 ST ANDREWS DR	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120160	LOPEZ JOSE & DANIA	5011 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120170	FLIPCEK ADAM & ANNA	5021 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120190	HIGGINS JOHN J & SHARON L	5047 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120220	DEFALE RALPH J & RANDI C	5060 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120230	BELETSKAYA TATYANA	5048 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120260	BELETSKAYA TATYANA	5048 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120270	AL VAREZ JUANAL VAREZ LOURDES	4996 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2
504232120280	ROMANETTO LORETTA A	4982 SW 29 TER	PORT LAUDERDALE	FL	33312	REED LAND CO SUB 2-32 D 32-50-42LOT 9 N 205 OF W/2 OF W/2 LESS GRIFFIN RD R/W & LESS SW 31 AVE R/W BLK 2

504232120290	RAWLINGS, ROBERT BAILEY III/RAWLINGS, JO ANN	4968 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 30
504232120300	BELISS, ROBERT A H/BELISS, CAROL MORGAN	4940 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 31
504232120310	PULLITZA, ANDRE & ANGELA B	4930 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 32
504232120320	YARBROUGH, JOHN & ROSETTE	4920 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 33
504232120330	BADAY FLORES, LEON L/894008/BADAY FLORES, TONY JR	3221 DAVE BLVD	FORT LAUDERDALE	FL	33312		
504232120340	OBAS, MAKING D	4900 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 35
504232120350	SWARTFAGER, PEGGY	4870 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 36
504232120360	QUINN, KEVIN	4868 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 37
504232120370	MURPHY, JAMES H	4864 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 38
504232120380	MANNIN, FRANCIS/ANATH, SARITA	4848 SW 29 TER	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 39
504232120390	5355SW/40AVE LLC	2974 GRIFFIN RD #6	FORT LAUDERDALE	FL	33312	5818	ROSE MANOR 42-16 BLOT 40
504232120400	PUBLIC LAND, CITY OF DANA BEACH	100 W DANA BEACH BLVD	DANA BEACH	FL	33004	5843	ROSE MANOR 42-16 BROAD RIGHT OF WAY DEDICATED PER LAPL
504232130010	BOCKOBA, ERIC D & ZOHAR	4821 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130020	SMONE, DEBRAS/MONE, EMANUEL	4831 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130030	SCOTT, HOUSING LLC	5650 STIRLING RD #4	FORT LAUDERDALE	FL	33021		
504232130040	WABERMAN, WILLIAM H/WABERMAN, ROSANNA	4851 SW 29 AVE	FORT LAUDERDALE	FL	33312	5809	EDGEWATER MANOR NO 2 50-10 BLOT 4 BLK 1
504232130050	FELDING, ROY G/H/FELDING, MARGARET M	4901 SW 29 AVE	FORT LAUDERDALE	FL	33312	5811	EDGEWATER MANOR NO 2 50-10 BLOT 5 BLK 1
504232130060	CASTELLANOLLA, H/CASTELLANO, WALTER JR	4911 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130070	LACRET, BEATRIZ	401 SE 3 ST #203	DANA BEACH	FL	33004		
504232130080	FIGUEROA, FALSTO	4965 LEONARD LN	FORT LAUDERDALE	FL	33312	5824	EDGEWATER MANOR NO 2 50-10 BLOT 8 BLK 1
504232130090	YOUNG, DONNA J	4941 SW 29 AVE	FORT LAUDERDALE	FL	33312	5811	EDGEWATER MANOR NO 2 50-10 BLOT 9 BLK 1
504232130100	VALENCIA, HENRY MAXWELL	4951 SW 29 AVE	FORT LAUDERDALE	FL	33312	5811	EDGEWATER MANOR NO 2 50-10 BLOT 10 BLK 1
504232130110	GRECO, KASSANDRA	4961 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 11 BLK 1
504232130120	POLANCO, LINDA S	5001 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 12 BLK 1
504232130130	ROCH, S & LAURA	5011 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 13 BLK 1
504232130140	BOGARIN, M & JANET	5021 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 14 BLK 1
504232130150	SHULTZ-SHERIE, L/H/ESARTIN, CARL D JR	5031 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 15 BLK 1
504232130160	ZINIGA, LAURENCO & ANGELICA H/ZEJUNGA, YASSETH	5041 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 16 BLK 1
504232130170	WESTENHISER, JAMES B/WESTENHISER, JAMIE	5061 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 17 BLK 1
504232130180	WESTENHISER, JAMES B	5061 SW 29 AVE	FORT LAUDERDALE	FL	33312	5813	EDGEWATER MANOR NO 2 50-10 BLOT 18 BLK 1
504232130190	VILLAREAL, ALEXANDER	4820 SW 29 AVE	FORT LAUDERDALE	FL	33312	5810	EDGEWATER MANOR NO 2 50-10 BLOT 1 BLK 2 TOG WITH REED LANDCO SUB 2-32 D
504232130200	DAZ, RIBEN GARCIA/JEREZ, YENY	4830 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130210	ZANALITZAK	811 AVENUE W	BROOKLYN	NY	11233		
504232130220	ALFARO, ERNESTO CAMARAZA	13818 SW 152 ST #372	MAHAI	FL	33177		
504232130230	WESTFALL, CHERYL	4900 SW 29 AVE	FORT LAUDERDALE	FL	33312	5812	EDGEWATER MANOR NO 2 50-10 BLOT 5 BLK 2
504232130240	ROSADO, JOHANNA H/ECAMARAZA, ERNESTO	24 HENDRICKS ISLE APT 3	FORT LAUDERDALE	FL	33301	3782	EDGEWATER MANOR NO 2 50-10 BLOT 6 BLK 2
504232130250	JONES, CLIFTON & JERLONIA JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERDALE	FL	33312	5812	EDGEWATER MANOR NO 2 50-10 BLOT 7 BLK 2
504232130260	KWADKAS, BONIS & BETTI	4930 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130270	TWITTER, JACQUELINE	4940 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130280	WILSON, CAROLYN F	4950 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130290	CRANFORD, HERBERT F & DONNA K	4960 SW 29 AVE	FORT LAUDERDALE	FL	33312	5814	EDGEWATER MANOR NO 2 50-10 BLOT 1 BLK 2
504232130300	ROGERS, SUSAN A	5000 SW 29 AVE	FORT LAUDERDALE	FL	33312	5814	EDGEWATER MANOR NO 2 50-10 BLOT 12 BLK 2
504232130310	MICALSKI, JENNIFER	4980 SW 29 AVE	FORT LAUDERDALE	FL	33312	5812	EDGEWATER MANOR NO 2 50-10 BLOT 13 BLK 2
504232130320	CORBERO, LUIS G/H/ZEJUNGA, JAVIER E	5010 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130330	DEZEL, ALAN ARMAND & VIVIAN	5020 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130340	LAMBERT, CARLA L	5030 SW 29 AVE	FORT LAUDERDALE	FL	33312		
504232130350	VEERA, JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERDALE	FL	33312	5814	EDGEWATER MANOR NO 2 50-10 BLOT 17 BLK 2
504232130360	LATECHIO, JOSE & LORI	5050 SW 29 AVE	FORT LAUDERDALE	FL	33312	5814	EDGEWATER MANOR NO 2 50-10 BLOT 18 BLK 2
504232130370	WHEELER, DOROTHY J	5060 SW 29 AVE	FORT LAUDERDALE	FL	33004	3643	EDGEWATER MANOR NO 2 50-10 BLOT 19 BLK 2
504232130380	PUBLIC LAND, CITY OF DANA BEACH	100 W DANA BEACH BLVD	DANA BEACH	FL	33312	5824	EDGEWATER MANOR NO 2 50-10 BLOT 1 BLK 1
504232140010	SWANN, SINDY	4930 SW 29 WAY	FORT LAUDERDALE	FL	33312	5824	EDGEWATER MANOR NO 2 50-10 BLOT 1 BLK 1
504232140020	TAGGART, THOMAS J	4940 SW 29 WAY	FORT LAUDERDALE	FL	33312	5824	EDGEWATER MANOR NO 2 50-10 BLOT 2 BLK 1
504232140030	BESSO, ROBERT G	4950 SW 29 WAY	FORT LAUDERDALE	FL	33312		
504232140040	MOLINO, WILLIAM J	4960 SW 29 WAY	FORT LAUDERDALE	FL	33312		
504232140050	WAKEFIELD, DUENE ALAN	4970 SW 29 WAY	FORT LAUDERDALE	FL	33312	5824	PARKVIEW MANOR 66-14 BLOT 4 BLK 1
504232140060	SCHENGER, LAWRENCE E & DEBORAH M	4980 SW 29 WAY	FORT LAUDERDALE	FL	33312	5824	PARKVIEW MANOR 66-14 BLOT 5 BLK 1
504232140070	LLOYD, AARON RIVARD/TAMMY RAE	4990 SW 29 WAY	FORT LAUDERDALE	FL	33312	5824	PARKVIEW MANOR 66-14 BLOT 7 BLK 1
504232140080	MARTINEZ, CARLOS L/H/MARTINEZ, AMELIA M	5000 SW 29 WAY	FORT LAUDERDALE	FL	33312	5826	PARKVIEW MANOR 66-14 BLOT 8 BLK 1
504232140090	GALDORISE, WILLIAM A & MARIA	5010 SW 29 WAY	FORT LAUDERDALE	FL	33312	5826	PARKVIEW MANOR 66-14 BLOT 9 BLK 1
504232140100	CALLAHAN, JOSEPHINE M POWELL	5020 SW 29 WAY	FORT LAUDERDALE	FL	33312	5826	PARKVIEW MANOR 66-14 BLOT 10 BLK 1
504232140110	FENEBILL, MICHELLE	5030 SW 29 WAY	FORT LAUDERDALE	FL	33312		
504232140120	DE VITAM, CHARLOTTE	1142 PARKVIEW CIR	LAKE PLACID	FL	33852	9339	PARKVIEW MANOR 66-14 BLOT 12 BLK 1
504232140130	SCHALLER, J F & DEBRA L	5060 SW 29 WAY	FORT LAUDERDALE	FL	33312	5826	PARKVIEW MANOR 66-14 BLOT 13 BLK 1
504232140140	BRIVAN, J & JANE M	5070 SW 29 WAY	FORT LAUDERDALE	FL	33312	5826	PARKVIEW MANOR 66-14 BLOT 14 BLK 1
504232140150	WISGART, O'DEAN ST HOE	4801 29TH WAY STE 6	FORT LAUDERDALE	FL	33312		
504232140160	2950 GRIFFIN ROAD LLC/ANGELA SULEWMANOVA	4921 SW 29 WAY	FORT LAUDERDALE	FL	33312		
504232140170	SALAS, JEANNETTE/SOBAR, CARLOS	4931 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 2 BLK 2
504232140180	FOSTER, WANDA G	4941 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 3 BLK 2
504232140190	CLAUSEN, CHRISTIAN B/GALLOWAY, COLLEEN	4951 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 4 BLK 2
504232140210	WILSON, J R & LINDA E	4951 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 6 BLK 2

504232140220	BROWN BETTE DULKO ABRON GERRAD	4961 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 7 BLK 2
504232140230	MCWENEE WILLIAM B JENNIFER	4971 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 8 BLK 2
504232140240	PERANO ADELE Y	4981 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 9 BLK 2
504232140250	OSBORNE GREGORY CHARLOT	4991 SW 29 WAY	FORT LAUDERDALE	FL	33312	5823	PARKVIEW MANOR 66-14 BLOT 10 BLK 2
504232140260	RODRIGUEZ REINEL H/RODRIGUEZ LISA	5001 SW 29 WAY	FORT LAUDERDALE	FL	33312	5825	PARKVIEW MANOR 66-14 BLOT 11 BLK 2
504232140270	IDIAZ EDWARD M JR & SUZANNE R	5011 SW 29 WAY	FORT LAUDERDALE	FL	33312		PARKVIEW MANOR 66-14 BLOT 12 BLK 2
504232140280	MORALES MALDONADO HENRIAN JERRA						
504232140290	MORALES KELLY DANISSA	5021 SW 29 WAY	FORT LAUDERDALE	FL	33312	5825	PARKVIEW MANOR 66-14 BLOT 13 BLK 2
504232140300	IGREO THOMAS L JR & ROBIN M	5041 SW 29 WAY	FORT LAUDERDALE	FL	33312	5825	PARKVIEW MANOR 66-14 BLOT 14 BLK 2
504232140310	BECKER CARMEN & JEFFREY	5051 SW 29 WAY	FORT LAUDERDALE	FL	33312		PARKVIEW MANOR 66-14 BLOT 15 BLK 2
504232140320	QUINBY DALE M JR	5061 SW 29 WAY	FORT LAUDERDALE	FL	33312		PARKVIEW MANOR 66-14 BLOT 16 BLK 2
504232140330	LAL SINGH MELISSA	5071 SW 29 WAY	FORT LAUDERDALE	FL	33312		PARKVIEW MANOR 66-14 BLOT 17 BLK 2
504232140340	BARTLEY JOHN P & DAWN L	5081 SW 29 WAY	FORT LAUDERDALE	FL	33312		PARKVIEW MANOR 66-14 BLOT 18 BLK 2
504232140350	PUBLIC LANDS CITY OF DANA BEACH	100 W DANA BEACH BLVD	DANA BEACH	FL	33004	3643	PARKVIEW MANOR 66-14 BLOT 19 BLK 2
504232341830	DESJARDINS MARTIN LAURENCE PATRICK	1327 RILEY DES HAUTS-PIRES	SHERBOOKE QC	CA	JIR 0	86	
504232341840	CALDERON AMANDO SERILEON MANNY CACERES	5301 SW 29 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 35 BLK 16
504232341860	MARTIN CATHY JOKEISON	5314 SW 29 TER	FORT LAUDERDALE	FL	33312	6181	RAVENSWOOD NORTH 108-45 BLOT 36 BLK 16
504232341870	CHITTLE THOMAS J	5310 SW 29 TER	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 39 BLK 16
504232341880	GRIMMOND FAYE M	5300 SW 29 TER	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 40 BLK 16
504232341890	MKSZAN ROBERT SR & ARLENE	5230 SW 29 TER	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 41 BLK 16
504232341900	NAHAT ZAKESKEY FAYE TR	5220 SW 29 TER	FORT LAUDERDALE	FL	33312	6187	RAVENSWOOD NORTH 108-45 BLOT 42 BLK 16
504232341910	VARDE JANET	5210 SW 29 TER	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 43 BLK 16
504232341920	COORIVALE JACQUES & ODETTE	5200 SW 29 TER	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 44 BLK 16
504232341930	TURNER DENISE M	1985 S OCEAN DR BAY SOUTH #18F	HALLANDALE BEACH	FL	33009		RAVENSWOOD NORTH 108-45 BLOT 45 BLK 16
504232341940	LAFOND JASON DEBOUTIN MARE PIERRE	22 LAZY DAYS LN	MOORE'S FORKS	NY	12959	2414	RAVENSWOOD NORTH 108-45 BLOT 46 LESS A POR DESC AS BEG NECOR LOT 47 NW
504232341950	BRETTON MARIE FRANCOUX DENIS	301 MONTEE DES SAULES	REMUSKI QC	CA	GSL B	Y9	RAVENSWOOD NORTH 108-45 BLOT 47 10G WITH A POR OF LOT 48DESC AS BEG NE
504232341960	MELVIN RICHARD P MELVIN & B T MELVIN LIV TR	5211 SW 29 TER	FORT LAUDERDALE	FL	33312	6187	CON LOT 47 NW 11.39 NE 19.89 E 6.85 SE 11.57 TO POR BLK 16
504232341970	DEMLER WILLIAM T	2921 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 49 BLK 16
504232341980	CAO THANH CAN TYN NGHI V	2925 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 50 BLK 16
504232341990	BARROETA ANDRES	2929 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 51 BLK 16
504232342000	MARTSEYANAYA DARYA	2301 LAQUINA CIR #711	NORTH MIAMI	FL	33181		RAVENSWOOD NORTH 108-45 BLOT 52 BLK 16
504232342010	IGNATIA NEMIROVA KATERYNA	2941 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 53 BLK 16
504232342020	CARISO PATRICIA JO	2945 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 54 BLK 16
504232342030	KEIRMAN ARLYN	2945 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 55 BLK 16
504232342040	GENRON MANON ELIATHAULT MICHEL ET AL	595 RUE PRINCIPALE	ST ZOTIQUE QC	CA	JOP 1	20	RAVENSWOOD NORTH 108-45 BLOT 56 BLK 16
504232342050	AUDE JEAN LAMONTAGNE MANON	425 RUE WIGWAM	L'ARTON QC	CA	JOH 2	EO	RAVENSWOOD NORTH 108-45 BLOT 57 BLK 16
504232342060	CHER SERGIO J	2957 SW 53 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 58 BLK 16
504232342070	KLEIN LAURA	1193 PIERCE ST	HOLLYWOOD	FL	33020		RAVENSWOOD NORTH 108-45 BLOT 59 BLK 16
504232342080	SCALLA JOSEPH ASCALLA ROBERT ET AL	1471 DURHAM RD	MADISON	CT	06443		RAVENSWOOD NORTH 108-45 BLOT 60 BLK 16
504232342090	WEBER RONALD D	5315 SW 29 WAY	FORT LAUDERDALE	FL	33312	6186	RAVENSWOOD NORTH 108-45 BLOT 61 BLK 16
504232342100	ZANDER DONNA JO	5321 SW 29 WAY	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 62 BLK 16
504232342110	GONZALEZ VEGA YANETH VARGAS JUAN CARLOS	3320 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 63 BLK 16
504232342120	TEMPLETON BUNNY HERALDE ANTONETTE D	5315 SW 30 AVE	FORT LAUDERDALE	FL	33312	6908	RAVENSWOOD NORTH 108-45 BLOT 64 BLK 16
504232342130	HAGA PATRICIA A	5310 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 65 BLK 16
504232342140	SLAINOVA ERIKA	5300 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 66 BLK 16
504232342150	PROUD CLEMENT	2000 N OCEAN DR #5	HOLLYWOOD	FL	33019		RAVENSWOOD NORTH 108-45 BLOT 67 BLK 16
504232342160	BARBANCOURT ANDREE LOUISE	5220 SW 30 AVE	FORT LAUDERDALE	FL	33312	6907	RAVENSWOOD NORTH 108-45 BLOT 68 BLK 16
504232342170	SALAMAN YHEZKEL	4939 SW 33 WAY	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 69 BLK 16
504232342180	HAMILTON THOMAS LEE & YVONNE	3200 SW 30 AVE	FORT LAUDERDALE	FL	33312	6907	RAVENSWOOD NORTH 108-45 BLOT 70 BLK 16
504232342190	KINGFISHER IRREVOCABLE TRUST	3389 SHERIDAN ST #312	HOLLYWOOD	FL	33021		RAVENSWOOD NORTH 108-45 BLOT 71 BLK 16
504232342200	FOREMAN ROSE P	5130 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 72 BLK 16
504232342210	LETOURNEAU MARCEL DENIS VANCEY	3785 ROUTE DU LAC	VALMA QC	CA	6985	VZ	RAVENSWOOD NORTH 108-45 BLOT 73 BLK 16
504232342220	POINT DU JOUR ADELINE	5110 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 74 BLK 16
504232342230	VERNEY ROBERT ALLEN H/VERNEY BRENDIA M	5100 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 75 BLK 16
504232342240	BRENNAN PAUL & CATHY	5050 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 76 BLK 16
504232342250	TOUBER RAMI	4621 NW 100 WAY	CORAL SPRINGS	FL	33076		RAVENSWOOD NORTH 108-45 BLOT 77 BLK 16
504232342260	DELOSROS CONRADO L & NOELLA E	5030 SW 33 AVE	FORT LAUDERDALE	FL	33312	6968	RAVENSWOOD NORTH 108-45 BLOT 78 BLK 16
504232342270	SALAMAN YHEZKEL	4933 SW 33 WAY	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 79 BLK 16
504232342280	HO MAH THO PHAN THI HOANG THU ET AL	5010 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 80 BLK 16
504232342290	CASTRO ROLANDO	5000 SW 30 AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 81 BLK 16
504232342300	KOENIG REALTY HOLDINGS LLC	118 SPRUCE RUN	RAMSEY	NU	07446	2557	RAVENSWOOD NORTH 108-45 BLOT 82 BLK 16
504232342310	TRINCA BRUCE FRANK	3005 SW 50 ST	FORT LAUDERDALE	FL	33312	6967	RAVENSWOOD NORTH 108-45 BLOT 83 BLK 16
504232342320	TODARO PATRICIA	10287 UTOPIA CR W	FORT LAUDERDALE	FL	33312	6967	RAVENSWOOD NORTH 108-45 BLOT 84 BLK 16
504232342330	ALVES BARBARA A	18 SPRUCE RUN	BOYNTON BEACH	FL	33437	5536	RAVENSWOOD NORTH 108-45 BLOT 85 BLK 16
504232342340	KOENIG REALTY HOLDINGS LLC	3015 SW 50 ST	RAMSEY	NU	07446	2557	RAVENSWOOD NORTH 108-45 BLOT 86 BLK 16
504232342350	RAJEET MERVAT	3013 SW 50 ST	FORT LAUDERDALE	FL	33312	6967	RAVENSWOOD NORTH 108-45 BLOT 87 BLK 16
504232342360	LOO SHIN ROMAN VAGANDYA ALEXANDRA ET AL	231 SW 4 ST	DANIA BEACH	FL	33004	3934	RAVENSWOOD NORTH 108-45 BLOT 88 BLK 16
504232342380	VALDA JULIUS J H/VALDA AMY J	3027 SW 50 ST	DAVE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 89 BLK 16
504232342390	TOUT ROGER E & STAG-TOUT LISA	3031 SW 50 ST	FORT LAUDERDALE	FL	33312		RAVENSWOOD NORTH 108-45 BLOT 90 BLK 16

504232342400	LESSARD SYLVAIN H/MARCELO MARINA	3035 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 92 BLK 16
504232342410	YAMPOURSKY PAITH	3033 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 93 BLK 16
504232342420	FLION STEPHANIE M H/FLION ROBERT	3043 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 94 BLK 16
504232342430	LAKE ANNE MARIE	3041 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 95 BLK 16
504232342440	ESSEL CORP. SOUTHERN COMPANY GAS	241 PALM HILL BLVD BIN#10139	ATLANTA	GA	30308	RAVENSWOOD NORTH 108-45 BLOT 96 BLK 16
504232342451	SOUTHERN BELL TEL & TEL COTAX ADMIN OFF % BELL SOUTH CORP	1010 PINE 9E-L-01	ST LOUIS	MO	63101	RAVENSWOOD NORTH 108-45 BLOT 97 N1/2 BLK 16
504232342460	RAHEL MARY ANN	5021 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 97 S1/2 & 98 BLK 16
504232342470	RAHEL GREGORY QIAOHUA	5031 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 99 BLK 16
504232342480	VOTINO NICHOLAS	5041 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 100 BLK 16
504232342490	LE POE RONALD EST	58 DU GRAND PRE ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 101 BLK 16
504232342500	DION LINDA GAGAC JACQUES ETAL	129 CH RIV MADAWASKA PAROISSE	ST CATHERINE CARTIER QC	CA	GEN 1 G4	RAVENSWOOD NORTH 108-45 BLOT 102 BLK 16
504232342510	DONNE GERALD & DONNE DENISE	18 SPRUCE RUN	ST-JACQUES NB	CA	ETB 2 E5	RAVENSWOOD NORTH 108-45 BLOT 103 BLK 16
504232342520	KOENIG REALTY HOLDINGS LLC	5131 SW 30 WAY	RAMSEY	NJ	07446	RAVENSWOOD NORTH 108-45 BLOT 104 BLK 16
504232342530	FRIGOLI JETREMBLAY PAULIN	5141 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 105 BLK 16
504232342540	BLAIS MONIQUE RYDAN	5201 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 106 BLK 16
504232342550	VELEZ ROSA I	5211 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 107 BLK 16
504232342560	DEL VALLE JOHN	5221 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 108 BLK 16
504232342570	MERCER JACQUES	5231 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 109 BLK 16
504232342580	WILLIAMS SUSAN WILLIAMS TIMOTHY	5301 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 110 BLK 16
504232342590	LLANOS JANNOR S TORRES		FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 111 BLK 16
504232342600	MERCADO JOSE RODOLFO AGRAMONTE VAZ JULDA	5311 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 112 BLK 16
504232342610	SKOLNICK JOSEPH	5315 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 113 BLK 16
504232342620	HAY NAR PER	5321 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 114 BLK 16
504232342630	VENOTTE MARIO & HELENE	2920 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 1 BLK 17
504232342640	BIRKENFELD NATHALIE	2922 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 2 BLK 17
504232342650	EDWARDS DAVID J & BURN MARGUERITE H	2928 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 3 BLK 17
504232342660	MORRIS LISA	2932 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 4 BLK 17
504232342670	TRAVERSY DENISE PLANTHE HELENE	871 SAINT ANTOINE ST R R1	BONCONSIL QC	CA	JOC 1 AO	RAVENSWOOD NORTH 108-45 BLOT 5 BLK 17
504232342680	AL VAREZ CLARIBEL O ELIZABETH	2940 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 6 BLK 17
504232342690	PLANTE MARGUERITE CHRISTIANE	906 NW 83 DR	CORAL SPRINGS	FL	33072	RAVENSWOOD NORTH 108-45 BLOT 7 BLK 17
504232342700	SCHWABER SHARON KORTZ RAFAEL	2948 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 8 BLK 17
504232342710	TABARET DIANA J EQUESTRIAN EDWARD EST	2952 SW 53 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 9 BLK 17
504232342720	FRISMAN KAREN	3000 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 1 BLK 18
504232342730	CHARLES P ARENS TRAHENS CHARLES P TRISTEE	10100 CYPRESS COVE DR #454	FORT MIERS	FL	33908	RAVENSWOOD NORTH 108-45 BLOT 2 BLK 18
504232342740	DICARLO HECTOR O H/VEALLARD NELIDA CECILIA	3008 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 3 BLK 18
504232342750	MERTENS RUDY & DENNA DIANA L	3012 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 4 BLK 18
504232342760	KNOLES JASON	3016 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 5 BLK 18
504232342770	NBC HOUSING LLC	5000 SW 30 AVE	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 6 BLK 18
504232342780	NBC HOUSING LLC	5000 SW 30 AVE	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 7 BLK 18
504232342790	GAVALLOV O LGA	3028 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 8 BLK 18
504232342800	DEL VALLE PROPERTIES LLC	3033 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 9 BLK 18
504232342810	INATEL TESSA & MAURK	3038 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 10 BLK 18
504232342820	CAMPBELL RICHARD RANES H/ECAMPBELL RICHARD					
504232342830	RAYFIELD	3040 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 11 BLK 18
504232342840	WALDER MARG	3039 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 12 BLK 18
504232342850	DONNEY KETH S	3033 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 13 BLK 18
504232342860	LEVESQUE ROCHBOUCHARD GEORGETTE ETAL	3031 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 14 BLK 18
504232342870	YANCEY CHABRIC L H/ETROCHE YARIDALIZ H/ETAL	3027 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 15 BLK 18
504232342880	BRADY JASON E	3023 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 16 BLK 18
504232342890	TARACONIA ROBERTO TELLO LUCANA MARILIA EVELYN	3019 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 17 BLK 18
504232342900	RUDO THOMAS EDWARD JR	4791 STATE ROUTE 130 S # S130	MORGANFIELD	KY	42437	RAVENSWOOD NORTH 108-45 BLOT 18 BLK 18
504232342910	RIVERA EDY A & BIBIAN L	3011 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 19 BLK 18
504232342920	ZAHNER KENTON B	3007 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 20 BLK 18
504232342930	SALMERI WALK SHEILA L	3003 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 21 BLK 18
504232342940	CEVALLOS ARREAGA DIGNA SUSANA DEL ROSARIO					
504232342950	FARCONIS JUAN M	3001 SW 51 STREET	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 22 BLK 18
504232342960	BOURQUE DAVID M & LAURIE A	3000 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 1 BLK 19
504232342970	HOUSING ON THE WAY LLC	5079 N DIXIE HWY #328	OAKLAND PARK	FL	33304	RAVENSWOOD NORTH 108-45 BLOT 2 BLK 19
504232342980	LA FLAMME RE JEAN BRISSON JEANNE D'AR	3008 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 3 BLK 19
504232342990	BLUM GUY	3012 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 4 BLK 19
504232343000	SOBA MARILYN	3016 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 5 BLK 19
504232343010	3020 FLORIDA LAND TREDEGATER HOMES INC TRUSTEE	3518 NW 36 ST	MIAMI	FL	33142	RAVENSWOOD NORTH 108-45 BLOT 6 BLK 19
504232343020	BOBORNABA RAMOS HEWER	3024 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 7 BLK 19
504232343030	POTTS THOMAS H/EMERICK CHRISTIE A	3028 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 8 BLK 19
504232343040	ROMEL TORRES MAY WILLIAMSON ROY R	3032 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 9 BLK 19
504232343050	MOHAMMAD DULIP & LUTCHIMMOHAN SHANNA	3038 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 10 BLK 19
504232343060	DEL VALLE MICHAELA H/CONDER DELORS	3044 SW 51 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 11 BLK 19
504232343070	MASTETH DEBORAH J	3039 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 12 BLK 19
504232343080	DEMERIAN MICHAEL & STACEY	PO BOX 6894	LA FAYETTE	IN	47903	RAVENSWOOD NORTH 108-45 BLOT 13 BLK 19
504232343090	THIRALL T MARIE JOSE	3031 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 14 BLK 19

504232343080	TORGES COLLEEN	3027 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 15 BLK 19
504232343090	RAHREL GREGORY ZHOU QIAOCHUA	5031 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 16 BLK 19
504232343100	LANDELL DARIEN & KAYDONNE	3019 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 17 BLK 19
504232343110	L OLANA FAMILY PROPERTIES LLC	2699 STIRLING RD #C101	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 18 BLK 19
504232343120	GOON, ROBERT C & KATHLEEN MA C GOON & K M GOON					
504232343130	REV LIV TR	3011 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 19 BLK 19
504232343140	FRANK, CATHERINE	3007 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 20 BLK 19
504232343150	JOSEPH, ANA V	3003 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 21 BLK 19
504232343160	GOMEZ PALAU YOLANDA	3001 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 22 BLK 19
504232343170	KOENIG, JOSH	118 SPRUCE RUN	RAMSEY	NU	07446	RAVENSWOOD NORTH 108-45 BLOT 1 BLK 20
504232343180	HESSMAN, ANGELO M & JEREMY	5311 SW 30 AVE	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 2 BLK 20
504232343190	PROCOPIO, ANTHONY R & KATHLEEN	116 OSBORNE TER	WAYNE	NU	07470	RAVENSWOOD NORTH 108-45 BLOT 3 BLK 20
504232343200	CARD, KEAL	6461 SW 7 FL	NORTH LAUDERDALE	FL	33068	RAVENSWOOD NORTH 108-45 BLOT 4 BLK 20
504232343210	LAURENBER, FRANCESCA LOUETTE, SERGE	11 RUE DUPE	ST-ANDRE D'ARMENTEUIL QC	CA	33312	RAVENSWOOD NORTH 108-45 BLOT 5 BLK 20
504232343220	KARAS, JAMES L & KATHIE	3004 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 6 BLK 20
504232343230	MILLER, JOE	8770 RUE SUDOR COTE	MIAMI, FL	CA	33312	RAVENSWOOD NORTH 108-45 BLOT 7 BLK 20
504232343240	KOENIG, JOSHUA	18 SPRUCE RUN	RAMSEY	NU	07446	RAVENSWOOD NORTH 108-45 BLOT 8 BLK 20
504232343250	DUFFETT, EDWARD COLUETTE, AMINTA	221 W SPRUCE ST	SILVER LAKE	WI	53170	RAVENSWOOD NORTH 108-45 BLOT 9 BLK 20
504232343260	WILLIAMS, TREASA D	3020 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 10 BLK 20
504232343270	LESSARD, REMISARD JOHANNE	38 RUE ROUVRETT	FAVET ST-JEAN QC	CA	33312	RAVENSWOOD NORTH 108-45 BLOT 11 BLK 20
504232343280	FINN, LANY	3028 SW 52 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 12 BLK 20
504232343290	GOZALEZ, ALEX	10660 NW 26 FL	SUNRISE	FL	33322	RAVENSWOOD NORTH 108-45 BLOT 13 BLK 20
504232343300	LEVILLE, JEAN-FRANCOIS	2409 SW 50 ST	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 14 BLK 20
504232343310	LEWIS, JANE & FRANK	116 PUTNEY AVE	ST LAMBERT QC	CA	33026	RAVENSWOOD NORTH 108-45 BLOT 15 BLK 20
504232343320	EGLESTON, SCOTT & MARIA GABRIELA	10743 EDINBURGH ST	COOPER CITY	FL	33026	RAVENSWOOD NORTH 108-45 BLOT 16 BLK 20
504232343330	CARLE, MARY P/H/CAPIE, WILLIAM F JR	5310 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 17 BLK 20
504232343340	CARMICHAEL, MANON/LACHANCE DENIS	160 CH THOMAS MAHER	ST LAMBERT QC	CA	33026	RAVENSWOOD NORTH 108-45 BLOT 18 BLK 20
504232343350	DORON, A LLC	5320 SW 30 WAY	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 19 BLK 20
504232343360	KESKULA, STEVE J	1170 NW 48 FL	POMPA BEACH	FL	33064	RAVENSWOOD NORTH 108-45 BLOT 20 BLK 20
504232343370	VERAS, LUIS R	5311 SW 30 TER	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 21 BLK 20
504232343380	VITALE, MARK	PO BOX 260	LINCOLN	MA	01773	RAVENSWOOD NORTH 108-45 BLOT 22 BLK 20
504232343390	NBC HOLDINGS LLC	5000 SW 30 TER	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 23 BLK 20
504232343400	FRANK, BETSY G	5310 SW 30 TER	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 24 BLK 20
504232343410	WHEELLOCK, LOUIS A & UGIA F	1417 N ROSEMARY AVE	MODERSTO	CA	95358	RAVENSWOOD NORTH 108-45 BLOT 25 BLK 20
504232343420	MORALE, ESTERANA	5320 SW 30 TER	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 26 BLK 20
504232343430	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	1115 S DAVENPORT AVE RM 501-4P	FORT LAUDERDALE	FL	33301	RAVENSWOOD NORTH 108-45 BLOT 27 BLK 20
504232343440	CITY OF DANIA BEACH	1100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	RAVENSWOOD NORTH 108-45 BLOT 28 BLK 20
504232343450	MCM REALTY INC	2974 GRIFFIN RD #6	FORT LAUDERDALE	FL	33312	RAVENSWOOD NORTH 108-45 BLOT 29 BLK 20
504232343460	JOHN A LETO SR TR	3100 STIRLING ROAD	HOLLYWOOD	FL	33021	P.D.J. MILLER PLAT 124-31 PARCEL A
504232343470	PUBLIC LANDS	1100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	LETTO ACRES 168-19 BPARCEL A
504232343480	COCOPALM BY QUANTUM PROPERTY OWNERS ASSOC INC	1145 SAWGRASS CORPORATE PKWY	SUNRISE	FL	33323	LETTO ACRES 168-19 B PARCEL A
504232343490	HANTER, JOHN JR	4969 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343500	PROCTOR, SHEREE	4965 WHITE MANGROVE WAY W #102-1	FORT LAUDERDALE	FL	33312	AREA 135 909 SP/THUNDERBIRD PARK
504232343510	HAMO, BEN BEN	4961 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343520	CORREA, CARLOS	4957 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343530	OLIVEIRA, ISABEL APERSOX, SEAN CARLO	4953 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343540	CHRICUL, ESCO, COSTANTIN & MARIANA	4949 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343550	SHANABERGER, BENJAMIN	4945 WHITE MANGROVE WAY W #107-1	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343560	SCOTT SHANABERGER, PATRICIA PADUA		FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343570	MAGDOVSKY, BARRY	3066 RED MANGROVE LN #201-2	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343580	LEVY, JOSEPH & REBECCA	4050 N 50 AVE	HOLLYWOOD	FL	33021	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON
504232343590	GIRALDO, GLORIA	3074 RED MANGROVE LANE S	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPARCEL A LESS ALL OF BLDGS THRU 9A/C/COMMON

504232530110	SUZER, ALI RODAS, MARTHA J	3078 RED MANGROVE LN S	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.26 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 204 BLDG 2THUNDERBIRD PARK
504232530120	GHATAS, SAMUEL, GEORGE WASEFF	3082 RED MANGROVE LN S	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.39 TO POB E 19.5 66 W 19 N 66 TO POB A, UNIT 205 BLK 2THUNDERBIRD PARK
504232530130	FORNEY, TERRELL L	3086 RED MANGROVE LANE SOUTH	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.32 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 206 BLDG 2THUNDERBIRD PARK
504232530140	TRITON V LLC	3389 SHERIDAN ST #558	HOLLYWOOD	FL	33021	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.35 TO POB E 19.33 S 66.00 W 19.33 N 66.00 TO POB A, UNIT 207 BLDG 2THUNDERBIRD PARK
504232530150	HERNANDEZ, NICOLAS & GIOCEA, XIOMARA	3038 RED MANGROVE LANE S	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE58.20 TO POB E 19.33 S 66.00 W 19.33 N 66.00 TO POB A, UNIT 301 BLDG 3THUNDERBIRD PARK
504232530160	GONZALEZ, CARLOS V	3042 RED MANGROVE LN S # 302-3	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE58.184 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 302 BLDG 3THUNDERBIRD PARK
504232530170	PASTOR, RICHARD DOKUN, TANYA	250 174 ST #1605	SUNNY ISLES BEACH	FL	33160	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE57.87 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 303 BLDG 3THUNDERBIRD PARK
504232530180	PKES, VANESSA KOZLITSYA, OLEKSANDR	3050 RED MANGROVE LN #304	FORT LAUDERDALE	FL	33019	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE57.28 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 304 BLDG 3THUNDERBIRD PARK
504232530190	BENCHEV, VASIL P	3054 RED MANGROVE LN S #305-3	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.31 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 305 BLDG 3THUNDERBIRD PARK
504232530200	BI WORLDWIDE REAL ESTATE HOLDINGS LLC	701 BRICKELL AVE 17 FL	MIAMI	FL	33131	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.31 TO POB E 19.00 S 66.00 W 19.00 N 66.00 TO POB A, UNIT 306 BLDG 3THUNDERBIRD PARK
504232530210	RUCCOLO, JAMES	3062 RED MANGROVE LN #307-3	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE56.93 TO POB E 19.33 S 66.00 W 19.33 N 66.00 TO POB A, UNIT 307 BLDG 3THUNDERBIRD PARK
504232530220	4330 SHERIDAN LLC	500 THREE ISLANDS BLVD #717	HALLANDALE BEACH	FL	33009	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE49.06 TO POB E 66.00 S 19.33 W 66.00 N 19.33 TO POB A, UNIT 401 BLDG 4THUNDERBIRD PARK
504232530230	HEMESNITSKY, JACKIE KLOCHKOV, LARISA	1890 S OCEAN DR #2005-E	HALLANDALE BEACH	FL	33009	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE45.98 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 402 BLDG 4THUNDERBIRD PARK
504232530240	BERRIO, THOMAS H/EOSSA SIERRA, MARIA FERNANDA	4966 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE47.70 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 403 BLDG 4THUNDERBIRD PARK
504232530250	RASKIN, LEONID & LYUDMILA	19432 NE 26 AVE #92	AVENTURA	FL	33180	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE49.52 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 404 BLDG 4THUNDERBIRD PARK
504232530260	SWILLEY, JOSHUA SWILLEY, KAREN	2776 OAK GROVE RD	DAVIE	FL	33328	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE510.42 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 405 BLDG 4THUNDERBIRD PARK
504232530270	YEHZOEEL, KAREN & YEORAM	8766 NW 41 ST	COOPER CITY	FL	33024	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE528.39 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 406 BLDG 4THUNDERBIRD PARK
504232530280	THOMAS, WINSOME M	4982 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE546.44 TO POB E 66.00 S 19.33 W 66.00 N 19.33 TO POB A, UNIT 407 BLDG 4THUNDERBIRD PARK
504232530290	ORTIZ, SERGIO A	4930 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE302.04 TO POB E 66.00 S 19.33 W 66.00 N 19.33 TO POB A, UNIT 501 BLDG 5THUNDERBIRD PARK
504232530300	ASHER, FELIX	45 SW 9 ST APT 4304	MIAMI	FL	33130	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE318.28 TO POB E 66 S 19 W 66 E 19 TO POB A, UNIT 502 BLDG 5THUNDERBIRD PARK
504232530310	TANG, XIUYING	4938 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE334.57 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 503 BLDG 5THUNDERBIRD PARK
504232530320	MORAVITS, EFRAN & KELLY	4942 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE351.12 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 504 BLDG 5THUNDERBIRD PARK
504232530330	FLANKIN, CHERYL	4946 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE367.92 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 505 BLDG 5THUNDERBIRD PARK
504232530340	ASHER, RAHEL	45 SW 9 ST APT 4304	MIAMI	FL	33130	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A DESC ASCOMAT MOST NLY NW COR OF PAR A, SE384.92 TO POB E 66.00 S 19.00 W 66.00 N 19.00 TO POB A, UNIT 506 BLDG 5THUNDERBIRD PARK

504232530350	DE SOUZA, JARRAS JR.	4954 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE402.10 TO POB.E 66.00, S 19.33, W66.00, N 19.33 TO POB.A, UNIT 507 BLDG 9THUNDERBIRD PARK
504232530360	MELCHANDY, OLEKSANDR & NATALIYA	4902 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE193.70 TO POB.E 66.00, S 19.33, W66.00, N 19.33 TO POB.A, UNIT 601 BLDG 6THUNDERBIRD PARK
504232530370	BECK, FREDERICK	4906 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE204.00 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 602 BLDG 6THUNDERBIRD PARK
504232530380	MOSHE AVIVA & AMNO	4910 WHITE MANGROVE WAY E #603-6	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE215.34 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 603 BLDG 6THUNDERBIRD PARK
504232530390	ASHER, FELIX	45 SW 9 ST APT 4304	MIAMI	FL	33130	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE227.70 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 604 BLDG 6THUNDERBIRD PARK
504232530400	NEUMAN, SHMUEL	4918 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE240.93 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 605 BLDG 6THUNDERBIRD PARK
504232530410	MANGRIG, LLC	5324 SW 32 WAY	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE254.89 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 606 BLDG 6THUNDERBIRD PARK
504232530420	TRAN, MY TRINH THI	4926 WHITE MANGROVE WAY E	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE269.46 TO POB.E 66.00, S 19.00, W66.00, N 19.00 TO POB.A, UNIT 607 BLDG 6THUNDERBIRD PARK
504232530430	VIA, LARICANA CORP	10275 COLLINS AVE #1221	BAL HARBOUR	FL	33154	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE122.13 TO POB.E 19.33, S 66.00, W19.33, N 66.00 TO POB.A, UNIT 701 BLDG 7THUNDERBIRD PARK
504232530440	STEVENSON, STACEY	3047 RED MANGROVE LN N #702-7	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE141.33 TO POB.E 19.00, S 66.00, W19.00, N 66.00 TO POB.A, UNIT 702 BLDG 7THUNDERBIRD PARK
504232530450	PINCE, RODRIGO E	1400 MISSION ST APT 404	SAN FRANCISCO	CA	94103	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE160.23 TO POB.E 19.00, S 66.00, W19.00, N 66.00 TO POB.A, UNIT 703 BLDG 7THUNDERBIRD PARK
504232530460	ITB CPUM, LLC	1150 SUNNY ISLES BLVD TWR 1 #901	SUNNY ISLES BEACH	FL	33160	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE179.16 TO POB.E 19.33, S 66.00, W19.33, N 66.00 TO POB.A, UNIT 704 BLDG 7THUNDERBIRD PARK
504232530470	CARABALLO, VELEZ PEDRO ANTONIO	3067 RED MANGROVE LN N	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE228.46 TO POB.E 19.33, S 66.00, W19.33, N 66.00 TO POB.A, UNIT 801 BLDG 8THUNDERBIRD PARK
504232530480	AUBRY, FRANTZ SALEH-AUBRY, KATIA	124 COVER PT	ADKINS	TX	78101	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE45.86 TO POB.E 19.00, S 66.00, W19.00, N 66.00 TO POB.A, UNIT 802 BLDG 8THUNDERBIRD PARK
504232530490	LIM, ANGELA BEE SHEEYU MINOY MING	358 EVERGREEN DR	SOUTH SAN FRANCISCO	CA	94080	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE64.19 TO POB.E 19.00, S 66.00, W19.00, N 66.00 TO POB.A, UNIT 803 BLDG 8THUNDERBIRD PARK
504232530500	HENDEL, HAGAY	3521 N 54 AVE	HOLLYWOOD	FL	33021	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SE82.76 TO POB.E 19.33, S 66.00, W19.33, N 66.00 TO POB.A, UNIT 804 BLDG 8THUNDERBIRD PARK
504232530510	BISHOP, PAULA	4941 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW315.64 TO POB.S 19.33, W 66.00, N19.33, E 66.00 TO POB.A, UNIT 901 BLDG 9THUNDERBIRD PARK
504232530520	UNITED REALTY ASSOCIATION LLC	PO BOX 867	HALLANDALE BEACH	FL	33008	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW296.50 TO POB.S 19.00, W 66.00, N19.00, E 66.00 TO POB.A, UNIT 902 BLDG 9THUNDERBIRD PARK
504232530530	O'BRIEN, KELLY MARIE	4933 WHITE MANGROVE WAY W #903-9	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW277.72 TO POB.S 19.00, W 66.00, N19.00, E 66.00 TO POB.A, UNIT 903 BLDG 9THUNDERBIRD PARK
504232530540	GIRALDO, ALEXANDRA LEON, FREDY	4929 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW259.30 TO POB.S 19.00, W 66.00, N19.00, E 66.00 TO POB.A, UNIT 904 BLDG 9THUNDERBIRD PARK
504232530550	ECHEVERRIA, JULIO CESAR	4925 WHITE MANGROVE WAY W #905-9	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW240.59 TO POB.S 19.00, W 66.00, N19.00, E 66.00 TO POB.A, UNIT 905 BLDG 9THUNDERBIRD PARK
504232530560	DESCALLAR, HAYA	4921 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW221.93 TO POB.S 19.00, W 66.00, N19.00, E 66.00 TO POB.A, UNIT 906 BLDG 9THUNDERBIRD PARK
504232530570	KHALL, SOUHEI, SALIM & TAREZ	4917 WHITE MANGROVE WAY W	FORT LAUDERDALE	FL	33312	THUNDERBIRD PARK 173-168 BPORTION OF PARCEL A, DESC. ASCOMMAT MOST NLY NW COR OF PAR A, SW203.00 TO POB.S 19.33, W 66.00, N19.33, E 66.00 TO POB.A, UNIT 907 BLDG 9THUNDERBIRD PARK
50423253060010	JOHN A LETO SR TRILETO, JOHN A TRISTEE	3100 STIRLING RD	HOLLYWOOD	FL	33021	LETO ACRES 166-19 BPAR B, LESS UNITS 101-102, 104-105 BLDG A, BLDG B, UNITS 102 TO 105 BLDG C & LESS UNITS 101 & 102 BLDG D

504232560011	VALDEZ,DIONNE A H/ECERVANTES,ELIZABETH V	4916 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 45.35, W 57.45 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB, AKA:UNIT 101 BLDG ALETO ACRES
504232560020	AKYAN,AGAYVNE H/AKYAN,GINO	4912 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,S 45.35, W 80.78 TOPOB, W 23.33, S 67 E 27 N 67 TO POB,AKA:UNIT 102 BLDG ALETO ACRES
504232560040	MEREDITH,IVOR DONALD	4904 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,S 45.35, W 126.78 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 104 BLDG ALETO ACRES
504232560050	LICHMAN,CATHERINETREASURE,SASHA	4900 SW 30 TER #105	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,S 45.35, W 149.78 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA: UNIT 105 BLDG A LEITO ACRES
504232560060	CEGLIA,CARL A & NANCYCEGLIA,ERIC	27 DAYNA DR	MONROE	LA	08831	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,S 45.35, W 253.42, W56.27 TO POB, W 23.33, N 67, E23.33, S 67 TO POB
504232560070	ILL INC% DAMON RUSSELL	4455 POWERLINE RD	FORT LAUDERDALE	FL	33309	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 253.42, W 253.42, W 79.60 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 102 BLDG BLETO ACRES
504232560080	TEBOL,MOCKIK & SUSAN	4928 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,SW 253.42, W 102.60 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA: UNIT 103 BLDG BLETO ACRES
504232560090	GRAY,HORACIOCORNWALL,MICHELLE	4932 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM NE COR PAR B,SW 253.42, W 125.60 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 104 BLDG BLETO ACRES
504232560100	ILL INC% DAMON RUSSELL	4455 POWERLINE RD	FORT LAUDERDALE	FL	33309	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 253.42, W 253.42, W 148.60 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 105 BLDG BLETO ACRES
504232560120	CELESTIN,TARA	4952 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 253.42, W 266.28, W 65.39 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 102 BLDG C LEITO ACRES
504232560130	ROYAL,NEHA A	4948 SW 30 TER #103	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 266.28, W 88.39 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 103 BLDG C LEITO ACRES
504232560140	FERRERA,AZEVEDO,WAGNER	4944 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 266.28, W 111.39 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 104 BLDG C LEITO ACRES
504232560150	EDD ESTATES LLC	5201 SW 31 AVE #267	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 266.28, W 134.39 TO POB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 105 BLDG C LEITO ACRES
504232560160	MAHECHA,BRIAN DISYANGLOVA,GULIHYA	4960 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 474.36, W 40.88 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 101 BLDG C LEITO ACRES
504232560170	BASTIDAS,JAIRO I	4964 SW 30 TER	FORT LAUDERDALE	FL	33312	LETO ACRES 168-19 BPORTION PARCEL B DESC AS COMM ATINE COR PAR B,SW 474.36, W 64.21 TOPOB, W 23.33, S 67 E 23.33, N 67 TOPOB,AKA:UNIT 102 BLDG D LEITO ACRES

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: February 22, 2022 & March 8, 2022

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-069-21), THE ALLOCATION OF SIXTEEN (16) FLEXIBILITY UNITS (OT-070-21) AND VARIANCES FOR MAXIMUM BUILDING LENGTH FOR A TOWNHOUSE (VA-105-21), AND FROM THE REQUIREMENT TO INSTALL A SIDEWALK ALONG AN ADJACENT ROADWAY (VA-106-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS

Purchasing Requests ONLY

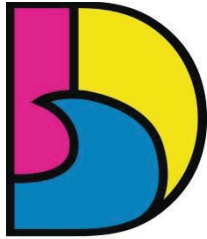
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

SR SP-069-21 Dania Preserve 4-12, R-2022-030 Dania Preserve (SobelCo, LLC) Site Plan (SP-069-21), Flex Units (OT-070-21), and Variances (VA-105-21, VA-106-21), Dania Preserve Revised Plans, Revised Landscape Plans, Additional Application Material



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning & Zoning Manager

SUBJECT: **SP-069-21/VA-105-21/VA-106-21:** The applicant, property owner John Schaaf, requests approval of a Site Plan and Variances to allow the development of seventy-six (76) townhomes on the property located at 4900 SW 31 Avenue.

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, Inc.
email=c.sosacruz@daniabeachfl.gov, c=US
Date: 2022.04.01 09:18:16 -04'00'

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community Development, Inc.
email=enorena@daniabeachfl.gov, c=US
Date: 2022.03.31 17:01:54 -04'00'

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, Inc.
email=clajoie@daniabeachfl.gov, c=US
Date: 2022.03.31 15:00:35 -04'00'

Digitally signed by Richard Lorber
Date: 2022.03.31 14:58:05 -04'00'

Request

VARIANCES

1. The applicant is requesting approval of a variance to build a maximum building length of 159'-8", where maximum building length of 150' is permitted, per Land Development Code (LDC) Section 230-10(B).
2. The applicant is requesting approval of a variance seeking relief from providing a sidewalk along the east side of Southwest 31 Avenue, where a sidewalk is required along public roadways adjacent to new, platted subdivisions, per Section 22-28 of the City Code.

SITE PLAN APPROVAL

The applicant is requesting Site Plan approval for the construction of seventy-six (76) townhomes.

PROPERTY INFORMATION

FLUM DESIGNATION:	Low (5) Residential (L-5)
CURRENT ZONING:	Single-Family Estate Residential District (E-1)
PROPOSED ZONING:	Multiple-Family (10 du/ac) Residential District (RM)
SITE ADDRESS:	4900 SW 31 Avenue
SITE ACREAGE:	12 acres (524,125 SF)
EXISTING USE:	Single Family home

VIOLATIONS ON PROPERTY

There are no outstanding code violations on this property.

Background

The subject property is a twelve (12) acre parcel developed with a single-family home. The site is just south of Griffin Road and fronts SW 31 Avenue to west and SW 29 Terrace to the east. There is a mobile home park to the south and a single-family neighborhood to the east. To the north and west are existing townhome developments (Cocoplum, Key North, Oakbridge).

On tonight's agenda, the applicant is requesting to rezone the property, which would allow the development of sixty (60) townhomes by-right, or five (5) dwelling units (DU) per acre that would be in accordance with the property's Low (5) Residential (L-5) future land use designation. The applicant is also requesting approval of a plat, site plan, variances, and the allocation of sixteen (16) Flex Units.

SITE PLAN

The proposed development would consist of thirteen (13) buildings with seventy-six (76) townhomes. The Flex Allocation, plat, and rezoning are processed as separate applications.

In consideration of concerns raised by residents of the adjacent Cocoplum development, the buildings on the northern perimeter have been moved to the south, from the original fifteen (15') foot setback, to provide a twenty-six (26') foot setback. This is eleven (11') feet greater than the code-required minimum setback of fifteen (15') feet. The landscape plan has been modified to double the number of trees between the two properties and to increase the size of the trees along the boundary of the two developments, going from sixteen (16) trees at twelve (12') feet tall, to thirty-two (32) trees at sixteen (16') feet tall. They have also recessed in the perimeter wall 3 feet inside the north property line so that they can plant trees on both sides of the wall.

A virtual outreach meeting was held on December 1, 2021. The applicant sent an invitation to all property owners within the City's required 1,000-foot notice radius of the property, and about twenty four (24) property owners participated in the meeting. The proposed development was presented and questions were taken and discussed. The attached letter details the meeting and the topics discussed. Another community outreach meeting has been scheduled with residents on Monday, April 4 at 6 pm at P.J. Meli Park, close to the subject property. The results of that meeting will be presented at the public hearing.

VARIANCE #1 –BUILDING LENGTH

The applicant is requesting approval of a variance from Land Development Code Section 230-10(B), to build a maximum building length of 159'-8", where maximum building length of 150' is permitted.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criteria, the applicant's justification statement is provided, as well as Community Development staff's findings in *italics*.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."

Applicant: The applicant is seeking a variance of almost 6.5% over the maximum length permitted in the Code for townhomes in order to accommodate larger unit sizes. The proposed design seeks to accommodate 76, 3-bedroom townhouse dwellings grouped mostly in buildings with 6 units in a row, located on a 12-acre site. There is one building with 4 units that does not exceed 150' in length.

The intent of this provision is designed to ensure that the architectural design of multifamily residential buildings does not incorporate lengthy, continuous facades lacking architectural interest. The architectural design of these buildings is Contemporary. To lessen the concern for the aesthetic character, the architects have proposed exterior facades with various projecting wall planes, which produce shadow lines, roof pitches and slopes, and decorative ornamentation that help break down the massing of the structures.

Community Development staff agrees that the proposed variances are in keeping with basic intent of the Land Development Regulations..

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The site is located in a primarily residential area with single-family residences to the east, park/open space to the southeast, manufactured housing single-family residences to the south, and multi-family attached residential units to the north and west. We are proposing 2-story townhomes with larger interior footprints than is typically being built. Along the front facades, the garage (with 20' interior clearance which is ample space for two cars) is alongside the pedestrian front entrance foyer. On the ground floor, the common living space areas are open and fairly large. The second floor contains 3 bedrooms and 2 bathrooms. As a result, the width of each unit is larger. The width of every unit is 26'-6", which is significantly larger than what is being built currently and in the recent past, which is typically about 20 feet or less in width.

While the neighborhood currently does not have buildings of this length, most residences surrounding this property are of two-story height and similar massing. Overall, this design complements the aesthetics and property values of the area.

Community Development staff has determined that the request is compatible with the surrounding land uses in this area.

(3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

Applicant: The requested variance is consistent with several provisions of the Comprehensive Plan. Objective V of the Future Land Use Element includes policies that encourage a proposed development to complement the City's built environment. Policy 5.1 states that the City should "Encourage development to enhance the tax base of the community." Policy 5.2 states that the

City should “Develop incentives within the land development regulations for quality development.” Objective I Policy 1.1 states that the City should “provide for a mix of residential communities which will promote a diverse population and a healthy environment.” This proposal will provide a market rate townhouse product.

Community Development staff agrees that the variance request is in keeping with the Goals, Objectives and Policies of the Dania Beach Comprehensive Plan and other planning documents referenced.

(4) “That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.”

Applicant: Due to the desire of the applicant to provide dwelling units that are slightly larger in width than is typically being built, the overall length of the townhouse buildings is 159’-8”, which is about 6.5% longer than the 150’ maximum length. Furthermore, with the extra width of the units, the design allows for 20’-wide garages as well as an entrance foyer, which ensures that there is more than adequate parking provided for each unit.

Community Development staff agrees with this justification, as the desire for larger dwelling units has often been mentioned as desirable.

(5) “That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.”

Applicant: The design of these buildings allows us to have 6 units each with a wider than typical footprint. By allowing the facades of greater length, the site and building design achieves more than adequate living and garage parking space for every dwelling unit.

Community Development staff verifies that this is the minimum variance necessary to accommodate the project as proposed; no further variances are required.

VARIANCE #2 –SIDEWALK REQUIREMENT

The applicant is requesting approval of a variance from Section 22-28 of the City Code, seeking relief from providing a sidewalk along the east side of Southwest 31 Avenue, where a sidewalk is required along public roadways adjacent to new, platted subdivisions.

Section 625 of the City’s LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criteria, the applicant’s justification statement is provided, as well as Community Development staff’s findings in *italics*.

- (1) “That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.”

Applicant: The applicant is seeking a variance from the requirement to install a sidewalk along the adjacent public roadway, Southwest 31st Avenue, which is the only roadway that will provide the resident and visitor public access to the site. The intent of this provision is designed to ensure that residential communities are connected to a sidewalk system that lead to major thoroughfares and local streets to provide safe pedestrian access to commercial properties, public transit and parks. Currently, Southwest 31st Avenue has a mostly continuous sidewalk along the west side of the roadway. The east side does not have provision for this. The proposed site plan includes a 5'-wide sidewalk along the south side of the driveway entrance to the property line, where a future cross-walk could be installed to connect to the sidewalk along the west side of the roadway. The installation of a sidewalk along the eastern right-of-way line frontage is challenging due to the property's spatial constraints, required slopes and infrastructure facilities to provide for proper drainage.

Community Development staff agrees that the proposed variances are in keeping with basic intent of the Land Development Regulations..

- (2) “That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.”

Applicant: The lack of a sidewalk is compatible with the communities along the eastern side of the Southwest 31st Avenue. The communities along the western side of this right-of-way have a mostly continuous sidewalk leading to Griffin Road, which is partially interrupted.

Community Development staff has determined that the request is compatible with the surrounding land uses in this area as no sidewalk exists there currently and none is feasible..

- (3) “That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.”

Applicant: The requested variance is consistent with several provisions of the Comprehensive Plan. Objective V of the Future Land Use Element includes policies that encourage a proposed development to complement the City's built environment. Policy 5.1 states that the City should “Encourage development to enhance the tax base of the community.” Policy 5.2 states that the City should “Develop incentives within the land development regulations for quality development.” While the proposal does not include a sidewalk along the eastern right-of-way line of Southwest 31st Avenue, it does include a sidewalk leading into the community and there is the potential future connection of a cross-walk across the roadway, leading to the existing sidewalk on the west side. Objective I Policy 1.1 states that the City should “provide for a mix of residential communities which will promote a diverse population and a healthy environment.” This proposal will provide a market rate townhouse product.

Policy 9.2 requires that “all proposed development and future land uses shall be compatible with adjacent land uses.” This proposal is located in an area adjacent to a variety of single-family and multi-family housing types as well as park and open space. Some of these communities lack a sidewalk along the eastern edge of Southwest 31st Avenue and some of these communities only have an internal sidewalk along one side of the local street right-of-way leading to either Southwest 31st Avenue or to Griffin Road.

Community Development staff agrees that the variance request is in keeping with the Goals, Objectives and Policies of the Dania Beach Comprehensive Plan and other planning documents referenced.

(4) “That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.”

Applicant: The lack of a provision for a sidewalk on the east side of the roadway is due to the physical limitations of the property including County roadway dedications and drainage easements and infrastructure which are needed to allow for the installation of the proper drainage system.

Community Development staff agrees with this justification, as it would be almost impossible to build a sidewalk given the existing conditions..

(5) “That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.”

Applicant: A sidewalk is not proposed within the property west of the property line towards the existing roadway right-of-way, due to the space and slope limitations required for proper drainage of the site, but a sidewalk is proposed to provide a pedestrian connection for the residents of the community to the roadway along the south side of the driveway entrance.

Community Development staff verifies that this is the minimum variance necessary to accommodate the project as proposed; no further variances are required.

Development Review Committee (DRC)

The site plan was reviewed by the DRC on August 26, 2021 and again on October 14, 2021; the committee includes personnel from the BSO Fire, Public Services, the City’s landscape consultant and Community Development Department’s Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and provided below.

Conditions of Approval

1. Provide BC standard details for pavement marking and signage. (Engineering)
2. All pavement markings shall be alkyd based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)
3. Detail and complete engineering plans will be required prior to Building and R/W permit approval. (Engineering)
4. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)
5. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
6. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. (Engineering)
7. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). (Engineering)
8. Provide regulatory agencies' approval documentation and Permits. Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)
9. PARK IMPACT FEE: Applicant must pay \$138,700 (76 du x \$1,825) prior to issuance of a building permit. (Planning & Zoning)
10. PUBLIC ART PROGRAM: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000. (Planning & Zoning)
11. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit. (Planning & Zoning)
12. Install concrete speed hump(s) on SW 31st Avenue in coordination with the City's Public Services Department. (Planning & Zoning)
13. Install digital speed warning sign on SW 31st Avenue in coordination with the City's Public Services Department. (Planning & Zoning)
14. Landscaping along the northern boundary adjacent to Cocoplum shall be increased to sixteen (16') foot trees. (Planning & Zoning)

Budgetary Impact

Approval of the revised Site Plan and Variances will enable this site to be redeveloped, expanding the City's tax roll. The project will also pay impact fees for Public Art (determined at permitting based upon value of construction, up to \$250,000) and Recreation and Open Space (\$138,700).

Recommendation

Approve the resolution, providing that the remaining DRC comments are made conditions of approval and must be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2022-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-069-21), THE ALLOCATION OF SIXTEEN (16) FLEXIBILITY UNITS (OT-070-21) AND VARIANCES FOR MAXIMUM BUILDING LENGTH FOR A TOWNHOUSE (VA-105-21), AND FROM THE REQUIREMENT TO INSTALL A SIDEWALK ALONG AN ADJACENT ROADWAY (VA-106-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC"), Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," provides that site plan approval is required as a condition to the issuance of a building permit and prior to the commencement of construction; and

WHEREAS, Greenspoon Marder, LLP, on behalf of SobelCo, LLC, (the "Applicant") is requesting Site Plan approval (SP-069-21) and the allocation of sixteen (16) flexibility units (OT-070-21), to permit the future construction of a new 76-unit townhome residential community, on Property in the City, located south of Griffin Road and east of Southwest 31st Avenue, bearing the address 4900 SW 31 Avenue, in the City of Dania Beach, as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this resolution; and

WHEREAS, the Applicant is requesting approval of the proposed Site Plan (SP-069-21) to permit the future development of the subject property pursuant to and consistent with the attached site plan provided as Exhibit "B"; and

WHEREAS, the Applicant is requesting the allocation of sixteen (16) flexibility units (OT-070-21); and

WHEREAS, the Applicant is requesting approval of Variance application (VA-105-21), variance from Land Development Code Section 230-10(B), seeking to provide a maximum building length of 159'-8", where 150' maximum building length is required; and

WHEREAS, the Applicant has submitted documentation justifying the variance request; and

WHEREAS, Variance application (VA-105-21) meets the established review criteria designated in Land Development Code Section 625-40; and

WHEREAS, the Applicant is requesting approval of Variance application (VA-106-21), variance from Land Development Code Section 22-28, seeking relief from providing a sidewalk along the east side of Southwest 31 Avenue, where a sidewalk is required along public roadways adjacent to new, platted subdivisions; and

WHEREAS, the Applicant has submitted documentation justifying the variance request; and

WHEREAS, Variance application (VA-106-21) meets the established review criteria designated in Land Development Code Section 625-40; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Chapter 28, Part 6 of the LDC, Article 610; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-069-21), Allocation of Flexibility Units (OT-070-21) and Variances (VA-105-21) and (VA-106-21) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by reference.

Section 2. That pursuant to Chapter 28, Land Development Code, Part 6, “Development Review Procedures and Requirements”, Article 635, “Site Plan”, the following Site Plan (SP-069-21), attached as Exhibit “B”, the Allocation of Flexibility Units (OT-070-21), and Variances (VA-105-21) and (VA-106-21), which is made a part of and incorporated into this Resolution by reference, are approved.

Section 3. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV. (Engineering)
2. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)
3. Detail and complete engineering plans will be required prior to Building and R/W permit approval. (Engineering)
4. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)
5. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
6. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
7. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)
8. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable. (Engineering)
9. PARK IMPACT FEE: Per Resolution No. 2015-071, \$1,825.00 per Single-Family/Townhouse dwelling, \$1,364.00 per Multifamily Dwelling, \$1,140.00 per Mobile Home must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. Therefore, applicant must pay \$138,700 (76 du x \$1,825) prior to issuance of a building permit. (Planning & Zoning)
10. PUBLIC ART PROGRAM: Per O-2019-025, pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000. Based on the estimated construction value, this project is to contribute approximately \$100,000 into the City's Public Art Fund. (Planning & Zoning)
11. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit. (Planning & Zoning)

12. Install concrete speed hump(s) on SW 31st Avenue in coordination with the City's Public Services Department. (Planning & Zoning)
13. Install digital speed warning sign on SW 31st Avenue in coordination with the City's Public Services Department. (Planning & Zoning)
14. Landscaping along the northern boundary adjacent to Cocoplum shall be increased to sixteen (16') foot trees. (Planning & Zoning)

Section 4. That pursuant to Chapter 28, Part 6 of the LDC, Article 635, Section 635-100 entitled "Expiration of site plans; procedure for extension," the Site Plan approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a State or Federal agency, or undertakes actions that result in a violation of State or Federal law.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Exhibit "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of BROWARD. State of Florida, and described as follows:

The North 100 feet of Lot 11, and the North 100 feet of the West 1/2 of Lot 13, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida

AND

Lot Twenty one (21), of ROSE MANOR, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida.

AND

All lot 10, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE ALSO KNOWN AS:

All of Lot 10, Block 2, the North 100 feet of Lot 11, Block 2, and the North 100 feet of the West 1/2 of Lot 13, Block 2, **PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E.**, in Section 32, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **TOGETHER WITH**, Lot 21, **ROSE MANOR**, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida, and being more particularly described as follows:

BEGIN at the northwest of said Lot 10, Block 2; thence along the North line of said Lot 10, Block 2, North 88 ° 21'12" East 642.39 feet to the northeast corner of said Lot 10. Block 2; thence along the East line of said Lot 10, Block 2, South 00°06'24" East, 593.74 feet to the northwest corner of said Lot 21; thence along the North line of said Lot 21, North 89°47'26" East, 136.60 feet to the northeast corner of said Lot 21; thence along the East line of said Lot 21, South 00°12'35" East, 24.43 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 45°47'40" West); thence along said East line and southerly along the arc of said curve being concave to the East, having a radius of 35.00 feet, a central angle of 88°49'50", an arc distance of 54.26 feet; thence along said East line, South 00°12'35" East, 1.25 feet to the North line of Tract 13, Block 2; thence South 00°12'09" East, 100.03 feet to a northeast Plat corner of **RAVENSWOOD NORTH**, according to the Plat thereof, as recorded in Plat Book 108, Page 45, of the Public Records of Broward County, Florida; thence along the North line of Block 16 of said **RAVENSWOOD NORTH**, South 88°21'01" West, 809.93 feet to the northwest Plat corner of said **RAVENSWOOD NORTH**, said point being on the West line of aforesaid Lot 10, Block 2 and the West line of said Section 32; thence along said West lines, North 00°18'25" East, 772.09 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.

Exhibit “B”
SITE PLAN

Digitally signed
by JAMES R
WILLIAMS
Date:
2021.11.10
11:35:22 -05'00'



1 COLORED SITE PLAN
SCALE 1" = 40'-0"



SPA-I

ARCHITECTURAL
SITE PLAN

REVISIONS

PROJECT NO.	21145
DESIGNED BY:	JRW
DRAWN BY:	MWM
CHECKED BY:	
DATE:	07/27/2021
SHEET NO.	01
SHEET TOTALS	01/01
SITE PLAN	
APPROVAL SET:	07/27/2021



DANIA RESERVE
DANIA, FLORIDA



JAMES R. WILLIAMS, AIA
PROFESSIONAL ARCHITECT
1111 N. 107TH AVE.
SUITE 100
FORT LAUDERDALE, FL 33304
FAX 954.597.1000

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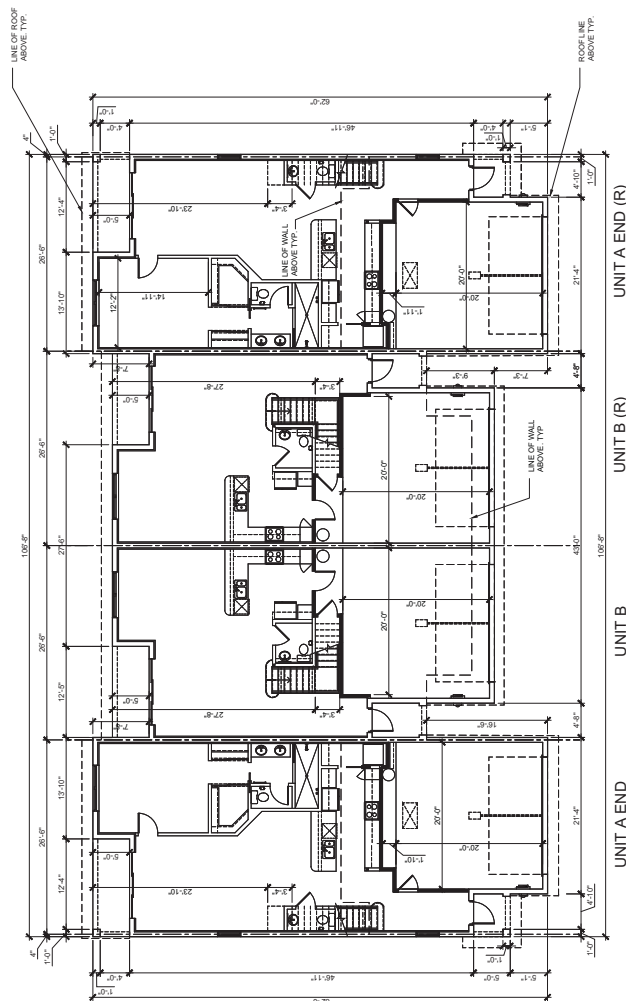
PROJECT NO.	21145
DESIGNED BY:	RA
DRAWN BY:	MBWM
CHECKED BY:	MIB
SUBMITTAL S:	
SITE PLAN	
APPROVAL SFT:	
07/27/2021	

REVISIONS:

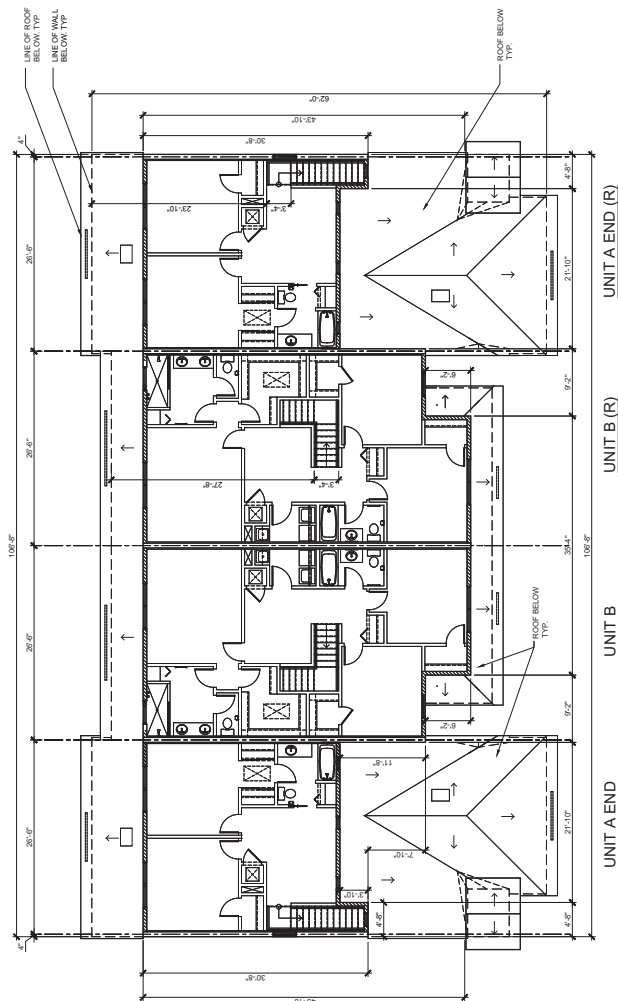
FLOOR PLANS
4-UNIT
BUILDING

SPA-2

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



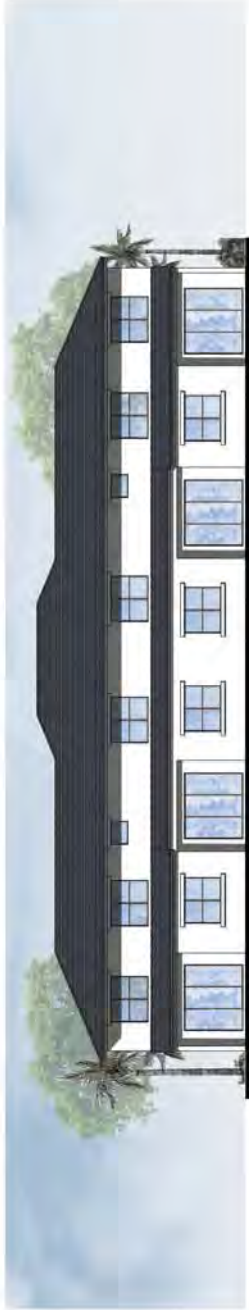
2	SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"
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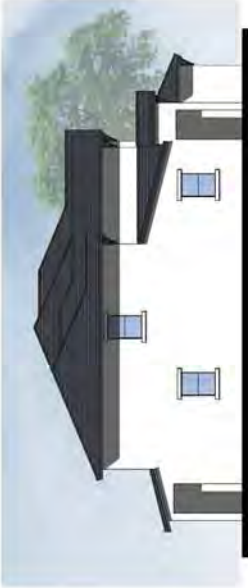
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SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



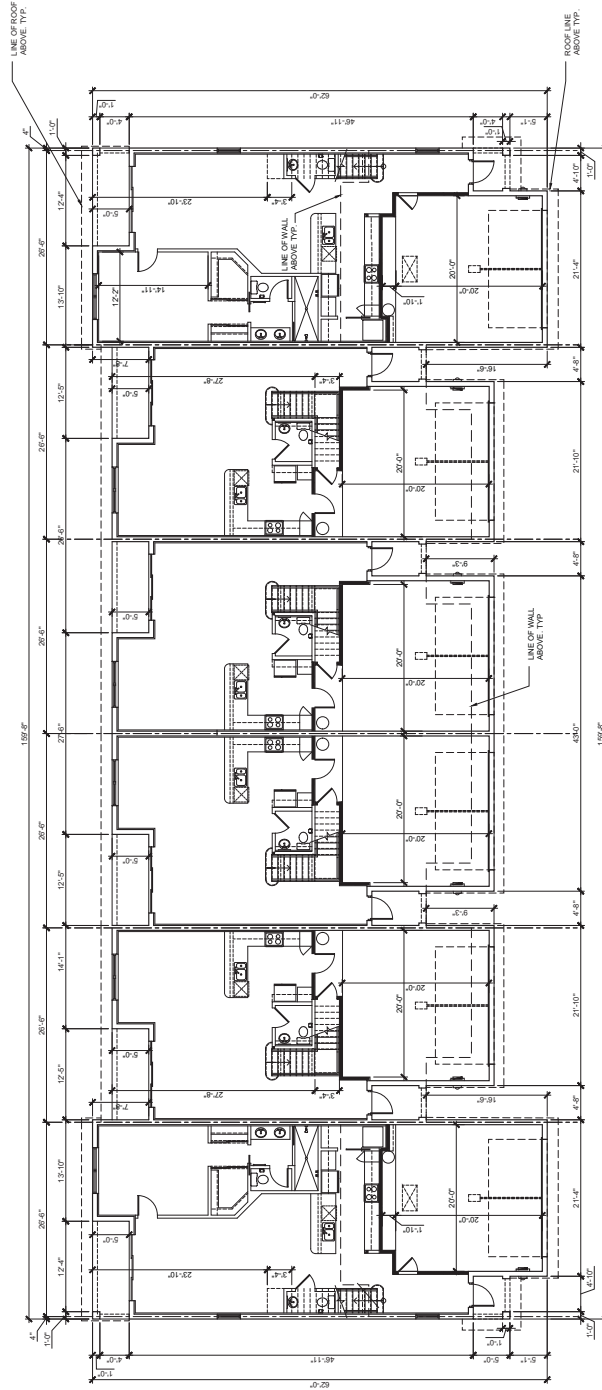
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SCALE: 1/8" = 1'-0"



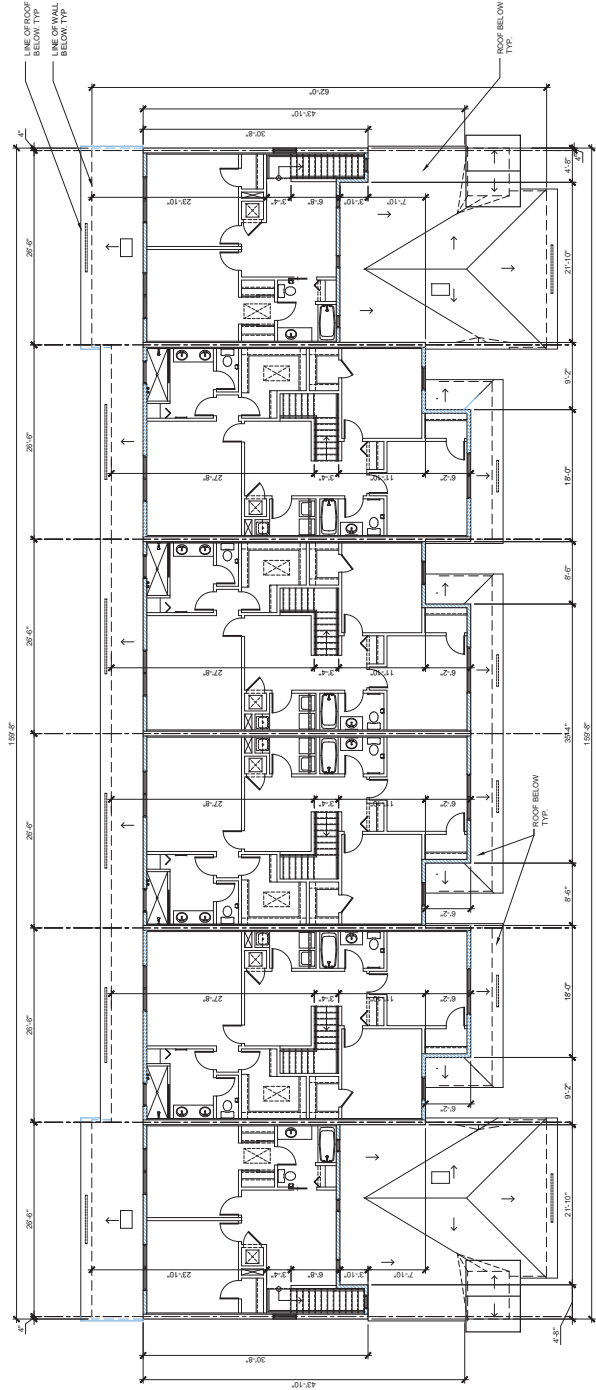
4 END ELEVATION
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



JAMES R. WILLIAMS, AIA
ARCHITECT
1111 N. W. 11th Ave., Suite 1111
Boca Raton, Florida 33432
TEL: 561.997.1244
FAX: 561.997.1275

JAMES R. WILLIAMS, AIA (07/27/2021)

DANIA RESERVE
DANIA, FLORIDA



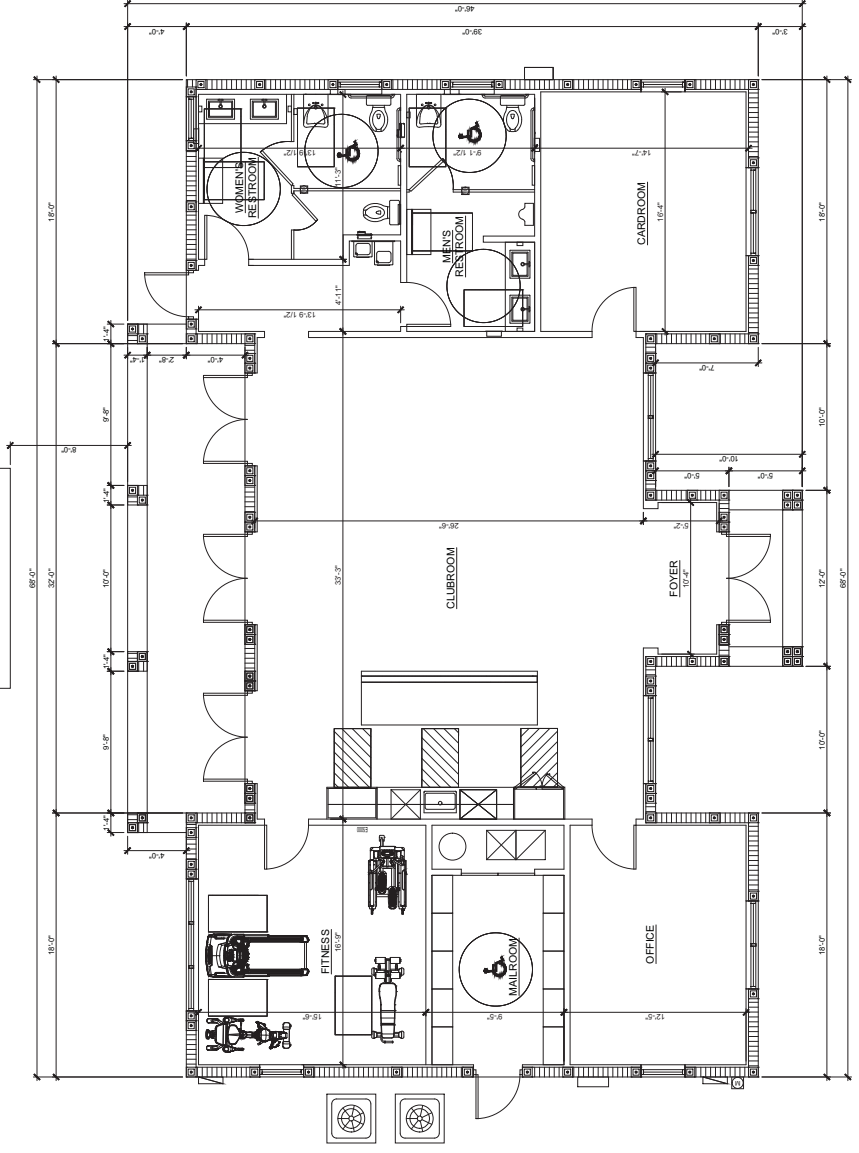
PROJECT NO. 21145
DESIGNED BY: JAW
DRAWN BY: MB
CHECKED BY: MB
SUBMITTED: 07/27/2021
SITE PLAN
APPROVAL SET

REVISIONS:

FLOOR PLANS
6-UNIT
BUILDING

SPA-5

1 FLOOR FLOOR PLAN
SCALE: 1/4" = 1'-0"



DANIA RESERVE
DANIA, FLORIDA



PROJECT NO. 21145
DESIGNED BY: RA
DRAWN BY: MB/MM
CHECKED BY: MB
SUBMITTAL 5
SITE PLAN
APPROVAL SET
07/27/2021

REVISIONS:

FLOOR PLAN
CLUBHOUSE

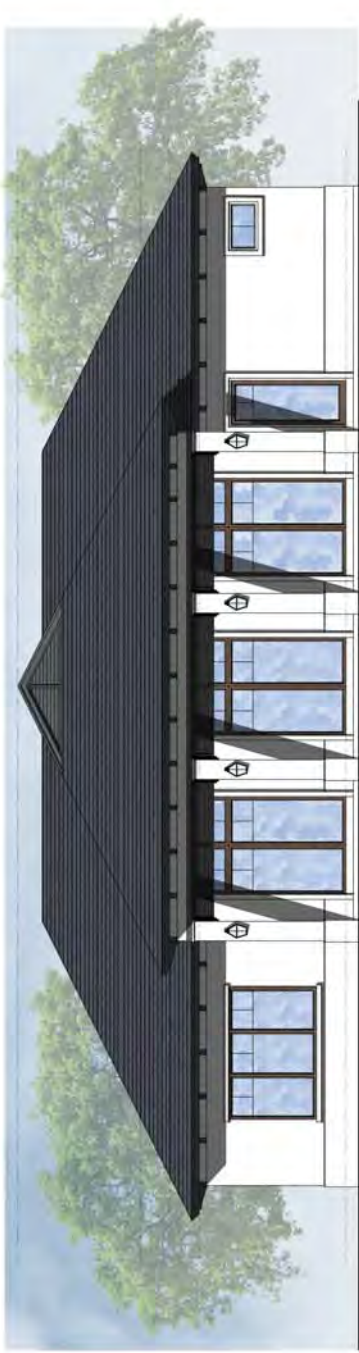
SPA-8

AW architects
JAMES R. WILLIAMS, AIA
ARCHITECT
1000 N. W. 10TH AVE., SUITE 1100
FORT LAUDERDALE, FL 33304
TEL: 954.947.1244
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JAMES R. WILLIAMS, ARCHITECT
07/27/2021



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

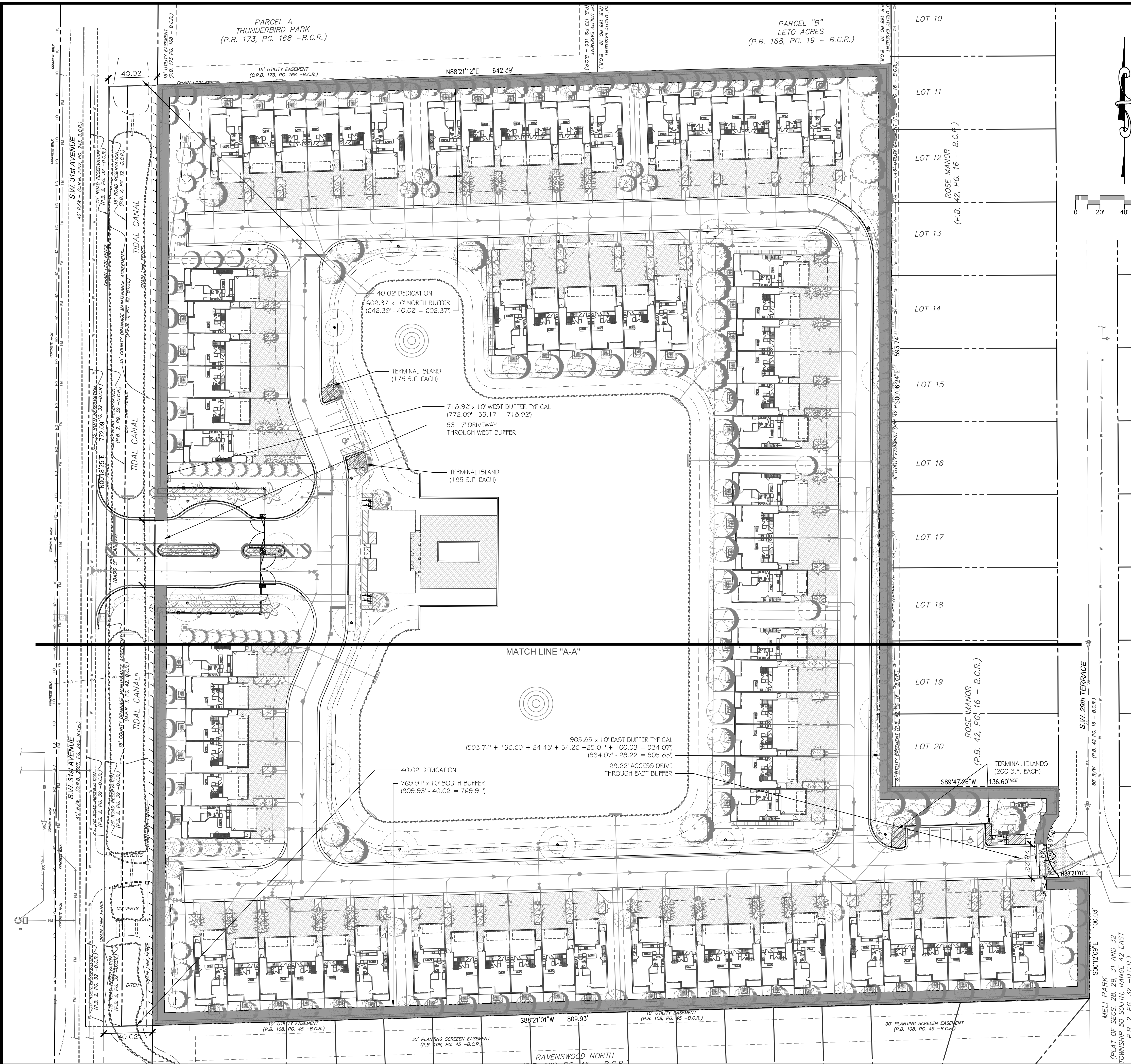


3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



File Name: P:\Projects\2021\15668-Dania Preserve\Drawings\15668-L-1-Overall Planting Plan.dwg (Plotted by: Marcos Mendez on Thursday, February 24, 2022 5:12:00 PM)



CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES

- A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
- All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
- All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
- A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
- Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
- Tree relocations:
 - Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
 - Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 inches per inch of trunk diameter

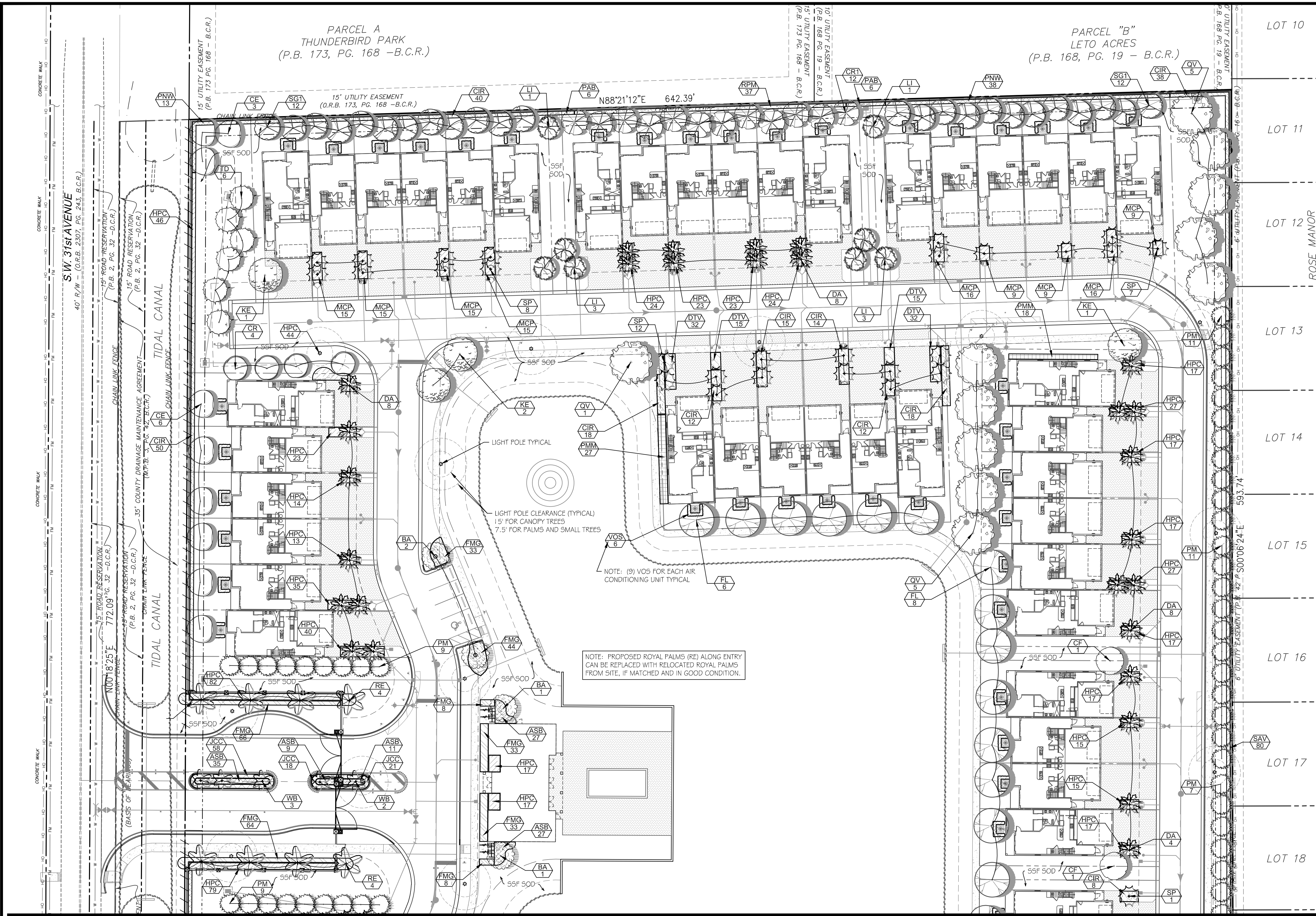
Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
 - A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
- All planting must follow planting specifications and details shown on the plan.
- Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
- All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
- All sizes shown for plant material are to be considered minimums.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- All new plant material shall be warranted by the landscape contractor for a minimum period of one year. The warranty period shall begin after acceptance of the plants by the City Arborist.
- All plant beds to be treated with pre-emergent herbicide prior to planting.
- All tree and palm staking and support shall be removed one year after installation.
- No fertilizer shall be applied to newly planted trees and palms.
- All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
- Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
- All wire guys and/or fabric straps shall be flagged with fluorescent colored tape.
- Mulching:
 - All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
 - A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
 - Cypress mulch shall not be used.
- All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
- All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

***NOTE: IN THE EVENT THAT A CONFLICT WITH THESE NOTES AND OTHER PLANTING NOTES, THE DANIA BEACH STANDARD NOTES WILL TAKE PRECEDENCE.

Landscape Requirement Table

Description	Required		Provided	
	Trees	Shrubs	Trees	Shrubs
Sec. 275-90 Perimeter Buffer Requirements:				
North Buffer	24	201	21	201
East Buffer	31	302	31	302
South Buffer	26	257	26	257
West Buffer	24	240	24	240
Terminal Islands	4	800	4	800
Total Trees/Shrubs for Buffers Required/Provided:	106	1,000	106	1,000
Sec. 275-140 Landscape requirements for Non-Vehicular Open Space:				
1 Tree and 10 Shrubs/2,000 SF	Area			
Total Green Space (per Site Plan Data Table):	149,569 SF			
Less Perimeter Buffers 2,997 x 10' wide	-29,971 SF			
Less Terminal Island Area	-760 SF			
Total Non-Vehicular Open Space Trees/Shrubs	118,839 SF		60	600
			87	1,819
Sec. 275-170 Landscape for Screening:				
Dumpster - shrubs 2' ht. on three sides + 1 tree	1		1	
Signs - 1 shrub for every 2 linear feet and 5' around perimeter		456		456
Mechanical Equipment (HVAC) 30" Ht., 6 per AC unit		456		456
Total for Landscape Screening:	1	456	1	456
Total Required/Provided Trees & Shrubs:				
	167	2,056	194	3,275
Sec. 275-60 Native Plant Material:				
A minimum of fifty (50) percent of all Trees required shall be native	84	50%	128	76.65%
A minimum of fifty (50) percent of all Shrubs required shall be native	1,028	50%	1,968	95.72%
Note: Provided native trees (95) + Native Palms (33) = 128 provided native trees for calculations. Percentage is based on provided native trees and shrubs to required trees and shrubs.				
Sec. 275-190 Min. Planting Requirements:				
(D) Shade Canopy - Cat. 1 Tree 14' Ht., 2" DBH, 4-1/2" C.T. - 40% of all trees:	67	40% Min.	104	62.28%
(E) Intermediate Trees - Cat. 1 or Cat. 2 Trees 12' Ht., 2" DBH, 4" C.T. 30%:	51	30% Max.	54	32.34%
(F) Small Trees - Cat. 1, 2 or Cat. 3 Trees 10' Ht., 4" Sprd., 3" C.T., 1-1/2" DBH	17	10% Max.	54	32.34%
No more than 10% of required trees				
(G) Palms - 6" Gray Wood, no more than 20% of required trees	Max 33 palms		33	19.76%
Additional Planting Requirements/Notes:				
Sec. 275-180 Sight Distance Triangles 30' Triangle between 30" to 8' Ht.				
Sec. 275-190(H)(7) Pervious area required per tree: Shade Tree 225 SF, Intermediate tree 90 SF, Small Tree 64 SF, Single Stem Palm 25 SF				
Sec. 275-190(M) Irrigation - 100% Coverage with 50% overlap required				
Sec. 275-190(W)(4) Non-potable water required unless salt water intrusion is a problem				
Sec. 275-190(O) Root Barriers are required if planting area is less than 10 feet.				
Note: All additional Trees & Palms shall go toward the required mitigation.				
NOTE: IRRIGATION PLANS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT				

File Name: P:\Projects\2021\1215568-Dania Preserve\Drawings\215568-L-3-PlantingPlan.dwg - (Plotted by: Marcos Mendez on Thursday, February 24, 2022 5:12:54 PM)



PLANT SCHEDULE FOR THIS SHEET					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAT.
	BA	4	Bulnesia arborea Varawood	FG, 12' HT X 6' SPR, 2" DBH, FL Number 1	2
	CF	2	Cassia fistula Golden Shower Tree	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	1
	FL	14	Ficus rubiginosa 'Florida' Florida Rusty Leaf Fig	FG, 14' HT X 4' SPR, 2" DBH, 4-1/2' CT, FL Number 1	1
	KE	4	Koelerutera elegans Golden Rain Tree	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	1
	LI	8	Lagerstroemia indica Crape Myrtle	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	3
	PM	47	Polyalthia longifolia pendula Indian Mast Tree	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	3
NATIVE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAT.
	CR	4	Clusia rosea 'Pitch Apple' Balsam Apple	FG, 14' HT X 5' SPR, 2-1/2" DBH, 4-1/2' CT, FL Fancy	1
	CR1	12	Clusia rosea 'Pitch Apple' Balsam Apple	FG, 16' HT X 6' SPR, 3" DBH, 4-1/2' CT, FL Fancy	1
	CE	9	Conocarpus erectus Green Buttonwood	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	1
	QV	11	Quercus virginiana Southern Live Oak	FG, 14' HT X 5' SPR, 2-1/2" DBH, 4-1/2' CT, FL Fancy	1
	SG1	24	Simarouba glauca Paradise Tree	FG, 16' HT X 6' SPR, 3" DBH, 4-1/2' CT, FL Fancy	1
	TD	6	Taxodium distichum Bald Cypress	FG, 14' HT X 5' SPR, 2-1/2" DBH, 4-1/2' CT, FL Fancy	1
PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAT.
	DA	28	Didymopanax album Hurricane Palm	FG, 12' HT X 4' SPR, 2" DBH, 4' CT, FL Number 1	3
	WB	5	Wodyetia bifurcata Foxtail Palm	FG, 22' HT OA, 6' WD, FL Number 1	3
NATIVE PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAT.
	RE	8	Roystonea elata Florida Royal Palm	FG, 25' HT OA, 6' WD, FL FANCY	2
	SP	28	Sabal palmetto Cabbage Palmetto	FG, 6' WD, BOOTED	3
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.
	ASB	109	Allamanda schottii Bush Allamanda	3 G, 24" x 24"	24" o.c.
	DTV	94	Dianella tasmanica 'Variegata' Variegated Flax Lily	3 G, 24" x 24"	24" o.c.
	FMG	317	Ficus microcarpa 'Green Island' Green Island Ficus	15' HT, X 15' SPR.	24" o.c.
	JCC	97	Juniperus conferta 'compacta' Dwarf Shore Juniper	3 G, 24" x 24"	24" o.c.
	PAB	12	Plumbago auriculata Blue Plumbago	3 G, 24" x 24"	36" o.c.
	PMM	45	Podocarpus macrophyllus 'Maki' Maki Podocarpus	15 Gal., 5' HT X 4' SPR.	36" o.c.
	SAV	80	Schefflera arboricola 'Variegata' Dwarf Variegated Schefflera	3 G, 24" x 24"	Full
	VOS	243	Viburnum odoratissimum Sweet Viburnum	3 G, 30" HT x 24" SPR	Full
NATIVE SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPEC.
	CIR	225	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	3 G, 24" x 24"	Full
	HPC	690	Hamelia patens 'Compacta' Dwarf Firebush	3 G, 24" x 24"	Full
	MCP	119	Muhlenbergia capillaris Pink Muhly Grass	3 G, 24" x 24"	Full
	PNW	94	Psychotria nervosa Wild Coffee	3 G, 24" x 24"	Full
	RPM	37	Rapanea punctata Myrsine	3 G, 24" x 24"	Full

SUMMARY OF PROVIDED PLANTS & TREES
NATIVE TREES 66
NON-NATIVE TREES 79
NATIVE PALMS 36
NON-NATIVE PALMS 33
NATIVE SHRUBS 1,165
NON-NATIVE SHRUBS 997

55F = 51 AUGUSTINE FLORATAM 50D

SEE SHEET L-1 FOR THE CITY OF
DANIA BEACH STANDARD LANDSCAPE
PLAN NOTES.



SITE PLAN APPROVAL SET -
NOT FOR CONSTRUCTION

MICHAEL CONNER, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No.1181

DATE: 2/22/2022

SCALE
1" = 30'

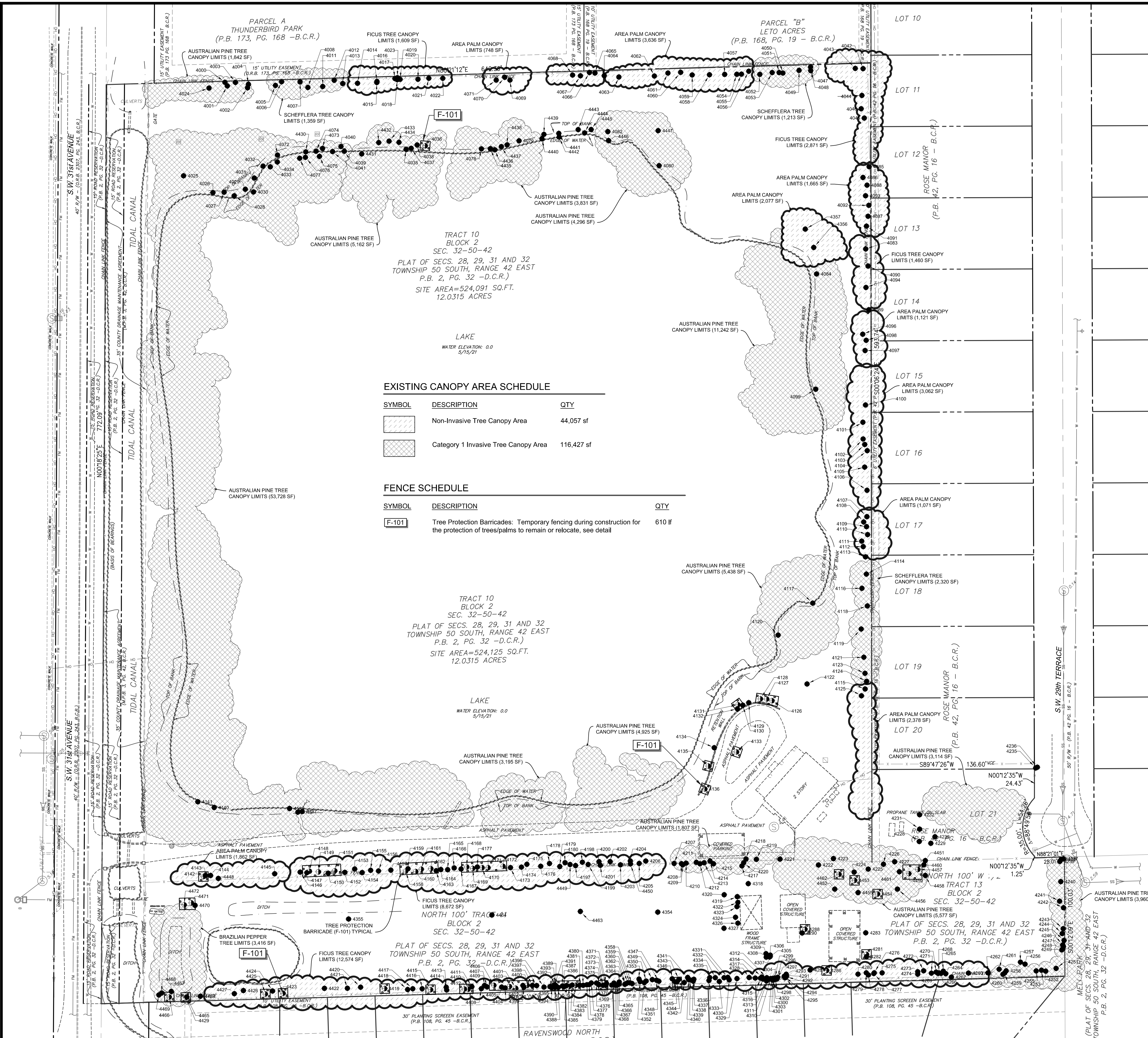
PROJECT No
21-5568

L-3

Calvin, Giordano & Associates, Inc.
A SAFEBUILD COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization LC399

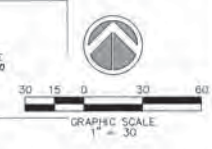
DANIA PRESERVE
CITY OF DANIA BEACH, FLORIDA

PLANTING PLAN



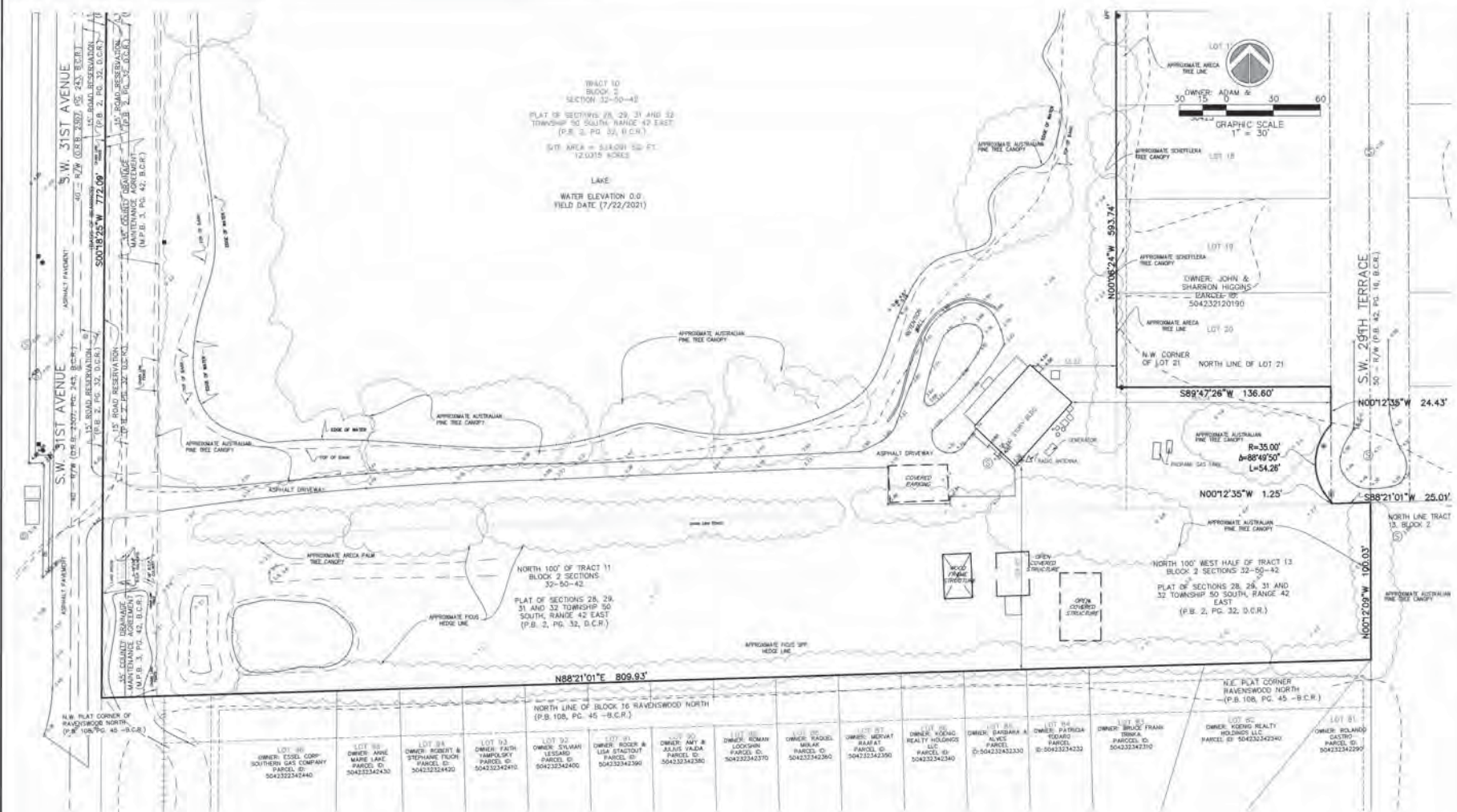
TREE NO	COMMON NAME	SPECIES	NATIVE	DBH (IN)	RELOCATION SCHEDULE			CONDITION	NOTES	RECOMMEND :
					OA / WD HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)			
4036	Royal Palm	Roystonea regia	YES	10.0"	40'	15'	177 Sq. Ft.	Fair/Good		To be Relocated
4126	Royal Palm	Roystonea regia	YES	10.0"	30'	15'	177 Sq. Ft.	Fair		To be Relocated
4127	Royal Palm	Roystonea regia	YES	10.0"	32'	15'	177 Sq. Ft.	Fair		To be Relocated
4128	Royal Palm	Roystonea regia	YES	12.0"	35'	16'	201 Sq. Ft.	Fair		To be Relocated
4131	Royal Palm	Roystonea regia	YES	12.0"	32'	15'	177 Sq. Ft.	Good		To be Relocated
4133	Royal Palm	Roystonea regia	YES	12.0"	35'	15'	177 Sq. Ft.	Fair		To be Relocated
4135	Royal Palm	Roystonea regia	YES	20.0"	40'	15'	177 Sq. Ft.	Fair		To be Relocated
4136	Royal Palm	Roystonea regia	YES	16.0"	40'	15'	177 Sq. Ft.	Fair		To be Relocated
4142	Royal Palm	Roystonea regia	YES	16.0"	40'	15'	177 Sq. Ft.	Fair		To be Relocated
4148	Cabbage Palm	Sabal palmetto	YES	12.0"	22'	10'	79 Sq. Ft.	Fair		To be Relocated
4149	Royal Palm	Roystonea regia	YES	12.0"	30'	15'	177 Sq. Ft.	Fair		To be Relocated
4151	Royal Palm	Roystonea regia	YES	12.0"	25'	15'	177 Sq. Ft.	Fair		To be Relocated
4158	Royal Palm	Roystonea regia	YES	16.0"	40'	15'	177 Sq. Ft.	Good		To be Relocated
4160	Royal Palm	Roystonea regia	YES	12.0"	35'	15'	177 Sq. Ft.	Good		To be Relocated
4161	Royal Palm	Roystonea regia	YES	12.0"	40'	18'	254 Sq. Ft.	Good		To be Relocated
4162	Live Oak	Quercus virginiana	YES	16.0"	45'	30'	707 Sq. Ft.	Fair	Palms around it	To be Relocated
4168	Cabbage Palm	Sabal palmetto	YES	16.0"	20'	12'	113 Sq. Ft.	Fair		To be Relocated
4169	Royal Palm	Roystonea regia	YES	16.0"	40'	18'	254 Sq. Ft.	Good		To be Relocated
4170	Royal Palm	Roystonea regia	YES	14.0"	40'	18'	254 Sq. Ft.	Good		To be Relocated
4171	Royal Palm	Roystonea regia	YES	18.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4172	Royal Palm	Roystonea regia	YES	18.0"	35'	18'	254 Sq. Ft.	Fair		To be Relocated
4281	Cabbage Palm	Sabal palmetto	YES	15.0"	30'	12'	113 Sq. Ft.	Fair		To be Relocated
4286	Royal Palm	Roystonea regia	YES	18.0"	45'	18'	254 Sq. Ft.	Fair		To be Relocated
4288	Royal Palm	Roystonea regia	YES	12.0"	25'	15'	177 Sq. Ft.	Fair		To be Relocated
4344	Royal Palm	Roystonea regia	YES	14.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4374	Royal Palm	Roystonea regia	YES	12.0"	30'	15'	177 Sq. Ft.	Fair/Good		To be Relocated
4382	Royal Palm	Roystonea regia	YES	12.0"	30'	15'	177 Sq. Ft.	Fair		To be Relocated
4384	Royal Palm	Roystonea regia	YES	14.0"	40'	15'	177 Sq. Ft.	Fair		To be Relocated
4390	Royal Palm	Roystonea regia	YES	16.0"	45'	18'	254 Sq. Ft.	Fair		To be Relocated
4400	Royal Palm	Roystonea regia	YES	14.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4401	Royal Palm	Roystonea regia	YES	14.0"	45'	18'	254 Sq. Ft.	Fair		To be Relocated
4403	Royal Palm	Roystonea regia	YES	14.0"	45'	8'	50 Sq. Ft.	Fair	with Strangler Fig	To be Relocated
4406	Royal Palm	Roystonea regia	YES	12.0"	40'	15'	177 Sq. Ft.	Fair		To be Relocated
4410	Royal Palm	Roystonea regia	YES	16.0"	45'	18'	254 Sq. Ft.	Fair		To be Relocated
4412	Royal Palm	Roystonea regia	YES	14.0"	30'	18'	254 Sq. Ft.	Fair		To be Relocated
4415	Royal Palm	Roystonea regia	YES	12.0"	25'	16'	201 Sq. Ft.	Fair		To be Relocated
4419	Royal Palm	Roystonea regia	YES	12.0"	28'	18'	254 Sq. Ft.	Fair	Double Trunk	To be Relocated
4423	Royal Palm	Roystonea regia	YES	16.0"	30'	18'	254 Sq. Ft.	Fair		To be Relocated
4425	Royal Palm	Roystonea regia	YES	16.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4429	Royal Palm	Roystonea regia	YES	14.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4453	Royal Palm	Roystonea regia	YES	12.0"	35'	16'	201 Sq. Ft.	Fair		To be Relocated
4454	Royal Palm	Roystonea regia	YES	12.0"	30'	12'	113 Sq. Ft.	Fair		To be Relocated
4457	Royal Palm	Roystonea regia	YES	12.0"	35'	8'	50 Sq. Ft.	Fair		To be Relocated
4459	Royal Palm	Roystonea regia	YES	16.0"	40'	12'	113 Sq. Ft.	Fair	with Strangler Fig	To be Relocated
4462	Cabbage Palm	Sabal palmetto	YES	12.0"	30'	16'	201 Sq. Ft.	Fair		To be Relocated
4466	Royal Palm	Roystonea regia	YES	16.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4471	Royal Palm	Roystonea regia	YES	12.0"	40'	18'	254 Sq. Ft.	Fair		To be Relocated
4472	Royal Palm	Roystonea regia	YES	14.0"	35'	18'	254 Sq. Ft.	Fair		To be Relocated

NOTES:
1. SEE SHEET L-1 FOR CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES, LANDSCAPE REQUIREMENTS AND PROVIDED TABLE
2. SEE SHEET LE2 & LE3 FOR TREE DISPOSITION & MITIGATION SCHEDULE
3. FOR TREE BARRICADE DETAIL SEE DETAIL NO.1 ON SHEET L-4



SHEET No.
V-2

FILE: K:\PROJECTS\21-xxx\21-4025\Survey\A025-ALTA002.dwg
PLOT DATE: 11/10/2021 8:31 AM BY: Virginia Valentine
LAYOUT: [V-2]



KEY TO ABBREVIATIONS:

- ALTA = American Land Title Association
 B.C.R. = Broward County Public Records
 C.B. = Catch Basin
 A = Center Angle
 CCR = Certificate of Record
 CMP = Corrugated Metal Pipe
 (D) = Per Record Deed
 (I) = Identification
 I.E. = Invert Elevation
 G.E. = Grade Elevation
 HDPE = High Density Polyethylene
 (I) = Identification
 FIP = Found Iron Pipe
 L.B. = Licensed Business
 NSPS = National Society of Professional Surveyors

- M.H. = Manhole
 (B.C.R.) = Broward County Public Records
 D.R.B. = Official Records Book
 (P) = Per Record Plat
 P.B. = Plat Book
 P.C. = Page
 P.V.C. = Polyvinyl Chloride
 P.M. = Professional Surveyor & Mapper
 R = Radius
 R.C.P. = Reinforced Concrete Pipe
 R.W. = Right-of-Way
 (I) = As Surveyed in the field
 T.O.B. = Top of Bank
 T.V.P. = Typical
 V.C.P. = Vertically Curved Pipe
 W = Well

SYMBOLS LEGEND:

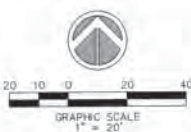
- Air Conditioner
 ATAT Box
 Cable Reel
 Catch Basin
 Check Valve
 Clean Out
 Concrete Light Pole
 Drainage Manhole
 Electric Box
 Electric Meter
 Existing Elevation
 Fiber Optic
 Fire Hydrant
 Guy Anchor
 Impingement Valve
 Manhole
 Metal Light Pole
 Pedestrian Signal Pole
 Post
 Radiator
 Sanitary Sewer Manhole
 Sign
 Traffic Surface
 Telephone Box
 Telephone Manhole
 Traffic Signal Box
 Traffic Signal Pole
 Water Meter
 Water Valve
 Wood Utility Pole w/ Light
 Underground Drainage
 Underground Sanitary Sewer
 Underground Water

FILE: R:\PROJECTS\1-10-21-4073\1073-41382.dwg
 PLOT DATE: 11/16/2021 2:28 PM BY: [redacted]
 LAYOUT: [redacted]

Sun-Tech Engineering, Inc.
 Surveyors, P.L.L.C.
 4577 NW 10th Street, Suite 102
 Fort Lauderdale, FL 33305
 Phone: 954.777.3333
 Fax: 954.777.3333
 www.suntecheng.com

ALTA NSPS LAND TITLE SURVEY
DANIA PRESERVE

CITY OF DANIA BEACH, FLORIDA
 PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 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1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049,

[illegible]

TREE NOTES

- DBH INDICATES TREE TRUNK DIAMETER AT BREAST HEIGHT - APPROXIMATELY 4.5 FEET ABOVE GRADE MEASUREMENT GIVEN IN INCHES
COMMON TREE NAME INDICATES A GENERAL DESCRIPTION OF THE TREE TO BE QUALIFIED BY THE CLIENT'S ENVIRONMENTAL CONSULTANT
CANOPY INDICATES APPROXIMATE DIAMETER OF (HORIZONTAL) MEASUREMENT IN FEET
AND A LOCATION (CENTER OF CLUSTER OF 2" TO 2" TRUNKS)
OTHER LANDSCAPE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY
REFER TO THE TREE DISPOSITION PLAN FOR THE TREE

KEY TO ABBREVIATIONS

- A/LA = American Land Title Association
 A = Acronyms
 C/P = Current County Public Records
 C/B = Chain Book
 C = Chain
 C/A = Caden Angles
 C = Certificate
 CCR = Certified Current Record
 C/C = Completed
 C/P = Current Public Records
 P = Per Record Deed
 I = Identification
 I.E. = In-Event Extension
 G.E. = Great Extension
 H.C. = High Capacity Polyethylene
 I = Identification
 F = Found In Book
 F/R = Found Iron Rod
 L = Landed
 L/B = Landed Business
 P/S = Professional Society of Professional Surveyors
 M/H = Manhole
 M/L = Manufacturer
 M/P = Metal Pipe
 D/P = Official Records Book
 (P) = Per Record Plat
 P/B = Plot Book
 P/S = Professional Surveyors
 P/C = Polyethylene
 P/S = Professional Surveyors
 P/S = Professional Surveyors & Mayors
 I = Radial
 R/E = Rent Extension
 RCP = Rented Concessions Pipe
 R/W = Right of Way
 R/S = Rented Surveys in the Field
 T = Top of
 T/B = Top of Book
 T/P = Top of Plot
 V/C = Violated City Plot
 V/B = Violated Book

SYMBOLS LEGEND:

- Air Conditioner
- AT&T
- Cable Rider
- Catch Basin
- Check Valve
- Clean Out
- Concrete Light Pole
- Concrete Manhole
- Electric Box
- Electric Meter
- Elevation Marker
- Fire Hydrant
- Guy Anchor
- Irrigation Valve
- Manhole
- Metal Light Pole
- Pedestrian Signal Pole
- Pole
- Reducer
- Sanitary Sewer Manhole
- Sign
- Traffic Surface
- Telephone Box
- Telephone Manhole
- Traffic Signal Box
- Traffic Signal Pole
- Water Meter
- Water Valve
- Wood Utility Pole
- Wood Utility Pole w/LED
- Underground Drainage
- Underground Sanitary Sewer
- Underground Water



Accession	Host Plant	Representative species	YES	10.0°	40°	12°
4440	Royal Palm	<i>Roystonea regia</i>	YES	6.0°	20°	25°
4443	Blackwood	<i>Nesiotoma paucicostata</i>		16.0°	40°	10°
4462	Cattigua Palm	<i>Sabal guineensis</i>	YES	12.0°	20°	10°
4297	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	25°	0°
4298	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	25°	0°
4299	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	22°	0°
4300	Alexander Palm	<i>Psychotriasema elegans</i>		9.0°	22°	0°
4301	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	25°	0°
4302	Alexander Palm	<i>Psychotriasema elegans</i>		6.0°	22°	0°
4303	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	22°	0°
4304	Alexander Palm	<i>Psychotriasema elegans</i>		1.0°	22°	0°
4305	Royal Palm	<i>Roystonea regia</i>	YES	10.0°	35°	15°
4306	Royal Palm	<i>Roystonea regia</i>	YES	12.0°	35°	15°
4307	Royal Palm	<i>Roystonea regia</i>	YES	8.0°	36°	0°
4308	Royal Palm	<i>Roystonea regia</i>	YES	10.0°	35°	15°
4309	Royal Palm	<i>Roystonea regia</i>	YES	12.0°	35°	15°
4310	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	22°	0°
4311	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	26°	0°
4312	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	22°	0°
4313	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	25°	0°
4314	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	32°	0°
4315	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	30°	0°
4316	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	30°	0°
4317	Royal Palm	<i>Roystonea regia</i>	YES	11.0°	30°	10°
4318	Alexander Palm	<i>Psychotriasema elegans</i>		46.0°	30°	20°
4319	Islandia	<i>Mangifera indica</i>		22.0°	20°	20°
4320	Mango	<i>Mangifera indica</i>		1.0°	0°	0°
4321	Mango	<i>Mangifera indica</i>		4.0°	0°	0°
4322	Mango	<i>Mangifera indica</i>		3.0°	0°	0°
4323	Mango	<i>Mangifera indica</i>		3.0°	0°	0°
4324	Islandia	<i>Mangifera indica</i>		18.0°	20°	20°
4325	Islandia	<i>Mangifera indica</i>		15.0°	20°	20°
4326	Alexander Palm	<i>Psychotriasema elegans</i>		8.0°	25°	10°
4327	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	25°	0°
4328	Alexander Palm	<i>Psychotriasema elegans</i>		6.0°	20°	0°
4329	Blackwood	<i>Nesiotoma paucicostata</i>		6.0°	30°	0°
4330	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	20°	15°
4331	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	25°	0°
4332	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	22°	0°
4333	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	25°	0°
4334	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	25°	0°
4335	Alexander Palm	<i>Psychotriasema elegans</i>		5.0°	22°	0°
4336	Alexander Palm	<i>Psychotriasema elegans</i>		4.0°	22°	0°

KEY TO ABBREVIATIONS	
ALTA	→ American Land Title
L	→ Acre Length
B.C.R.	→ Broward County Rules
C.B.	→ Catch Basin
A	→ Center Angle
S	→ Centerline
CCR	→ Certified Corner Record
CMR	→ Compulsory Mains Pipe
(D)	→ Per Record Deed
I.D.	→ Identification
I.E.	→ Invert Elevation
G.E.	→ Grade Elevation
HDPE	→ High Density Polyethylene
ID	→ Identification
FP	→ Found Iron Pipe
FIR	→ Found Iron Rod
LI	→ Licensed Surveyor
NSPS	→ National Society of Professional Surveyors
W.H.	→ Molecule
(ML)	→ McLaughlin Engineering
ORR	→ Official Records Book
(P)	→ Per Record Plat
P.P.	→ Per Book
PG	→ Page
PVC	→ Polyvinyl Chloride
PRM	→ Permanent Reference Monument
P	→ Professional Surveyor
R	→ Radius
R.E.	→ Rim Elevation
RCP	→ Reinforced Concrete
R/W	→ Right-of-Way
(S)	→ As Surveyed in this File
TGB	→ Top of Baffle
TYP	→ Typical
VCP	→ Vertified Clay Pipe
W	→ Width

TREE NOTES

1. DBH INDICATES TREE TRUNK DIAMETER AT BRANCH HOOK* APPROXIMATELY 4.5 FEET ABOVE GRADE - MEASUREMENT GIVEN IN INCHES
2. COMMON TREE NAME INDICATES A GENERAL DESCRIPTION OF THE TREE TO BE QUALIFIED BY THE CLIENTS ENVIRONMENTAL CONSULTANT
3. DBH/PY INDICATES APPROXIMATE DIAMETER OF DBH AND MEASUREMENT DATE IN FEET
4. SPEC. LOCATION IS GIVEN BY QUESTION OF 2" TO 3" SPACING
5. OTHER LANDSCAPING NOT LOCATED FOR THE PURPOSES OF THIS SURVEY
6. REFER TO THE TREE DISPOSITION PLANS FOR THE TREE MITIGATION

QUALITY ASSURANCE FILE # 42 OF 16 8/2/20

QUALITY ASSURANCE FILE # 42 OF 16 8/2/20



KEY TO ABBREVIATIONS

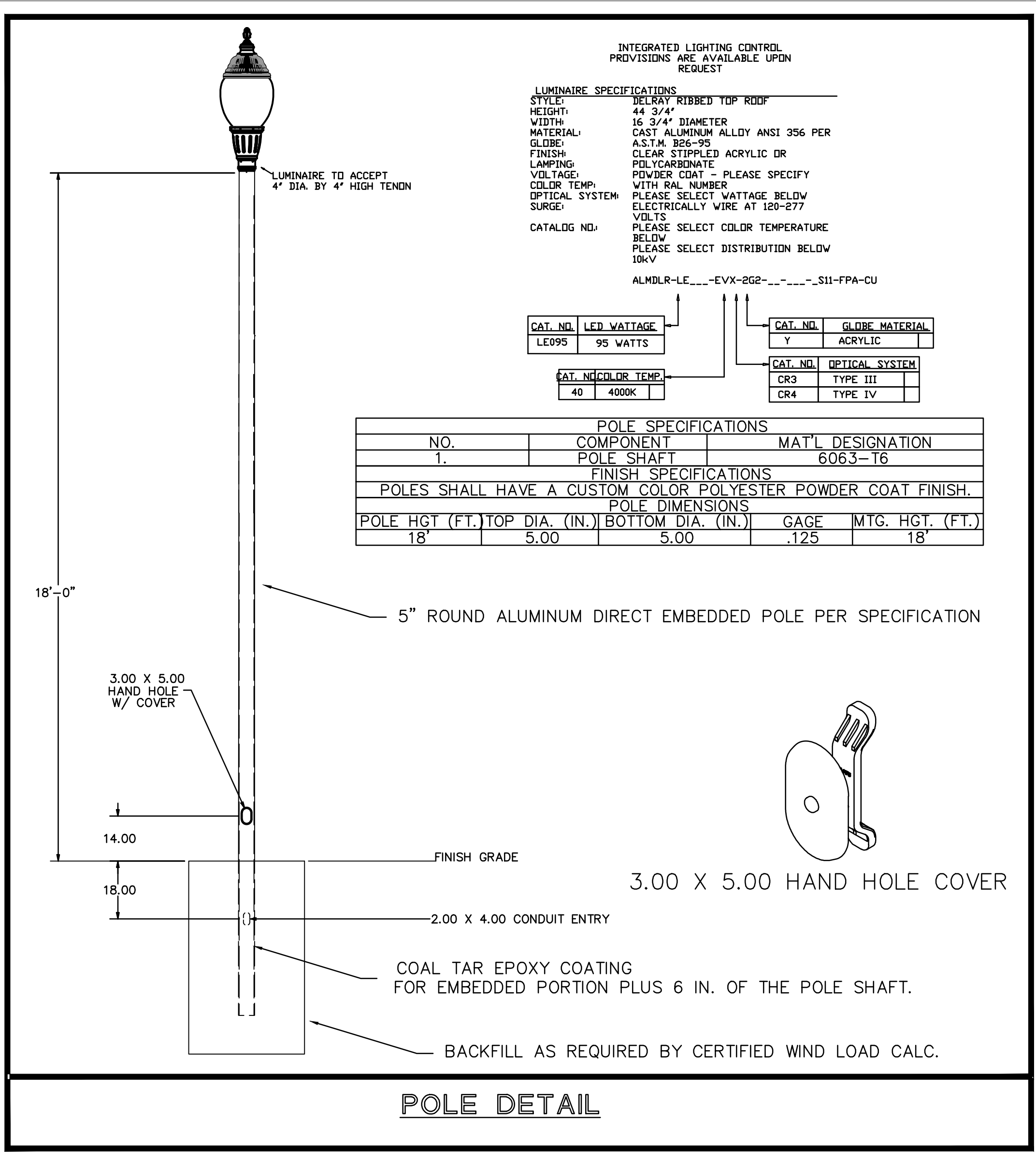
ALTA = American Land Title Association
 L = Arc Length
 B.C.R. = Broward County Public Records
 C.B. = Catch Basin
 C = Centerline
 CCR = Certified Corral Record
 CMP = Corrugated Metal Pipe
 (D) = Per Road Dead
 I.D. = Inside Diameter
 I.E. = Invert Elevation
 G.E. = Grade Elevation
 KDFE = High Density Polyethylene
 G = Identification
 FIP = Found Iron Pipe
 FSR = Found Iron Rod
 LB = Licensed Business
 NSPS = National Society of Professional Surveyors
 M.H. = Manhole
 M.E. = Mechanical Engineering
 M.P. = Meter Pipe
 O.R.B. = Official Record Book
 (P) = Pier Record Plot
 P.B. = Plot Book
 P.G. = Page
 P.C. = Polyvinyl Chloride
 P.M. = Permanent Reference Monument
 P.S.M. = Professional Surveyor & Mapper
 R = Right-of-Way
 R.E. = Right Elevation
 RCP = Reinforced Concrete Pipe
 R.W. = Right-of-Way
 (S) = As Surveyed in the Field
 T.O.B. = Top of Buffer
 TYP = Typical
 V.C.P. = Vertical Curve Point
 W = With

SYMBOLS LEGEND

Air Conditioner
 AT&T Box
 Cable Box
 Catch Basin
 Check Valve
 Clean Out
 Concrete Light Pole
 Drainage Manhole
 Electric Box
 Electric Meter
 Existing Elevation
 Flow Valve
 Fine Hydrant
 Guy Anchor
 Ingration Valve
 Manhole
 Metal Light Pole
 Paved Shoulder Signal Pole
 Post
 Reducer
 Sanitary Sewer Manhole
 Sign
 Tactile Surface
 Telephone Manhole
 Traffic Signal Pole
 Water Meter
 Water Valve
 Wood Utility Pole w/light
 Underground Drainage
 Underground Sanitary Sewer
 Underground Water

TRAC ID	COMMON NAME	SPECIES	STATUS	DBH (IN)	CA / WD (FT)	HT (DA FT)
4357	Banyanwood	Buchelia javanica	YES	6.0"	24	13
4358	Banyanwood	Buchelia javanica		4.0"	23	13
4359	Almond Palm	Phycosaurus elegans		4.0"	20	8
4360	Almond Palm	Phycosaurus elegans		4.0"	22	8
4361	Almond Palm	Phycosaurus elegans		4.0"	22	8
4362	Almond Palm	Phycosaurus elegans		4.0"	22	8
4363	Almond Palm	Phycosaurus elegans		4.0"	22	8
4364	Almond Palm	Phycosaurus elegans		4.0"	22	8
4365	Almond Palm	Phycosaurus elegans		4.0"	22	8
4366	Almond Palm	Phycosaurus elegans		4.0"	22	8
4367	Almond Palm	Phycosaurus elegans		4.0"	22	8
4368	Almond Palm	Phycosaurus elegans		4.0"	22	8
4369	Almond Palm	Phycosaurus elegans		4.0"	22	8
4370	Almond Palm	Phycosaurus elegans		4.0"	22	8
4371	Almond Palm	Phycosaurus elegans		4.0"	22	8
4372	Almond Palm	Phycosaurus elegans		4.0"	22	8
4373	Almond Palm	Phycosaurus elegans		4.0"	22	8
4374	Almond Palm	Phycosaurus elegans		4.0"	22	8
4375	Almond Palm	Phycosaurus elegans		4.0"	22	8
4376	Almond Palm	Phycosaurus elegans		4.0"	22	8
4377	Almond Palm	Phycosaurus elegans		4.0"	22	8
4378	Almond Palm	Phycosaurus elegans		4.0"	22	8
4379	Almond Palm	Phycosaurus elegans		4.0"	22	8
4380	Almond Palm	Phycosaurus elegans		4.0"	22	8
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4382	Almond Palm	Phycosaurus elegans		4.0"	22	8
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4399	Almond Palm	Phycosaurus elegans		4.0"	22	8
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4401	Almond Palm	Phycosaurus elegans		4.0"	22	8
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4495	Almond Palm	Phycosaurus elegans		4.0"	22	8
4496	Almond Palm	Phycosaurus elegans		4.0"	22	8
4497	Almond Palm	Phycosaurus elegans		4.0"	22	8
4498	Almond Palm	Phycosaurus elegans		4.0"	22	8
4499	Almond Palm	Phycosaurus elegans		4.0"	22	8
4500	Almond Palm	Phycosaurus elegans		4.0"	22	8

4387	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4388	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4389	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4390	Royal Palm	Roystonea regia	19.5	18.0'	40'
4391	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4392	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4393	Live Oak	Quercus virginiana	19.5	40'	22'
4394	Scollerys	Schafferia acrostachya	4.0'	18'	13'
4395	Alexander Palm	Phyllanthus elegans	4.0'	15'	8'
4396	Alexander Palm	Phyllanthus elegans	11.0'	34'	18'
4397	Alexander Palm	Phyllanthus elegans	4.0'	23'	8'
4398	Alexander Palm	Phyllanthus elegans	4.0'	13'	12'
4399	Yucca elata	Kalimeris Tree	4.0'	23'	12'
4400	Royal Palm	Roystonea regia	19.5	14.0'	34'
4401	Royal Palm	Roystonea regia	19.5	14.0'	34'
4402	Acacia Palm	Davallia palmata	19.5	23.0'	38'
4403	Royal Palm	Roystonea regia	19.5	14.0'	45'
4404	Alexander Palm	Phyllanthus elegans	4.0'	20'	18'
4405	Cabbage Palm	Sabal palmetto	19.5	39.0'	17'
4406	Royal Palm	Roystonea regia	19.5	33.0'	40'
4407	Royal Palm	Roystonea regia	19.5	30.0'	38'
4408	Schaffery	Schafferia acrostachya	4.0'	17'	12'
4409	Royal Palm	Roystonea regia	19.5	39.0'	38'
4410	Royal Palm	Roystonea regia	19.5	38.0'	45'
4411	Cabbage Palm	Sabal palmetto	19.5	40.0'	12'
4412	Royal Palm	Roystonea regia	19.5	14.0'	40'
4413	Schaffery	Schafferia acrostachya	4.0'	18'	12'
4414	Lemon Lime	Quercus laevis	4.0'	40'	18'
4415	Royal Palm	Roystonea regia	19.5	32.0'	35'
4416	Lemon Lime	Quercus laevis	19.5	5.0'	28'
4417	Royal Palm	Roystonea regia	19.5	40.0'	23'
4418	Schaffery	Schafferia acrostachya	4.0'	23'	12'
4419	Royal Palm	Roystonea regia	19.5	22.0'	28'
4420	Royal Palm	Roystonea regia	19.5	10.0'	30'
4421	Royal Palm	Roystonea regia	19.5	40.0'	25'
4422	Royal Palm	Roystonea regia	19.5	21.0'	28'
4423	Royal Palm	Roystonea regia	19.5	18.0'	50'
4424	Cabbage Palm	Sabal palmetto	19.5	40.0'	30'
4425	Royal Palm	Roystonea regia	19.5	38.0'	40'
4426	Royal Palm	Roystonea regia	19.5	40.0'	25'
4427	Royal Palm	Roystonea regia	19.5	40.0'	24'
4428	Common Palm	Roystonea regia	19.5	40.0'	38'
4429	Royal Palm	Roystonea regia	19.5	23.0'	40'
4430	Hammond	Banksia laevifolia	23.0'	40'	30'
4431	Hammond	Banksia laevifolia	23.0'	40'	30'
4432	Schaffery	Schafferia acrostachya	4.0'	20'	18'
4433	Live Oak	Quercus laevis	19.5	18.0'	40'
4434	Hammond	Banksia laevifolia	17.0'	38'	20'
4435	Schaffery	Schafferia acrostachya	4.0'	40'	15'
4436	Royal Palm	Roystonea regia	19.5	33.0'	25'
4437	Royal Palm	Roystonea regia	19.5	22.0'	40'
4438	Royal Palm	Roystonea regia	19.5	14.0'	38'



Luminaire Schedule								
Project: DANIA RESERVE SITE & PARKING 07-22-2021								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	16	SA	Spring City Electrical Manufacturing Co	DLR-LE095_EVX_X2-40 -CR4-YS11-HS POLE MOUNT 18' AFG	7429	0.900	95	1520
	5	SB	Spring City Electrical Manufacturing Co	DLR-LE095_EVX_X2-40 -CR4-YS11 POLE MOUNT 18' AFG	9035	0.900	95	475

Calculation Summary							
Project: DANIA RESERVE SITE & PARKING 07-22-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
ROADWAY & PARKING_Planar	Illuminance	Fc	0.94	2.2	0.4	2.35	5.50
TOT LOT_Planar	Illuminance	Fc	0.81	2.0	0.1	8.10	20.00

PHOTOMETRIC SITE PLAN

ISSUED FOR PERMIT ONLY	07-26-21
-	-



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925



31 Aug 2021

Mike Gai
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:
4900 SW 31st AVENUE, DANIA BEACH FL 33312-5838
FOLIO NO. 5042 32 01 0510**

Dear Mr. Gai:

Reference is made to your email dated 27 Aug 2021 (attached), regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the reference development located within the City of Dania Beach.

This letter is for informational purposes only. The letter neither reserves capacity for the referenced development nor authorizes any construction. The developer shall obtain a WWS Utility Connection Permit (UCP) before altering any WWS facilities. The developer shall be solely responsible for the expense of all necessary improvements to provide the required level of service for the project.

POTABLE WATER SUPPLY AND TREATMENT

The development will be supplied with potable water treated by the City of Hollywood and distributed by the water distribution system owned by WWS. It will demand approximately 19,500 gallons of potable water per day according to information supplied by you to WWS. This calculation is based on 78 townhomes with 250 gallons per day per townhome of design flow following Broward County Code of Ordinances, Chapter 27, sec 27-201. Please contact the City to obtain their treatment capacity. WWS has a sufficient water distribution system to provide the service. A 12-in distribution main is available on SW 31 AVE, and a 6-in distribution main is available on SW 29 TER near the project site.

WASTEWATER TREATMENT

The wastewater generated will be treated by the City of Hollywood and collected by the sewer system owned by WWS. Based on the above water demand estimate, the development will generate approximately 19,500 gallons of wastewater per day for collection and treatment. This

calculation is based on 78 townhomes with 250 gallons per day per townhome of design flow following Broward County Code of Ordinances, Chapter 27, sec 27-201. Please contact the City to obtain their treatment capacity. WWS has a sufficient sewer system to provide the service. A gravity sewer system with an approx. a 9-ft deep manhole is available on SW 29 TER near the project site.

Please contact me at (954) 831-0916 or ygan@broward.org if you have any questions.

Sincerely,

Yuan Gan, PE, PMP, WWS

YG/ce

cc: Jeremy Seiden, PE, PMP, BCEE, WWS
Rolando Nigaglioni, PE, PMP, BCEE, WWS
File: W & WW Availability Requests

From: [Mike Gai](#)
To: [Gan, Yuan](#)
Subject: Dania Preserve
Date: Friday, August 27, 2021 9:25:10 AM
Attachments: [4073sp - SP1.pdf](#)

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Yuan attached is a preliminary site plan for 78 townhouse units location on SW 31st Ave just south of Griffin Road. Could you please provide a generic letter indicating if BCWWED has sufficient water and sewer capacity to accommodate 76 townhouse units.

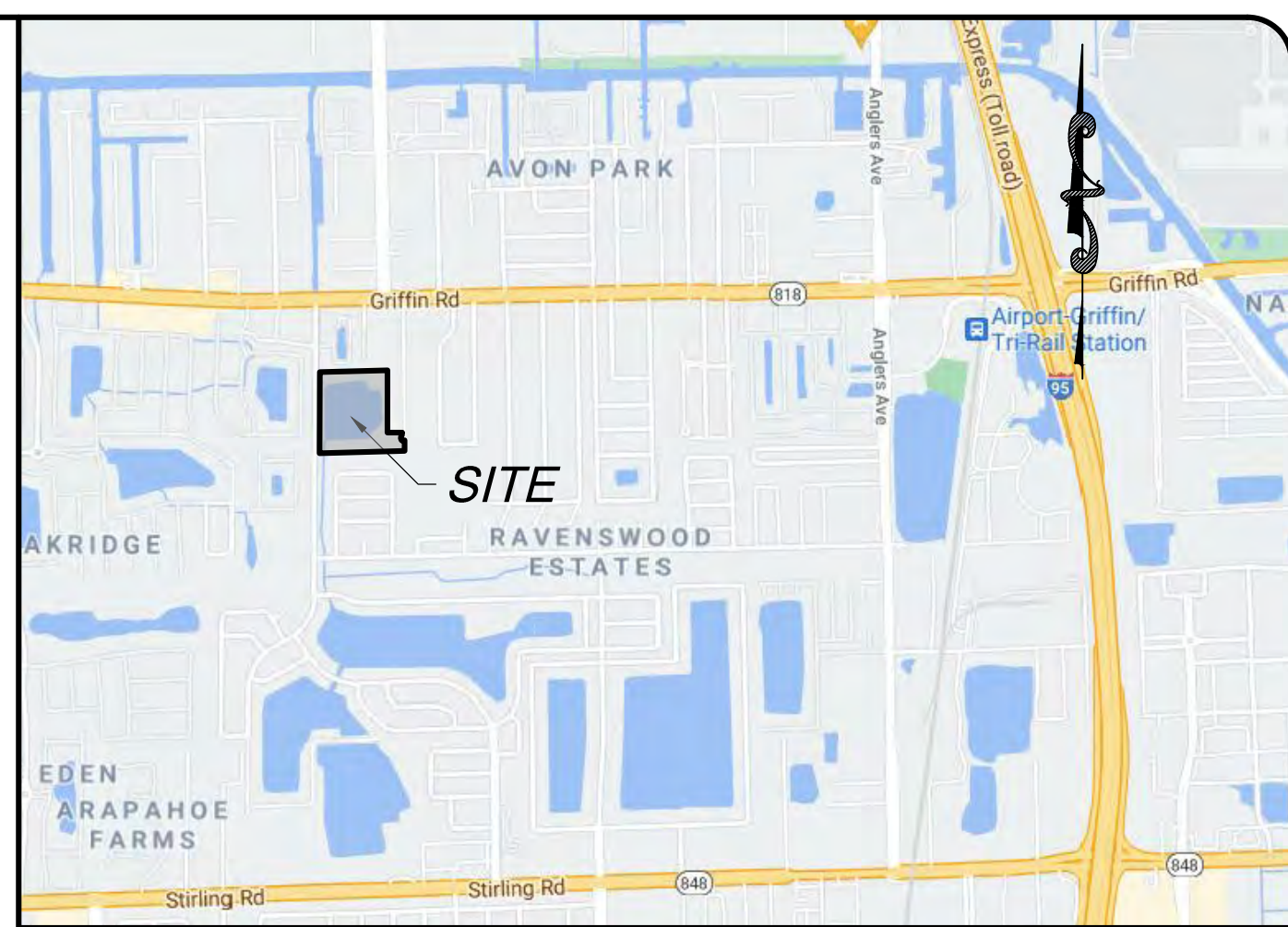
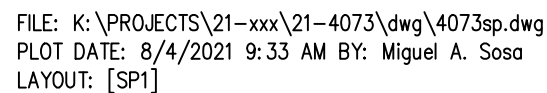
Regards,



Mike Gai
Principal
(954)777-3123 Ext. 310 Office
(954)777-3114 Fax
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
mgai@suntecheng.com
www.suntecheng.com

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SITE PLAN DATA			
	S.F.	AC.	%
GREEN SPACE	150,407	3.45	30.49%
BUILDING	111,615	2.56	22.63%
PAVEMENT	68,936	1.58	13.98%
CONCRETE	20,637	0.47	4.18%
PAVERS	52,668	1.21	10.68%
TOT LOT	1,941	0.04	0.39%
LAKE	87,037	2.00	17.65%
NET AREA	493,242	11.32	100.00%
R/W DEDICATION	30,883	0.71	
GROSS AREA	524,125	12.03	

PERVIOUS CALCULATIONS			
	S.F.	AC.	%
PERVIOUS	237,444	5.45	48.14%
IMPERVIOUS	255,798	5.87	51.86%

PARKING CALCULATIONS		
REQUIRED PARKING		
76 UNITS (2 CAR GARAGES) @ 1.75 SPACE PER UNIT		133 SPACES
GUEST PARKING @ 1 SPACE PER 5 UNITS		16 SPACES
TOTAL PARKING REQUIRED		149 SPACES
PROVIDED PARKING		
76 UNITS (2 CAR GARAGES)		76 SPACES
76 UNITS (2 CAR DRIVEWAYS)		133 SPACES
SURFACE PARKING (9'x18')		14 SPACES
H/C PARKING (12'x18')		2 SPACES
TOTAL PARKING PROVIDED		225 SPACES

GENERAL INFORMATION		
	REQUIRED	PROVIDED
DENSITY	10 U.P.A. MAX.	6.7 U.P.A. (NET)
LOT COVERAGE (BUILDING)	50% MAX.	49%
LOT DEPTH	100' MIN.	102'
BUILDING LENGTH	175'	159.67'

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	86'
REAR	15'	15'
CORNER SETBACK (INTERIOR)	20'	25'
BUILDING SEPARATION	20'	20'
BUILDING HEIGHT	35'	28'

REQUIRED RECREATION SPACE: 400 S.F. PER UNIT X 76 UNITS =	30,400 S.F.
TOTAL PROVIDED:	
CABANA AND MAIL	2,360 S.F.
POOL	6,016 S.F.
PLAYGROUND	2,800 S.F.
TOT LOT	1,993 S.F.
PEDESTRIAN TRAIL AT LAKE	22,657 S.F.
TOTAL	35,826 S.F.

GROSS DENSITY	6.32 U.P.A.
NET DENSITY	6.71 U.P.A.
EXISTING LAND USE	L-5
PROPOSED LAND USE	L-5
EXISTING ZONING	E-5
PROPOSED ZONING	RM

WATER & SEWER PROVIDED BY BROWARD COUNTY WATER AND WASTEWATER

WATER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SEWER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SOLID WASTE DEMAND: 76 UNITS @ 8.9 LBS PER DAY PER UNITS:	676.4 LBS
TRASH PICK UP TO BE CURBSIDE	

NOTE: ALL PROPOSED ELEVATIONS IN N.A.V.D. 88

[illegible]

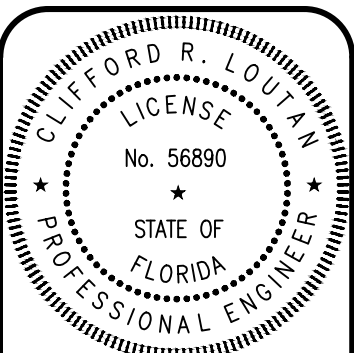
DANIA PRESERVE

CITY OF DANIA BEACH

FLORIDA

SITE PLAN KEY MAP

DATE:	AUGUST 2021
SCALE:	1"=40'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	21-4073



Date: August 4, 2021

This item has been digitally signed
and sealed by
CLIFFORD R. LOUTAN, P.E.
on the date adjacent to the seal.
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the signature must be verified on any
electronic copies.

SHEET No.
SP1

November 10, 2021

Mr. Tirso Sanjose

SobelCo

2385 NW Executive Center Drive

Suite 370

Boca Raton, Florida 33431

Re: Dania Preserve - Traffic Engineering Evaluation

Dear Tirso:

Traf Tech Engineering, Inc. conducted a traffic statement associated with a proposed 76-unit development planned to be located on the east side of SW 31st Avenue and south of Griffin Road in the City of Dania Beach in Broward County, Florida. This traffic statement addresses trip generation and projected traffic queues at the entry gate. The proposed site plan for the project is contained in Attachment A.

Trip Generation

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. As indicated in Table 1, the Dania Preserve project is anticipated to generate approximately 556 new daily trips, approximately 35 new AM peak hour trips (8 inbound and 27 outbound) and approximately 43 new PM peak hour trips (27 inbound and 16 outbound). Hence, the trips generated by the proposed residential development are minimal (one new peak hour trip every 1 minutes and 24 seconds during the highest-volume hour).

Queuing at Entry Gate

VISITOR'S LANE

To determine the stacking requirements associated with the visitor's lane (critical lane from a queuing standpoint), a queuing analysis was undertaken. As indicated in Table 1, the maximum number of inbound vehicles associated with this project, during a one-hour period, is approximately 27 vehicles. Based on ULI *Shared Parking* document, visitors at residential developments account for approximately eight percent (8%) of the total residential traffic. Hence, 8% of the peak inbound traffic flow is approximately three (3) vehicles. A queuing analysis was conducted to ensure that the on-site stacking is sufficient to accommodate the maximum inbound vehicular demand anticipated at this facility. The length of queue anticipated was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities¹. For this analysis, the following input variables were used:

- o Service Rate: Based on wait-time studies conducted by Traf Tech Engineering at residential developments, the average wait time is approximately two (2) minutes per vehicle for the visitor's lane.
- o Demand Rate: As indicated above, a maximum of three (3) inbound vehicles are projected to arrive during the highest hour at the visitor's lane.

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated at the visitor's lane, at the 95% confidence level, is one (1) vehicles at the visitor's lane. As depicted in the attached site plan, stacking for approximately two (2) vehicles is provided for the visitor's lane. Hence, queueing is not anticipated to be a problem at the visitor's lane.

¹ By Vergil G. Stover and Frank J. Koepke.

RESIDENT'S LANE

- o Service Rate: Based on wait-time studies conducted by Traf Tech Engineering at residential developments, the average wait time is approximately six (6) seconds per vehicle for the resident's lane.
- o Demand Rate: 24 vehicles (27 minus 3 visitors) are projected to arrive during the highest hour at the resident's lane.

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated at the visitor's lane, at the 95% confidence level, is one (1) vehicle at the resident's lane. As depicted in the attached site plan, stacking for approximately four (4) vehicles is provided for the resident's lane. Hence, queueing is not anticipated to be a problem at the resident's lane.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



November 10, 2021

TABLE 1
Trip Generation Summary (Proposed Use)
Dania Preserve

Land Use	Size		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Multifamily Low Rise	76	units	556	35	8	27	43	27	16
External Trips			556	35	8	27	43	27	16

Source: ITE Trip Generation Manual (10th Edition)

ITE Land Use Code 220 - Multifamily Housing (Low Rise)

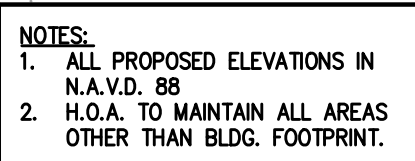
Daily Trips $T = 7.32 (X)$, X = number of units

AM Peak: $T = 0.46 (X)$ (23% inbound and 77% outbound), X = number of units

PM Peak: $T = 0.56 (X)$ (63% inbound and 37% outbound), X = number of units

ATTACHMENT A

Site Plan for Dania Preserve



SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
GREEN SPACE	147,896	3.40 AC.	29.98%
BUILDING	111,615	2.56 AC.	22.63%
PAVEMENT	64,978	1.49 AC.	13.17%
CONCRETE	20,894	0.48 AC.	4.24%
PAVERS	58,506 *	1.34 AC.	11.86%
TOT LOT	1,941	0.04 AC.	0.39%
LAKE	87,412	2.01 AC.	17.72%
NET AREA	493,242	11.32 AC.	100.0%
R/W DEDICATION	30,883	0.71 AC.	
GROSS AREA	524,125	12.03 AC.	

PERVIOUS CALCULATION			
PERVIOUS	237,249	5.45 AC.	48.10%
IMPERVIOUS	255,993	5.88 AC.	51.90%

PARKING CALCULATIONS	
REQUIRED PARKING	
76 UNITS @ 2 SPACES PER UNIT	152 SPACES
223 S.F. OFFICE @ 1 SPACE PER 300 S.F.	1 SPACE
260 S.F. GYMNASIUM @ 1 SPACE PER 300 S.F.	1 SPACE
1,877 S.F. ASSEMBLY @ 1 SPACE PER 1,000 S.F.	2 SPACES
POOL AND POOL DECK 3,774 S.F. @ 1 SPACE PER 250 S.F.	16 SPACES
TOTAL PARKING REQUIRED	172 SPACES
PROVIDED PARKING	
76 CAR GARAGES 20'x20' CLEAR @ 1 SPACE PER GARAGE	76 SPACES
76 (2) CAR DRIVEWAYS	152 SPACES
SURFACE PARKING 9'x18'	8 SPACES
HANDICAP PARKING 9'x18'	2 SPACES
TOTAL PARKING PROVIDED	238 SPACES
* REQUIRED BICYCLE PARKING=5% (9 SPACES) - PROVIDED: 12 SPACES	

GENERAL INFORMATION		
	REQUIRED	PROVIDED
DENSITY	10 U.P.A. MAX.	6.7 U.P.A. (NET)
LOT COVERAGE (BUILDING)	50% MAX.	48%
LOT DEPTH	100' MIN.	102'
BUILDING LENGTH	175'	159.67'

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	86'
REAR	15'	15'
CORNER SETBACK (INTERIOR)	20'	25'
BUILDING SEPARATION	20'	20'
BUILDING HEIGHT	35'	28'

REQUIRED RECREATION SPACE: 400 S.F. PER UNIT X 76 UNITS =	30,400 S.F.
TOTAL PROVIDED:	
CLUB HOUSE AND MAIL KIOSK	2,360 S.F.
POOL	3,774 S.F.
PLAYGROUND	2,800 S.F.
TOT LOT	1,993 S.F.
PEDESTRIAN TRAIL AT LAKE	22,657 S.F.
TOTAL	33,584 S.F.

GROSS DENSITY	6.32 U.P.A.
NET DENSITY	6.71 U.P.A.
EXISTING LAND USE	L-5
PROPOSED LAND USE	L-5
EXISTING ZONING	E-5
PROPOSED ZONING	RM

WATER PROVIDED BY BROWARD COUNTY WATER AND WASTEWATER. SEWER PROVIDED BY CITY OF HOLLYWOOD.	
WATER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SEWER DEMAND: 76 UNITS @ 300 G.P.D./UNIT:	22,800 G.P.D.
SOLID WASTE DEMAND: 76 UNITS @ 8.9 LBS PER DAY PER UNITS: TRASH PICK UP TO BE CURBSIDE	676.4 LBS

ATTACHMENT B

ITE Queuing

Queuing Analysis based on ITE Procedures Visitor's Lane

$q = 3 \text{ veh/hr}$ (demand rate)

$Q = 30 \text{ veh/hr}$ (service rate*)

$$p = \frac{q}{NQ} = 0.10 \text{ (N = 1 Visitor's Lane)}$$

$$Q_M = 0.10$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left(\frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left(\frac{\ln(0.05) - \ln(0.10)}{\ln(0.10)} \right) - 1$$

$$M = \left(\frac{-2.9957 - (-2.3026)}{-2.3026} \right) - 1$$

$$M = 0.30 - 1 = -0.7, \text{ say one vehicle}$$

* One vehicle every 2 minutes = 30 veh/hr

Queuing Analysis based on ITE Procedures Resident's Lane

$q = 24 \text{ veh/hr}$ (demand rate)

$Q = 600 \text{ veh/hr}$ (service rate 1 car per 6 sec)

$$p = \frac{q}{NQ} = 0.08 \text{ (N = 1 Visitor's Lane)}$$

$$Q_M = 0.08$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left(\frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left(\frac{\ln(0.05) - \ln(0.08)}{\ln(0.08)} \right) - 1$$

$$M = \left(\frac{-2.9957 - (-2.5257)}{-2.5257} \right) - 1$$

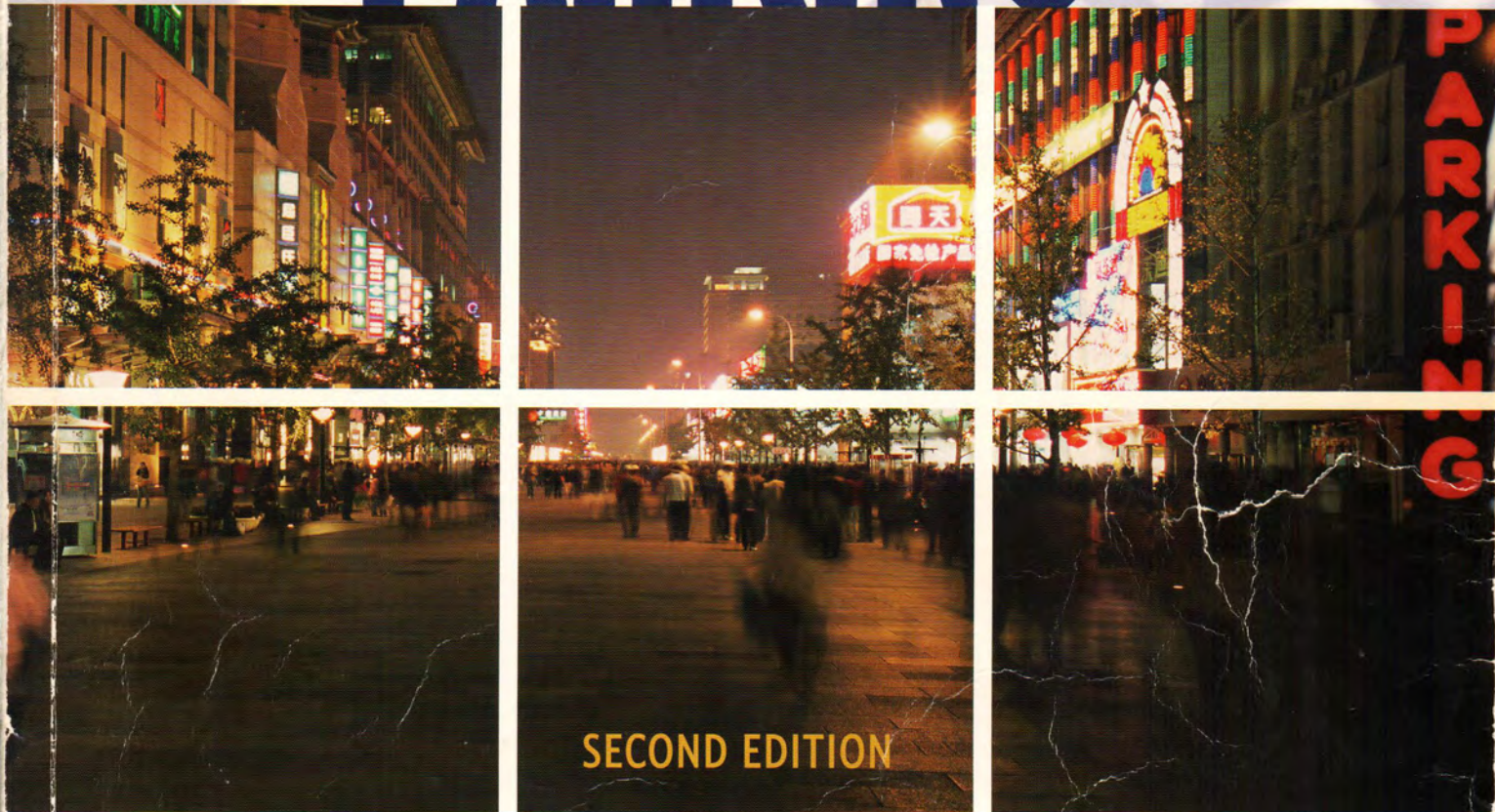
$$M = 0.18 - 1 = -0.82, \text{ say 1 vehicle}$$

* One vehicle every 6 seconds = 600 veh/hr

ATTACHMENT C

ULI Visitor's Information and Processing times at Entry Gates

SHARED PARKING



SECOND EDITION

 Urban Land
Institute


International Council
of Shopping Centers

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf ¹ GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5 ²	0.15	1.5 ²	/unit	2
Residential, Owned	0.15	1.7 ²	0.15	1.7 ²	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

¹/ksf = per thousand sq. ft.

²1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

$$\frac{0.15}{(0.15+1.7)} = 0.08 \text{ (8\%)}$$

Gated Entry Processing Times

Location: 91st Street at Bay Drive (Entrance to Indian Creek Country Club)

Time Periods: 11:30 AM to 1:30 PM and 6:30 PM to 7:30 PM

Date: April 24, 2011

Hour	Processing Time	
	Resident (Sec.)	Guest (Sec.)
11:30	0.6	
	0.5	
		33.0
		22.0
		16.0
		36.0
	8.8	
	14.0	
	12.0	
	8.0	
	3.0	
		33.1
		39.0
	1.5	
		15.0
11:45	4.3	
	7.2	
		33.5
	3.0	
	6.7	
		10.4
	5.6	
		38.2
	6.0	
		44.5
		23.2
		16.5
	0.5	
		17.5
		21.5
12:00	6.8	
	5.5	
	4.1	
	0.8	
	9.5	
	0.5	
	3.4	
		21.3
		19.7
	5.5	
		26.8
		34.0
	0.7	
		24.6
		27.1
12:15	0.7	
	6.9	
	4.5	
	0.8	
		16.6
		17.9
	5.0	
		28.3
		41.1
		32.7
		33.0
	4.0	
	0.6	
	0.9	
		7.8

Hour	Processing Time	
	Resident (Sec.)	Guest (Sec.)
12:30	1.6	
		11.2
		13.7
		14.8
	2.4	
	3.3	
	4.9	
	5.1	
	6.4	
	0.7	
	1.9	
	2.7	
	0.6	
	0.5	
		12.3
12:45	0.7	
		16.0
		21.0
		29.0
	0.6	
		12.0
		15.0
		23.0
		21.0
	0.7	
	1.5	
	4.3	
	5.5	
	7.1	
	0.8	
1:00		13.1
		27.4
		17.3
	0.9	
	4.6	
	5.1	
		19.2
		15.8
	6.3	
	4.5	
	0.7	
	0.9	
	1.9	
		11.4
	3.2	
1:15		16.7
		17.2
	0.6	
	3.4	
	5.2	
		16.3
	3.4	
	2.6	
		8.5
		12.9
		23.1
	3.1	
	0.5	
	1.6	
		20.1
	6.1	

Hour	Processing Time	
	Resident (Sec.)	Guest (Sec.)
6:30	0.4	
		5.0
		13.0
	0.55	
	0.58	
		21.7
	6.7	
	19.2	
	2.7	
		56.8
		72.0
		24.2
		22.7
	7.8	
		15.0
6:45		25.7
		11.6
		26.9
	1.9	
	2.4	
		32.8
	5.6	
		56.8
		129.0
		34.2
		7.8
	0.8	
		12.7
		3.8
		10.7
7:00	2.1	
		10.0
		32.8
	3.1	
		1.0
		1.0
		79.0
	2.8	
	0.5	
	1.9	
	0.3	
		15.1
	1.9	
		26.7
		29.9
7:15	1.1	
		31.8
		26.1
	1.1	
		46.3
	5.3	
	4.8	
	1.1	
	1.5	
	2.0	
		26.6
	4.6	
		43.9
	1.1	
		41.9
		10.3
	1.6	
		22.7
	0.3	
		25.3
		7.3
		11.4
		9.9

152.3 719.9

105.9 408.0

98.7 1068.4

Max 14.0 44.5 Max 7.1 29.0
Avg 4.6 26.7 Avg 2.9 17.0

Max 19.2 129.0
Avg 3.3 28.1

The resident's lane average processing time was 4.6 sec, 2.9 sec and 3.3 sec. Used 6 sec per vehicle to be conservative.

Visitor's Lane, used the maximum time recorded (129 seconds) which is approximately 2 minutes per vehicle.



November 4, 2021

Johana Narvaez
Broward County
Environmental Engineering and
Permitting Division
Surface Water Management Licensing
1 N. University Drive Mailbox 201
Plantation, Florida, 33324

RE: Dania Preserve

Please be advised that we are aware that the above mentioned property will be required to have a perimeter berm at an elevation equal to or greater than the 100 year-3 day storm event. We will also note this requirement in the HOA documents on the project when they are prepared and will provide your office with a copy of such prior to issuance of a Surface Water Management License.

I trust the information submitted is sufficient for your needs and should you have any questions or require any additional information please feel free to call

Sincerely
SobelCo.

A handwritten signature in blue ink, appearing to read "T. San Jose", written over the SobelCo. text.

Tirso San Jose
Vice President of Residential Development

2385 NW
Executive Center Dr
Suite 370

Boca Raton
Florida 33431

telephone
561 994 3434

facsimile
561 994 3430

web
sobelco.com

FIRE FLOW CALCULATIONS

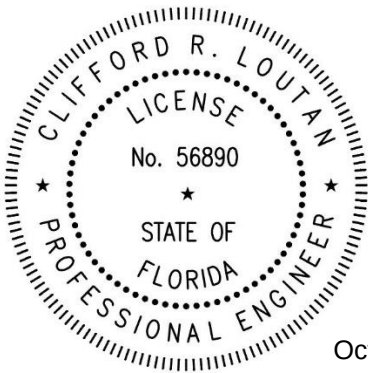
Project:

DANIA PRESERVE
SECTION 31, TOWNSHIP 50S, RANGE 42E
BROWARD COUNTY, FLORIDA
STE PROJECT #21-4073

Prepared by:

SUN-TECH ENGINEERING, INC.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351

October 4, 2021



This item has been digitally signed and sealed by
Clifford R. Loutan, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered
signed and sealed and the signature must be verified
on any electronic copies.

October 14, 2021

Clifford, R. Loutan, P.E.
FL REG. No. 56890



TABLE OF CONTENTS

- I. DESCRIPTION**
- II. DESIGN REQUIREMENTS**
- III. DESIGN CRITERIA**
- IV. FIRE FLOW REQUIREMENT**
- V. EPANET SIMULATION RESULTS**
- VI. ANALYSIS RESULTS**
- VII. FIRE HYDRANT TEST RESULTS**
- VIII. EXHIBITS**

I. DESCRIPTION

The following simulation represents the hydraulic calculation to demonstrate that the proposed system provides adequate flow and pressure for both domestic supply and fire protection for the proposed residential development, according to the Broward County, City of Dania Beach, Florida Fire Prevention Code, and the Florida Building Code standards.

The proposed project consists of thirteen (13) residential buildings and one (1) club house. The water system is composed of 8" DIP watermain loop serving the referenced building and fire hydrants. Fire hydrant test has been conducted at the nearest existing fire hydrant to the site, to determine actual pressure conditions, which represents data necessary for the modeling provided in this report. The water potable demand has been calculated and it is summarized in Table 1.

Two different designs criteria have been taken place, the first one considering the maximum daily flow for all building and applying the fire flow to the fire hydrant the represents the hydraulically worst-case scenario. The second design option has considered the peak hourly flow at each building only.

Table 1. Water Potable Demand

<u>Building</u>	Qd (gpd/Unit)	#Units/Bldg	# Bldgs.	Demand (gpm)		Max Flow (gpm)		Peak Hourly Flow (gpm)	
				Bldg.	Total	Bldg.	Total	Bldg.	Total
Bldg. Type 1	300	6	12.00	1.25	15.00	3.13	37.50	5.00	60.00
Bldg. Type 2	300	4	1.00	0.83	0.83	2.08	2.08	3.33	3.33
Club House	300	1	1.00	0.21	0.21	0.52	0.52	0.83	0.83
				16.04		40.10		64.16	

II. DESIGN REQUIREMENTS

Water demand

- Average Daily Flow Project (ADF) = 16.04 gpm
- Maximum Daily Flow (MDF) = $2.5 \times 16.04 \text{ gpm} = 40.10 \text{ gpm}$
- Peak Daily Flow (PDF) = $4.0 \times 16.04 \text{ gpm} = 64.16 \text{ gpm}$

Fire Flow Required

- Fire Flow Demand Required = 1,000 gpm (ISO calcs below)

Pressure Conditions

- Static Pressure = 72 psi

III. DESIGN CRITERIA

- Maximum Daily Flow + Fire Flow Demand = 1,040.10 gpm
- Peak Daily Flow = 64.16 gpm
- Minimum pressure = 20 psi

IV. FIRE FLOW REQUIREMENT

**DANIA PRESERVE
STE PROJECT #21-4073**

FIRE FLOW CALCULATION (I.S.O METHOD) - BUILDING 1 (NORTH)																													
Formula NFF= [18F(A) ^{0.5}](O) ^{0.5} [(1+(X+P))]																													
Address:	SW 31st Ave, Dania Beach, FL	STE Project No.	21-4073																										
Project Name:	DANIA PRESERVE	Occupancy Type:	C-2																										
Construction Type:	3	Number of Stories:	1																										
STEP 1																													
Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.																													
First Floor		8,609	Sq. Ft. @ 100%																										
Buildings classified as construction classes 1-4: 50% of all other floors																													
Buildings classified as construction classes 5 or 6: Fire Resistive																													
1) If all vertical openings are protected, 25% of the area not exceeding the two other largest floors.																													
2) If one or more vertical openings in the building are unprotected, 50% of the area of not exceeding 8 other floors																													
Total other floors		12,914																											
Total Area All		21,523																											
STEP 2																													
Take the Square Root of the Area		147																											
Now multiply by "F", which is the coefficient for the construction type:																													
F = Coefficient related to the class of construction																													
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Square Root of the Area x F		117																											
Square Root of the Area x F x 18		2113	= C Value																										
STEP 3																													
Round off the C value to the nearest 250 GPM (round up or down)																													
up to 2250 & to 500 for 2500 & above																													
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3751 to 4249	4000																												
Rounded to the nearest 250 or 500 GPM		2000	GPM																										

STEP 4	Multiply result of rounded off GPM by the Occupancy Factor (Oi) Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products. Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospital, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses. Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies. Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops. Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops & waste paper storage. Occupancy Factor Selected 0.85 Rounded GPM x Oi 1,700	Occupancy Factor 0.75 0.85 1.0 1.15 1.25
STEP 5	Approved Fire Sprinkler System Credit 50% Take fire flow from step 4 and apply the sprinkler credit of 75% Sprinkler credit 850 Fire Flow Required 850	
STEP 6	Take value from step 5 and Round to nearest 250 gpm under 2,500 gpm Round to nearest 500 gpm over 2,500 gpm Needed Fire Flow 1,000 GPM	

V. EPANET SIMULATION RESULTS

**DANIA PRESERVE
STE PROJECT #21-4073
MAX DAILY FLOW**

NETWORK TABLE - NODES

Node ID	Elevation	Demand	Pressure	Notes
	(ft)	(GPM)	(psi)	
Junc 1	0.60	0.00	70.41	
Junc 2	0.60	0.00	69.09	
Junc 3	0.60	0.00	66.46	
Junc 4	0.60	0.00	66.24	
Junc 5	0.60	0.00	65.38	
Junc 6	0.60	0.00	64.41	
Junc 7	0.60	0.00	63.46	
Junc 8	0.60	0.00	62.69	
Junc 9	0.60	0.00	62.91	
Junc 10	0.60	0.00	64.06	
Junc 11	0.60	0.00	65.13	
Junc 12	0.60	0.00	65.42	
Junc Bldg1	0.60	3.13	65.81	Building Demand
Junc Bldg2	0.60	3.13	65.45	Building Demand
Junc Bldg3	0.60	3.13	65.07	Building Demand
Junc Bldg4	0.60	3.13	64.30	Building Demand
Junc Bldg5	0.60	3.13	64.70	Building Demand
Junc Bldg6	0.60	3.13	63.79	Building Demand
Junc Bldg7	0.60	2.08	63.32	Building Demand
Junc Bldg8	0.60	3.13	63.01	Building Demand
Junc Bldg9	0.60	3.13	62.91	Building Demand
Junc Bldg10	0.60	3.13	63.42	Building Demand
Junc Bldg11	0.60	3.13	64.29	Building Demand
Junc Bldg12	0.60	3.13	64.66	Building Demand
Junc Bldg13	0.60	3.13	65.89	Building Demand
Junc ClubHouse	0.60	0.52	66.44	Building Demand
Junc FH1	7.50	0.00	63.25	Fire Hydrant
Junc FH2	7.50	0.00	62.39	Fire Hydrant
Junc FH3	7.50	0.00	61.42	Fire Hydrant
Junc FH4	7.50	0.00	60.47	Fire Hydrant
Junc FH5	7.50	1000.00	59.18	Fire Hydrant
Junc FH6	7.50	0.00	61.07	Fire Hydrant
Junc FH7	7.50	0.00	62.43	Fire Hydrant
Resvr Reser	7.00	1040.16	72.00	Connection Point

**DANIA PRESERVE
STE PROJECT #21-4073
MAX DAILY FLOW**

NETWORK TABLE - LINKS

LINK ID	Length	Diameter	Flow	Velocity
	(ft)	(in)	(GPM)	(fps)
Pipe 1	320	8	1040.16	6.64
Pipe 2	690	12	1040.16	2.95
Pipe 3	190	8	1040.16	6.64
Pipe 4	6	8	456.36	2.91
Pipe 5	65	8	455.84	2.91
Pipe 6	15	6	0.00	0.00
Pipe 7	145	8	455.84	2.91
Pipe 8	120	8	452.71	2.89
Pipe 9	25	8	449.58	2.87
Pipe 10	8	6	0.00	0.00
Pipe 11	105	8	449.58	2.87
Pipe 12	130	8	446.45	2.85
Pipe 13	100	8	443.32	2.83
Pipe 14	15	6	0.00	0.00
Pipe 15	40	8	443.32	2.83
Pipe 16	180	8	440.19	2.81
Pipe 17	120	8	437.06	2.79
Pipe 18	40	6	0.00	0.00
Pipe 19	50	8	437.06	2.79
Pipe 20	110	8	434.98	2.78
Pipe 21	120	8	431.85	2.76
Pipe 22	10	6	1000.00	11.35
Pipe 23	50	8	568.15	3.63
Pipe 24	140	8	3.13	0.02
Pipe 25	110	8	571.28	3.65
Pipe 26	140	8	574.41	3.67
Pipe 27	40	6	0.00	0.00
Pipe 28	50	8	574.41	3.67
Pipe 29	80	8	577.54	3.69
Pipe 30	100	8	580.67	3.71
Pipe 31	60	8	580.67	3.71
Pipe 32	40	6	0.00	0.00
Pipe 33	100	8	580.67	3.71
Pipe 34	120	8	583.80	3.73

**DANIA PRESERVE
STE PROJECT #21-4073
PEAK HOURLY FLOW**

NETWORK TABLE - NODES

Node ID	Elevation	Demand	Pressure	Notes
	(ft)	(GPM)	(psi)	
Junc 1	0.60	0.00	74.81	
Junc 2	0.60	0.00	74.81	
Junc 3	0.60	0.00	74.79	
Junc 4	0.60	0.00	74.79	
Junc 5	0.60	0.00	74.78	
Junc 6	0.60	0.00	74.78	
Junc 7	0.60	0.00	74.78	
Junc 8	0.60	0.00	74.78	
Junc 9	0.60	0.00	74.78	
Junc 10	0.60	0.00	74.78	
Junc 11	0.60	0.00	74.79	
Junc 12	0.60	0.00	74.79	
Junc Bldg1	0.60	5.00	74.79	Building Demand
Junc Bldg2	0.60	5.00	74.78	Building Demand
Junc Bldg3	0.60	5.00	74.78	Building Demand
Junc Bldg4	0.60	5.00	74.78	Building Demand
Junc Bldg5	0.60	5.00	74.78	Building Demand
Junc Bldg6	0.60	5.00	74.78	Building Demand
Junc Bldg7	0.60	3.33	74.78	Building Demand
Junc Bldg8	0.60	5.00	74.78	Building Demand
Junc Bldg9	0.60	5.00	74.78	Building Demand
Junc Bldg10	0.60	5.00	74.78	Building Demand
Junc Bldg11	0.60	5.00	74.78	Building Demand
Junc Bldg12	0.60	5.00	74.78	Building Demand
Junc Bldg13	0.60	5.00	74.79	Building Demand
Junc ClubHouse	0.60	0.83	74.79	Building Demand
Junc FH1	7.50	0.00	71.80	Fire Hydrant
Junc FH2	7.50	0.00	71.79	Fire Hydrant
Junc FH3	7.50	0.00	71.79	Fire Hydrant
Junc FH4	7.50	0.00	71.79	Fire Hydrant
Junc FH5	7.50	0.00	71.79	Fire Hydrant
Junc FH6	7.50	0.00	71.79	Fire Hydrant
Junc FH7	7.50	0.00	71.80	Fire Hydrant
Resvr Reser	7.00	64.16	72.00	Connection Point

**DANIA PRESERVE
STE PROJECT #21-4073
PEAK HOURLY FLOW
NETWORK TABLE - LINKS**

LINK ID	Length	Diameter	Flow	Velocity
	(ft)	(in)	(GPM)	(fps)
Pipe 1	320	8	64.16	0.41
Pipe 2	690	12	64.16	0.18
Pipe 3	190	8	64.16	0.41
Pipe 4	6	8	32.40	0.21
Pipe 5	65	8	31.57	0.20
Pipe 6	15	6	0.00	0.00
Pipe 7	145	8	31.57	0.20
Pipe 8	120	8	26.57	0.17
Pipe 9	25	8	21.57	0.14
Pipe 10	8	6	0.00	0.00
Pipe 11	105	8	21.57	0.14
Pipe 12	130	8	16.57	0.11
Pipe 13	100	8	11.57	0.07
Pipe 14	15	6	0.00	0.00
Pipe 15	40	8	11.57	0.07
Pipe 16	180	8	6.57	0.04
Pipe 17	120	8	1.57	0.01
Pipe 18	40	6	0.00	0.00
Pipe 19	50	8	1.57	0.01
Pipe 20	110	8	1.76	0.01
Pipe 21	120	8	6.76	0.04
Pipe 22	10	6	0.00	0.00
Pipe 23	50	8	6.76	0.04
Pipe 24	140	8	5.00	0.03
Pipe 25	110	8	11.76	0.08
Pipe 26	140	8	16.76	0.11
Pipe 27	40	6	0.00	0.00
Pipe 28	50	8	16.76	0.11
Pipe 29	80	8	21.76	0.14
Pipe 30	100	8	26.76	0.17
Pipe 31	60	8	26.76	0.17
Pipe 32	40	6	0.00	0.00
Pipe 33	100	8	26.76	0.17
Pipe 34	120	8	31.76	0.20

VI. ANALYSIS RESULTS

EPANET 2.0 water distribution system modeling software was used to perform the simulation of hydraulic behavior for pipe networks for this project. Results are summarized below, and tables are presented within section VI.

Max daily flow & Fire Flow

- The system conveyed to Fire Hydrant 5 (FH5) with a resulting residual pressure of 59.18 psi.
- The average velocity throughout the entire water system is about 3.59 fps.

Peak hourly flow

- The Proposed buildings conveyed with a residual pressure of 74.78 psi.
- The average velocity throughout the entire water system is about 0.13 fps.

VII. FIRE HYDRANT TEST RESULTS



Public Works Department

Water and Wastewater Services/Fiscal Operations

2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3250 • FAX 954-831-0789

FIRE HYDRANT/PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment.

(1) APPLICATION FOR:

☐ 24-Hour Pressure Test with Chart Reading.....\$150.00

☒ Pressure and Flow Test including 24 hour chart recording.....\$200.00

☐ Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Michael Gai

Contact Person

(3) COMPANY NAME: Sun-Tech Engineering, Inc.

(4) MAILING ADDRESS: 4577 Nob Hill Road Suite 102 Sunrise, Florida 33351

Number and Street

(5) LOCATION ADDRESS: East side of SW 31st Ave South of Griffin Road

Necessary in order to process accurately

(6) PHONE NO: (954)777-3123 ex 310 **FAX NO:** (954)777-3114

(7) E-MAIL ADDRESS: mgai@suntecheng.com

(8) SIGNATURE:  **DATE:** 8/30/21

Allow a maximum of ten (10) working days to be notified of results of test(s).

Customer is contacted by phone.

PLEASE MAIL CHECK AND APPLICATION TO:

WWS

PO Box 669300

Pompano Beach, FL 33066-9300

MAKE CHECKS PAYABLE TO: WWS

Broward County Board of County Commissioners

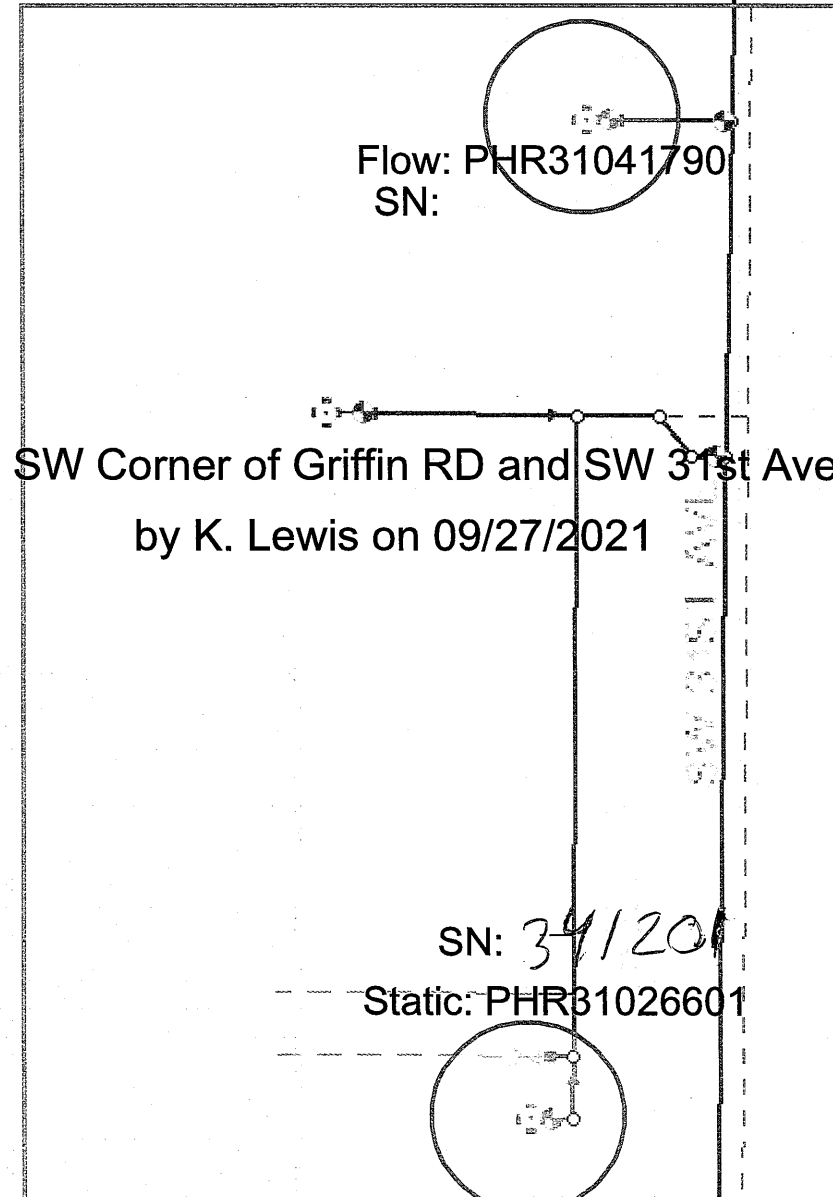
Sue Gunzburger • Kristin D. Jacobs • Albert C. Jones • Ken Keechl • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler

www.broward.org

GIS Viewer interface controls including a search bar with the text "Search All", a magnifying glass icon, and several empty input boxes.

Griffin Rd

818



Flow: PHR31041790
SN:

SW Corner of Griffin RD and SW 31st Ave
by K. Lewis on 09/27/2021

SN: 341201

Static: PHR31026601

3088

4917

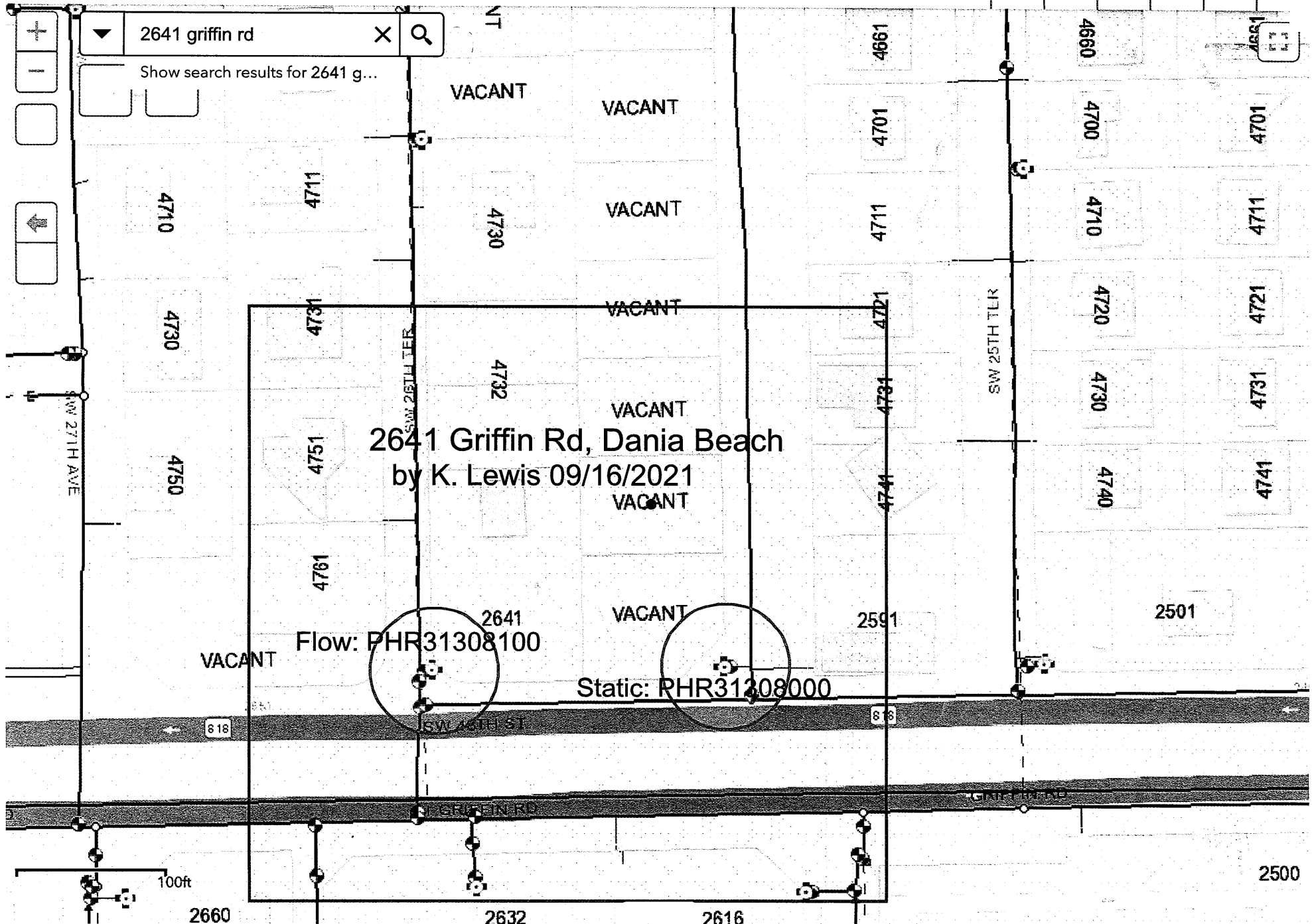
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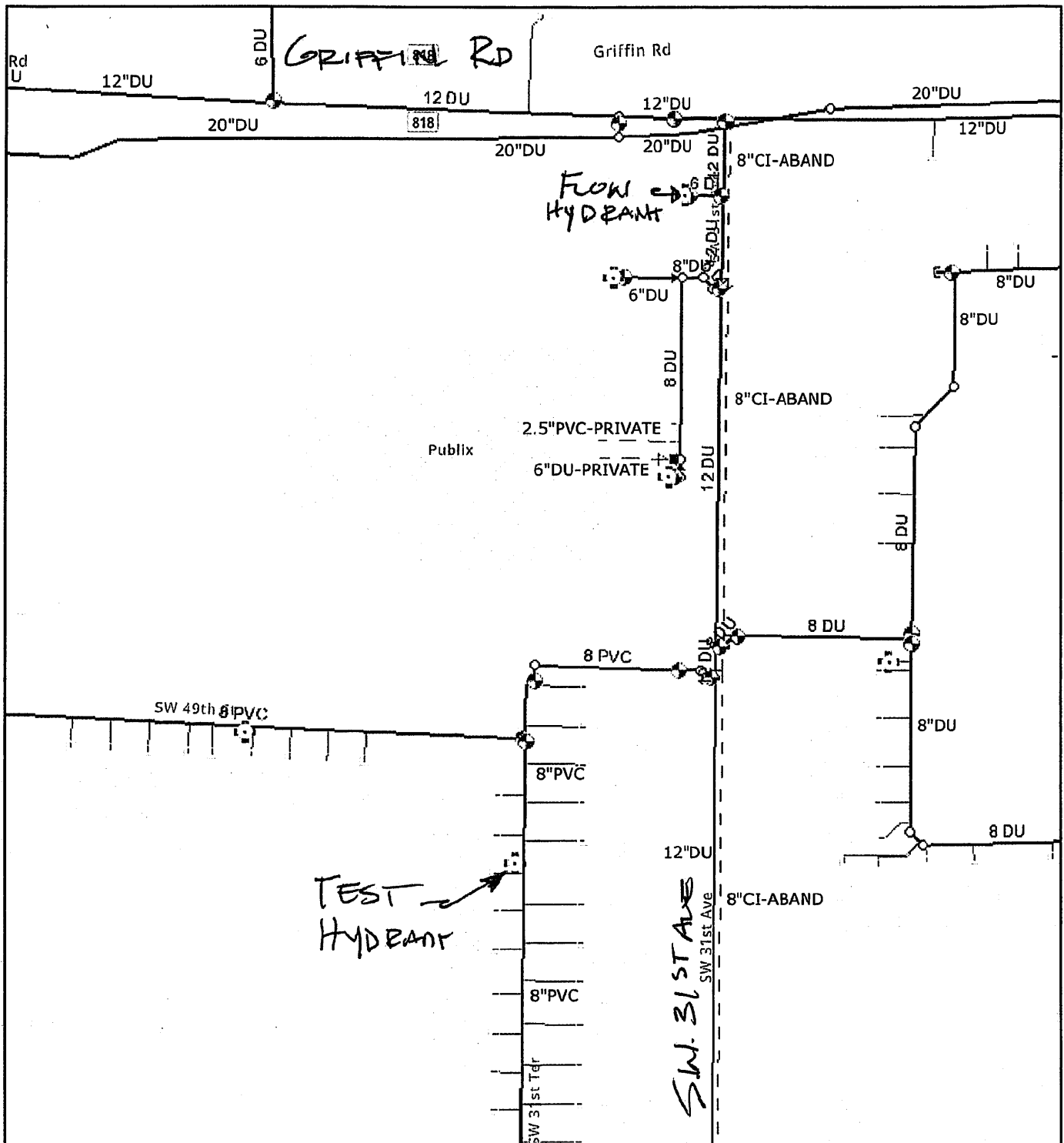
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Publix

40ft



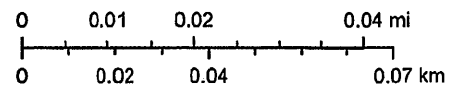
WWS Utility Map



8/30/2021, 11:16:13 AM

1:1,500

- PW Top Of Pipe
- + PW Repairs
- PW Abandoned Pipe
- PW Private Pipe
- PW Service Connection Pipe
- PW BV Connection Pipe
- PW ARV Connection Pipe
- PW Hydrant Connection Pipe
- PW Casing
- PW Main
- PW Private Facilities
- Air Release Valve



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

WWS/WVED

Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

Sun-Tech Engineering, Inc.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351-4714
(954) 777-3123

JPMORGAN CHASE BANK, NA
10016 W OAKLAND PARK BLVD
SUNRISE, FL 33351
63-8413/2670

43587

8/30/2021

PAY TO THE ORDER OF Broward County Water and Wastewater

\$ **200.00

Two Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD



MEMO 21-4073

Wiguel A. So...

043587 267084131 533027238

Sun-Tech Engineering, Inc.

Broward County Water and Wastewater

814 · Client Expenses - Reimbursable 21-4073

8/30/2021

43587

200.00

Chase Checking Acco 21-4073

200.00

Sun-Tech Engineering, Inc.

Broward County Water and Wastewater

814 · Client Expenses - Reimbursable 21-4073

8/30/2021

43587

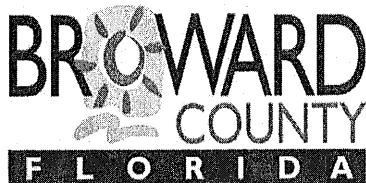
200.00

PAYMENT
RECORD

Chase Checking Acco 21-4073

200.00





BOARD OF COUNTY COMMISSIONERS
Public Works Department
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 09/27/2021

WORK ORDER: ----- 1472259

CUSTOMER NAME: **Sun-Tech Engineering, Inc.** Attn: **Michael Gai**

ADDRESS: **4577 Nob Hill Road Suite 102 Sunrise, FL 33351**

PHONE #: **954-777-3123 ext 310** FAX# **954-777-3114**

LOCATION: **East Side of SW 31st Ave South of Griffin Road**

Press. HYDRANT #1: **PHR 31026601** **LOGGER SN# 341201**

Flow HYDRANT #2: **PHR 31041790** **LOGGER SN# 341203**

Flow HYDRANT #3: **PHR** **LOGGER SN#**

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	9/27/2021	9:52:00 AM	72.95605 PSI
RESIDUAL	9/27/2021	9:58:40 AM	65.71062 PSI

HYDRANT # 2	DATE	TIME	FLOW
FLOW One	9/27/2021	9:58:40 AM	869.3 GPM
PRESSURE	9/27/2021	9:58:40 AM	65.71062 PSI

HYDRANT # 3	DATE	TIME	FLOW
FLOW One			
PRESSURE			

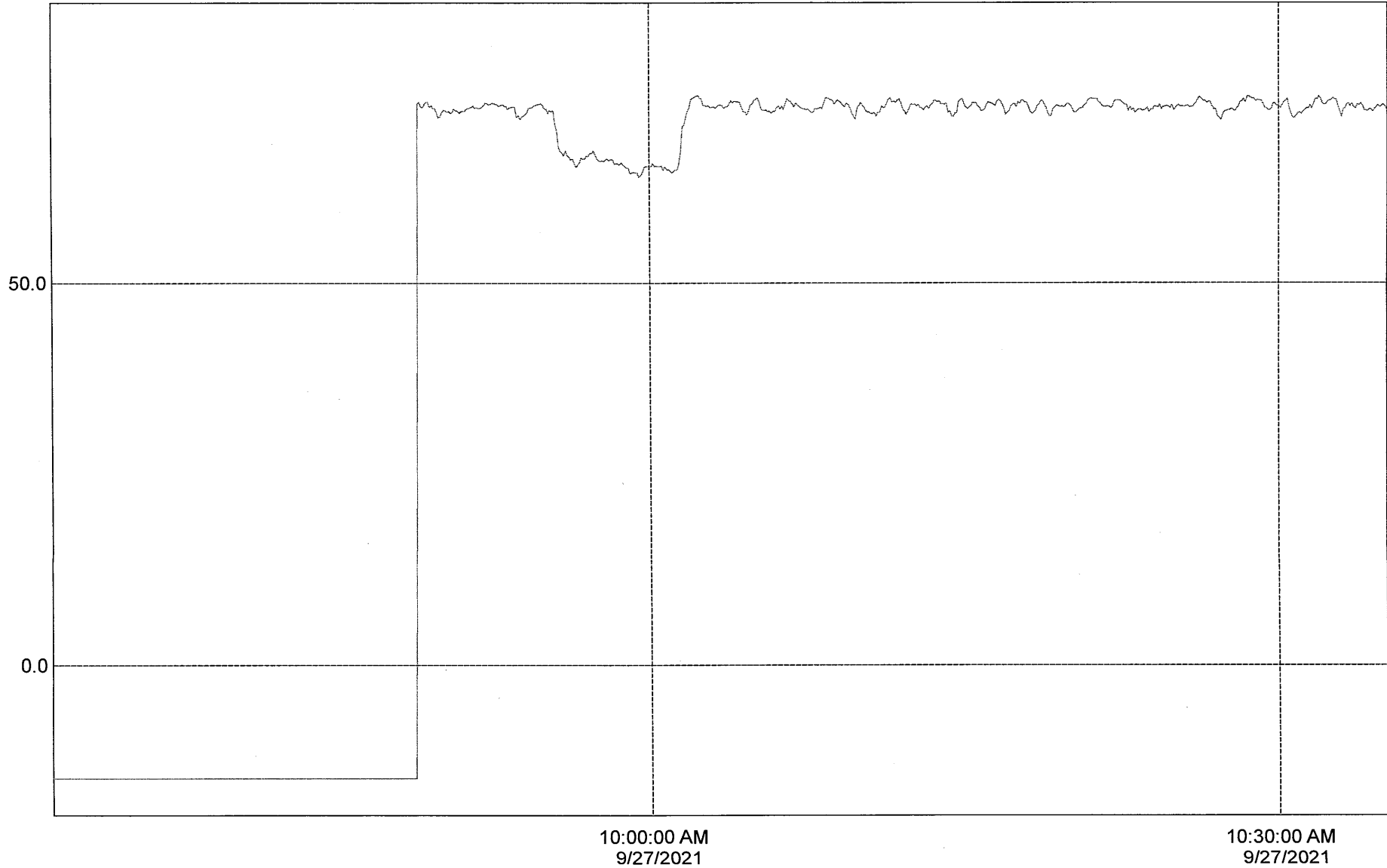
Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

TELOGER model HPR-31 (Serial numbers listed above)

POLLARD DIFFUSER 2.5 in

341201 Pressure (PSI)



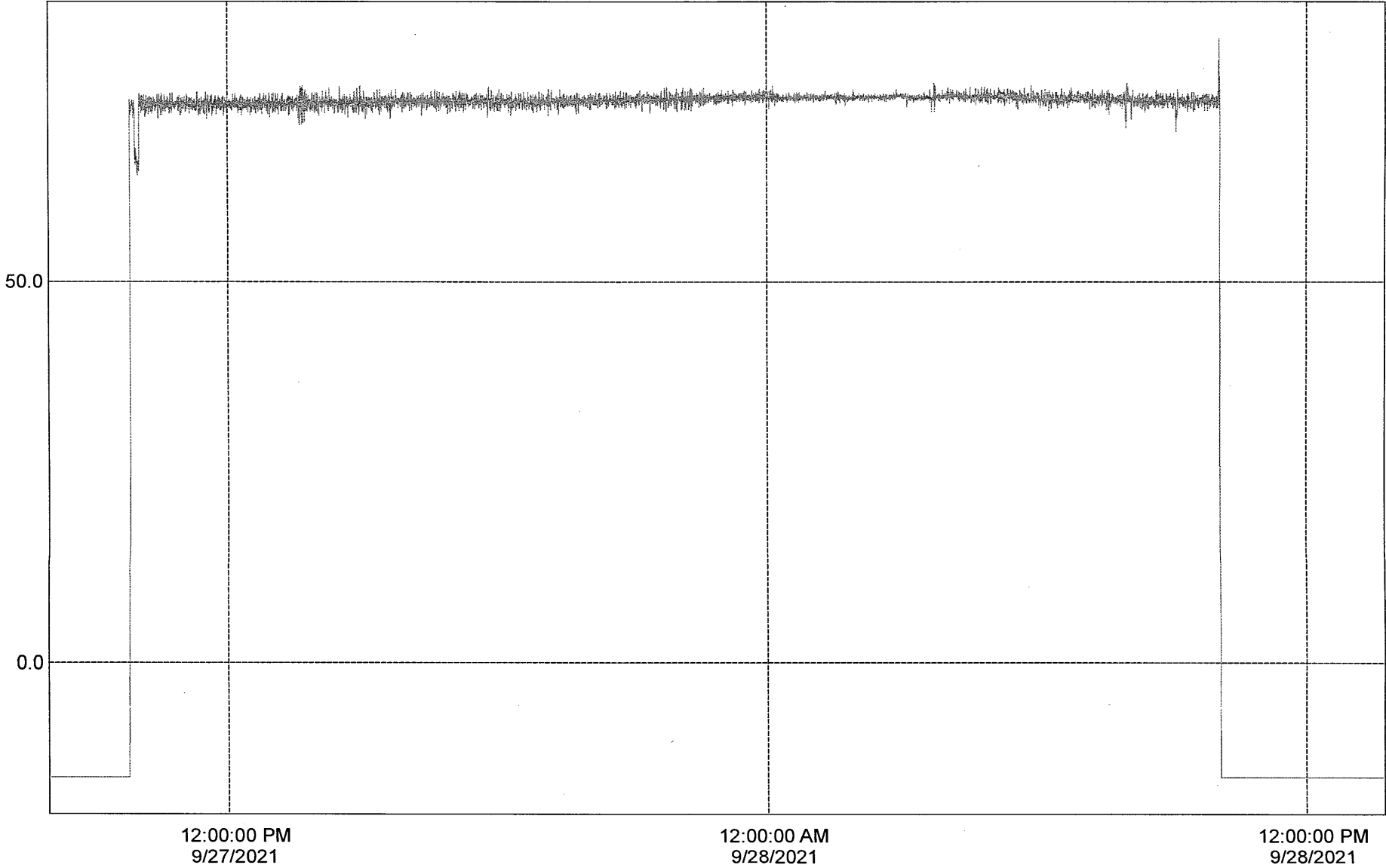
Channel Plot 1:

	Time	341201 Pressure Avg
1329	9/27/2021 9:50:40 AM	72.64713
1330	9/27/2021 9:50:45 AM	72.47863
1331	9/27/2021 9:50:50 AM	72.42247
1332	9/27/2021 9:50:55 AM	72.11356
1333	9/27/2021 9:51:00 AM	72.33822
1334	9/27/2021 9:51:05 AM	72.3663
1335	9/27/2021 9:51:10 AM	72.3663
1336	9/27/2021 9:51:15 AM	72.64713
1337	9/27/2021 9:51:20 AM	72.78754
1338	9/27/2021 9:51:25 AM	72.78754
1339	9/27/2021 9:51:30 AM	72.95605
1340	9/27/2021 9:51:35 AM	73.09646
1341	9/27/2021 9:51:40 AM	72.81563
1342	9/27/2021 9:51:45 AM	72.8718
1343	9/27/2021 9:51:50 AM	72.78754
1344	9/27/2021 9:51:55 AM	72.78754
1345	9/27/2021 9:52:00 AM	72.95605
1346	9/27/2021 9:52:05 AM	73.09646
1347	9/27/2021 9:52:10 AM	73.46154
1348	9/27/2021 9:52:15 AM	73.43346
1349	9/27/2021 9:52:20 AM	73.26496
1350	9/27/2021 9:52:25 AM	73.34921
1351	9/27/2021 9:52:30 AM	73.46154
1352	9/27/2021 9:52:35 AM	73.40537
1353	9/27/2021 9:52:40 AM	73.32112
1354	9/27/2021 9:52:45 AM	73.26496
1355	9/27/2021 9:52:50 AM	73.04029
1356	9/27/2021 9:52:55 AM	73.18071
1357	9/27/2021 9:53:00 AM	73.23688
1358	9/27/2021 9:53:05 AM	73.04029
1359	9/27/2021 9:53:10 AM	73.01221
1360	9/27/2021 9:53:15 AM	72.64713
1361	9/27/2021 9:53:20 AM	72.8718
1362	9/27/2021 9:53:25 AM	72.89988

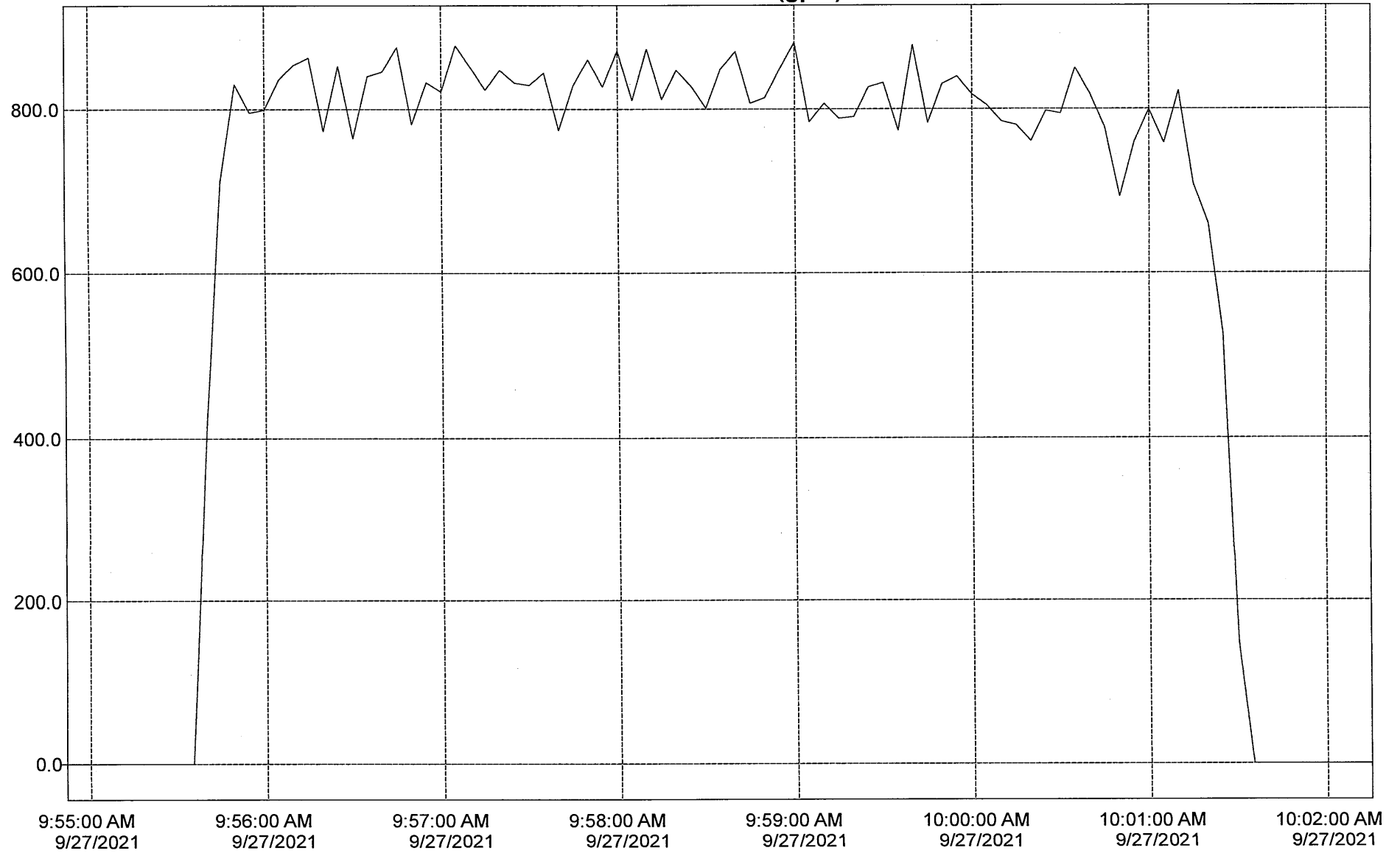
Channel Plot 1:

	Time	341201 Pressure Avg
1409	9/27/2021 9:57:20 AM	67.2271
1410	9/27/2021 9:57:25 AM	66.74969
1411	9/27/2021 9:57:30 AM	66.15995
1412	9/27/2021 9:57:35 AM	65.96337
1413	9/27/2021 9:57:40 AM	65.85104
1414	9/27/2021 9:57:45 AM	65.9072
1415	9/27/2021 9:57:50 AM	65.82295
1416	9/27/2021 9:57:55 AM	66.01954
1417	9/27/2021 9:58:00 AM	66.18803
1418	9/27/2021 9:58:05 AM	65.9072
1419	9/27/2021 9:58:10 AM	66.04762
1420	9/27/2021 9:58:15 AM	66.10378
1421	9/27/2021 9:58:20 AM	65.51405
1422	9/27/2021 9:58:25 AM	65.54212
1423	9/27/2021 9:58:30 AM	65.57021
1424	9/27/2021 9:58:35 AM	65.37363
1425	9/27/2021 9:58:40 AM	65.71062
1426	9/27/2021 9:58:45 AM	65.31746
1427	9/27/2021 9:58:50 AM	65.20513
1428	9/27/2021 9:58:55 AM	65.00854
1429	9/27/2021 9:59:00 AM	64.95238
1430	9/27/2021 9:59:05 AM	64.25031
1431	9/27/2021 9:59:10 AM	64.30647
1432	9/27/2021 9:59:15 AM	64.47497
1433	9/27/2021 9:59:20 AM	64.30647
1434	9/27/2021 9:59:25 AM	64.33456
1435	9/27/2021 9:59:30 AM	63.80098
1436	9/27/2021 9:59:35 AM	63.91331
1437	9/27/2021 9:59:40 AM	64.30647
1438	9/27/2021 9:59:45 AM	64.95238
1439	9/27/2021 9:59:50 AM	65.20513
1440	9/27/2021 9:59:55 AM	65.17705
1441	9/27/2021 10:00:00 AM	65.14896
1442	9/27/2021 10:00:05 AM	65.20513

341201 Pressure (PSI)



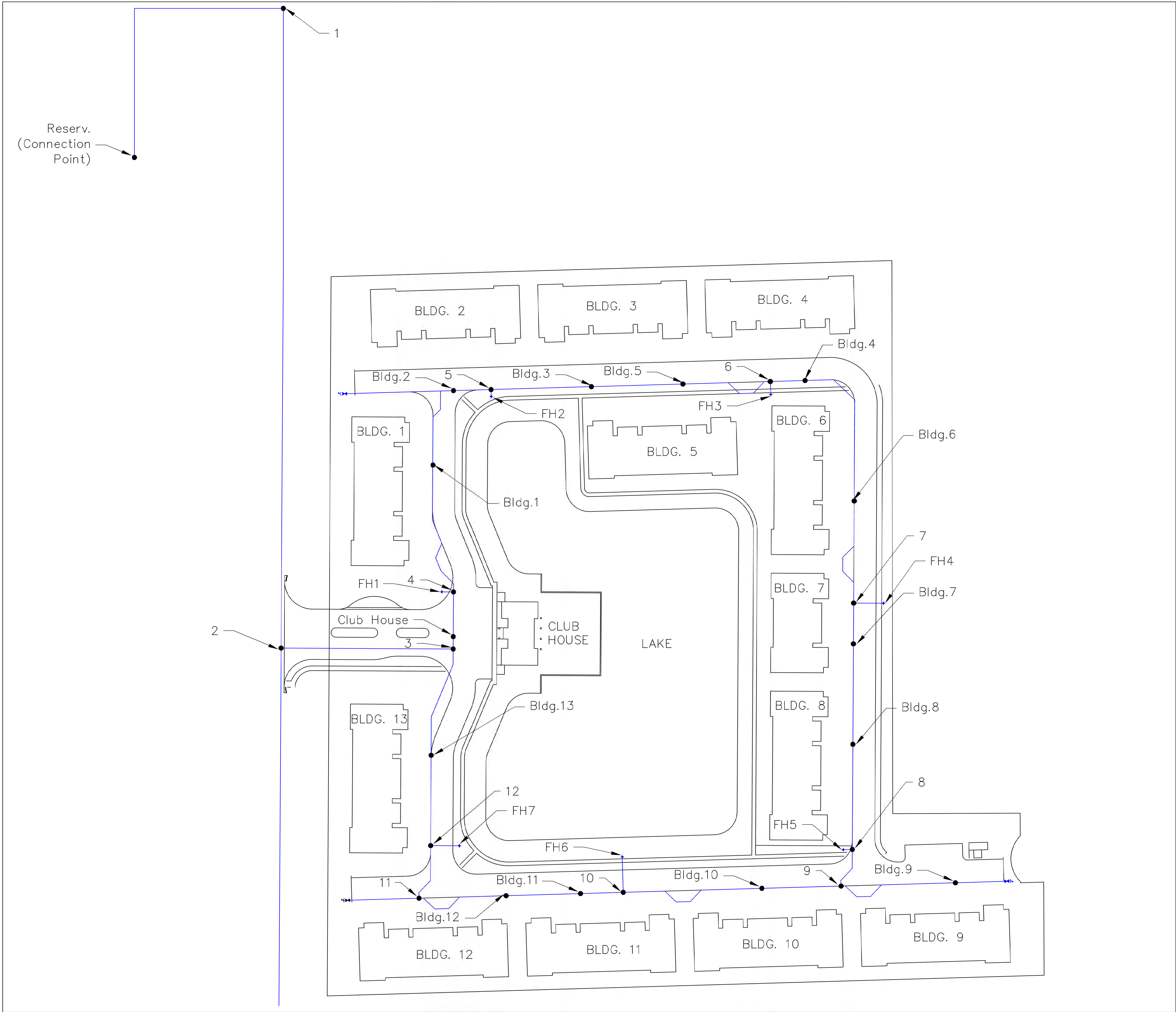
341203 Pressure (gpm)



Channel Plot 1:

	Time	341203 Pressure Flow Rate
1344	9/27/2021 9:57:20 AM	847.0
1345	9/27/2021 9:57:25 AM	832.2
1346	9/27/2021 9:57:30 AM	829.0
1347	9/27/2021 9:57:35 AM	843.6
1348	9/27/2021 9:57:40 AM	774.4
1349	9/27/2021 9:57:45 AM	828.7
1350	9/27/2021 9:57:50 AM	859.9
1351	9/27/2021 9:57:55 AM	827.3
1352	9/27/2021 9:58:00 AM	870.4
1353	9/27/2021 9:58:05 AM	810.6
1354	9/27/2021 9:58:10 AM	872.6
1355	9/27/2021 9:58:15 AM	811.8
1356	9/27/2021 9:58:20 AM	846.7
1357	9/27/2021 9:58:25 AM	827.9
1358	9/27/2021 9:58:30 AM	801.1
1359	9/27/2021 9:58:35 AM	848.1
1360	9/27/2021 9:58:40 AM	869.3
1361	9/27/2021 9:58:45 AM	807.1
1362	9/27/2021 9:58:50 AM	813.9
1363	9/27/2021 9:58:55 AM	848.4
1364	9/27/2021 9:59:00 AM	880.5
1365	9/27/2021 9:59:05 AM	784.5
1366	9/27/2021 9:59:10 AM	806.8
1367	9/27/2021 9:59:15 AM	788.8
1368	9/27/2021 9:59:20 AM	790.6
1369	9/27/2021 9:59:25 AM	826.7
1370	9/27/2021 9:59:30 AM	831.9
1371	9/27/2021 9:59:35 AM	774.1
1372	9/27/2021 9:59:40 AM	877.2
1373	9/27/2021 9:59:45 AM	783.3
1374	9/27/2021 9:59:50 AM	830.5
1375	9/27/2021 9:59:55 AM	839.1
1376	9/27/2021 10:00:00 AM	817.7
1377	9/27/2021 10:00:05 AM	805.0

VIII. EXHIBITS



LEGEND

FH# Fire Hydrant #

● Point of Service / Junction

Junc. # Junction #

NOTES

Fire demand @ Junc. FH 5
and Domestic demand @ all
Junc. Bldg.

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7037/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS	
NO.	DESCRIPTION

DANIA PRESERVE

DANIA BEACHFLORIDA

SCHEMATIC WATER MAIN SYST.

DATE:	10-04-2021
SCALE:	N.T.S.
DESIGNED BY:	CL
DRAWN BY:	FV
JOB #:	21-4073

CLIFFORD R. LOUAIAN

LICENSE

No. 56890

STATE OF FLORIDA

PROFESSIONAL ENGINEER

Date: October 4, 2021

Date: October 4, 2021

SHEET No.
FF1

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: February 22, 2022 & March 8, 2022

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE “DANIA PRESERVE PLAT” (PL-68-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS

Purchasing Requests ONLY

Dept:

Acct #:

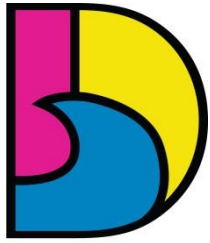
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

SR PL-68-21 Dania Preserve 4-12, R-2022-031 Dania Preserve Plat (PL-68-21) (SobelCo, LLC), R-2022-031 Dania Preserve Plat (PL-68-21) (SobelCo, LLC) Exhibit B, Location Map (Dania Preserve), Plat Backup Material



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning & Zoning Manager

SUBJECT: **PL-68-21:** The applicant, property owner John Schaaf, requests approval of a plat for the property located at 4900 SW 31 Avenue.

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania Beach,
ou, email=cscruz@danibeachfl.gov, c=US
Date: 2022.04.01 09:18:50 -0400

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, ou=Community
Development, ou,
email=enorena@danibeachfl.gov, c=US
Date: 2022.03.31 17:04:59 -0400

Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, ou=City of Dania Beach, ou=Community
Development, email=clajoie@danibeachfl.gov, c=US
Date: 2022.03.31 14:59:08 -0400

Digitally signed by Richard Lorber
Date: 2022.03.31 14:57:44 -0400

Request:

To plat the property and restrict its development to seventy-six (76) townhouse units.

Background

On January 26, 2022, the Planning and Zoning Board favorably recommended to rezone the property. On February 8, 2022, the City Commission passed the rezoning ordinance on first reading. On February 22, 2022, this item was continued at the Applicant's request, and again at the March 8, 2022 City Commission meeting, the item was continued to the April 12, 2022 City Commission meeting.

The subject property is a twelve (12) acre parcel developed with a single-family home. The site is surrounded by a mobile home park, a single-family neighborhood and townhomes. The future land use designation of the site is Low (5) Residential (L-5), and it is currently zoned Single-Family Estate Residential Districts (E-1).

The requested plat approval would allow the development of seventy-six (76) townhomes. The Applicant also seeks approval to rezone the property to the Multiple-Family (10 du/ac) Residential District (RM), the assignment of sixteen (16) flex units, two (2) variances and a site plan which are being processed as separate applications on this agenda.

Budgetary Impact

Approval of the plat will enable this site to be redevelopment, expanding the City's tax roll and collection of applicable impact fees as described in the site plan resolution.

Recommendation

Approve the resolution for the plat.

RESOLUTION NO. 2022-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “DANIA PRESERVE PLAT” (PL-68-21), SUBMITTED BY GREENSPOON MARDER LLP, ON BEHALF OF SOBELCO, LLC, FOR PROPERTY LOCATED AT 4900 SOUTHWEST 31 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City’s Land Development Code (the “LDC”), at Part 6, entitled “Development Review Procedures and Requirements”, at Article 640 entitled “Plats”, it is a requirement for lots after June 4, 1953, that no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Greenspoon Marder, LLP, on behalf of SobelCo, LLC, (the “Applicant”) is requesting Plat approval (PL-68-21), for property located south of Griffin Road and east of Southwest 31st Avenue, bearing the address 4900 Southwest 31 Avenue, in the City of Dania Beach, as legally described in Exhibit “A”, a copy of which is made a part of and incorporated into this resolution by this reference; and

WHEREAS, the Applicant is requesting approval of the proposed Dania Preserve Plat (PL-68-21) to permit the future development of the subject property pursuant to and consistent with the attached plat provided as Exhibit “B”; and

WHEREAS, the “Dania Preserve” Plat (PL-68-21), is restricted to 76 townhouse dwelling units; and

WHEREAS, the City’s Development Review Committee (the “DRC”), which includes representatives from the Broward Sheriff’s Office, Broward Fire Department, Public Services Department, the City’s landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the proposed development; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Chapter 28, Part 6 of the LDC, Article 610; and

WHEREAS, the City Commission finds that the approval of the proposed Dania Preserve Plat (PL-68-21), will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by reference.

Section 2. That pursuant to Chapter 28, Land Development Code, Part 6, “Development Review Procedures and Requirements”, Article 640, “Plats”, the following “Dania Preserve” Plat (PL-68-21), attached as Exhibit “B”, which is made a part of and incorporated into this Resolution by reference, is approved.

Section 3. That pursuant to Chapter 28, Part 6 of the LDC, Article 640, Section 640-80 entitled “Plat Expiration”, the Plat approval shall automatically expire and become null and void in accordance with the timeline set forth in the Broward County Land Development Code.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Exhibit "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of BROWARD. State of Florida, and described as follows:

The North 100 feet of Lot 11, and the North 100 feet of the West 1/2 of Lot 13, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida

AND

Lot Twenty one (21), of ROSE MANOR, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida.

AND

All lot 10, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE ALSO KNOWN AS:

All of Lot 10, Block 2, the North 100 feet of Lot 11, Block 2, and the North 100 feet of the West 1/2 of Lot 13, Block 2, **PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E.**, in Section 32, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **TOGETHER WITH**, Lot 21, **ROSE MANOR**, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida, and being more particularly described as follows:

BEGIN at the northwest of said Lot 10, Block 2; thence along the North line of said Lot 10, Block 2, North 88 ° 21'12" East 642.39 feet to the northeast corner of said Lot 10. Block 2; thence along the East line of said Lot 10, Block 2, South 00°06'24" East, 593.74 feet to the northwest corner of said Lot 21; thence along the North line of said Lot 21, North 89°47'26" East, 136.60 feet to the northeast corner of said Lot 21; thence along the East line of said Lot 21, South 00°12'35" East, 24.43 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 45°47'40" West); thence along said East line and southerly along the arc of said curve being concave to the East, having a radius of 35.00 feet, a central angle of 88°49'50", an arc distance of 54.26 feet; thence along said East line, South 00°12'35" East, 1.25 feet to the North line of Tract 13, Block 2;

thence South 00°12'09" East, 100.03 feet to a northeast Plat corner of **RAVENSWOOD NORTH**, according to the Plat thereof, as recorded in Plat Book 108, Page 45, of the Public Records of Broward County, Florida; thence along the North line of Block 16 of said **RAVENSWOOD NORTH**, South 88°21'01" West, 809.93 feet to the northwest Plat corner of said **RAVENSWOOD NORTH**, said point being on the West line of aforesaid Lot 10, Block 2 and the West line of said Section 32; thence along said West lines, North 00°18'25" East, 772.09 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.

Exhibit “B”
Plat

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: JOHN SCHAAF, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS DANIA PRESERVE. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR UTILITY PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR BUFFER PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON PLAT IS HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR LAKE MAINTENANCE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCEL A - (PRIVATE ROAD) AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INGRESS/ EGRESS, DRAINAGE AND UTILITY PURPOSES. THE FOREGOING IS SUBJECT TO A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES OVER PARCEL A TO THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA FOR EMERGENCY VEHICLES AND SERVICE AND MAINTENANCE AND CONSTRUCTION OF UTILITIES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCELS B, C, D, E, F, G, H, I, J, K, M, N, AND O AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR COMMON AREA, OPEN SPACE, UTILITY AND DRAINAGE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCEL L (LAKE) AND THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE, FLOWAGE AND STORAGE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS ____ DAY OF ____, 202__, A.D.

WITNESS AS TO BOTH

PRINT NAME

WITNESS AS TO BOTH

PRINT NAME

ACKNOWLEDGMENT:

STATE OF ____ }
COUNTY OF ____ } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN SCHAAF, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS; THAT THEY/HE ARE/IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED ____ AND ____ RESPECTIVELY AS IDENTIFICATION, AND THAT THEY/HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 202__, A.D.

NOTARY PUBLIC - STATE OF ____ SEAL

PRINTED NAME OF ACKNOWLEDGER ____ COMMISSION NUMBER ____ MY COMMISSION EXPIRES: ____

MORTGAGEE'S CONSENT

STATE OF ____ }
COUNTY OF ____ } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL INSTRUMENT BOOK 11380858, AS MODIFIED BY OFFICIAL INSTRUMENT BOOK 115391661, OFFICIAL INSTRUMENT BOOK 11588003 AND OFFICIAL INSTRUMENT BOOK 116640751, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR UTILITY PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR BUFFER PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON PLAT IS HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR LAKE MAINTENANCE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCEL A - (PRIVATE ROAD) AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES. THE FOREGOING IS SUBJECT TO A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES OVER PARCEL A TO THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA FOR EMERGENCY VEHICLES AND SERVICE AND MAINTENANCE AND CONSTRUCTION OF UTILITIES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCELS B, C, D, E, F, G, H, I, J, K, AND M AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR COMMON AREA, OPEN SPACE, UTILITY AND DRAINAGE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

PARCEL L (LAKE) AND THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE DANIA PRESERVE HOMEOWNER'S ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE, FLOWAGE AND STORAGE PURPOSES AND WILL BE MAINTAINED BY SAID ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ____, THIS ____ DAY OF ____, 202__.

WITNESS AS TO BOTH

PRINT NAME

WITNESS AS TO BOTH

PRINT NAME

ACKNOWLEDGMENT

STATE OF ____ }
COUNTY OF ____ } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS; AS ____ OF SJS #2 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID CORPORATION FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 201__, A.D.

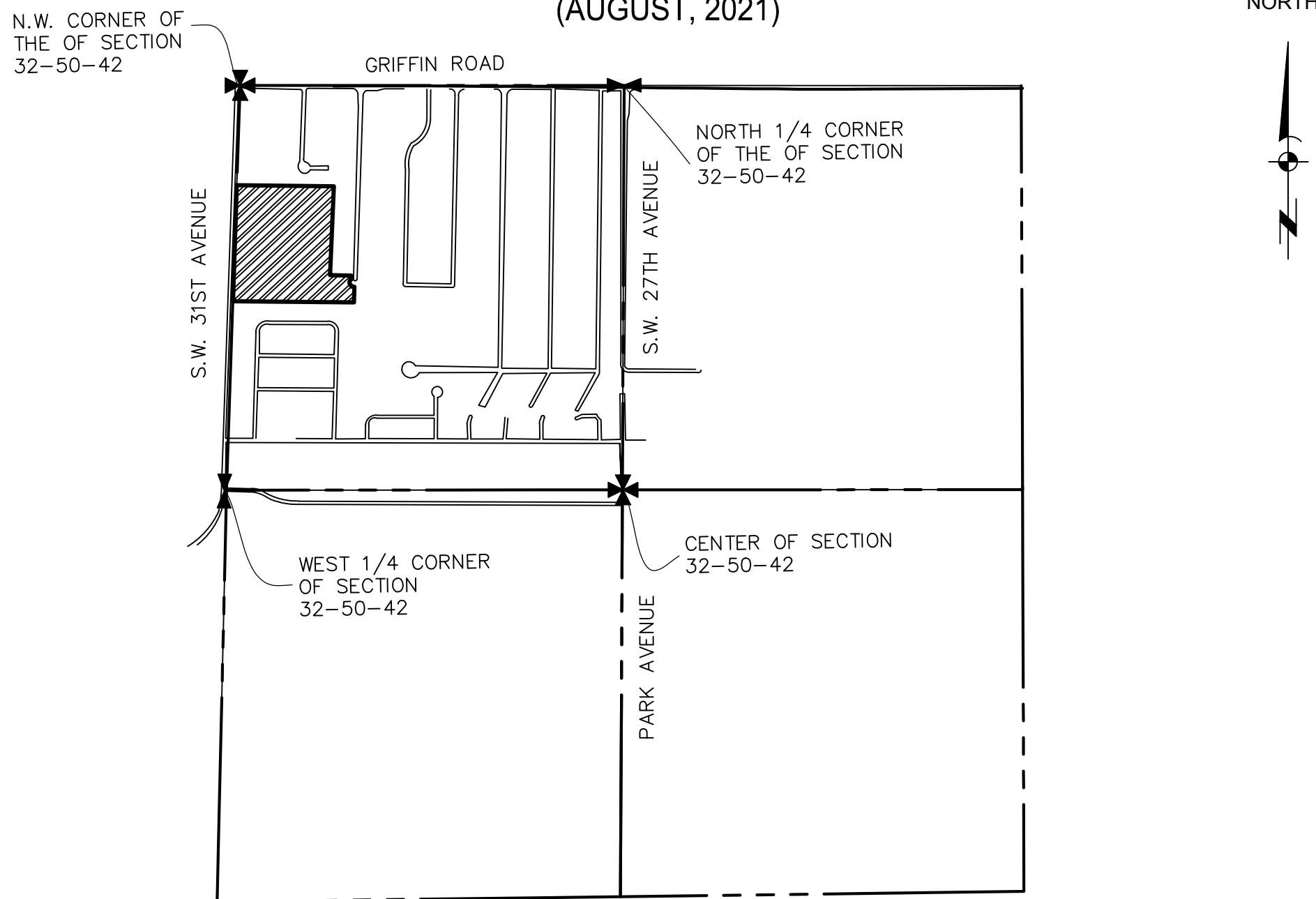
NOTARY PUBLIC - STATE OF ____ SEAL

PRINTED NAME OF ACKNOWLEDGER ____ COMMISSION NUMBER ____ MY COMMISSION EXPIRES: ____

DANIA PRESERVE

A REPLAT OF LOT 10, A PORTION OF THE NORTH 100' OF LOT 11 AND THE NORTH 100' OF THE WEST 1/2 OF LOT 13, ALL IN BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E., (PLAT BOOK 2, PAGE 32, MIAMI-DADE COUNTY RECORDS) AND A REPLAT OF LOT 21, ROSE MANOR, (PLAT BOOK 42, PAGE 16, BROWARD COUNTY RECORDS)
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

(AUGUST, 2021)



LEGAL DESCRIPTION

SECTION 32, TOWNSHIP 50, RANGE 42 EAST
NOT TO SCALE

LEGAL DESCRIPTION

All of Lot 10, Block 2, the North 100 feet of Lot 11, Block 2, and the North 100 feet of the West 1/2 of Lot 13, Block 2, **PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E.**, in Section 32, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, **TOGETHER WITH**, Lot 21, **ROSE MANOR**, according to the Plat thereof, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida, and being more particularly described as follows:

BEGIN at the northwest of said Lot 10, Block 2; thence along the North line of said Lot 10, Block 2, North 88°21'12" East, 642.39 feet to the northeast corner of said Lot 10, Block 2; thence along the East line of said Lot 10, Block 2, South 00°06'24" East, 593.74 feet to the northwest corner of said Lot 21; thence along the North line of said Lot 21, North 89°47'26" East, 136.60 feet to the northeast corner of said Lot 21; thence along the East line of said Lot 21, South 00°12'35" East, 24.43 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 45°47'40" West); thence along said East line and southerly along the arc of said curve being concave to the East, having a radius of 35.00 feet, a central angle of 88°49'50", an arc distance of 54.26 feet; thence along said East line, South 00°12'35" East, 1.25 feet to the North line of Tract 13, Block 2; thence South 00°12'09" East, 100.03 feet to a northeast Plat corner of **RAVENSWOOD NORTH**, according to the Plat thereof, as recorded in Plat Book 108, Page 45, of the Public Records of Broward County, Florida; thence along the North line of Block 16 of said **RAVENSWOOD NORTH**, South 88°21'01" West, 809.93 feet to the northwest Plat corner of said **RAVENSWOOD NORTH**, said point being on the West line of aforesaid Lot 10, Block 2 and the West line of said Section 32; thence along said West lines, North 00°18'25" East, 772.09 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 9th DAY OF OCTOBER, 2021.

DONALD L. COOPER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6269
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION No. LB 7019

Digitally signed by Donald L Cooper
DN: c=US, o=SUN-TECH ENGINEERING INC,
ou=A01410D00000171EA2B43170
000BAA9, cn=Donald L Cooper
Date: 2021.11.10 14:40:05 -05'00'

PREPARED BY:



Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

PLAT BOOK ____ PAGE ____

SHEET 1 OF 4

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS ____ DAY OF ____, 202__, A.D.

BY: ____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF ____, 202__, A.D.

BY: ____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS ____ DAY OF ____, 202__ A.D.
AND RECORDED IN PLAT BOOK ____ PAGES ____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: ____
DEPUTY

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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS ____ DAY OF ____, 202__, A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: ____
MAYOR
COUNTY COMMISSION

BY: ____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: ____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NUMBER 40263

BY: ____
ROBERT P. LEGG, JR.
DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF ____, 202__, A.D.

BY: ____
DIRECTOR/DESIGNEE

CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

THIS IS TO CERTIFY: THAT THE COMMUNITY DEVELOPMENT DEPARTMENT OF DANIA BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS ____ DAY OF ____, 20__, A.D.

BY: ____
ELEANOR NORENA, CFM,
COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN AND BY RESOLUTION NO. ____, ADOPTED BY SAID COMMISSION ON THIS ____ DAY OF ____, 20__ A.D.

CITY AGREES NOT TO ISSUE BUILDING PERMITS FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THE CITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS ____ DAY OF ____, 20__, A.D.

BY: ____
CITY CLERK

BY: ____
TAMARA JAMES, MAYOR

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF ____, 20__, A.D.

BY: ____
CITY ENGINEER - DINCER AKIN OZAYDIN
FLORIDA P.E. REGISTRATION NO: 69738

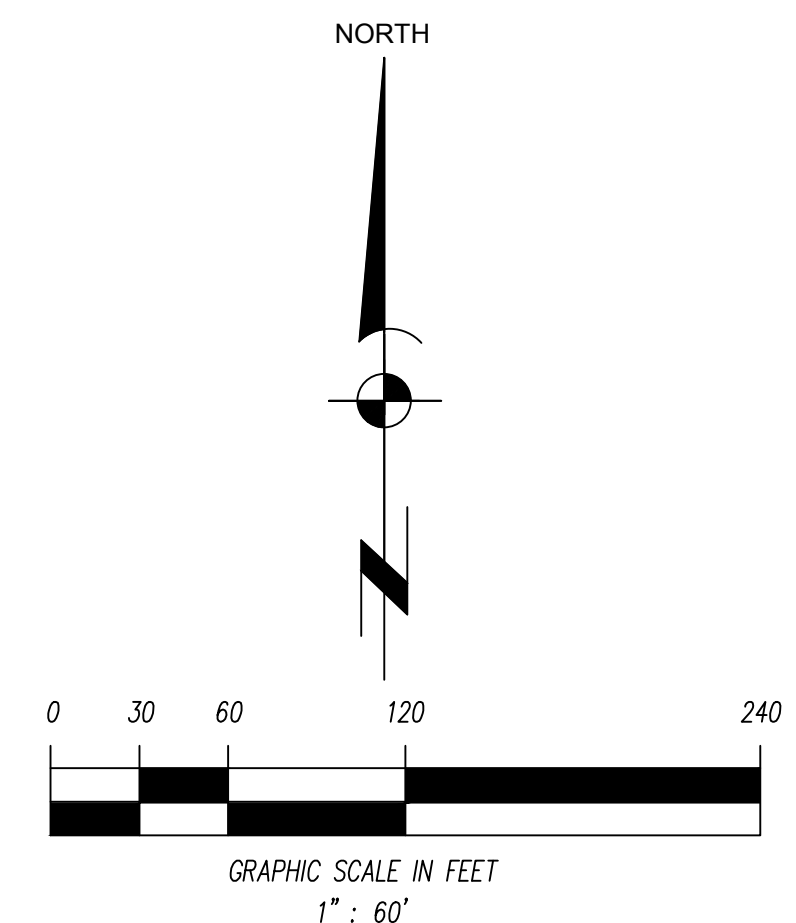
ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELED AND SUPERSEDED. THE CITY OF DANIA BEACH HEREBY ACCEPTS THE RIGHT-OF-WAY AS DEDICATED BY THIS PLAT.

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY SURVEYOR	COUNTY ENGINEER	SURVEYOR
SEAL	SEAL	SEAL	ROBERT P. LEGG, JR. SEAL	RICHARD TORNESE SEAL	DONALD L. COOPER SEAL

000-MP-20

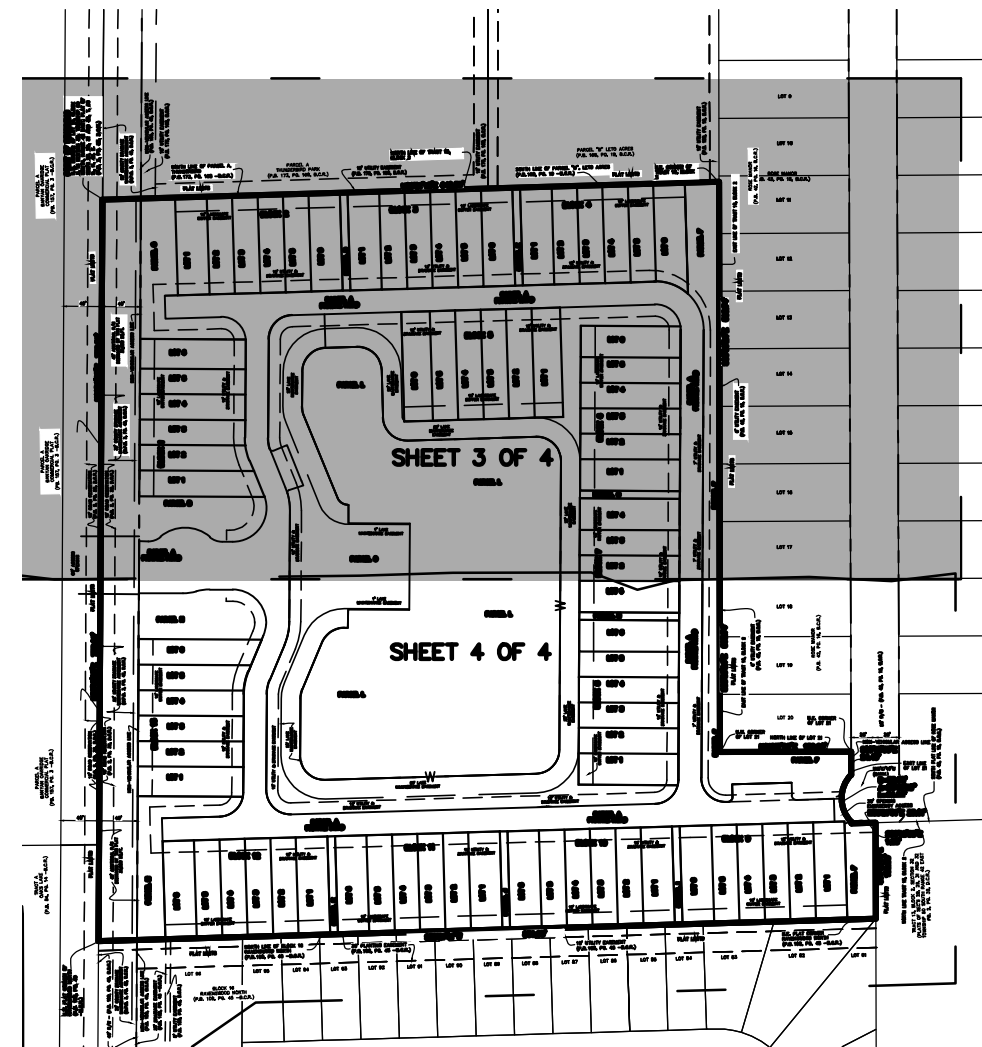
A REPLAT OF LOT 10, A PORTION OF THE NORTH 100' OF LOT 11 AND THE NORTH 100' OF THE WEST 1/2 OF LOT 13, ALL IN BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E., (PLAT BOOK 2, PAGE 32, MIAMI-DADE COUNTY RECORDS) AND A REPLAT OF LOT 21, ROSE MANOR, (PLAT BOOK 42, PAGE 16, BROWARD COUNTY RECORDS)
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
(AUGUST, 2021)

Q	=	CENTERLINE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	MIAMI-DADE COUNTY RECORDS
O.R.B.	=	OFFICIAL RECORDS BOOK
ID.	=	IDENTIFICATION
FD.	=	FOUND
LB	=	LICENSED BUSINESS
M.P.B.	=	MISCELLANEOUS PLAT BOOK
NO.	=	NUMBER
N:	=	STATE PLANE COORDINATE NORTHING
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PG.	=	PAGE
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P.R.M.	=	PERMANENT REFERENCE MONUMENT
	=	SET (4' x 4' x 24" CONCRETE MONUMENT
	=	8" 1/4" ALUMINUM DISC WITH LB7019 PRM)
	=	(UNLESS NOTED OTHERWISE)
(R)	=	RECORDED DATA OBTAINED FROM BROWARD COUNTY
	=	HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
	=	SECTION 32 TOWNSHIP 50 SOUTH RANGE 42 EAST
NVAL+++++	=	NON-VEHICULAR ACCESS LINE
R/W	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
A.C.	=	ACRES



DANIA PRESERVE

A REPLAT OF LOT 10, A PORTION OF THE NORTH 100' OF LOT 11 AND THE NORTH 100' OF THE WEST 1/2 OF LOT 13, ALL IN BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT OF SEC'S. 28, 29, 31 AND 32, T. 50 S., R. 42 E., (PLAT BOOK 2, PAGE 32, MIAMI-DADE COUNTY RECORDS) AND A REPLAT OF LOT 21, ROSE MANOR, (PLAT BOOK 42, PAGE 16, BROWARD COUNTY RECORDS)
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
(AUGUST, 2021)



KEY MAP
SCALE 1" = 200'

PARCEL A
BANYAN OAKRIDGE
COMMERCIAL PLAT
(PB. 157, PG. 3 -B.C.R.)

POINT OF BEGINNING
N.W. CORNER OF LOT 10, BLOCK 2, IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT OF SEC'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.
(P.B. 2, PG. 32, D.C.R.)

S.W. 31ST AVENUE
N00°18'25"E 772.09'

PARCEL A
BANYAN OAKRIDGE
COMMERCIAL PLAT
(PB. 157, PG. 3 -B.C.R.)

PLAT NOTES:

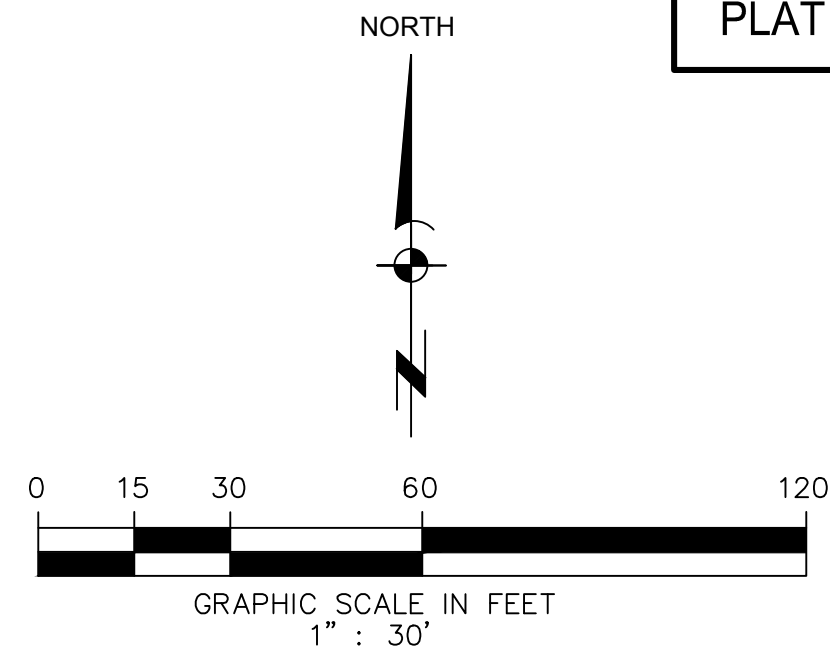
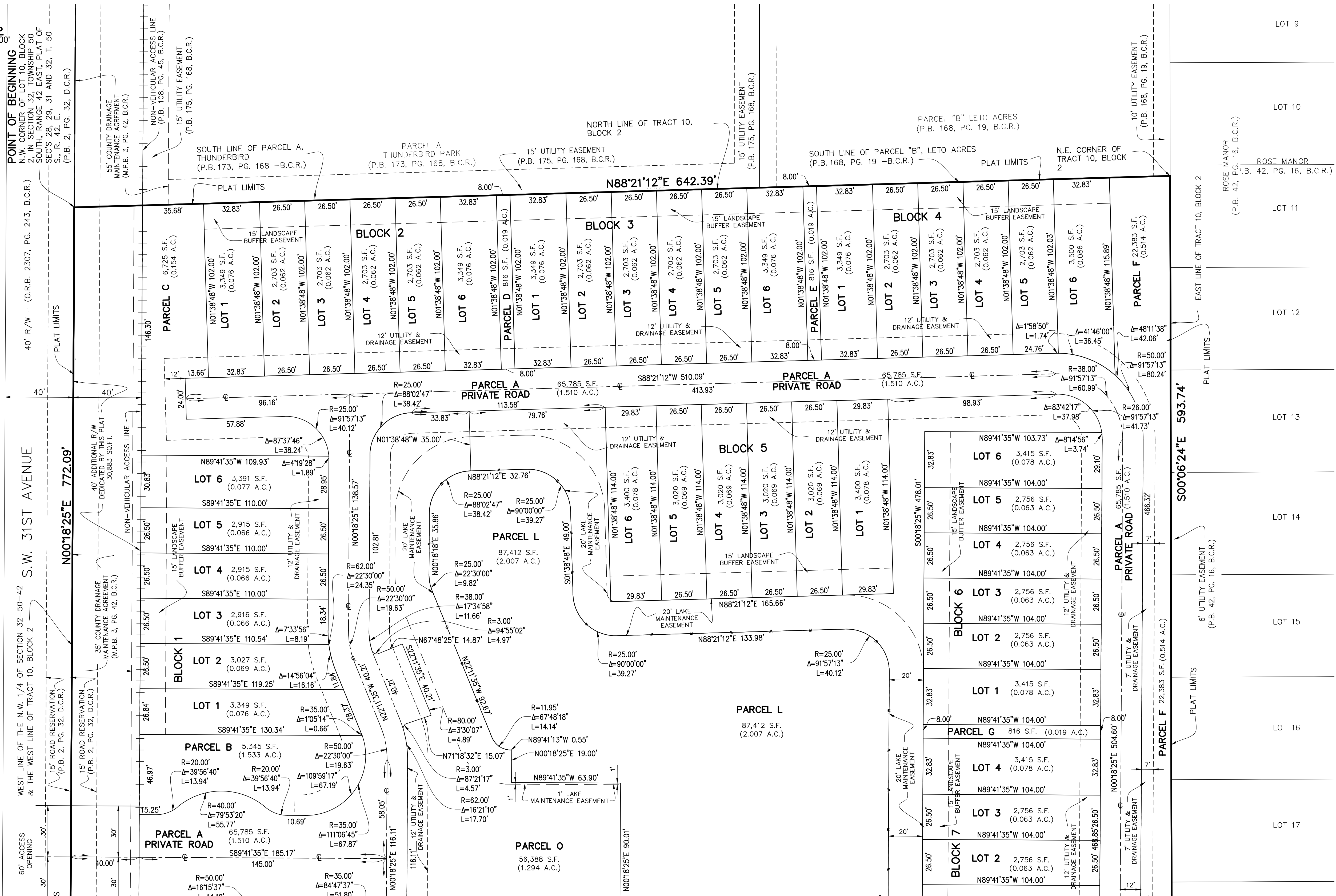
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- GROSS AREA OF PLATTED LANDS IS 524,125 SQUARE FEET (12.032 ACRES), MORE OR LESS.
- THE STATE PLANE COORDINATES AND GRID BEARINGS AS SHOWN HEREON ARE BASED THE NORTH AMERICAN DATUM JOF 1983, WITH THE 1990 ADJUSTMENT FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS SHOWN ON THE STONERKEITH RESURVEY NO. II, THE LINE USED AS A BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 50, RANGE 42 EAST, HAVING A BEARING OF NORTH 00°18'25" EAST.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS PLAT IS RESTRICTED TO 76 TOWNHOUSE UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THIS NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.11, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

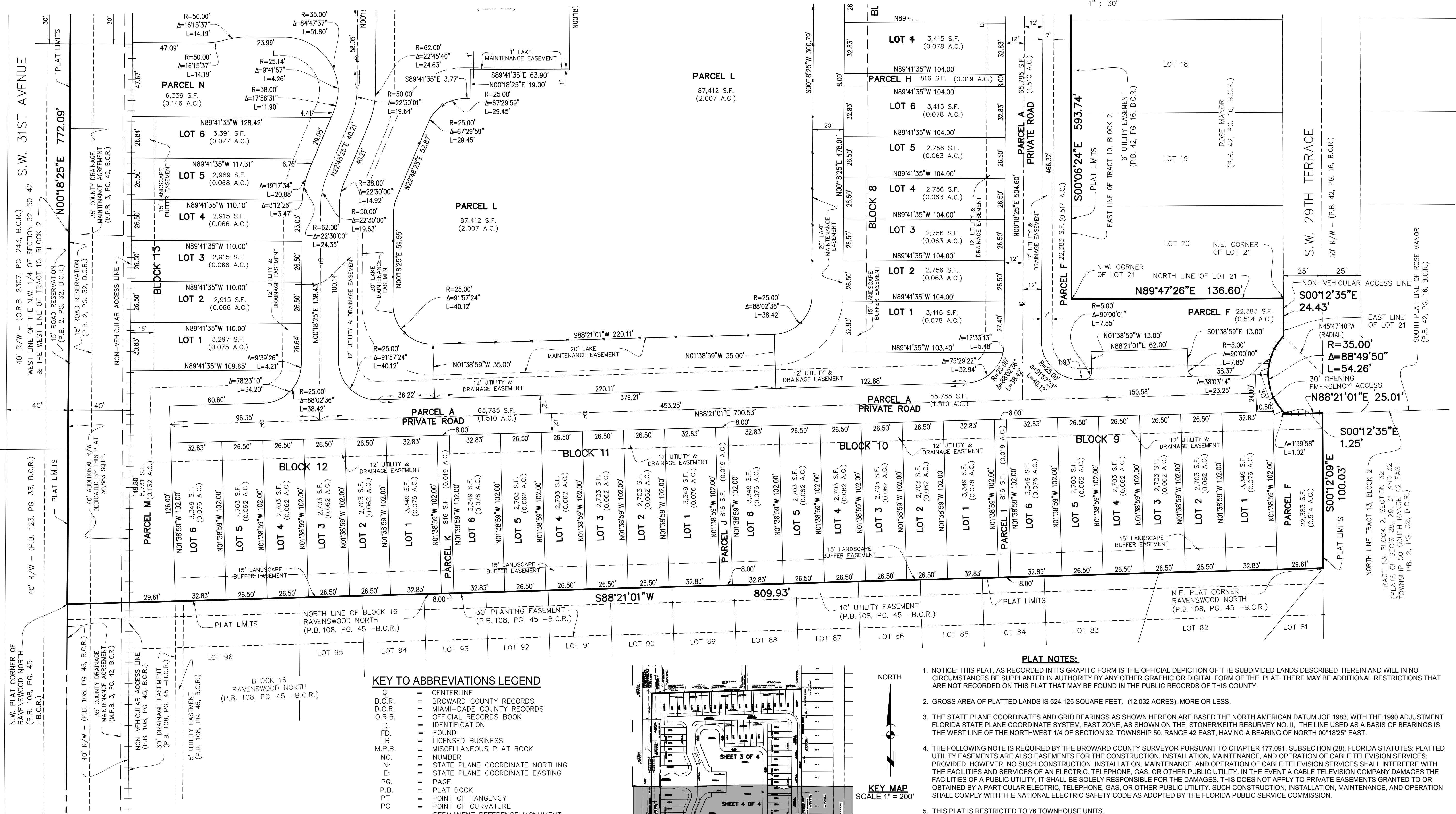
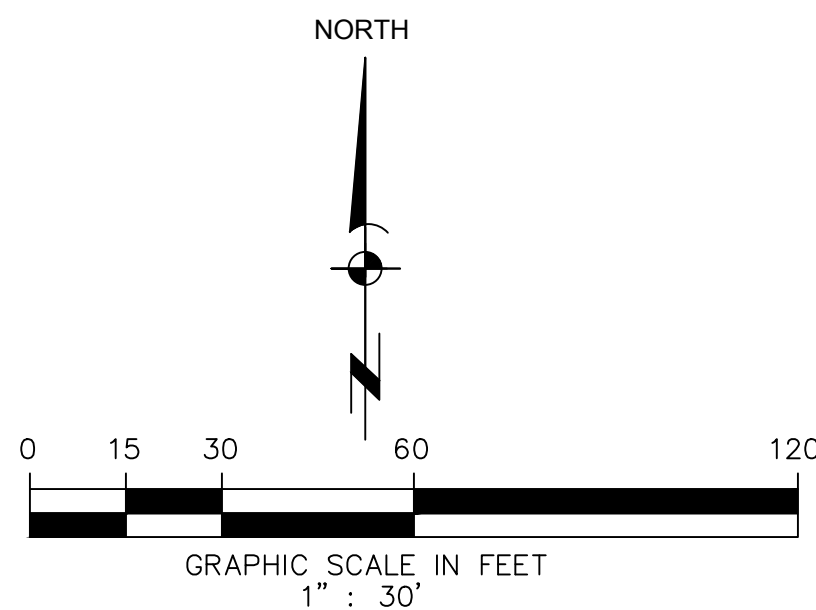
KEY TO ABBREVIATIONS LEGEND

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 SET (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" ALUMINUM DISC WITH LB7019 PRM) (UNLESS NOTED OTHERWISE)
 (R) = RECORDED DATA OBTAINED FROM BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
 SECTION 32 TOWNSHIP 50 SOUTH RANGE 42 EAST
 NVAL+++++ = NON-VEHICULAR ACCESS LINE
 R/W = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 A.C. = ACRES



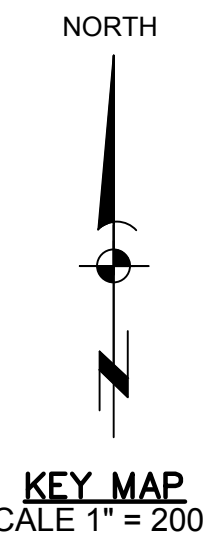
DANIA PRESERVE

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CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
(AUGUST, 2021)



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PLAT NOTES:

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RZ-067-21
SP-069-21
OT-070-21
VA-106-21
PL-068-21

REZONING
SITE PLAN
FLEX UNITS
VARIANCE
PLAT

PROPERTY OWNER
JOHN SCHAAF

PROPERTY ADDRESS
4900 SW 31 AVE

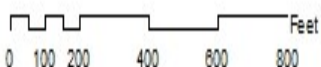
ZONING DISTRICT
SINGLE-FAMILY ESTATE
RESIDENTIAL DISTRICT
(E-1)

Legend

- 1000' DISTANCE SEPARATION
- SUBJECT PROPERTY



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.





LEGAL DESCRIPTION

The land referred to herein below is situated in the County of BROWARD, State of Florida, and described as follows:

The North 100 feet of Lot 11, and the North 100 feet of the West 1/2 of Lot 13, Block 2, in Section 32, Township 60 South, Range 42 East, as shown on the Plat of Sections 28, 29, 31 and 32, Township 60 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida.

AND

Lot Twenty one (21), of ROSE MANOR, according to the Plat listed, as recorded in Plat Book 42, Page 16, of the Public Records of Broward County, Florida

AND

All lot 10, Block 2, in Section 32, Township 50 South, Range 42 East, as shown on their Plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, Broward County, Florida, recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE ALSO KNOW AS:

[illegible]

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 524,125 square feet, 12.032 acres, more or less.

FLOOD INSURANCE RATE MAP INFORMATION

Map No.: 12011C0506 H
Community Name: City of DANIA BEACH

PROPERTY ADDRESS

Darius Beach, Florida 33312-6934

Digitally signed by Donald
L. Cooper
DN: c=US, o=SUN-TECH
ENGINEERING INC,
ou=A01410D00000171EA

SURVEYOR'S NOTES

- [illegible]

EDITOR'S CERTIFICATE

The map and the Survey on which it is based were made in accordance with the Minimum Standard Detail Requirements For All PLANS and Land Survey's jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2021, and includes items 9 and 10 of that standard. Pursuant to accuracy standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional capacity as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of the survey does not exceed that which is specified herein.

Latest date of Field Survey: JULY 22, 2022

DONALD L. COOPER, P.S.M.
Professional Signature and Stamp
Date: _____

Florida Registration No. 6269

—

ALTA/NSPS LAND TITLE SURVEY
4900 SW 31ST AVE DANIA BEACH, FL
TRACT 10 IN BLOCK 2 AND A PORTION OF THE NORTH 100' OF LOT

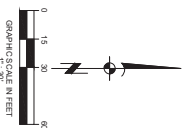
ALL OF TRACT 10 IN BLOCK 2, AND A PORTION OF THE NORTH 100' OF LOT 11 AND THE NORTH 100' OF THE WEST 1/2 OF LOT 13, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST (PLAT BOOK 2, PAGE 32, MIAMI-DADE COUNTY, FLORIDA) AND LOT 21, ROSE MANOR, (PLAT BOOK 2, PAGE 16, BROWARD COUNTY, FLORIDA)
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

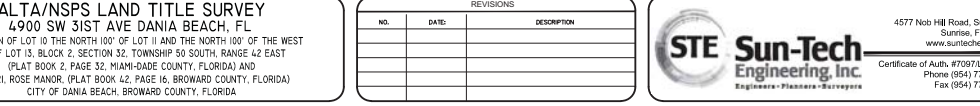
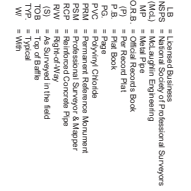
REVISIONS		
NO.	DATE:	DESCRIPTION
1	8-4-2021	UPDATE



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114





REVISIONS		
NO.	DATE:	DESCRIPTION

 **Sun-Tech**
Engineering, Inc.
Engineers • Planners • Surveyors

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Sunrise, FL 33351
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Phone (954) 777-3123
Fax (954) 777-3114



Broward County
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

FEE STATEMENT

APPLICANT INFORMATION

SUN-TECH ENGINEERING, INC.
APPLICANT/DEVELOPER NAME
1577 Nob Hill Road, Suite 102
ADDRESS
Sunrise, FL 33361-4714
CITY & ZIP CODE
777-3123
TELEPHONE
026-MP-21
PLAT/PROJECT NAME
N/R
PLAT BOOK & PAGE NO.
SCHOOL ZONE
Impact Fee Agreement(s) — N.A. ☐ Road ☐ School ☐ Park ☐
Type of Security — N.A. ☐ Letter of Credit ☐ Bond ☐ Lien ☐

FEES

AMOUNT	ITEM	VALIDATION
\$1,150	PLAT 2070-2050	Broward County Board of County Commissioners Building Code Services Div Date: 9/21/2021 1:01 PM Cashier: amathis Batch No: 9456 Trans No: 17 Rept No: 00546369 Inv No: Payment: \$2,150.00
\$200	TRIPS 2070-2040	2050 Municipal Plats \$1,950.00 Lot Block 2040 TRIPS \$200.00 Lot Block CR 43601 \$2,400.00
\$242.50	DOH REVIEW FEE 2080-2420	Broward County Board of County Commissioners Building Code Services Div Date: 9/21/2021 1:01 PM Cashier: amathis Batch No: 9456 Trans No: 17 Rept No: 00546370 Inv No: Payment: \$250.00
\$7.50	DOH REVIEW ADM 2080-2420	2420 DOH REVIEW \$242.50 Lot Block 2420 DOH REVIEW ADMIN \$7.50
\$2,400	TOTAL	CR 43601 \$2,400.00

The fees above are due and payable to:
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

THIS STATEMENT BECOMES A RECEIPT WHEN STAMPED BY A REGISTER

Authorized Signature: _____

Dania Preserve DRC Responses Plat

Traffic

1. Please provide the width of the existing access point for this project

There are 3 existing access openings ranging from 12' to 18' wide. All three opening will be removed and this is noted on the access plan

2. Please indicate the width of the proposed access point for this property. Has it shifted from its current location

The width of the current access opening is 60' and is noted on the site access plan and site plan. The location has shifted from the existing so that is more centralized to the site

3. Other comments related to the site plan have been included as part of the Rezoning. Site plan applicant for this proposed project .

So Noted

Zoning designation (proposed):	RM
Current:	E-1
FLU designation:	Low (5) Residential (L-5)
PROPERTY ADDRESS:	4900 SW 31 AVE
APPLICANT	DENNIS MELE
PROPERTY OWNER	JOHN SCHAAF
REVIEW COMPLETED BY	Anne-Christine Carrie
	(954) 924-6805 X 3654; acarrie@daniabeachfl.gov

NOTES:

- IMPACT FEES:
 - Park: \$138,700 (76 du x \$1,825)
 - RAC Traffic: N/A
 - Art: 0.5%
 - Parking: N/A
- ROW Dedication: 30,883 SF
- Gross Area: 524,125 SF (12.03 ac)
- Net Area: 493,242 SF (11.32 ac)
- Proposed DU: 76 (16-20 Flex)

REQUESTS: To allow a plat, rezone, flex allocation and site plan for a townhouse development with 76 dwelling units on the property at 4900 SW 31 Avenue.

TIER 1

APPLICATION:

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
 - a. Provide a project narrative listing all entitlements requested for this project including right-of-way dedications, vacations, filling, traffic mitigation efforts, HOA area maintenance agreement, ROW maintenance agreements etc.

Original Executed application will be forwarded to your office

2. Per Sec. 640-40.A, submit an executed application for the plat.

Original Application Will be forwarded to your office

3. When resubmitting, provide all plans in 11x17 PDF's, S&S and digitally flattened (e.g. "Microsoft print to PDF"). Combine sheets by disciplines and name the file by the discipline name. Refrain from uploading individual sheets.

Attached resubmittal is as requested

4. Per Section 640-20(I), provide tax receipts for all parcels with Lien Search report from the City's Finance Department stating there are no liens on the properties.

Forth Coming

5. Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.

Forth Coming

PLAT COMMENTS:

6. Insufficient information was provided regarding the existing restrictions on this land. Submit the recorded documents itemized on the cover sheet of survey. Indicate in writing and submit copies of the approvals obtained or requested of from South Florida Water Management District and Broward County.

Attached are the recorded items itemized on the survey cover sheet. There currently are no approvals from SFWMD or Broward County as submittal to these agencies will take place after the site plan has been approved by staff and is deemed acceptable to move forward to public hearing

7. Provide the County's approval letter with applicable recommendations for any improvements to the tidal canal area to the west.

There currently are no approvals from Broward County on any improvements to the tidal canal. Submittal to the County will take place after the site plan has been approved by staff and is deemed acceptable to move forward to public hearing

8. Indicate on survey, plat and plans if and where there are any areas which are designated for environmental protection purposes – as applicable.

There are no areas designated for environmental protection purposes

9. Per Sec. 640-20.a, the applicant shall submit proof of plat submittal to the Broward County Development Management Division.

Attached is the receipt from Broward County as proof of plat submittal

10. Per Sec. 640-20.H, submit an Improvement Plan for this site in accordance with section 640-90.

Attached are the water, sewer, paving and drainage plans associated with the project

11. Per Sec. 640-20.g, show location of off-site water and sewer lines, proposed connection location, and route the lines will take.

Attached are the water and sewer plans indicating location of the off site water and sewer lines and proposed connections and routes to be taken

12. On Sheet of 2 of 3 of the plat, no number is assigned to the northeastern most Block. Revise accordingly.

Number is now assigned to the northeastern Block

13. Provide a legend for the different types of dashed lines and arrows used on the plat document. For example, there are arrows that span across the individual Lot lines but nothing appears to be called out. Include a definition for the dashed lines that cut across the front and back of each lot.

Line types has been added to the legend

14. Per Sec. 640-20.C, provide a conceptual access plan, drawn to scale, which includes:
 - a. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of right-of-way, of all proposed access locations on all public rights-of-way abutting the plat.
 - b. The number and direction of lanes proposed for each driveway or roadway access location.
 - c. The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.
 - d. The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to any proposed gate location.

Conceptual access plan is provided

15. Per Sec. 640-30.c.4, add the plat information for the development to the west of the site.

PB and PG for development to the west has been provided

16. Per Sec. 640-30.c.16, the Surveyor's Certificate shall state conformity with:(a)F.S. ch. 177.(b)National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards.(c)Applicable sections of Chapter 21 HH-6, Florida Administrative Code. Revise accordingly or address in writing.

Certificate is in accordance this requirement

17. Per Sec. 640-30.c.11, include "M.P.B." to the abbreviations legend as used to reference the existing maintenance agreement along the west side of the property.

Abbreviations legend has been revised to incorporate M.P.B

18. Per Sec. 640-20.J, submit any deed restriction information (existing or proposed) that is to accompany this plat. Reference the restrictive notes in the project narrative.

There are no deed restrictions on the plat

19. Correct page 1 of plat to show Tamara James on the signature line for Mayor.

Page 1 of the plat has been revised accordingly

20. Per Sec. 640-30.9, add a signature block on page 1 of the plat for the Community Development Director, Eleanor Norena, CFM.

Signature block for the Community Development Director has been provided on page 1

21. Remove the Planning and Zoning Board signature block from page 1 in accordance with Sec. 640-40.d.

Planning and Zoning Board signature block has been removed from page 1

22. Revise the language preceding the Mayor's signature to state that the city agrees not to issue building permits for the construction, expansion, or conversion of a building within the plat until such time as the developer provides the city with written confirmation from Broward County that all applicable impact fees have been paid or are not due; per Sec. 640-30.9.

Language has been revised accordingly

23. Lot 3, Block 1 is said to be 2,196 SF. Per Sec. 205-10, the minimum lot size for a townhouse in the RM district is 2,500 SF. Revise plat and site plan accordingly.

Lot 3 Block 1 area has been revised to 2,916 SF

24. An additional ROW of 40' is shown to be dedicated to the public by this plat but appears to be subject to an existing agreement with the County. Provide a draft agreement detailing how this area will be maintained and used. Terms of this dedication are subject to Sec. 400-10.D. See civil comments.

Attached is a copy of the referenced maintenance agreement which in affect is not agreement but just a map.

Engineering

1. Please indicate the Non-Vehicular Use Access Lines on the plat

NVAL lines are now indicated on the plat and labeled accordingly

Traffic Engineering

1. Please provide the width of existing access point for this property
The existing widths are labeled on the access plan. Please note all 3 existing access points will be removed
2. Please indicate the width of the proposed access point for this property. Has it shifted from its current location.

The proposed plat opening is 60' and is indicated on the plat and access plan. There is also an emergency access opening on the east side which is proposed at 30'

3. Other comments related to the site plan have been included as part of the Rezoning. Site plan application for this project

So Noted

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING CHAPTER 13, ENTITLED “HEALTH AND SANITATION”, AT SECTION 13-69, ENTITLED “SERVICE PROVIDED BY THE CITY”, TO CREATE AN IRREPARABLE FINE FOR VIOLATING THE CITY’S BULK TRASH CODE; PROVIDING FOR CODIFICATION

Purchasing Requests ONLY

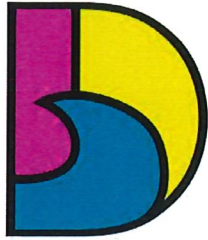
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

CM TX-26-22 Bulk Trash text amendment 2nd Reading, O-2022-015 Amending Ch. 13, Sec. 13-69 to Create Irreparable Fine for Violating Bulk Trash Code, application



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: April 12, 2022

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania
Beach, ou=City Manager,
email=c.sosa@daniasbeachfl.gov, c=US
Date: 2022.03.30 15:08:22 -0400

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach,
ou=Community Development,
email=corinne.lajoie@daniasbeachfl.gov, c=US
Date: 2022.03.30 11:57:24 -0400

SUBJECT: **TX-026-22:** The applicant, City of Dania Beach, is requesting to amend the bulk trash pickup regulations currently identified in the City's Code of Ordinances. (SECOND READING).

Request

TEXT AMENDMENT

Staff is proposing an amendment to the City's Code of Ordinances, Section 13-69, relating to Bulk Trash pickup. The City's goal is to maintain trash-free streets and to address violators who fail to abide by the City's Bulk Trash pickup schedule, which includes placing bulk trash at the curb no more than twenty-four (24) hours prior to pick up, as permitted by the City's Code of Ordinance. Failure to abide by this regulation will result in a fine issued to the property owner.

The text amendment allows the City to impose a fine, in addition to recovering cost associated with removal of the trash. This is intended to encourage compliance with the City's Bulk Trash schedule, thereby keeping the local City streets pristine and free of trash. A separate action will be required to establish the amount of violation fee, which is anticipated to be as much as \$250.00.

This item requires two readings at the City Commission.

Budgetary Impact

The proposed ordinance enables the City to impose a fine for non-compliance to the City's Bulk Trash pickup schedule.

CITY COMMISSION PREVIOUS ACTION

On March 22, 2022, the City Commission approved this request on first reading.

Recommendation

Approve the ordinance on second and final reading.

ORDINANCE NO. 2022-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 13, ENTITLED “HEALTH AND SANITATION”, AT SECTION 13-69, ENTITLED “SERVICE PROVIDED BY THE CITY”, TO CREATE AN IRREPARABLE FINE FOR VIOLATING THE CITY’S BULK TRASH CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Chapter 13 of the City’s Code of Ordinances entitled “Health and Sanitation,” to provide for solid waste collection and procedures, which includes garbage pickup and disposal, recycling pickup and disposal and bulk trash procedures, including pickup and disposal; and

WHEREAS, Section 13-69, of the City’s Code entitled “Service Provided by the City” provides for bulk trash pickup for single family residential and up to 4 units of multifamily and procedures relating to the bulk pickup; and

WHEREAS, the City’s current code provides for bulk pick up on certain days, and a process for calling for a special bulk pickup, if needed on different days, or more frequently needed, or larger than the normal bulk pickup; and

WHEREAS, the Code does not provide for a fine associated with violating the bulk pickup provisions of the Code, rather, it just charges the resident the actual cost for having to order additional pickups; and

WHEREAS, the lack of a fine creates a disincentive to adhering to the City’s bulk pickup rules and regulations; and

WHEREAS, the City desires to ensure that the streets and homes of the City’s residents are properly maintained, are groomed, and free from dumping and overwhelming bulk trash; and

WHEREAS, the City believes it is in the best interests of the residents of the City for the City to create a fine, that is irreparable, meaning, that the fine is automatically imposed upon a finding of the special magistrate of a violation, and there is no additional time provided to remedy or cure the violation; and

WHEREAS, the City Commission wishes to implement the fine provisions to ensure that the City’s bulk waste rules and regulations are enforced,

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

Section 1. That Chapter 13 entitled Health and Sanitation, at Section 13-69, entitled “Service provided by City,” is amended as follows:

**CHAPTER 13
HEALTH AND SANITATION**

* * *

Sec. 13-69. Service provided by city.

* * *

(b) *Bulk trash pickup.*

- (1) For all residential units and multi-residential family buildings containing no more than four (4) units, the city shall provide pickup, once a month, of bulk trash as defined in this chapter.
- (2) The maximum amount of bulk trash to be picked up shall be six (6) cubic yards (approximately five (5) feet by six (6) feet) per residential unit. Bulk trash exceeding the maximum cubic yards will require a special pickup as described in subsection (d) below.
- (3) Bulk trash must be placed and will be collected from the swale area of city residential customers for pickups as scheduled by the city. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon a swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. The violation is considered to be irreparable in nature and is subject to a fine. ~~The notice of violation shall provide a compliance date and allow for the correction of the violation by such date for the bulk trash pile in question. If the violation still exists after the compliance date, the~~ In addition to the fine, the city will schedule the pile to be picked up. All costs associated with removal and disposal of the trash pile, including a charge for dispatching and travel costs, if applicable, even if the pile is removed by the owner after the compliance deadline date, will be the responsibility of the owner, tenant or account holder of the location in question.

* * *

Section 2. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 4. That this Ordinance shall be effective immediately at adoption on second reading.

PASSED on first reading on March 22, 2022.

PASSED AND ADOPTED on second reading on April 12, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: _____

Date Rec'd: _____

Petition No.: TX-26-22

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: City Wide

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) City of Dania Beach

Address of Applicant: 100 W Dania Beach Blvd

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: _____
Text amendment to amend the bulk trash pick up regulations currently identified in code of ordinance

For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

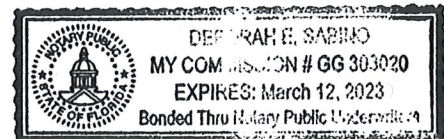
BEFORE ME THIS 8th DAY OF March, 2022

By:

ELEANOR NORENA
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



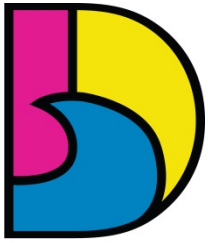
Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
Commissioner Joyce L. Davis

MEMORANDUM

DATE: April 12, 2022

TO: Honorable Mayor James, Vice Mayor Salvino Sr., Commissioner Lewellen, and Commissioner Odman

FROM: Commissioner Joyce L. Davis

RE: Contingency Funding – Earth Day Beach Clean-Up Event – April 22, 2022

Request

Commissioner Davis and the City of Dania Beach are hosting an Earth Day Beach Clean-Up Celebration. We are expecting an attendance of 300+ volunteers who are donating their time to help keep Dania Beach pristine.

Background

This is an annual city event and is a wonderful opportunity to clean up Dania Beach while celebrating Earth Day. Volunteers from several organizations have agreed to participate in the clean-up including an underwater clean up team. We have also invited students from our camp programs and local schools and will provide community services hours certificates.

Budgetary Impact

Commissioner Davis is requesting commission approval of expenditure from her contingency funds of \$2500 to cover the cost of t-shirts and other items for the participants.

Recommendation

Respectfully request that the Mayor and Commission approve the expenditure from Commissioner Davis' contingency funds not to exceed \$2500.



MEMORANDUM

To: City Clerks
From: Mary Lou Tighe, Executive Director
Date: March 28, 2022
Re: 2022-23 Board of Director Appointments

2021-2022 OFFICERS

President Beverly Williams
Commissioner, Lauderdale Lakes
1st Vice President Vice Bob Mayersohn
Commissioner, Parkland
2nd Vice Todd Drosky
Vice Mayor, Deerfield Beach
Treasurer Gary Resnick
Commissioner, Wilton Manors

DIRECTORS

Immediate Past President Traci Callari
Commissioner, Hollywood
Past President Greg Ross
Mayor, Cooper City
Past President Susan Starkey
Councilmember, Davie
Past President Joy Cooper
Mayor, Hallandale Beach
Past President Frank Ortis
Mayor, Pembroke Pines
Jim Allbritton
Councilmember, Southwest Ranches
Barbara Baldassarre
Commissioner, Hillsboro Beach
Marlon Bolton
Commissioner, Tamarac
Samson Borgelin
Commissioner, North Lauderdale
Leann Bruener
Councilmember, Sea Ranch Lakes
Peggy Brown
Mayor, Weston
Felicia Brunson
Mayor, West Park
Joy Carter
Commissioner, Coral Springs
Mark Douglas
Commissioner, Sunrise
Rhonda Eaton
Commissioner, Pompano Beach
Beam Furr
Commissioner, Broward County
Denise Grant
Vice Mayor, Lauderhill
Denise Horland
Councilmember, Plantation
Geoffrey Jacobs
Mayor, Pembroke Park
Sabrina Javellana
Commissioner, Hallandale Beach
Tamara James
Mayor, Dania Beach
Edmund Malkoon
Commissioner, Lauderdale-by-the-Sea
Wayne Messam
Mayor, Miramar
Heather Moraitis
Commissioner, Fort Lauderdale
Scott Newton
Mayor, Wilton Manors
Joshua Rydell
Commissioner, Coconut Creek
Arlene Schwartz
Mayor, Margate
Iris Siple
Commissioner, Pembroke Pines
Matthew Sparks
Commissioner, Oakland Park
Glenn Troast
Mayor, Lighthouse Point

Samuel S. Goren, Esquire
Goren Cherof Doody & Ezrol, PA
Legal Counsel

Mary Lou Tighe
Executive Director
Sely Cochran
Deputy Executive Director

According to the League By-Laws:

- Each city shall appoint a Director, Alternate, and Second Alternate to attend and vote at any Board of Directors or General Membership meeting held where he/she represents his/her municipality.
- It is the responsibility of each Director to communicate with his/her respective municipal officials, employees, and constituents concerning actions taken or to be taken by the Board of Directors or the general membership. Directors are responsible for bringing issues of collective importance to the attention of the Board of Directors.
- Each member of the Board of Directors shall notify his or her Alternate to attend Board of Director Meetings when that voting member will not attend. The Alternate shall have the right to participate and vote. In the event the Alternate cannot attend, the Alternate shall notify his or her Second Alternate to attend Board of Director meetings when the Alternate cannot attend. The Second Alternate shall have the right to participate and vote.

Please agenda the selection of your Director, Alternate, and Second Alternate for an upcoming commission meeting. See the attached attendance record for the last year. **The deadline for board appointments is April 30, 2022.** The term will begin on May 13, 2022, where members will be sworn in at the 65th Annual Gala at Margaritaville. All of the details for the gala can be found here: [65th Annual Gala | Broward League of Cites](#). The term will end in May of 2023.

Please forward the information below to scochrane@browardleague.org.

=====

Municipality: _____

Commissioner/Council Appointments:

Director: _____

Alternate: _____

Second Alternate: _____

GENERAL EMPLOYEES PENSION BOARD
MEMBERSHIP
Monday, June 28, 2021

Name/Address Phone Number	Date Appointed	Term	Position
		June 22, 2020 through June 22, 2022	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	March 9, 2021	March 22, 2021 through March 22, 2023	Commission Appointment
Adam Segal City of Dania Beach 100 W. Dania Beach Boulevard Dania Beach, FL 33309 954-924-6800 x 3620 asegal@daniabeachfl.gov	May 23, 2017	Open	Commission Appointment (Finance Director or Designee)
Darren Greene 294 NW 13 th Court Dania Beach, FL 33004 954-558-2770 dgreene@daniabeachfl.gov	June 10, 2021	June 21, 2021 through June 21, 2024	Employee Elected
Corinne Lajoie, Chair 3546 Coco Lake Drive Coconut Creek, FL 33073 954-651-5016 954-924-6805 x3704 corichurch.lajoie@gmail.com	August 14, 2019	June 21, 2019 through June 21, 2022	Employee Elected



CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: April 12, 2022

To: Mayor Tamara James
Vice Mayor Marco A. Salvino, Sr.
Commissioner Joyce L. Davis
Commissioner Lori Lewellen
Commissioner Lauren Odman

From: Ana M. Garcia, ICMA-CM, City Manager

Subject: Manager's Report

On March 22nd, our Community Development Team and our City Attorney met with the owners and architects for Lucky Fish Restaurant at Dania Beach. The discussion included the steps and process for demolition of the existing structure at the beach, formerly The Dania Beach Grill building, as well as the criteria for permitting. Currently, our future restaurant is in the design phase. Our next meeting with Lucky Fish will be at the pre-submittal stage once the plans and drawings are ready for review. Once plans are approved, we are looking at 8-12 months to complete construction. Our teams will collaborate and communicate throughout all phases of this project, to ensure a smooth and expedited process.

On March 28th, I had a meeting with Mark Gale, CEO/ Director of Ft. Lauderdale/Dania Beach Airport, and key members of my Team including our Deputy City Manager and Chief Financial Officer. The objective of this meeting was to continue the ongoing discussion and strategy regarding the Team efforts from Broward County, the Ft. Lauderdale Alliance, and the City of Dania Beach to maintain Spirit Airlines in our City. We are all awaiting a decision expected next month on the possible merger of Spirit Airlines and Frontier Airlines. The construction project at Dania Pointe for Spirit Airlines Headquarters continues to progress and move forward. Our next step is to schedule one-on-one meetings with all of you with our CFO to discuss possible incentives as part of the City's proactive plan to seek to maintain Spirit/ Frontier Airlines locally.

On April 4th, I had a meeting with key members of the Broward County Film office including the newly appointed Film Commissioner, Sandy Lighterman, formerly the Film Commissioner for Miami-Dade. Bill Harris from the CRA joined me for this very important meeting. The objective of this meeting was for introduction and strategy purposes. The Film Commission of Broward County is a new endeavor under the Division of the Office of Economic and Small Business Development. Our mutual goal is to attract film and television productions to Dania Beach/ Broward County. The aforementioned will create

economic growth, jobs, and new opportunities for small businesses in our City. As Broward's first City and following the guidance of your adopted Strategic Plan, we want to explore every opportunity to stimulate existing business, as well as attract new businesses, and create jobs locally. The key to realizing these goals is to mitigate and or eliminate barriers and to have a more user-friendly approach for the permitting process and facilitating permits. Additionally, we want to explore incentives to become a more attractive destination as it's a very competitive market in Florida with Miami, Orlando, and Tampa. We are currently working on a list of all possible filming sites in our City with Chris Lottier and Bill Harris leading this project. We will include and certainly will welcome the private sector to be part of this endeavor.

We are in the contract phase with Dania Beach Casino as the GM agreed with our proposed partnership to have 100 parking spaces at the Casino to mitigate the parking challenges at our Beach campus. Our Deputy City Manager is awaiting a contract from Freebie Transport as we look to piggyback from a recent approved contract in Broward County. Freebie is successfully in place in many municipalities in Miami-Dade. The goal for this pilot program is to commence this calendar year. Freebie is aware of our peak hours at our beach; additionally, they have fully assessed our entire City to include shopping such as Publix, as well as Dania Pointe, etc. We would be looking at electric vehicles running on a daily 10-hour, 7 days per week schedule. More detailed information coming on this proposed endeavor.

On April 4th, both our Deputy City Manager and I spoke at length with County Commissioner Tim Ryan, who is leading the discussions with FDOT, and the City of Hollywood regarding a future Parking garage at the site of the current surface parking at FAU. The City of Hollywood has a sliver of land within the future proposed site and the plan/ goal is to receive support from City of Hollywood to annex that small area to Dania Beach. Additionally, our City Attorney is in Communication with FAU Attorney to receive the necessary support from FAU to move forward as the final step of the process. We have the support from FDOT. I have reached out on my end to my colleague in Hollywood, City Manager Wazir Ishmael. I am expecting a timeline update from Commissioner Ryan this week.

On April 5th, the senior executive team from Dania Pointe (GM Freeman, Marketing Director Alvarez-Requejo) and I had a lengthy conference call to discuss everything from security initiatives at Dania Pointe to all current and proposed special events at Dania Pointe. Dania Pointe has a \$1.6 million dollar budget for yearly security, and they are augmenting their efforts as the security and safety of their visitors is a top priority. We discussed Dania Pointe involvement in our City with City-sponsored events. Dania Pointe will have a dozen or so participants at our 2nd Annual Earth Day event at our Beach. At my request, there will be quarterly presentations from Dania Pointe at our Commission meetings commencing May 10th, to bring you and our community up to date with key information and initiatives at Dania Pointe.