



AGENDA
DANIA BEACH CITY COMMISSION
FINAL BUDGET HEARING & REGULAR MEETING
THURSDAY, SEPTEMBER 25, 2025 - 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)

ADDENDUM NO. 1

*(Items in **red** are new and/or revised)*

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. BUDGET PUBLIC HEARING ITEMS

1. RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE PROPOSED MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2025-2026 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

2. RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE CITY'S FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR A PUBLIC HEARING WHEN OBJECTIONS WILL BE HEARD AND QUESTIONS CONCERNING THE BUDGET WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

4. PRESENTATIONS AND SPECIAL EVENT APPROVALS: None

5. PROCLAMATIONS: None

1. *Proclamations under this section were postponed to the October 14, 2025 City Commission Meeting.*

6. ADMINISTRATIVE REPORTS

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

7. PUBLIC SAFETY REPORTS

8. CITIZENS' 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.

9. CONSENT AGENDA

1. Minutes: September 15, 2025 City Commission Meeting Minutes
2. Travel Requests: None
3. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, RELATING TO EMERGENCY MEDICAL, FIRE PROTECTION AND FIRE PREVENTION SERVICES BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2030; FOR A FIRST YEAR COST OF TWENTY MILLION SIX HUNDRED SIXTY THREE THOUSAND THREE HUNDRED FIFTY ONE DOLLARS (\$20,663,351.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

4. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A NEW AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, FOR POLICE SERVICES BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2030; FOR A FIRST YEAR COST OF TWENTY THREE MILLION ONE HUNDRED EIGHTEEN THOUSAND, TWO HUNDRED SEVENTY EIGHT DOLLARS (\$23,118,278.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

5. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OF REVENUES AND EXPENDITURES WITHIN THE PUBLIC ART FUND FOR FISCAL YEAR 2025-26;

PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

6. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE PROPERTY & CASUALTY INSURANCE PROGRAM FOR THE CITY THROUGH RISK MANAGEMENT ASSOCIATES, INC., WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, WHICH INSURANCE PACKAGE SHALL INCLUDE COVERAGE FOR PROPERTY, CRIME, LIABILITY, WORKERS' COMPENSATION, AND OTHER COVERAGES TO INCLUDE THE NATIONAL FLOOD INSURANCE PROGRAM ("NFIP"), FOR A COMBINED ANNUAL PREMIUM AMOUNT OF TWO MILLION, FIVE HUNDRED SIXTY-NINE THOUSAND TWO HUNDRED EIGHT DOLLARS (\$2,569,208.00) FOR COVERAGE BEGINNING OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Human Resources)*

7. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT WITH HUMANA FOR THE CITY'S MEDICARE ADVANTAGE INSURANCE COVERAGE, PROCURED BY THE GEHRING GROUP AS BROKER OF RECORD, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2026 FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Human Resources)*

8. Request for Use of Discretionary Funds to Support the Tamara James Foundation Annual Thanksgiving Drive - November 25, 2025 — *Sponsored by Commissioner Ryan*

9. Request for Use of Discretionary Funds to Support South Broward Girls Basketball Booster Club — *Sponsored by Commissioner Ryan*

10. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2025_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO APPROVE THE TOPPED RANK FIRM THAT RESPONDED TO THE CITY'S REQUEST FOR

PROPOSALS (“RFP”) NO. 25-023, ENTITLED “FROST PARK SPORTS COURT CONVERSION PROJECT”, AND TO AUTHORIZE CONTRACT NEGOTIATIONS TO BEGIN WITH THE TOP RANKED FIRM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

11. QUASI-JUDICIAL & PUBLIC HEARING ITEMS

1. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40, OF THE LAND DEVELOPMENT CODE (LDC) APPROVING APPLICANTS, TAMMIE AND ELLIS JAMES’S REQUEST TO WAIVE THE PLATTING REQUIREMENT FOR THE RIGHT OF WAY BEING VACATED ADJACENT TO 255 NW 12TH AVENUE IN DANIA BEACH; AND PROVIDING AN EFFECTIVE DATE. *(Community Development)*

12. FIRST READING ORDINANCES

First reading ordinances under this section are not subject to public hearing and may be taken all at once, unless pulled by the City Commission. A public hearing and discussion will take place at second reading of all ordinances within its respective section of the agenda.

1. ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-018-25) SUBMITTED BY THE APPLICANTS/ADJACENT PROPERTY OWNERS, TAMMIE AND ELLIS JAMES, FOR THE PROPERTY GENERALLY LOCATED BETWEEN NW 2 PLACE AND NW 12 AVENUE, RESPECTIVELY, WHICH CONSISTS OF APPROXIMATELY 100 BY 70 FEET OF NW 12TH AVENUE, LYING EAST OF THE APPLICANTS’ PROPERTY LOCATED AT 255 NW 12TH AVENUE WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS “NORTHWEST 12TH AVENUE,” AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

2. ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AMENDMENTS TO THE DANIA POINTE

DESIGN DEVELOPMENT GUIDELINES (DDG) (RZ-006-25) AS TO COMMERCIAL SQUARE FOOTAGE, NUMBER OF HOTEL UNITS, ADDITIONAL RESIDENTIAL UNITS, AND OTHER MODIFICATIONS TO THE GUIDELINES, SUBMITTED BY DANIA LIVE 1748, LLC, DANIA LIVE 1748 II, LLC, SPIRIT AIRLINES, INC., AND DISCOUNT AUTO PARTS, LLC, FOR THE PROPERTY LOCATED NORTH OF STIRLING ROAD, EAST OF INTERSTATE 95, AND WEST OF BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

13. SECOND READING ORDINANCES: None

14. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 811-140, OF THE LAND DEVELOPMENT CODE, THE CITY OF DANIA BEACH APPROVES THE ACCEPTANCE OF A DONATION BY THE DANIA BEACH IMPROVEMENT COMMITTEE, INC., A FLORIDA NON-PROFIT, WHICH DONATION IS TO PAY FOR HALF THE COST OF THE PROPOSED MURAL; FURTHER, THE CITY COMMISSION WAIVES COMPETITIVE PROCUREMENT OF THE MURAL; AND APPROVES THE MURAL DESIGN WHICH IS DEDICATED TO HONORING VETERANS, TO BE LOCATED AT THE CITY’S PROPOSED “VETERAN PARK”, AT 100 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

2. Broward County Urban Wilderness Park System *(City Attorney/Parks & Recreation Dept.)*
3. Support the Dolphins Cancer Challenge - February 28, 2026 - *Sponsored by Commissioner Rimoli*
4. Amending Rules of Procedure – City Commission Meeting Start Time – *Sponsored by Vice Mayor Salvino*

15. APPOINTMENTS

1. - Green Advisory Board - 1 vacancy - Vice Mayor Salvino Appointment
- Planning and Zoning Board - 1 vacancy - Commission

16. COMMISSION COMMENTS

17. ADJOURNMENT



City of Dania Beach Finance Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Yeimy Guzman, Chief Financial Officer

SUBJECT: Approval of a Resolution adopting proposed millage rates for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Request:

The City Administration requests approval of a Resolution adopting proposed millage rates for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Background:

The City Manager has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year beginning October 1, 2025, and ending September 30, 2026.

The City Manager has presented to the City Commission detailed information supporting such estimates, affording the City Commission a comprehensive understanding of the City Government for the ensuing period identified above, including expenditures for corresponding items during the last two fiscal years and increased and decreased demands for the ensuing year as compared with corresponding appropriations for the last fiscal year.

The City Commission has met and carefully considered the annual report and estimate and has determined and fixed the amount necessary to carry on the government of the City for the ensuing year, has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City, and has appropriated such amounts to the various departments of the City considering the applicable funds on hand and the estimated departmental revenues.

The City Commission has determined that in order to produce a sufficient sum to fund the final budget, it is necessary that an operating millage of 5.9998 be levied against ad valorem

valuation of property subject to taxation in the City, and the “rolled back rate” is 5.6588 mills, and the proposed millage reflects a 6.03% increase over the rolled-back rate. The City Commission has further determined that, in order to sufficiently fund its debt obligations, the voted debt service millage rate shall be 0.0985 mills.

Budgetary Impact

Adoption of the following proposed millage rates will provide the required funding for the operations and debt service of the City of Dania Beach for the Fiscal Year ending September 30, 2026:

Operating: 5.9998 (no change)

Debt Service: 0.0985 (no change)

Total combined millage levy: 6.0983

This results in an estimated gross combined ad valorem levy of \$48,263,595, with a net budgeted revenue of \$46,091,732.

Recommendation

Approve the Resolution adopting proposed millage rates for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2025	County : Broward
Principal Authority : City of Dania Beach	Taxing Authority : City of Dania Beach - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	6,522,164,756	(1)	
2.	Current year taxable value of personal property for operating purposes	\$	1,384,936,928	(2)	
3.	Current year taxable value of centrally assessed property for operating purposes	\$	7,168,673	(3)	
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	7,914,270,357	(4)	
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	527,027,168	(5)	
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	7,387,243,189	(6)	
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	6,967,406,926	(7)	
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☐ YES	☒ NO	Number 0	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☒ YES	☐ NO	Number 1	(9)
SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/27/2025 3:10:01 PM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		5.9998 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	41,803,048	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	-0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	41,803,048	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	-0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	7,387,243,189	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		5.6588 per \$1000	(16)
17.	Current year proposed operating millage rate		5.9998 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	47,484,039	(18)

19.	TYPE of principal authority (check one)		☐ County	☐ Independent Special District	(19)
			☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)		☒ Principal Authority	☐ Dependent Special District	(20)
			☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)				(21)
	☐ Yes ☒ No				
DEPENDENT SPECIAL DISTRICTS AND MSTUs				STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>			\$ 41,803,048	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>			5.6588 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>			\$ 44,785,273	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>			\$ 47,484,039	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>			5.9998 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>			6.03 %	(27)
First public budget hearing		Date :	Time :	Place :	
		9/15/2025	7:00 PM EST	100 West Dania Beach Blvd Dania Beach 33004	
S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :				Date :
	Title :		Contact Name and Contact Title :		
	Mailing Address :		Physical Address :		
	City, State, Zip :		Phone Number :	Fax Number :	

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.



CERTIFICATION OF VOTED DEBT MILLAGE

DR-420DEBT
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2025	County : Broward
Principal Authority : City of Dania Beach	Taxing Authority : City of Dania Beach - Voted, Debt
Levy Description : City of Dania Beach - Voted, Debt	

SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	6,522,164,756	(1)
2.	Current year taxable value of personal property for operating purposes	\$	1,384,936,928	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	7,168,673	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	7,914,270,357	(4)
SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/27/2025 3:10:01 PM	

SECTION II: COMPLETED BY TAXING AUTHORITY

5.	Current year proposed voted debt millage rate	0.0985 per \$1,000	(5)	
6.	Current year proposed millage voted for 2 years or less under s. 9(b) Article VII, State Constitution	per \$1,000	(6)	
SIGN HERE	Taxing Authority Certification		I certify the proposed millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	Title :	Contact Name and Contact Title :		
	Mailing Address :	Physical Address :		
	City, State, Zip :	Phone Number :	Fax Number :	

INSTRUCTIONS

Property appraisers must complete and sign Section I of this form with the DR-420, *Certification of Taxable Value*, and DR-420S, *Certification of School Taxable Value*, and provide it to all taxing authorities levying a

- Voted debt service millage levied under Section 12, Article VII of the State Constitution or
- Millage voted for two years or less under s. 9(b), Article VII of the State Constitution

Section I: Property Appraiser

Use a separate DR-420DEBT for each voted debt service millage that's levied by a taxing authority. The property appraiser should check the Yes box on Line 9 of DR-420, *Certification of Taxable Value*, or Line 8 of DR-420S, *Certification of School Taxable Value*. The property appraiser should provide the levy description and complete Section I, Lines 1 through 4 of this form, for each voted debt service millage levied.

Enter only taxable values that apply to the voted debt service millage indicated.

Sign, date, and forward the form to the taxing authority with the DR-420.

Section II: Taxing Authority

Each taxing authority levying a voted debt service millage requiring this form must provide the proposed voted debt millage rate on Line 5.

If a DR-420DEBT wasn't received for any

- Voted debt service millages or
- Millages voted for two years or less

contact the property appraiser as soon as possible and request a DR-420DEBT.

Sign, date, and return the form to your property appraiser with the DR-420 or DR-420S.

All TRIM forms for taxing authorities are available on our website at <http://floridarevenue.com/property/Pages/TRIM.aspx>



MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2025		County : Broward	
Principal Authority : City of Dania Beach		Taxing Authority : City of Dania Beach - Operating	
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☒ No (1)
IF YES,  STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	5.6588 per \$1,000	(2)
3.	Prior year maximum millage rate with a majority vote from 2023 Form DR-420MM, Line 13	6.0399 per \$1,000	(3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	5.9998 per \$1,000	(4)
If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.			
Adjust rolled-back rate based on prior year majority-vote maximum millage rate			
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$ 6,967,406,926	(5)
6.	Prior year maximum ad valorem proceeds with majority vote (Line 3 multiplied by Line 5 divided by 1,000)	\$ 42,082,441	(6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$ 0	(7)
8.	Adjusted prior year ad valorem proceeds with majority vote (Line 6 minus Line 7)	\$ 42,082,441	(8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$ 7,387,243,189	(9)
10.	Adjusted current year rolled-back rate (Line 8 divided by Line 9, multiplied by 1,000)	5.6966 per \$1,000	(10)
Calculate maximum millage levy			
11.	Rolled-back rate to be used for maximum millage levy calculation (Enter Line 10 if adjusted or else enter Line 2)	5.6966 per \$1,000	(11)
12.	Adjustment for change in per capita Florida personal income (See Line 12 Instructions)	1.0451	(12)
13.	Majority vote maximum millage rate allowed (Line 11 multiplied by Line 12)	5.9535 per \$1,000	(13)
14.	Two-thirds vote maximum millage rate allowed (Multiply Line 13 by 1.10)	6.5489 per \$1,000	(14)
15.	Current year adopted millage rate	5.9998 per \$1,000	(15)
16.	Minimum vote required to levy adopted millage: (Check one)		(16)
☒	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. Enter Line 13 on Line 17.		
☐	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to adopted rate. Enter Line 15 on Line 17.		
☐	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the adopted rate. Enter Line 15 on Line 17.		
☐	d. Referendum: The maximum millage rate is equal to the adopted rate. Enter Line 15 on Line 17.		
17.	The selection on Line 16 allows a maximum millage rate of (Enter rate indicated by choice on Line 16).	5.9535 per \$1,000	(17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$ 7,914,270,357	(18)

Continued on page 2

Taxing Authority : City of Dania Beach - Operating		DR-420MM-P R. 5/12 Page 2	
19.	Current year adopted taxes <i>(Line 15 multiplied by Line 18, divided by 1,000).</i>	\$ 47,484,039	(19)
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000).</i>	\$ 47,117,609	(20)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE. SIGN AND SUBMIT.
21.	Enter the current year adopted taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>	\$ 0	(21)
22.	Total current year adopted taxes <i>(Line 19 plus Line 21).</i>	\$ 47,484,039	(22)
Total Maximum Taxes			
23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P).</i>	\$ 0	(23)
24.	Total taxes at maximum millage rate <i>(Line 20 plus Line 23).</i>	\$ 47,117,609	(24)
Total Maximum Versus Total Taxes Levied			
25.	Are total current year adopted taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	☐ YES ☒ NO	(25)
SIGN HERE	Taxing Authority Certification I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :		Date :
	Title :	Contact Name and Contact Title :	
	Mailing Address :	Physical Address :	
	City, State, Zip :	Phone Number :	Fax Number :

Complete and submit this form to the Department of Revenue with the completed DR-487, Certification of Compliance, within 30 days of the final hearing.

**MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE
INSTRUCTIONS**

DR-420MM-P
R.5/12
Page 3

General Instructions

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form calculates the maximum tax levy for 2024 allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

DR-420MM-P shows the preliminary maximum millages and taxes levied based on your proposed adoption vote. Each taxing authority must complete, sign, and submit this form to their property appraiser with their completed DR-420, Certification of Taxable Value.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority will file a final Form DR-420MM, Maximum Millage Levy Calculation Final Disclosure, with Form DR-487, Certification of Compliance, with the Department of Revenue.

Specific tax year references in this form are updated each year by the Department.

Line Instructions

Lines 5-10

Only taxing authorities that levied a 2023 millage rate less than their maximum majority vote rate must complete these lines. The adjusted rolled-back rate on Line 10 is the rate that would have been levied if the maximum vote rate for 2022 had been adopted. If these lines are completed, enter the adjusted rate on Line 11.

Line 12

This line is entered by the Department of Revenue. The same adjustment factor is used statewide by all taxing authorities. It is based on the change in per capita Florida personal income (s. 200.001(8)(i), F.S.), which Florida Law requires the Office of Economic and Demographic Research to report each year.

Lines 13 and 14

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

Line 16

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

Line 17

Enter the millage rate indicated by the box checked in Line 16. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the majority vote maximum. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 17, rather than the maximum rate, so that the comparisons on Lines 21 through 25 are accurate.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2025-2026 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED;; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Dania Beach, Florida, requires that the City Commission shall, by Resolution, adopt an annual budget, determine the amount of millage necessary to be levied, and publish the budget so adopted, together with a notice stating the time and place where objections may be heard and questions concerning the objections will be heard; and

WHEREAS, the City Manager of the City of Dania Beach, Florida, has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year beginning October 1, 2025 and ending September 30, 2026, with sufficient copies of such report and estimate being on file in the office of the City Clerk, so that any interested parties may obtain copies upon request; and

WHEREAS, the City Manager has presented to the City Commission detailed information supporting such estimates, affording the City Commission a comprehensive understanding of the City Government for the ensuing period identified above, including expenditures for corresponding items during the last two fiscal years and increased and decreased demands for the ensuing year as compared with corresponding appropriations for the last fiscal year; and

WHEREAS, the City Commission has met and carefully considered the annual report and estimate and has determined and fixed the amount necessary to carry on the government of the City for the ensuing year, has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City, and has appropriated such amounts to the various departments of the City considering the applicable funds on hand and the estimated departmental revenues; and

WHEREAS, pursuant to the referendum approved by the voters of the City in the March 2005 Election, the issuance of General Obligation Bonds in an amount not to exceed \$10,300,000.00 was authorized, and the City has issued a General Obligation Bond in the amount of \$10,300,000.00 and the City will be levying a debt millage equal to 0.0985 mills toward the payment of principal and interest on the Bond; and

WHEREAS, the City Commission has determined that in order to produce a sufficient sum to fund the tentative proposed budget, it is necessary that an operating millage of 5.9998 be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach; and

WHEREAS, the “rolled back rate” as computed in accordance with the provisions of Section 200.065(1), Florida Statutes, is 5.6588 mills, and the proposed millage reflects a 6.03% increase over the rolled-back rate.

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

Section 1. That the proposed operating millage necessary to be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach to produce a sufficient sum, which, together with departmental revenue, will be adequate to pay the appropriations made in the tentative budget, is as follows:

FOR OPERATING BUDGET:

(GENERAL MUNICIPAL MILLAGE) 5.9998 mills

Section 2. That the proposed millage rate is a 6.03% increase over the rolled back rate of 5.6588 mills as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

Section 3. That the voted debt service millage rate is 0.0985 mills in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

Section 4. That the City’s aggregate millage rate is 6.0983 mills (5.9998 mills for operating and 0.0985 mills for debt service).

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 _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____ _____

Commissioner Luis Rimoli _____ _____

Commissioner Archibald J. Ryan IV _____ _____

Vice Mayor Marco Salvino _____ _____

Mayor Joyce L. Davis _____ _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Finance Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Yeimy Guzman, Chief Financial Officer

SUBJECT: Approval of the Final Annual Budget for the City for the Fiscal Year 2025-2026

Request:

The City Administration requests that the City Commission approve the Final Annual Budget for the City for the Fiscal Year 2025-2026.

Background:

The City Manager has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year, beginning October 1, 2025, and ending September 30, 2026.

The City Manager has presented to the City Commission detailed information supporting such estimate, affording the City Commission a comprehensive understanding of the City Government for the ensuing period, including expenditures for corresponding items during the last two fiscal years and increased and decreased demands for the ensuing year as compared with corresponding appropriations for the last fiscal year.

The City Commission has met and carefully considered such annual report and estimate for the ensuing year, has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City, and has appropriated the amounts to the various departments of the City, considering the applicable funds on hand and the estimated departmental revenues.

Budgetary Impact

The total budgeted revenues and expenditures across all budgeted funds equal \$156,970,109.

Recommendation

Approve the Final Annual Budget for the City for the Fiscal Year 2025-2026

Comprehensive Summary - FY2025-26 Tentative Budget

	General Fund	Special Revenue Funds	Debt Service Fund	Utility Enterprise Funds	Ocean Park Enterprise Fund	Internal Service Funds	TOTALS
Revenue							
Taxes	\$ 55,789,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,789,335
Permits, Fees and Special Assessments	13,343,947	4,301,000	-	5,731,997	-	-	23,376,944
Intergovernmental Revenue	5,214,349	-	-	-	\$2,845,000	-	8,059,349
Charges for Services	3,546,539	\$3,194,075	-	14,079,000	-	-	20,819,614
Judgments, Fines, and Forfeits	345,291	\$0	-	-	\$300,000	-	645,291
Miscellaneous Revenues	5,642,224	\$425,000	-	2,335,000	\$3,288,549	-	11,690,773
Other Sources	14,974,312	\$1,965,486	\$2,619,936	6,586,197	\$4,489,325	\$5,953,547	36,588,803
	\$ 98,855,997	\$ 9,885,561	\$ 2,619,936	\$ 28,732,194	\$ 10,922,874	\$ 5,953,547	\$ 156,970,109
Expenditure							
City Commission	\$ 1,192,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192,241
City Manager	1,752,843	-	-	-	-	-	1,752,843
Human Resources / Risk Mgmt.	1,830,945	-	-	-	-	-	1,830,945
Legal	931,250	-	-	-	-	-	931,250
Community Development / Parking	2,587,524	\$6,122,413	-	-	\$5,656,813	-	14,366,750
City Clerk	425,805	-	-	-	-	-	425,805
Finance / Information Technology	3,089,466	-	-	1,392,065	-	\$3,076,323	7,557,854
General Government	23,579,434	-	\$1,493,815	-	-	-	25,073,249
Police Services	23,470,478	-	-	-	-	-	23,470,478
Fire Rescue	21,917,211	-	-	-	-	-	21,917,211
Solid Waste	-	\$3,596,908	-	-	-	-	3,596,908
Public Services / Fleet / Facilities	9,800,194	\$166,240.00	-	-	-	\$2,877,224	12,843,658
Recreation / Marina / Pier	8,278,606	-	\$1,126,121	-	\$5,266,061	-	14,670,788
Water Utility	-	-	-	7,945,683	-	-	7,945,683
Sewer Utility	-	-	-	8,141,716	-	-	8,141,716
Stormwater	-	-	-	11,252,730	-	-	11,252,730
	\$ 98,855,997	\$ 9,885,561	\$ 2,619,936	\$ 28,732,194	\$ 10,922,874	\$ 5,953,547	\$ 156,970,109

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE CITY'S FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR A PUBLIC HEARING WHEN OBJECTIONS WILL BE HEARD AND QUESTIONS CONCERNING THE BUDGET WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Dania Beach, Florida, requires that the City Commission shall, by Resolution, adopt an annual budget, determine the amount of millage necessary to be levied, and publish the budget so adopted, together with a notice stating the time and place where objections to it may be heard; and

WHEREAS, the City Manager of the City of Dania Beach, Florida, has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year, beginning October 1, 2025 and ending September 30, 2026, with a copy of the report and estimate being on file in the office of the City Clerk so that any interested parties may view such copy upon request; and

WHEREAS, the City Manager has presented to the City Commission detailed information supporting such estimate, affording the City Commission a comprehensive understanding of the City Government for the ensuing period, including expenditures for corresponding items during the last two fiscal years and increased and decreased demands for the ensuing year as compared with corresponding appropriations for the last fiscal year; and

WHEREAS, the City Commission has met and carefully considered such annual report and estimate for the ensuing year, has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City and has appropriated the amounts to the various departments of the City considering the applicable funds on hand and the estimated departmental revenues.

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

Section 1. That a final budget for the City of Dania Beach, Florida, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, is adopted (subject to the public hearing for which provision is subsequently made below). A copy of the tentative budget summary is attached to this Resolution and made a part of it as “Exhibit A,” and the appropriations set out in it are made for the maintenance and carrying on of the government of the City of Dania Beach, Florida, and for the purpose of paying debt service requirements, if any, of the City for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

Section 2. That all delinquent taxes, collected as proceeds from levies of operating millages for former years are specifically appropriated for the use and benefit of the “General Fund”.

Section 3. Automatic Amendment: The Fiscal Year 2025-2026 budget is automatically amended to reappropriate open P.O. encumbrances that have not been closed by the Finance Department as a normal function of the City’s fiscal year-end review, fund outstanding contracts, fund required payments on approved City debt, and fund capital projects reserved or unexpended from prior years including Fiscal Year 2024-2025 such appropriations having been previously approved by the City Commission.

Section 4. Contingency Funds: Department heads or their designee shall only be allowed to transfer funds from their designated contingency accounts below an aggregate amount of Fifty Thousand Dollars (\$50,000.00) per fund with City Manager approval. Aggregate amounts above the Fifty Thousand Dollars (\$50,000.00) threshold per fund that are requested to be transferred from Contingency must be approved by the City Commission.

Section 5. Reserve Funds: That individual disbursements of fund balance reserves below Twenty-Five Thousand Dollars (\$25,000.00) may be authorized by the City Manager from time to time for a single purpose/initiative until the aggregate total of all such disbursements has exceeded One Hundred Thousand Dollars (\$100,000.00) within a single fiscal year, upon which all disbursements, regardless of amount, shall be authorized by a resolution of the City Commission.

Section 6. That City staffing positions and capital expenditures reflected and approved in the annual budget establish Commission consent over these areas, and that all additions to these items shall be approved through Commission approval of an amendment to the approved budget.

Section 7. That the City shall maintain a General Fund Unassigned Fund Balance of at least Twenty-Five Percent (25%) of the total dollar amount of budgeted annual operating expenditures in the approved General Fund budget and a Disaster Emergency Fund Balance to be utilized for unforeseen disasters or other emergencies as deemed by the City Commission at a minimum of Twenty Percent (20%) of the total dollar amount of the General Fund reserve balance, across all fund balance designations.

Section 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



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: September 25, 2025

To: Mayor Joyce L. Davis
Vice Mayor Marco A. Salvino, Sr.
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner A. J. Ryan IV

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

Subject: Manager's Report

As I have often mentioned, we are constantly seeking opportunities that benefit our City. Our relationships have served us immensely well, such as the one we have with BSO leadership, evident in our contractual negotiations and agreement as well as our contract and agreement with AFSME. Our PFAS settlement is another example of the aforementioned. Because of relationships, teamwork, and swift action, our City has officially received \$912,478.20 from the total of \$1,497,012.54 from the settlement! We are now exploring how we can best invest in our water plant as we seek to elevate our standard of operations, cleanliness and efficiency. We will bring forth a full report with recommendations to you within the next couple of months.

As we approach October 11th and kick off our Dania after Dark season with our very popular Oktoberfest event, I am pleased to report that as of September 16th, we have sold 230 tickets for our VIP experience. Please note that our capacity is limited at 300. We expect a sellout. The Special Events Division of Parks and Recreation could not be a better investment for our City/ Community events. To plan and execute award winning events such as Dania after Dark, it takes recruitment and hiring outstanding talent and that is what we do based on the priorities set by our legislative body. Mark your calendar for October 11th and please note that even if you don't purchase the VIP experience, you and your family can enjoy great entertainment and lots of activities at no cost in a very save and wonderful environment.

The RFP for the conversion of sports courts to pickleball courts per the request of our residents at Frost Park closed on September 8th. The ranking of the two firms is on the September 25th Commission agenda. Once Commission approves the top ranked firm, staff will negotiate and finalize the contract with the goal of bringing the contract before the City Commission on the October 14th agenda. We look forward to planning and executing a groundbreaking event around the holiday season or early 2026. We can and will move swiftly on this very anticipated project at Frost Park.

As we continue to move forward to bring forth a brand new 7 acre park at the Olsen Middle School site for the enjoyment and benefit of our community in partnership with Broward County Schools, I want to share with you that this phase 1 will be an investment of approximately \$7 million dollars fully funded by impact fees from new construction projects in our City. Parks and green spaces contribute to the quality of life of our residents! We will continue to keep you updated on the progress of another anticipated project in our City.

In this agenda, you will be considering for approval another beautiful mural to honor our veterans. Simultaneously, we are looking at signage that will come forward for your approval in the new year as we will dedicate yet another park, "Veterans" Park at the campus of City Hall. Phase 1 was completed in 23-24.

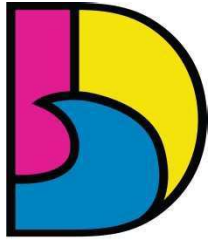
We have, via the direction and collective vision of our elected officials and this administration, focused on the "men and women in the arena" the doer of deeds, those delivering excellence from all city departments on a daily basis in a very responsive and respectful manner. We are always setting goals with an objective to not just meet but to exceed them. We research; we seek and take action. We targeted turnover in 2024 and what we have been able to achieve in 2025 is nothing short of remarkable. Employee turnover has decreased significantly, from 19.4% in 2024 to 5.67% in 2025, representing a 70.8% reduction.

I am pleased to report that our Code Compliance team has successfully completed the U.S. Coast Guard Boating Safety Course and is now certified to navigate the waterways of Dania Beach. In addition, Director Norena established requirements ensuring that anyone operating a vessel must maintain a clean driving record and possess prior boating experience.

Previously, Code Compliance relied on the availability of the Public Services team to access the waterways. With this certification, Code Compliance can now independently operate the boat to conduct visual inspections of ramps, docks, boat lifts, vegetation, and nuisance vessels.

This advancement allows us to enhance life safety and continue delivering a higher level of service to our residents each day.

Tonight, we close fiscal year 2025 and look forward to 2026 with much anticipation, enthusiasm and resolve to bring forth the very best for all those who live, work and visit our City! We are no longer a bedroom, drive through City, we are a destination, the epicenter of South Florida, we are relevant!



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH FINANCE DEPARTMENT

MEMORANDUM

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

FROM: Megan Jelaso, Revenue Accountant

DATE: September 15, 2025

SUBJECT: Finance Monthly Report – August 2025

Please find attached the monthly Finance report. Highlights of the report include the following:

Revenues

- Building Fund Revenues
- Pier Revenue
- Beach Parking Revenue
- Marina Revenues
- Commercial Solid Waste Hauler Franchise Fees

Capital Projects

- Master Capital projects Schedule to include Grants

Information Technology

- Online Credit Card Payments
- Beach Camera Views
- Website Visits by Device
- Commission Meeting Views
- Number of Citywide Phone Calls
- Number of E-Bill Users by Month
- Kiosk collections

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

- Delinquency Report
- Meter Replacement Reports
- Aging Report

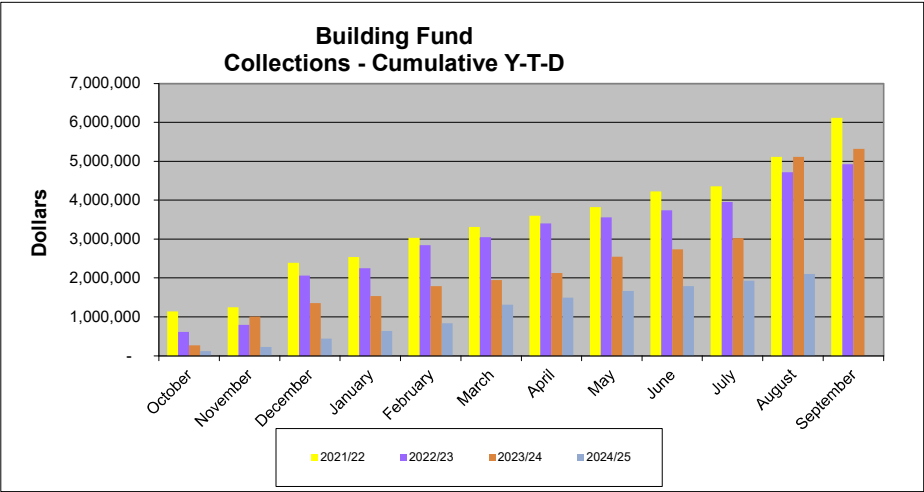
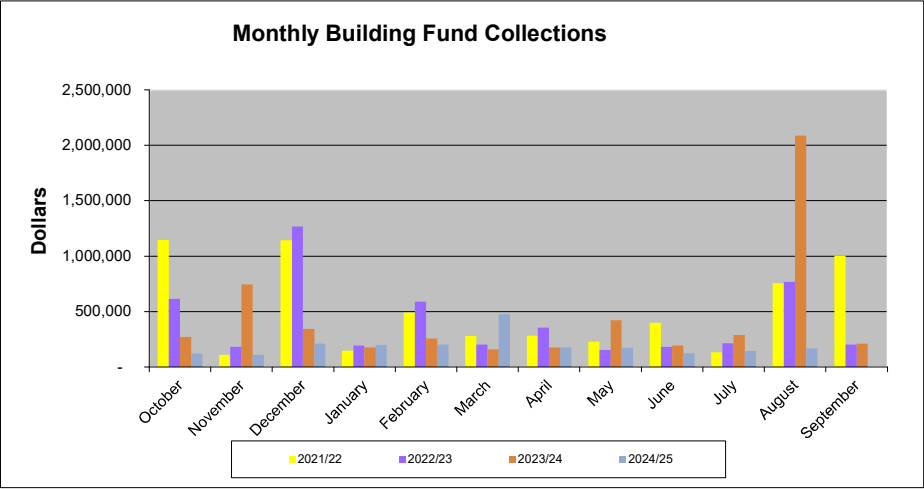
Contingency and Fund Balance Estimate

Building Fund Collections

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Monthly				
October	1,144,624	613,610	272,140	120,615
November	107,616	183,413	742,357	110,166
December	1,142,811	1,267,607	343,469	210,595
January	146,194	193,243	175,715	198,574
February	490,813	588,953	258,034	203,711
March	281,847	202,690	159,520	476,218
April	283,429	356,512	175,277	176,349
May	226,093	153,965	421,096	171,643
June	399,287	181,738	191,611	123,451
July	132,426	212,528	288,360	142,639
August	755,979	767,780	2,087,847	167,242
September	1,003,182	202,415	209,254	
Total	6,114,301	4,924,453	5,324,681	2,101,202

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Cumulative				
October	1,144,624	613,610	272,140	120,615
November	1,252,240	797,023	1,014,498	230,781
December	2,395,051	2,064,630	1,357,967	441,376
January	2,541,246	2,257,873	1,533,681	639,950
February	3,032,058	2,846,825	1,791,716	843,661
March	3,313,906	3,049,515	1,951,236	1,319,879
April	3,597,334	3,406,027	2,126,512	1,496,228
May	3,823,427	3,559,992	2,547,608	1,667,870
June	4,222,715	3,741,730	2,739,219	1,791,321
July	4,355,140	3,954,258	3,027,579	1,933,960
August	5,111,119	4,722,038	5,115,426	2,101,202
September	6,114,301	4,924,453	5,324,681	
Annual Goal	4,741,977	4,868,000	5,191,000	

Building Fund - thru August 2025



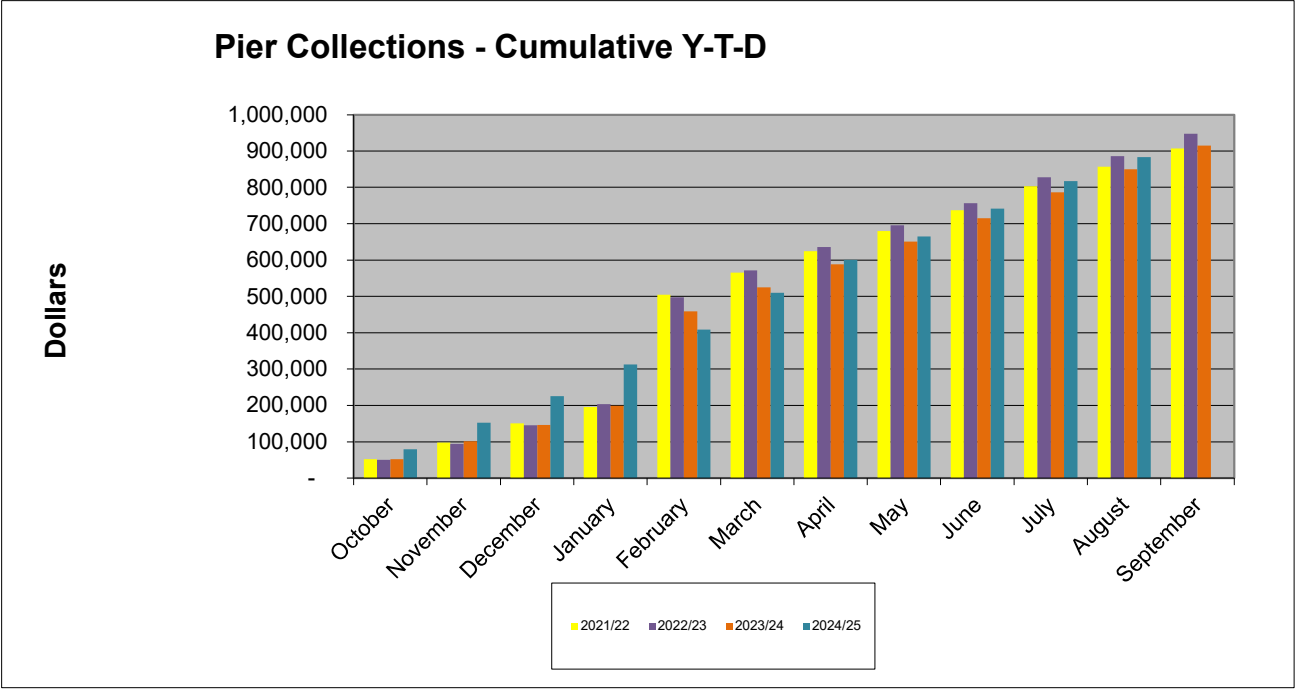
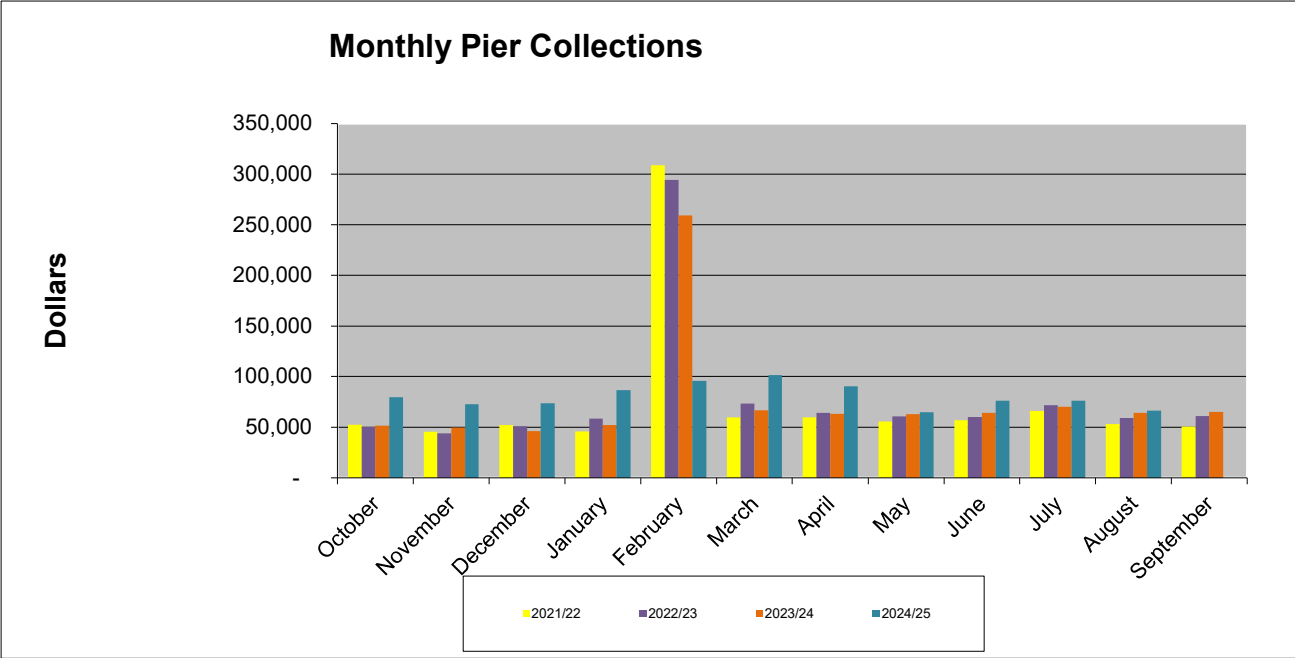
Pier Revenues

	2021/22	2022/23	2023/24	2024/25
Monthly				
October	52,575	50,313	51,495	79,614
November	45,411	43,917	49,561	72,745
December	52,271	50,942	45,928	73,627
January	45,906	58,345	52,190	86,644
February	308,830	294,357	259,466	95,845
March	59,863	73,487	66,698	101,540
April	59,852	63,945	63,244	90,201
May	55,621	60,688	62,991	64,881
June	56,858	60,003	64,114	76,113
July	66,152	71,604	70,205	76,082
August	52,975	58,871	64,092	66,383
September	50,426	60,849	65,294	
Total	906,740	947,320	915,279	883,676

Balance includes true-up for the annual rent of the Quarterdeck based on the lease agreement.

	2021/22	2022/23	2023/24	2024/25
Cumulative				
October	52,575	50,313	51,495	79,614
November	97,986	94,229	101,056	152,359
December	150,257	145,171	146,984	225,986
January	196,163	203,516	199,174	312,631
February	504,993	497,873	458,640	408,476
March	564,856	571,360	525,338	510,017
April	624,708	635,305	588,583	600,218
May	680,329	695,993	651,574	665,099
June	737,187	755,996	715,688	741,212
July	803,339	827,600	785,894	817,293
August	856,314	886,471	849,985	883,676
September	906,740	947,320	915,279	
Annual Budget Goal	844,816	937,301	942,488	925,209

Pier Revenues - thru August 2025

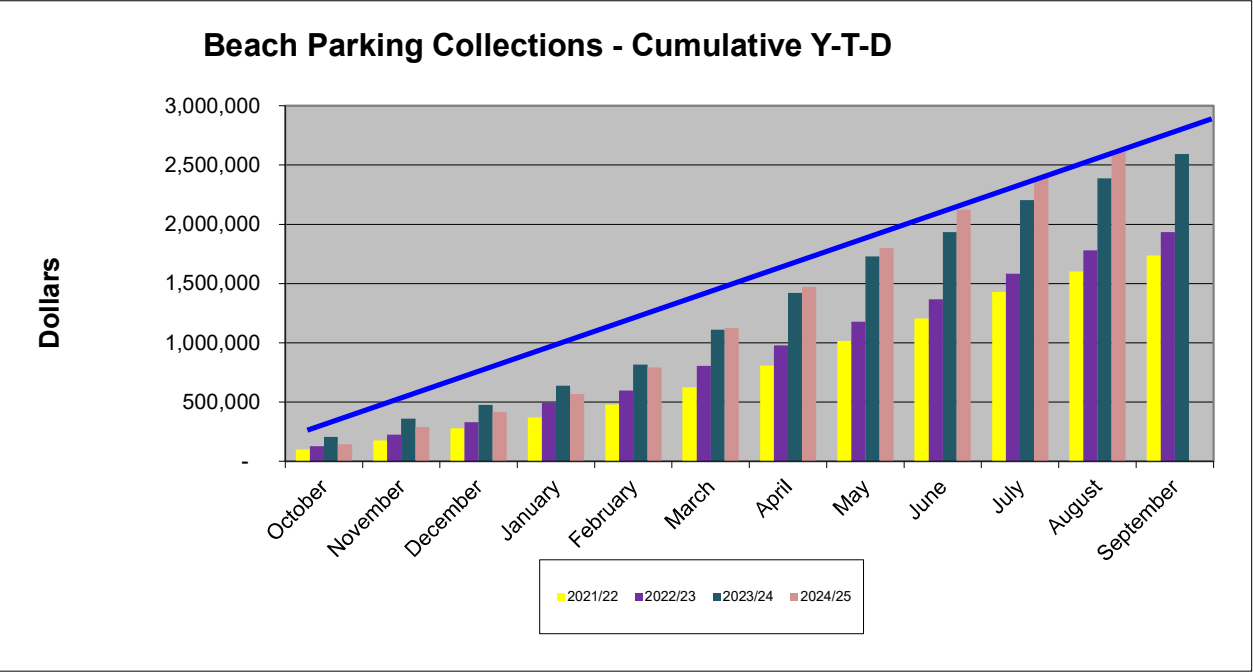
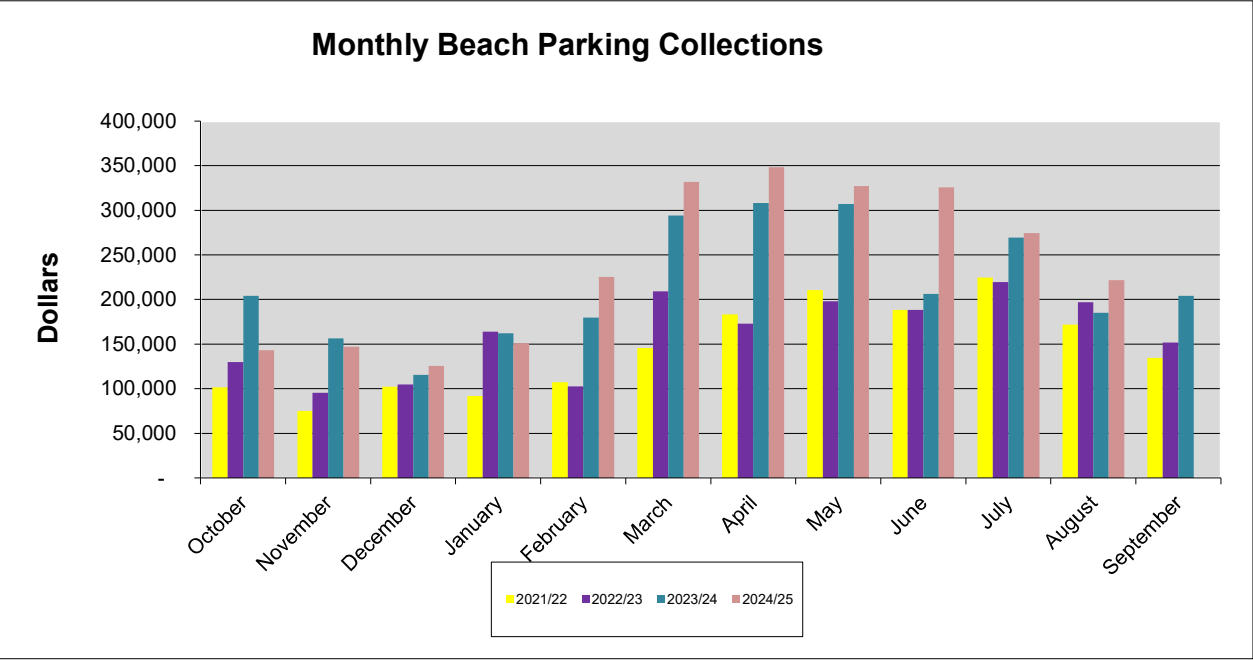


Parking Fee Collections

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Monthly				
October	101,582	130,026	203,967	143,031
November	75,146	95,694	156,460	146,923
December	102,321	104,713	115,640	125,726
January	91,751	164,030	162,393	150,948
February	107,375	102,648	179,664	225,332
March	145,848	209,333	294,283	331,752
April	183,397	172,853	308,344	348,327
May	210,704	197,957	307,252	327,250
June	188,603	188,603	206,128	325,726
July	224,411	219,627	269,299	274,561
August	171,951	197,119	185,189	221,655
September	134,616	151,776	204,001	
Total	<u>1,737,704</u>	<u>1,934,380</u>	<u>2,592,620</u>	<u>2,621,233</u>

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Cumulative				
October	101,582	130,026	203,967	143,031
November	176,728	225,720	360,427	289,954
December	279,049	330,433	476,068	415,680
January	370,800	494,463	638,460	566,629
February	478,175	597,111	818,125	791,961
March	624,023	806,444	1,112,407	1,123,713
April	807,420	979,297	1,420,751	1,472,041
May	1,018,123	1,177,255	1,728,003	1,799,291
June	1,206,726	1,365,857	1,934,131	2,125,016
July	1,431,138	1,585,485	2,203,430	2,399,578
August	1,603,088	1,782,604	2,388,619	2,621,233
September	1,737,704	1,934,380	2,592,620	
Annual Budget Goal	<u>1,347,086</u>	<u>1,558,354</u>	<u>1,800,000</u>	<u>2,500,000</u>

Beach Parking - thru August 2025

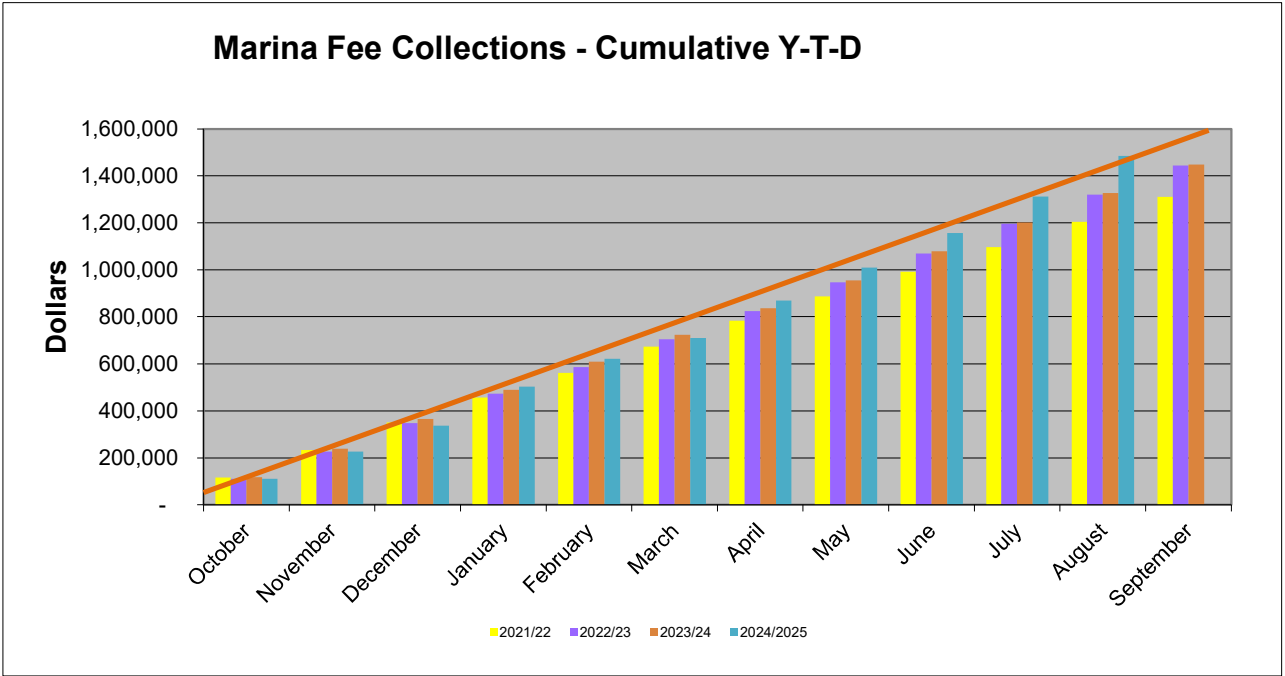
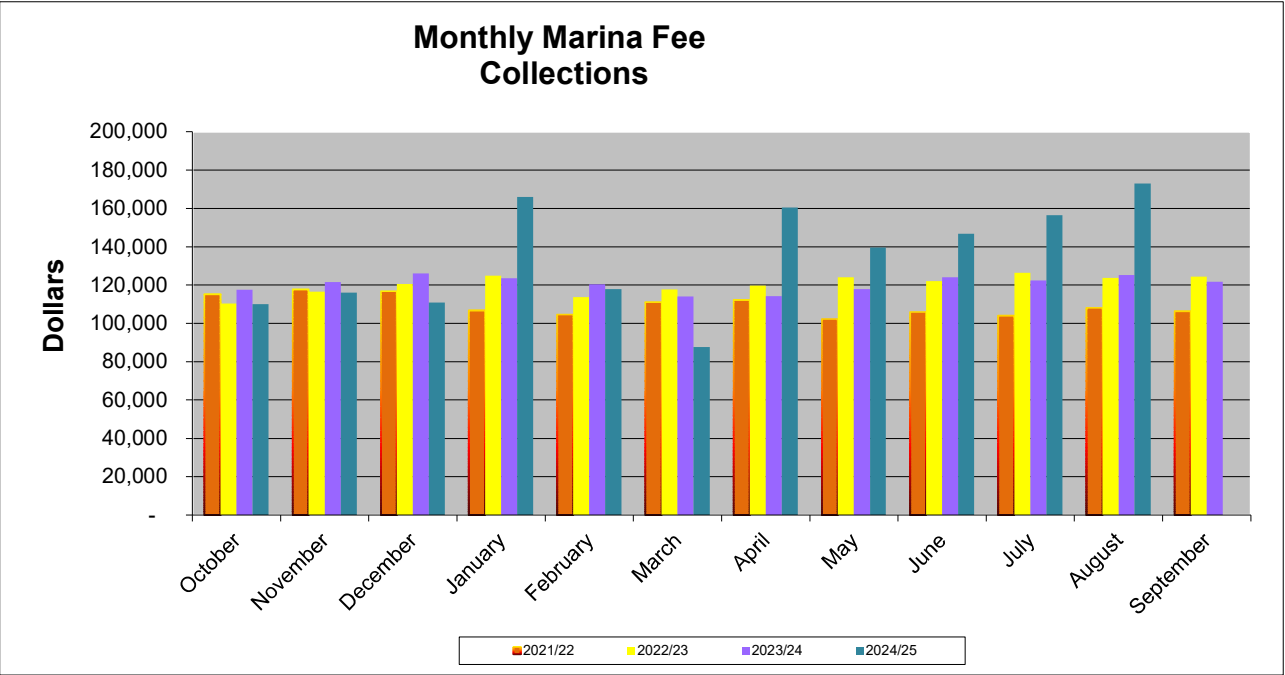


Marina Fee Collections

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Monthly				
October	115,264	110,239	117,540	110,024
November	117,663	116,542	121,509	116,103
December	116,830	120,621	126,034	110,921
January	106,673	124,885	123,519	165,987
February	104,605	113,849	120,277	117,936
March	111,125	117,710	114,070	87,682
April	112,170	119,728	114,246	160,478
May	102,373	124,138	117,832	139,718
June	106,001	122,027	124,132	146,813
July	104,000	126,485	122,421	156,561
August	108,096	123,889	125,237	173,057
September	106,418	124,369	121,769	
Total	1,311,218	1,444,481	1,448,584	1,485,278

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Cumulative				
October	115,264	110,239	117,540	110,024
November	232,927	226,781	239,049	226,127
December	349,758	347,402	365,082	337,048
January	456,431	472,287	488,602	503,035
February	561,036	586,135	608,878	620,970
March	672,161	703,845	722,948	708,652
April	784,330	823,574	837,194	869,130
May	886,703	947,711	955,026	1,008,847
June	992,704	1,069,738	1,079,158	1,155,660
July	1,096,704	1,196,223	1,201,579	1,312,221
August	1,204,800	1,320,112	1,326,815	1,485,278
September	1,311,218	1,444,481	1,448,584	
Budget Goal	1,290,768	1,339,555	1,398,942	1,655,620

Marina Fees - thru August 2025



City of Dania Beach
Commercial Solid Waste Report FY 2024-2025
Payments Received

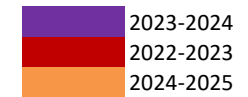
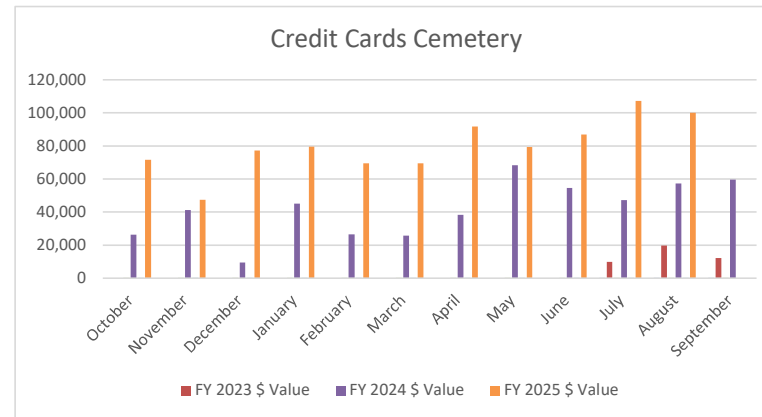
Annual Budget \$ 1,095,000.00										
Waste Hauler										
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republic Services	S & S National Waste AKA Bicon, Inc.	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC	Tropical Sanitation Inc	Up-Waste LLC	General Fund
Permit Application Fee	75.00	75.00		-	75.00	75.00	75.00	-	150.00	
Annual Permit Fee	1,000.00	1,000.00		-	1,000.00	1,000.00	1,000.00	-	500.00	Monthly Activity
Monthly Franchise										
Oct	\$ -	\$ 35,091.25	\$ 9,383.63	-	\$ 1,715.74	\$ -	\$ 9,686.41	-		\$ 55,877.03
Nov	6,577.06	35,229.82	11,163.01	-	1,474.14	5,681.23	9,988.33	-		70,113.59
Dec	3,175.51	34,742.21	10,021.23	-	1,519.15	6,378.93	7,678.71	-		63,515.74
Jan	-	37,108.84	10,569.28	-	1,359.45	-	5,452.87	-		54,490.44
Feb	6,531.41	35,456.19	11,477.32	-	1,808.55	2,546.17	7,965.12	-		65,784.76
Mar	3,179.99	37,896.94	10,642.19	-	1,100.49	-	7,532.53	-		60,352.14
Apr	3,417.19	37,649.06	11,598.40	-	1,583.86	5,269.77	8,364.93	-		67,883.21
May	3,374.04	38,242.06	11,665.71	-	1,511.37	-	9,028.87	-		63,822.05
Jun	3,255.02	39,362.67	9,365.23	-	1,727.05	3,232.57	8,055.43	-		64,997.97
Jul	3,338.31	38,735.20	11,541.88	-	1,454.65	2,424.94	7,021.02	-		64,516.00
Aug	3,243.53	37,858.46	9,632.33	-	1,508.65		8,218.36	-		60,461.33
Sep										
Total Mo. Franchise	\$ 36,092.06	\$ 407,372.70	\$ 117,060.21	\$ -	\$ 16,763.10	\$ 25,533.61	\$ 88,992.58		\$ -	\$ 691,814.26
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republic Services	S & S National Waste AKA Bicon, Inc.	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC	Tropical Sanitation Inc	Up-Waste LLC	Solid Waste Fund
Monthly Franchise										
Oct	-	\$ 11,697.08	\$ 3,127.88	-	\$ 571.91	-	\$ 3,228.81	-		\$ 18,625.68
Nov	\$ 2,192.36	\$ 11,743.27	\$ 3,721.00	-	\$ 491.38	\$ 1,893.74	\$ 3,329.45	-		\$ 23,371.20
Dec	\$ 1,058.50	\$ 11,580.74	\$ 3,340.41	-	\$ 506.38	\$ 2,126.31	\$ 2,559.57	-		\$ 21,171.91
Jan	\$ -	\$ 12,369.61	\$ 3,523.09	-	\$ 453.15	-	\$ 1,817.63	-		\$ 18,163.48
Feb	\$ 2,177.14	\$ 11,818.73	\$ 3,825.78	-	\$ 602.85	\$ 848.73	\$ 2,655.04	-		\$ 21,928.27
Mar	\$ 1,060.00	\$ 12,632.31	\$ 3,547.40	-	\$ 366.83	-	\$ 2,510.84	-		\$ 20,117.38
Apr	\$ 1,139.06	\$ 12,549.69	\$ 3,866.13	-	\$ 527.96	\$ 1,756.60	\$ 2,788.31	-		\$ 22,627.75
May	\$ 1,124.68	\$ 12,747.35	\$ 3,888.57	-	\$ 503.79	-	\$ 3,009.63	-		\$ 21,274.02
Jun	\$ 1,085.01	\$ 13,120.89	\$ 3,121.76	-	\$ 575.69	\$ 1,077.53	\$ 2,685.15	-		\$ 21,666.03
Jul	\$ 1,112.77	\$ 12,911.73	\$ 3,847.30	-	\$ 484.88	\$ 808.31	\$ 2,340.34	-		\$ 21,505.33
Aug	\$ 1,081.18	\$ 12,619.49	\$ 3,210.78	-	\$ 502.88		\$ 2,739.45	-		\$ 20,153.78
Sep										\$ -
Total Mo. Franchise	\$ 12,030.70	\$ 135,790.89	\$ 39,020.10	\$ -	\$ 5,587.70	\$ 8,511.22	\$ 29,664.22		\$ -	\$ 230,604.83
Total Receipts	\$ 49,197.76	\$ 544,238.59	\$ 156,080.31	\$ -	\$ 23,425.80	\$ 35,119.83	\$ 119,731.80		\$ 650.00	\$ 928,444.09

	Project ID	Project Name	Revenue Source	Project Phase/Status	Grant Expiration	Original Budget Description	Original Budget	Amended Budget Description	Amended Budget	Prior Fiscal Year Tasks	FY22 Expenses	FY23 Expenses	FY24 Expenses	FY24 Encumbrances	FY25 Expenses	FY25 Encumbrances	Remaining Budget	Return Funding on Completed Projects	Comments
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction				FY21 Transportation Surplus Proj	880,472.00	(264,177.29)									
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction		FY12 Budget Adjust - SF6 Loan	5,496,775.00	Funding Increase for PO from 63-1	(24,500.00)	(262,707.68)	(107,523.53)		(83,529.88)						
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction		FY16 Budget Adjust - SF6 Loan	400,574.00	FY16 Drainage Project Budget Rec	3,556.00	(1,028.50)									
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction		FY16 Budget Adjust - SF6 Loan	220,033.00	FY Budget Adjust from 63-10 to 31	(15,032.00)										
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction		Adjustment	(32,907.00)		3,083.66										
403	403-38-13-538-63-10	SE Stormwater II	SF6 Loan, Stormwater	Construction		Transfer from Phase I into FY16	42,242.88		(25,376.56)										
403	403-38-13-538-63-10	Neighborhood Drainage Improv.	Transportation Surplus, Storm	Construction			1,170,960.00	Budget Appropriation FY21-22 (CA)	3,000,000.00	(340,262.00)	(746,914.00)	(1,564,326.46)	(207,668.59)		(721,712.50)	(402,882.77)	155,882		
403	403-38-13-538-63-10	Neighborhood Drainage Improv.	Transportation Surplus, Storm	Construction					131,240.35										
403	403-38-13-538-63-10	Neighborhood Drainage Improv.	Transportation Surplus, Storm	Construction															
403	403-38-13-538-63-10	Neighborhood Drainage Improv.	Transportation Surplus, Storm	Construction															
403	403-38-32-538-31-10	Cheyvalle Stormwater Masterplan	Stormwater, CDBG-MIT	Design			1,960,000.00	Revo 2022-158	16,535.00				(428,007.97)	-	-		-		
403	403-38-32-538-31-10	Cheyvalle Stormwater Masterplan	Stormwater, CDBG-MIT	Design			-							-	-	(21,598.33)	(21,423.91)		
403	403-38-32-538-31-10	Cheyvalle Stormwater Masterplan	Stormwater, CDBG-MIT	Design										-	-				
403	403-38-32-538-31-10	Cheyvalle Stormwater Masterplan	Stormwater, CDBG-MIT	Design										-	-				
403	403-38-33-538-63-10	SW 43 Tiert Stormwater (Surplus)	Transportation Surplus, Storm	Construction - Grant Revenue Received Nov 2023			2,297,468.00					(1,971,089.78)	(170,437.96)				0		
403	403-38-33-538-63-10	SW 43 Tiert Stormwater (Surplus)	Transportation Surplus, Storm	Construction - Grant Revenue Received Nov 2023								(155,940.00)							
403	403-38-33-538-63-10	SW 43 Tiert Stormwater (Surplus)	Transportation Surplus, Storm	Construction - Grant Revenue Received Nov 2023															
403	403-38-33-538-63-10	SW 43 Tiert Stormwater (Surplus)	Transportation Surplus, Storm	Construction - Grant Revenue Received Nov 2023															
403	403-38-34-538-31-10	PJ Mail Drainage	Stormwater	Construction			247,340.00						(111,895.00)		(71,430.25)	(64,034.75)	-		
403	403-38-34-538-31-10	PJ Mail Drainage	Stormwater	Construction															
403	403-38-32-538-63-10	SE Stormwater Phase I	Stormwater	Construction			796,625.00						(3,836.00)	(51,538.00)	(36,432.00)	706,719			
403	403-38-32-538-63-10	SE Stormwater Phase I	Stormwater	Construction															
403	403-17-05-533-31-10	AMM Water Meter System	Water	Design			132,770.00		(265,340.00)								-		
403	403-17-05-533-31-10	AMM Water Meter System	Water	Design															
403	403-17-05-533-31-10	AMM Water Meter System	Water	Design			132,770.00												
403	403-17-05-533-31-10	AMM Water Meter System	Water	Design			-												
403	403-33-44-533-31-10	NW 1st Ave Water Main Striking	Water	Design			80,160.00												
403	403-33-44-533-31-10	NW 1st Ave Water Main Striking	Water	Design															
403	403-33-44-533-31-10	NW 1st Ave Water Main Striking	Water	Design			303,023.00										383,183		
403	403-33-44-533-31-10	NW 1st Ave Water Main Striking	Water	Design															
402	402-35-26-535-63-10	LRT Rehab 5.7,10	Sewer	Construction			1,137,594.00	Soft Close DFF FY2020	(8,607.00)	(1,007,274.00)	-						120,713	Carryforward-reappropriate	
402	402-35-26-535-63-10	LRT Rehab 5.7,10	Sewer	Construction															
402	402-35-26-535-63-10	LRT Rehab 5.7,10	Sewer	Construction															
402	402-35-26-535-63-10	LRT Rehab 5.7,10	Sewer	Construction															
402	402-35-26-535-63-10	LRT Rehab 5.7,10	Sewer	Construction															
402	402-35-27-535-63-10	SCADA System	Sewer	Construction			257,714.88	Transfer #R2021-2691	14,000.00	(348,375.37)	(21,260.00)						(0)		
402	402-35-27-535-63-10	SCADA System	Sewer	Construction				Project Amount Reduction	(880.00)										
402	402-35-20-535-63-10	BM Mainline Repairs	Sewer	Construction			2,041,450.00						(344,553.00)		(245,960.72)	(1,450,936.18)	0		
402	402-35-20-535-63-10	BM Mainline Repairs	Sewer	Construction															
402	402-35-28-535-31-10	HMGP LRT Stations	HMGP	Construction	9/30/2024		499,800.00	Revol 2022-164- ARPA	1,111,135.00	(82,600.00)	(52,200.00)	(7,150.00)		(40,105.00)	(118,495.00)	0			
402	402-35-28-535-31-10	HMGP LRT Stations	HMGP	Construction	9/30/2024			Revol 2022-164 Grant Funds	3,710,385.00										
402	402-35-28-535-31-10	HMGP LRT Stations	HMGP	Construction	9/30/2024			HR2024-3276 - Grant Funds	4,548,157.10										
402	402-35-28-535-31-10	HMGP LRT Stations	HMGP	Construction	9/30/2024			City Funds	404,917.50										
402	402-35-28-535-31-10	HMGP LRT Stations	HMGP	Construction	9/30/2024				263,859.00										
402	402-35-28-535-63-10	HMGP LRT Stations	HMGP	Construction	9/30/2024							(199,500.00)		(553,878.92)	(9,164,324.63)	8,339,000			
402	402-35-29-535-63-10	LRT Station Mitigation Phs II	FDEP	Construction	9/30/2026				8,339,000.00										
402	402-35-29-535-63-10	LRT Station Mitigation Phs II	FDEP	Construction	9/30/2026														
402	402-35-29-535-63-10	LRT Station Mitigation Phs II	FDEP	Construction	9/30/2026														
402	402-35-29-535-63-10	LRT Station Mitigation Phs II	FDEP	Construction	9/30/2026														
402	402-35-30-535-63-10	LRT Station ARPA	Construction				-	4,069,890.00					-			(4,069,890.00)	-		
402	402-35-30-535-63-10	LRT Station ARPA	Construction																
405	405-72-15-572-63-10	Pier Refurbishing	Pier, CF Loan	Construction			500,000.00	Budget Appropriation	944,268.00	(170,449.00)	(664,118.48)	(687,561.91)					-		POW2021-0169 - 6-17-2024 The encumbrance side did not post. Tania is currently investigating. The encumbrance side did not post. Tania is currently investigating.
405	405-72-15-572-63-10	Pier Refurbishing	Pier, CF Loan	Construction				GF Loan Res#2021-193	873,920.00				(308.15)	308.15					
405	405-72-15-572-63-10	Pier Refurbishing	Pier, CF Loan	Construction															
415	415-45-62-545-31-10	Parking Facility	Pier, CF Loan	Construction			172,016.48		(796,058.61)								17,640		
415	415-45-62-545-63-10	Parking Facility	Pier, CF Loan	Construction				373000	-				(3,016.48)	-	(98,768.76)	(2,592.54)			
415	415-45-62-545-63-10	Parking Facility	Pier, CF Loan	Construction					-				(23,000.00)	-	(148,622.00)	(1,377.00)			
415	415-45-63-545-31-10	City Center Garage	Pier, CF Loan	Construction			75,286.87		-				(14,094.64)	-	-	(4,180.00)	289,723		
415	415-45-63-545-63-10	City Center Garage	Pier, CF Loan	Construction				404937	-				(61,192.50)	-	(4,180.00)	(113,031.50)			
415	415-45-24-545-31-10	Restroom and Storage Facility	Pier, CF Loan	Construction			454,792.00		-				-	-	(96,752.50)	(358,039.50)	-		
415	415-45-24-545-31-10	Restroom and Storage Facility	Pier, CF Loan	Construction					-				-	-	-	-			
415	415-72-15-572-63-10	Pier Refurbishing	Pier, CF Loan	Construction			1,487,238.38		277,086.00				(522,238.38)	-	(144,941.98)	(211,000.00)	886,144		
415	415-72-15-572-63-10	Pier Refurbishing	Pier, CF Loan	Construction															
103	103-22-65-622-31-10	HMGP - Fire Rescue Station #1	HMGP, City Match	Construction	7/31/2024					(96,614.00)	(18,259.00)	(562.50)		(845.00)	(49,587.50)	850,720			
103	103-22-65-622-31-10	HMGP - Fire Rescue Station #1	HMGP, City Match	Construction	7/31/2024														
103	103-22-65-622-31-10	HMGP - Fire Rescue Station #1	HMGP, City Match	Construction	7/31/2024	FEMA - Hazard MIT Program													
103	103-22-65-622-63-10	HMGP - Fire Rescue Station #1	HMGP, City Match	Construction	7/31/2024	City 2184 Match	165,868.00	0	85070										
103	103-18-65-519-31-10	HMGP - City Hall Wind Retrofit and	HMGP	Design	6/30/2024	103-00-00-331-10-05				(10,350.00)	(109,754.00)	(33,714.00)		(2,515.00)	(63,967.00)	1,766,305			
103	103-18-65-519-31-10	HMGP - City Hall Wind Retrofit and	HMGP	Design	6/30/2024														
103	103-18-65-519-63-10	HMGP - City Hall Wind Retrofit and	HMGP	Design	6/30/2024		222,300.00												
103	103-18-65-519-63-10	HMGP - City Hall Wind Retrofit and	HMGP	Design	6/30/2024		2,183,200.00												
103	103-39-67-541-63-10	CDBG 48th W Solar Lights	CDBG	Design	9/30/2023														
103	103-39-67-541-63-10	CDBG 48th W Solar Lights	CDBG	Design	9/30/2023								(177,575.00)				-		
103	103-39-67-541-63-10	CDBG 48th W Solar Lights	CDBG	Design	9/30/2023														
103	103-39-67-541-63-10	CDBG 48th W Solar Lights	CDBG	Design	9/30/2023														
103	103-21-65-621-31-30	HMGP Hardening Grant Police	HMGP	Design	5/31/2024		28,000.00			(8,550.00)		(950.00)		(3,100.00)	(5,400.00)	48,438			
103	103-21-65-621-63-10	HMGP Hardening Grant Police	HMGP	Design	5/31/2024	103-39-67-541-63-10													
103	103-21-65-621-63-10	HMGP Hardening Grant Police	HMGP	Design	5/31/2024		236,000.00												
103	103-21-65-621-63-10	HMGP Hardening Grant Police	HMGP	Design	5/31/2024														
103	103-21-65-621-63-10	HMGP Hardening Grant Police	HMGP	Design	5/31/2024														
103	103-72-10-572-63-10	Mulliken Park	FDEP	Design	6/30/2025		50,000.00	Additional Funding Reso # 2023-0	11,764.50		(3,798)	(47,333)		(8,735)	(14,535.17)	1,900			
103	103-72-10-572-63-10	Mulliken Park	FDEP	Design	6/30/2025	Currently budgeted	312,623.00	872024-3077 Appropriation	(9,865.00)										
103	103-72-10-572-31-10	Mulliken Park</																	

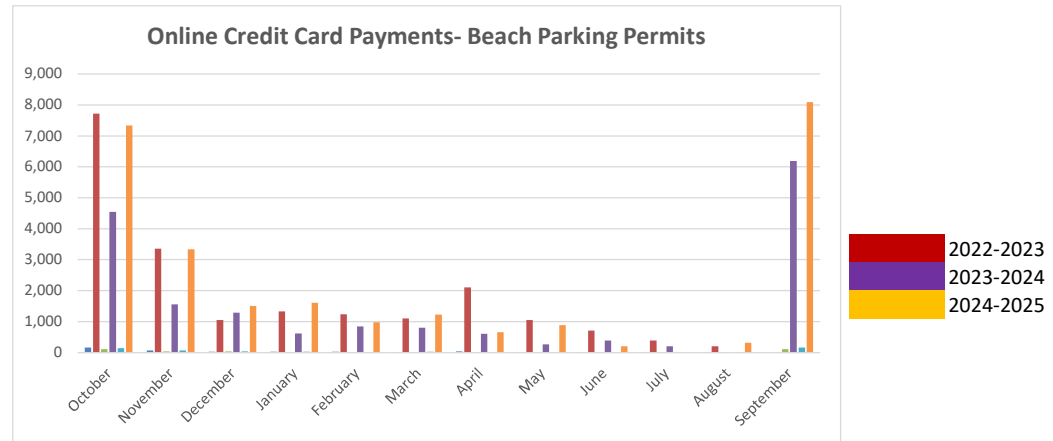
301	301-18-12-519-63-10	Nyberg Swanson (Women's Club)	Capital	Construction					Project Adjustment #2023-4545	147,987.00									
301	301-18-12-519-63-10	Nyberg Swanson (Women's Club)	Capital	Construction															
301	301-18-12-519-63-10	Nyberg Swanson (Women's Club)	Capital	Construction															
301	301-39-52-541-63-10	Solar Street Lighting	Capital, Bank Loan	Construction			1,305,462.00		PY2024 Budget Appropriation	1,200,000.00		(1,216,495.00)	(177,575.00)	(443,202.00)	(54,873.88)			1,013,316	
301	301-39-52-541-63-10	Solar Street Lighting	Capital, Bank Loan	Construction					PY2024 Budget Appropriation - Rev	400,000.00									
301	301-39-52-541-64-00	Solar Street Lighting	Capital, Bank Loan	Construction															
301	301-39-52-541-64-00	Solar Street Lighting	Capital, Bank Loan	Construction															
301	301-39-58-541-63-10	Osiris XV - Capital Fund	Capital	NA			20,000.00											270,000	
301	301-39-58-541-63-10	Osiris XV - Capital Fund	Capital	NA			250,000.00												
301	301-39-58-541-63-10	Osiris XV - Capital Fund	Capital	NA															
301	301-39-58-541-63-10	Osiris XV - Capital Fund	Capital	NA															
301	301-39-59-541-63-10	Sidewalk Masterplan Tier 1	Capital, ARPA, GF	Construction			400,000.00		ARPA Funds	400,000.00	(853,203.29)	(147,449.24)	-				0		
301	301-39-59-541-63-10	Sidewalk Masterplan Tier 1	Capital, ARPA, GF	Construction					Streets GF	22,804.00	-	(23,953.00)							
301	301-39-59-541-63-10	Sidewalk Masterplan Tier 1	Capital, ARPA, GF	Construction															
301	301-39-59-541-63-10	Sidewalk Masterplan Tier 1	Capital, ARPA, GF	Construction															
301	301-39-60-541-63-10	Roadway and Median Electrical	Capital	Construction					PY 22 Funding from 001	250,000.00	(74,061.54)	(279,177.97)	(58,658.07)	(219,948.99)	(102,823.26)		680,430		
301	301-39-60-541-63-10	Roadway and Median Electrical	Capital	Construction					Carryforward from FY 22	180,000.00									
301	301-39-60-541-63-10	Roadway and Median Electrical	Capital	Construction					CYed from 2022 surplus	955,000.00									
301	301-39-60-541-63-10	Roadway and Median Electrical	Capital	Construction					FY22-23 Funding	700,000.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction			525,000.00		Additional Funding FY2016	525,000.00	(714,784.49)	(42,570.45)	(991,929.77)	(30,662.31)	(200.00)		421,888		
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction			400,000.00		Transfer to Phase I FY 16	(373,043.00)				(103,763.00)					
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Transfer to Phase I FY 16	(130,983.00)									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					PM Services FY 17	(2,176.00)									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Annual Budget Increase FY21-22	200,000.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Transfer to Phase I	23,001.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Budget Transfer 11-30	(21,000.00)									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Budget Appropriation Reversed	(200,000.00)									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Annual Budget Increase FY17-18	200,000.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Annual Budget Increase FY18-19	200,000.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Annual Budget Increase FY19-20	200,000.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction					Annual Budget Increase FY20-21	149,999.00									
301	301-72-60-572-63-10	Beach Revitalization II	Capital	Construction						-									
301	301-72-60-572-31-30	Beach Revitalization II	Capital	Construction						(26,725.00)									
301	301-72-04-572-63-10	IT Parker Renovations	Facilities, Flood Insur. Proceeds	Construction			125,000.00	505-39-02-539-64-00	Transferred from Fund 505	327,068.00	(77,500.00)			(943,172.04)	-		1		
301	301-72-04-572-63-10	IT Parker Renovations	Facilities, Flood Insur. Proceeds	Construction					Flood Insurance Proceeds	61,380.00	(35,375.00)								
301	301-72-04-572-63-10	IT Parker Renovations	Facilities, Flood Insur. Proceeds	Construction					Unassigned Fund Balance	422,023.00				(496,525.22)	-				
301	301-72-04-572-63-10	IT Parker Renovations	Facilities, Flood Insur. Proceeds	Construction						(5,287.78)									
301	301-39-61-541-31-10	Corridor Master Plan	Capital	Design			788,000.00			467,000.00				(81,425.20)	(374,896.05)		796,679		
301	301-39-61-541-31-10	Corridor Master Plan	Capital	Design															
301	301-39-61-541-31-10	Corridor Master Plan	Capital	Design															
301	301-39-61-541-31-10	Corridor Master Plan	Capital	Design															
301	301-39-61-541-31-10	Corridor Master Plan	Capital	Design															
301	301-72-62-572-63-10	Osheim Middle School	Capital	Design			941,040.00							(160,240.00)	(961,480.00)		1,308,360		
301	301-72-62-572-63-10	Osheim Middle School	Capital	Design			1,308,360.00												
301	301-72-62-572-63-10	Osheim Middle School	Capital	Design															
301	301-72-62-572-63-10	Osheim Middle School	Capital	Design															
301	301-72-63-572-31-10	Bussey-Walters Park Master Plan	Capital	Design			-										100,000		
301	301-72-63-572-31-10	Bussey-Walters Park Master Plan	Capital	Design															
301	301-72-63-572-31-10	Bussey-Walters Park Master Plan	Capital	Design															
301	301-72-63-572-31-10	Bussey-Walters Park Master Plan	Capital	Design			100,000.00												
301	301-72-63-572-31-10	Bussey-Walters Park Master Plan	Capital	Design															
301	301-18-02-519-63-10	City Hall Park	Capital	Construction			150,000.00			(17,500.00)	(7,500.00)		(121,690.98)	(2,500.00)		1,809			
301	301-18-02-519-63-10	City Hall Park	Capital	Construction															
301	301-18-02-519-63-10	City Hall Park	Capital	Construction															
301	301-18-02-519-63-10	City Hall Park	Capital	Construction															
301	301-18-02-519-63-10	City Hall Park	Capital	Construction															
301	301-18-13-519-31-10	City Hall Modernization	Capital	Design			200,000.00				(129,014.80)		(2,337.60)	(213,162.25)		2,355,485			
301	301-18-13-519-31-10	City Hall Modernization	Capital	Design															
301	301-18-13-519-63-10	City Hall Modernization	Capital	Design			2,580,000.00												
301	301-18-13-519-63-10	City Hall Modernization	Capital	Design															
301	301-18-13-519-63-10	City Hall Modernization	Capital	Design															
301	301-21-04-521-64-30	LPR System	Capital	LPR System			600,000.00							(595,747.05)	(342.22)		4,011		
301	301-21-04-521-64-30	LPR System	Capital	LPR System															
301	301-21-04-521-64-30	LPR System	Capital	LPR System															
301	301-21-04-521-64-30	LPR System	Capital	LPR System															
301	301-21-04-521-64-30	LPR System	Capital	LPR System															
302	302-72-08-572-31-10	P1 Melt Improv	Capital	Construction					2,100,000.00					(133,521.68)	(2,643,638.32)		322,840		
302	302-72-08-572-31-10	P1 Melt Improv	Capital	Construction															
302	302-72-08-572-31-10	P1 Melt Improv	Capital	Construction															
302	302-72-08-572-31-10	P1 Melt Improv	Capital	Construction															
302	302-72-08-572-31-10	P1 Melt Improv	Capital	Construction															
302	302-24-04-522-31-10	EDC Building Project	Capital	Construction			454,490.00										-		
302	302-24-04-522-31-10	EDC Building Project	Capital	Construction			(454,490.00)												
302	302-24-04-522-31-10	EDC Building Project	Capital	Construction															
302	302-24-04-522-31-10	EDC Building Project	Capital	Construction															
302	302-24-04-522-31-10	EDC Building Project	Capital	Construction															
301	301-39-06-541-31-30	Road and Street Facilities	Capital	Construction			90,302.00							(84,708.40)	(1,623.99)	(1,968.81)	1		
301	301-39-06-541-31-30	Road and Street Facilities	Capital	Construction															
301	301-39-06-541-31-30	Road and Street Facilities	Capital	Construction															
301	301-39-06-541-31-30	Road and Street Facilities	Capital	Construction															
302	302-72-03-572-62-10	CW Thomas Park Phase 1	Bank Loan, Capital	Construction			24,709,466.88	Project OMP Total Revs 2014-042 Permit	543,124.00	-	-	(134,137.93)	(443,052.89)	(96,470.36)		78,785			
302	302-72-03-572-62-10	CW Thomas Park Phase 1	Bank Loan, Capital	Construction								(2,559,961.90)	(10,569,823.19)	(10,498,363.91)					
302	302-72-03-572-49-30	CW Thomas Park Phase 1	Bank Loan, Capital	Construction					65,112.00			(512,289.06)	(16,198.36)						
302	302-72-03-572-49-30	CW Thomas Park Phase 1	Bank Loan, Capital	Construction															
302	302-72-03-572-49-30	CW Thomas Park Phase 1	Bank Loan, Capital	Construction															
301	301-15-02-524-31-10	Building	Bank Loan, Capital	Construction			1,622,912.29	61487		(157,655.29)	-	(859,766.22)	(865,974.73)			3			
301	301-15-02-524-31-10	Building	Bank Loan, Capital	Construction															
301	301-15-02-524-63-10	Building	Bank Loan, Capital	Construction															
301	301-15-02-524-63-10	Building	Bank Loan, Capital	Construction															
301	301-15-05-515-31-10	CSLUP Cycle 9	Bank Loan, Capital	Construction			350,000.00				(30,125.00)		(3,570.00)	(4,930.00)	301,395.00				
301	301-15-05-515-31-10	CSLUP Cycle 9	Bank Loan, Capital	Construction															

SOS-39-02-639-64-00	Building Dept Renovations
SOS-39-02-639-64-00	Building Dept Renovations
SOS-39-02-639-64-00	Building Dept Renovations

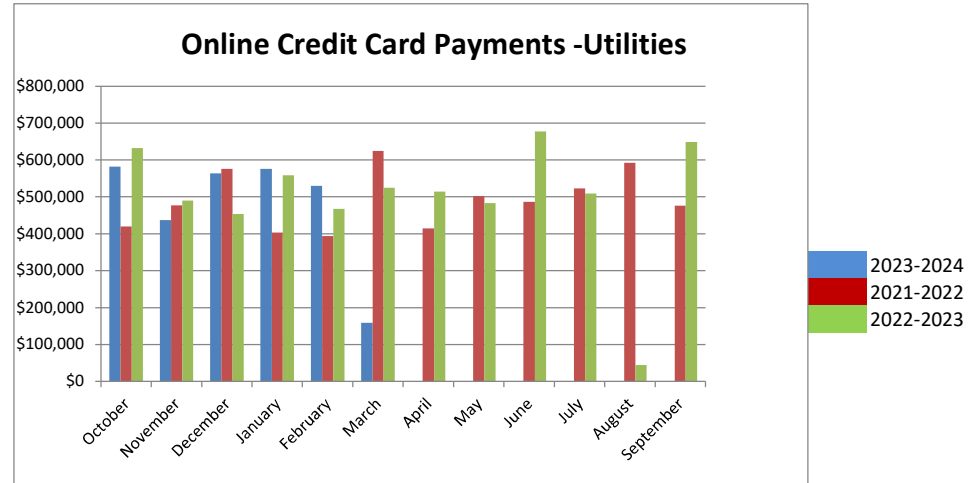
FY 2023		FY 2024		FY 2025	
<u># of</u>		<u># of</u>		<u># of</u>	
<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>
October		12	\$26,300	19	\$71,675
November		21	\$41,105	13	\$47,330
December		6	\$9,330	25	\$77,085
January		19	\$44,995	22	\$79,600
February		9	\$26,465	25	\$69,500
March		9	\$25,630	24	\$69,365
April		9	\$38,255	27	\$91,680
May		17	\$68,375	20	\$79,375
June		18	\$54,575	26	\$86,885
July	5	18	\$47,175	28	\$107,175
August	8	25	\$57,400	27	\$100,080
Septembe	6	17	\$59,485		
	\$41,380		\$499,090		\$879,750



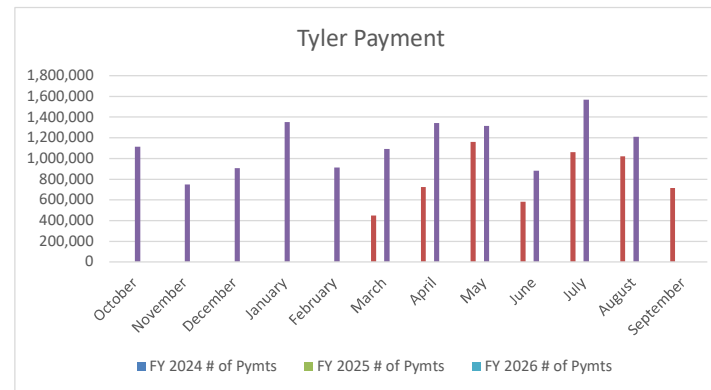
	FY 2025		FY 2023		FY 2024	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	158	\$7,720	112	\$4,547	141	\$7,334
November	71	\$3,359	46	\$1,562	74	\$3,333
December	27	\$1,048	36	\$1,284	37	\$1,503
January	26	\$1,332	23	\$615	31	\$1,616
February	30	\$1,241	19	\$851	23	\$979
March	20	\$1,096	18	\$802	26	\$1,225
April	44	\$2,103	13	\$604	19	\$663
May	23	\$1,048	10	\$267	21	\$888
June	20	\$711	10	\$385	9	\$208
July	14	\$385	9	\$198	2	\$0
August	9	\$208	2	\$0	20	\$310
September			115	\$6,191	162	\$8,089



	FY 2024		FY 2022		FY 2023	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	1,806	\$581,381	1,756	\$419,523	1,799	\$631,937
November	1,626	\$436,666	1,607	\$477,225	1,698	\$490,381
December	1,720	\$563,383	1,644	\$575,861	1,676	\$453,598
January	1,851	\$576,388	1,580	\$403,966	1,814	\$559,003
February	1,727	\$529,750	1,461	\$393,924	1,586	\$466,879
March	399	\$159,173	1,883	\$624,708	1,673	\$524,878
April	6	\$300	1,558	\$415,006	1,696	\$514,951
May	0	\$0	1,635	\$502,840	1,705	\$482,818
June	0	\$0	1,771	\$486,384	1,890	\$677,359
July	0	\$0	2,003	\$522,805	1,956	\$509,105
August	0	\$0	1,919	\$591,853	1,745	\$44,810
September	0	\$0	1,748	\$475,765	1,953	\$648,891



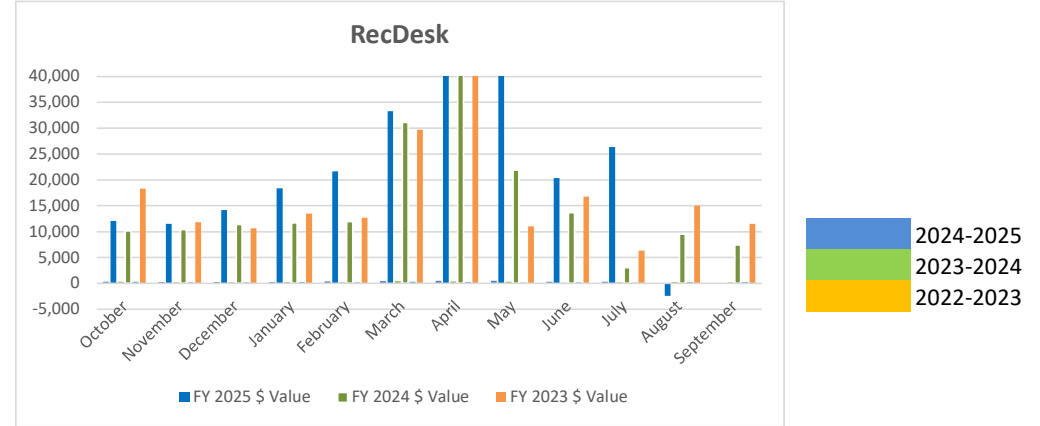
FY 2024			FY 2025		FY 2026	
	<u># of</u>		<u># of</u>		<u># of</u>	
	<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>
October			31	\$1,115,216		
November			30	\$749,206		
December			31	\$908,920		
January			31	\$1,351,246		
February			28	\$911,799		
March	31	\$448,959	31	\$1,090,436		
April	30	\$724,743	30	\$1,343,615		
May	30	\$1,159,841	31	\$1,315,746		
June	30	\$584,435	30	\$883,247		
July	31	\$1,062,320	31	\$1,569,315		
August	31	\$1,020,856	31	\$1,209,483		
September	30	\$715,255				



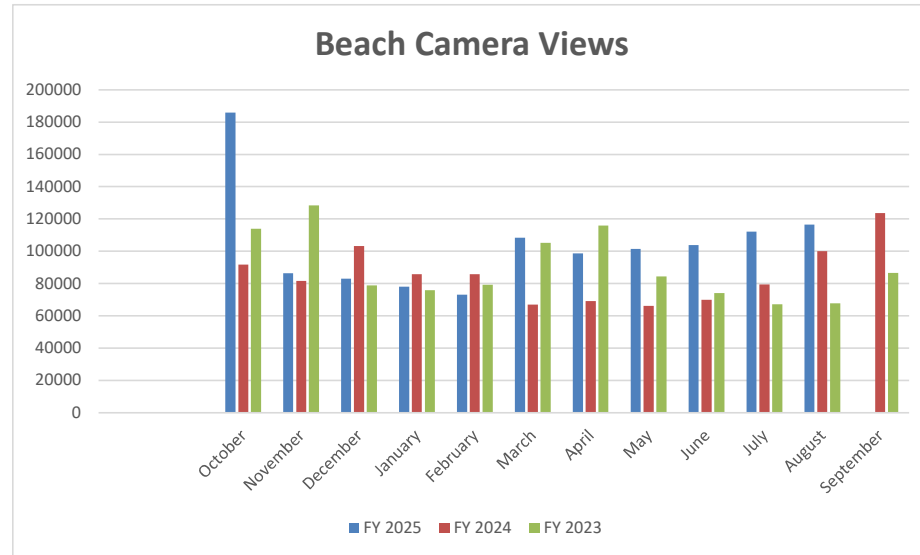
2024-2025
2023-2024
2025-2026

Report is Financial activity summary
Pull information from "Net Financial Activity"

	FY 2025		FY 2024		FY 2023	
	<u># of</u>		<u># of</u>		<u># of</u>	
	<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>	<u>Pymts</u>	<u>\$ Value</u>
October	300	\$12,087	305	\$10,189	293	\$18,293
November	244	\$11,481	219	\$10,420	188	\$11,802
December	255	\$14,157	218	\$11,389	184	\$10,643
January	238	\$18,397	266	\$11,741	228	\$13,489
February	382	\$21,671	201	\$11,951	215	\$12,691
March	435	\$33,319	422	\$31,083	339	\$29,674
April	491	\$66,844	377	\$59,880	229	\$54,344
May	465	\$40,790	315	\$21,926	147	\$11,025
June	305	\$20,364	168	\$13,708	216	\$16,773
July	323	\$26,360	183	\$3,038	125	\$6,317
August	7	-\$2,390	233	\$9,575	242	\$15,031
September			218	\$7,421	240	\$11,545

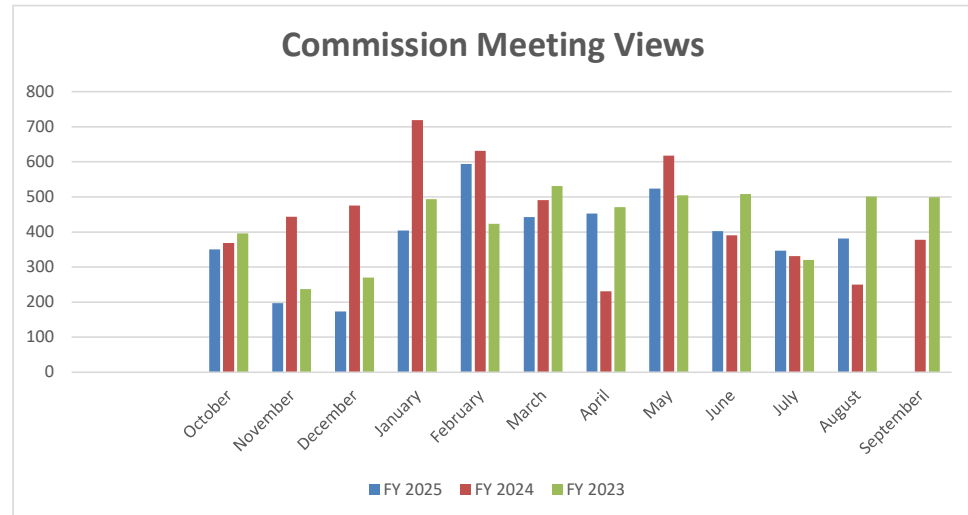


	FY 2025	FY 2024	FY 2023
October	185,800	91,738	113,900
November	86,300	81,622	128,500
December	83,000	103,235	78,800
January	78,000	85,760	75,900
February	73,100	85,861	79,200
March	108,200	67,008	105,100
April	98,600	69,102	115,900
May	101,300	66,040	84,300
June	103,900	70,024	74,100
July	112,100	79,388	67,100
August	116,600	100,130	67,700
September		123,562	86,599



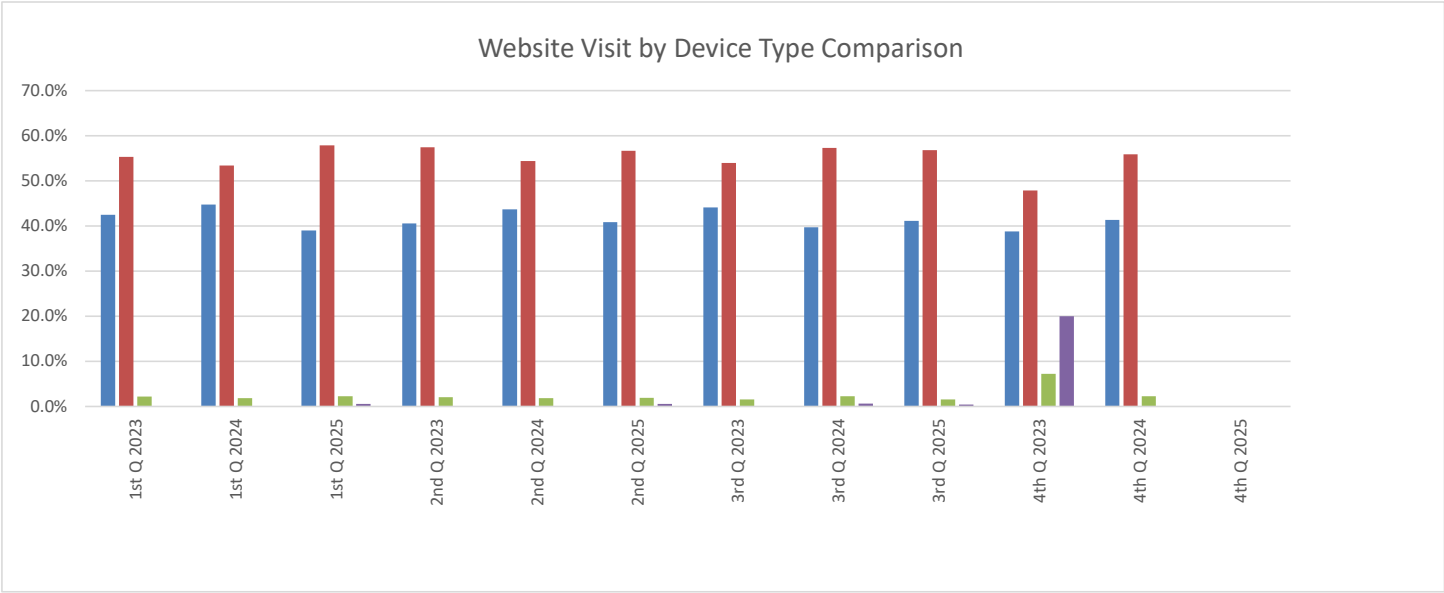
YouTube Channel
FY 2025 **FY 2024** **FY 2023**

October	351	369	396
November	197	444	238
December	173	475	270
January	404	719	494
February	594	632	424
March	442	491	531
April	453	231	471
May	524	618	505
June	403	391	508
July	347	331	321
August	382	250	501
September		378	499

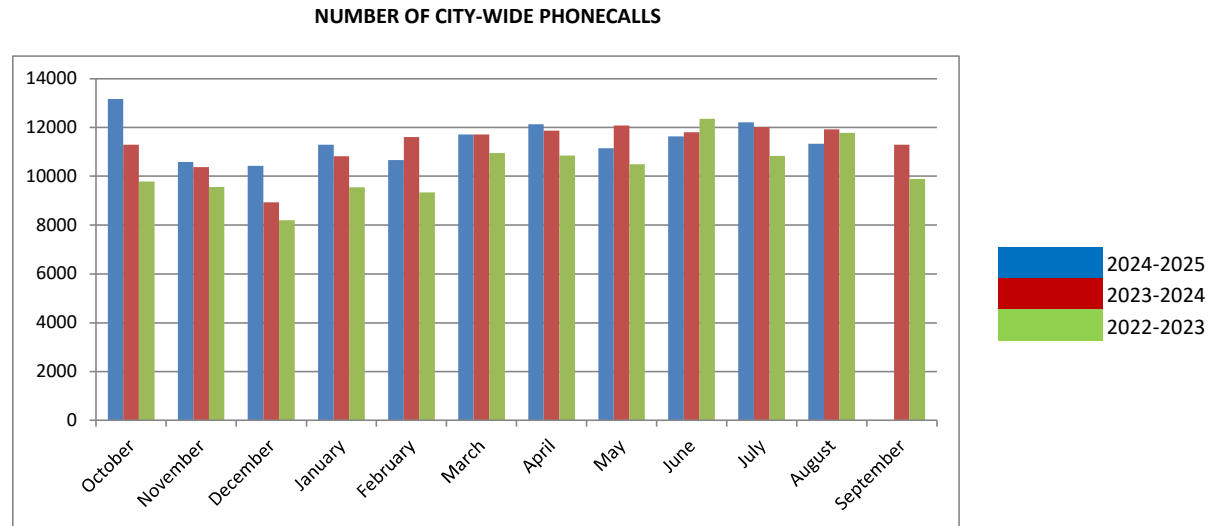


Website Visit by Device Type Comparison

	1st Q 2023	1st Q 2024	1st Q 2025	2nd Q 2023	2nd Q 2024	2nd Q 2025	3rd Q 2023	3rd Q 2024	3rd Q 2025	4th Q 2023	4th Q 2024	4th Q 2025
Desktop	42.5%	44.7%	39.0%	40.5%	43.7%	40.9%	44.1%	39.7%	41.2%	38.8%	41.4%	
Smartphone	55.3%	53.4%	57.9%	57.4%	54.4%	56.6%	54.0%	57.3%	56.8%	47.9%	55.9%	
Tablet	2.2%	1.8%	2.3%	2.1%	1.9%	2.0%	1.6%	2.3%	1.5%	7.3%	2.3%	
Other		0.0%	0.6%		0.0%	0.5%	0.0%	0.7%	0.5%	20.0%	0.1%	



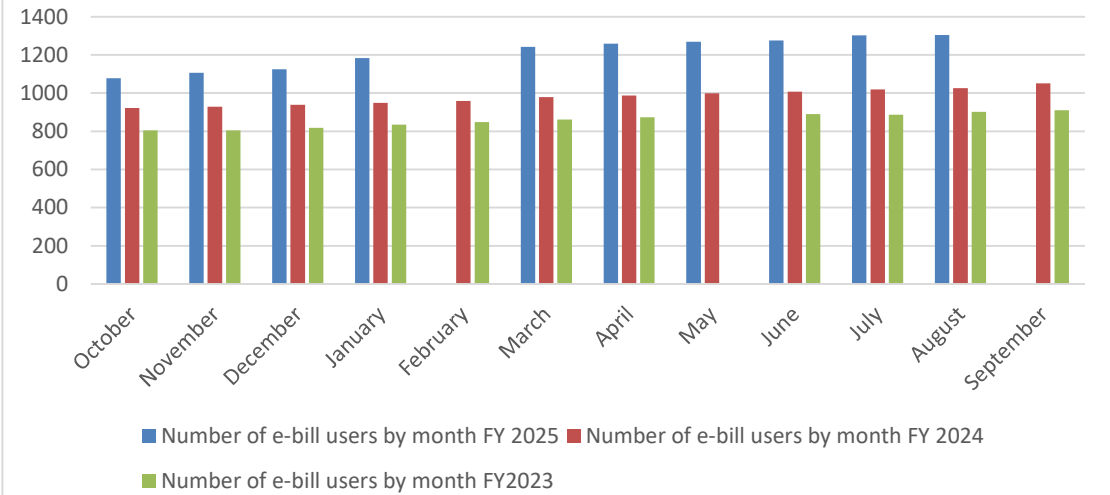
	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2023</u>
October	13,174	11,286	9,789
November	10,591	10,370	9,564
December	10,419	8,932	8,197
January	11,291	10,820	9,543
February	10,664	11,612	9,338
March	11,721	11,703	10,946
April	12,138	11,869	10,851
May	11,151	12,087	10,489
June	11,638	11,809	12,351
July	12,211	12,019	10,843
August	11,330	11,919	11,775
September		11,293	9,897



Number of e-bill users by month

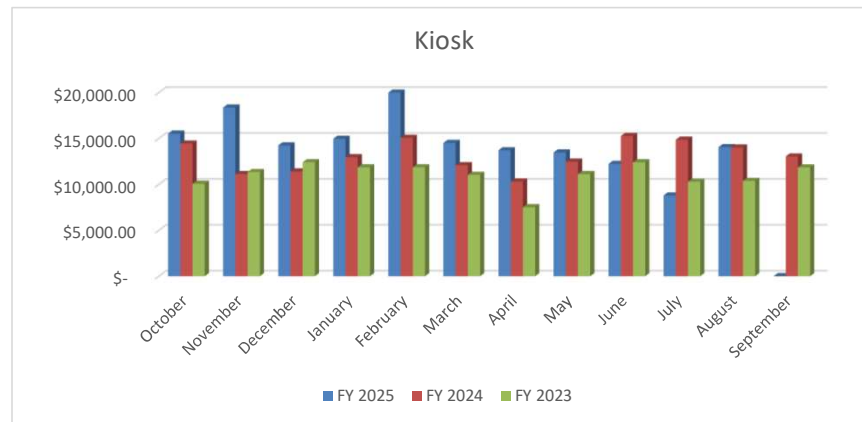
	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY2023</u>
October	1078	922	804
November	1107	929	805
December	1125	939	818
January	1183	948	835
February		959	848
March	1243	979	861
April	1259	988	873
May	1269	999	
June	1275	1008	890
July	1302	1019	886
August	1304	1026	901
September		1051	910

Incremental E-bill Accounts



Kiosk

	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2023</u>
October	\$ 15,527.43	\$ 14,452.23	\$ 10,067.50
November	\$ 18,366.36	\$ 11,121.83	\$ 11,339.44
December	\$ 14,241.27	\$ 11,401.43	\$ 12,409.30
January	\$ 14,970.22	\$ 12,953.63	\$ 11,856.78
February	\$ 63,105.28	\$ 15,069.97	\$ 11,856.78
March	\$ 14,515.99	\$ 12,091.93	\$ 11,032.47
April	\$ 13,719.58	\$ 10,302.51	\$ 7,514.64
May	\$ 13,475.10	\$ 12,472.31	\$ 11,120.90
June	\$ 12,233.19	\$ 15,266.47	\$ 12,405.61
July	\$ 8,793.66	\$ 14,865.64	\$ 10,289.44
August	\$ 14,057.62	\$ 14,014.91	\$ 10,380.86
Septembe	\$ -	\$ 13,041.75	\$ 11,842.84



Business Tax Receipt Activity - August 2025

Out of Business/Inactive	# of BTRs	Dollar Amount
Andrea Tornessi	1	\$ 236.25
Em Salon	1	\$ 372.50
FYR SFR Borrower LLC	1	\$ 31.50
GLALF Investments LLC	1	\$ 346.25
John Fraser	1	\$ 31.50
Maureen McCarthy & Claudia Campo	1	\$ 236.25
Siesta LLC	2	\$ 840.00
Your Garage Organizer Inc	1	\$ 346.25
Total Out of Business/Inactive	9	\$ 2,440.50

New Approved Applications	# of BTRs	Dollar Amount
USA Tow LLC	1	\$ 506.88
Aledas LLC	1	\$ 31.50
ATK Associates LLC	1	\$ 15.75
Auto & Home Insurance Services Inc	1	\$ 552.76
Bedard Investments Inc	1	\$ 31.50
Bedd Investments Inc	1	\$ 63.00
Brown Rose Hospitality Solutions	1	\$ 467.50
Buena Vista Landscaping LLC	1	\$ 39.38
Perez Fuel Service Corp	1	\$ 1,202.50
Compliant Distribution	1	\$ 480.63
Couchon BJJ	1	\$ 480.63
E B N Investment Corp Inc	2	\$ 63.00
Elsa E Sanchez	1	\$ 31.50
FLPZ3 LLC	1	\$ 782.50
Fliter LLC	1	\$ 186.00
Florida ImpactPro Windows & Doors LLC	1	\$ 572.50
Frontline Tires LLC	1	\$ 845.00
Gabriela Alegre	1	\$ 236.25
Gilberto Francis	1	\$ 31.50
Home SFR Borrower LLC	1	\$ 15.75
Jeffrey Lee	1	\$ 236.25
Josephine Ebanks	1	\$ 118.13
Liz Dance Healing LLC	1	\$ 65.63
Luxe Beauty Suites LLC	1	\$ 493.75
Manifesting Greatness Inc	1	\$ 467.50
Pennsylvania Insurance Company	1	\$ 183.75
Pureza Integrative Veterinary Medicine	1	\$ 533.13
Samar Family Roofing LLC	1	\$ 210.00
Volodymyr Tymchenko & Denis Vinogradovs	1	\$ 63.00
Zacks Oil Enterprises LLC	1	\$ 480.63
Zero Empty Spaces	1	\$ 467.50
Total New Applications	32	\$ 9,955.30

BTR Status	# of BTRs	Total Dollar Amount
Open Renewals- Current Year	343	\$ 128,427.50
Paid Renewals	2,987	\$ 1,051,577.33
Total BTRs as of 08/31/2025	3,330	1,180,004.83 **

**includes license fee, fire inspection & solid waste registration

Miscellaneous Billing Invoice Aging Report

Aging Date 08/31/2025

Report By Invoice Type

Description		Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	2710.00	2,710.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5736 - Sands, Carolyn	Reservation of Burial Plot	.00	.00	.00	.00	3000.00	3,000.00
# 5756 - Rahming Pottier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	4750.00	4,750.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	5040.00	5,040.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	2380.00	2,380.00
# 5909 - Freeman Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5924 - Garcia Gimeno	Reservation of Burial Plot	.00	.00	.00	.00	200.00	200.00
# 5862 - Love and Grace Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	3360.00	3,360.00
# 5976 - John Hanks Memorial Services	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5925 - Anthony R. Manuel Funeral Home	Reservation of Burial Plot	.00	10430.00	.00	.00	5240.00	15,670.00
# 6121 - Christine Smith	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5182 - A Good Shepherd's Funeral Home	Reservation of Burial Plot	.00	3990.00	.00	.00	.00	3,990.00
# 6254 - Samuel Funeral Home	Reservation of Burial Plot	.00	3625.00	.00	.00	.00	3,625.00
# 6173 - Pax Villa FH Miami	Reservation of Burial Plot	.00	10105.00	.00	.00	3990.00	14,095.00
# 6071 - Bells Funeral Services	Reservation of Burial Plot	.00	3990.00	.00	.00	4615.00	8,605.00
# 5477 - Paradise Funeral Home LLC	Reservation of Burial Plot	.00	7980.00	.00	.00	.00	7,980.00
# 4165 - Roy Mizell & Kurtz Funeral	Reservation of Burial Plot	.00	11240.00	.00	.00	.00	11,240.00
# 4887 - Wade Funeral Home	Reservation of Burial Plot	.00	3000.00	.00	.00	.00	3,000.00
# 4410 - James C Boyd Funeral Home	Reservation of Burial Plot	.00	5810.00	.00	.00	.00	5,810.00
# 6255 - Johnsons Memorial Chapel	Reservation of Burial Plot	.00	7990.00	.00	.00	.00	7,990.00
# 4159 - Nakia Ingraham Funeral Home	Reservation of Burial Plot	.00	3990.00	.00	.00	.00	3,990.00
# 5978 - Angels of Paradise	Reservation of Burial Plot	.00	3990.00	.00	.00	.00	3,990.00
# 4203 - McWhite's Funeral Home	Reservation of Burial Plot	.00	11970.00	.00	.00	3990.00	15,960.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		\$0.00	\$88,110.00	\$0.00	\$0.00	\$45,905.00	\$134,015.00
Invoice Type - BULK Trash Pk Up - Notice of Violation							
Bulk Trash Pickup		390.00	300.00	180.00	.00	17654.00	18524.00
Bulk Trash Pk Up		\$390.00	\$300.00	\$180.00	\$0.00	\$17,654.00	\$18,524.00
Invoice Type - FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	25.00	2,000.00	2,025.00
False Alarm Totals		\$0.00	\$0.00	\$0.00	\$25.00	\$2,000.00	\$2,025.00
Invoice Type - FI - Fire Inspection							
3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	.00	.00	.00	.00	254,485.00	254,485.00
Fire Inspection Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$271,785.00	\$271,785.00
Invoice Type - GR Federal - Grant Reimb. Federal Government							
# 6168 - Florida Dept. of Emergency	2023-00000004	.00	.00	.00	.00	15,796.99	15,796.99
# 6168 - Florida Dept. of Emergency	2023-00000005	.00	.00	.00	.00	179,395.52	179,395.52
# 6155 - Florida Dept of Emergency	2024-00000001	.00	.00	.00	.00	49,875.00	49,875.00
# 6168 - Florida Dept. of Emergency	2024-00000002	.00	.00	.00	.00	50,000.00	50,000.00
# 6168 - Florida Dept. of Emergency	2025-00000002	.00	.00	.00	.00	3,000.00	3,000.00
# 6168 - Florida Dept. of Emergency	2024-00000003	.00	.00	.00	.00	50,000.00	50,000.00
Grant Federal Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$348,067.51	\$348,067.51
Invoice Type - GR State - Grant Reimb. State of Florida							
# 6170 - FL Dept. of Economic Opportunity	2023-00000002	.00	.00	.00	.00	395,504.79	395,504.79
# 4051 - State of Florida Dept of	2023-00000003	.00	.00	.00	.00	332,500.00	332,500.00
# 4051 - State of Florida Dept of	2023-00000004	.00	.00	.00	.00	375,000.00	375,000.00
Grant Federal Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$1,103,004.79	\$1,103,004.79
Invoice Type - LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$275.36	\$275.36
Invoice Type - MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	Misc. Customers	38,000.00	10,000.00	22,384.66	.00	69,349.43	139,734.09
Miscellaneous Totals		\$38,000.00	\$10,000.00	\$22,384.66	\$0.00	\$89,591.43	\$159,976.09
Grand Totals							
Grand Totals		\$38,390.00	\$98,410.00	\$22,564.66	\$25.00	\$1,878,283.09	\$2,037,672.75

Water Fund	Monthly Utility Account Activity	MISC
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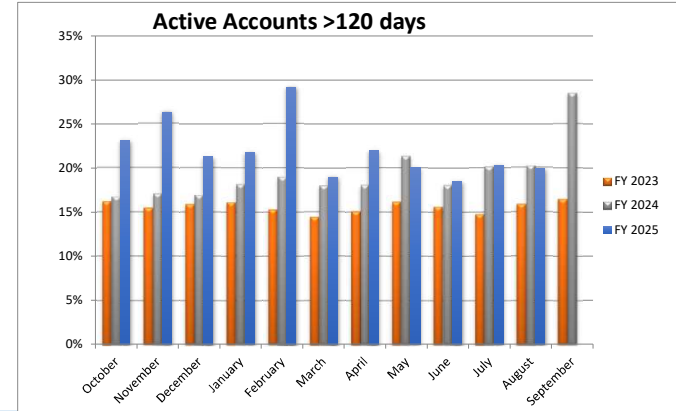
	Building/ New Construction Activity				Delinquent Account Activity			New Accts	
	Water Impact Fee		Water Tap Fee		Delinquent		⁵	# per Month	Prior Yr.
	2024	2025	2024	2025	2024	2025	# of Accts		
Oct	3,114.00	44,966.16	1,450.00	3,125.00	2,660.00	3,010.00	602.00	45	47
Nov	-		-	1,557.00	2,865.00	2,890.00	578.00	35	39
Dec	6,228.00	19,168.00	-	1,550.00	2,630.00	2,103.20	420.64	59	48
Jan	-		-		2,995.00	3,846.56	769.31	40	48
Feb	10,241.00	26,469.00	-	1,450.00	2,850.00	3,540.00	708.00	55	40
Mar	1,557.00	3,114.00	1,450.00	2,900.00	2,770.00	2,899.76	579.95	40	50
Apr	-	3,114.00	-	4,550.00	2,255.00	2,685.00	537.00	57	58
May	2,900.00	1,557.00	-	1,450.00	2,480.00	2,560.00	512.00	67	56
Jun	12,456.00	-	1,750.00	9,435.00	3,005.00	2,990.00	598.00	54	39
Jul	-	-	75.00	-	2,640.00	2,945.00	589.00	57	43
Aug	63,837.00	-	1,935.00	-	2,705.00	2,930.00	586.00	48	48
Sept	196,961.00	-	2,900.00		3,065.00				56
Total	\$ 297,294	\$ 98,388	\$ 9,560	\$ 26,017	\$ 32,920	\$ 32,400	\$ 6,480	557	572

12% # of City's 4850 account became delinquent for this period

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

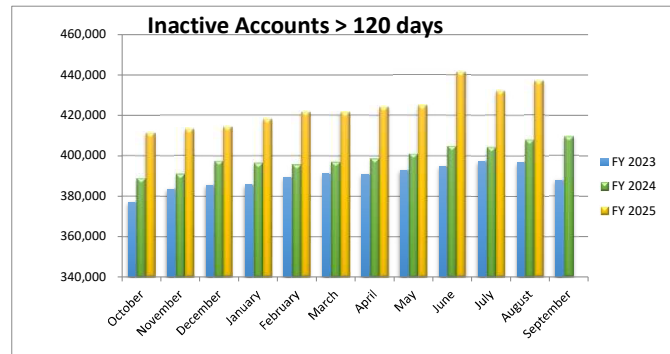
	FY 2023			FY 2024			FY 2025		
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ
October	184,989	\$ 1,140,696	16%	207,794	\$ 1,241,355	17%	286,955	\$ 1,243,012	23%
November	186,463	1,205,526	15%	216,614	1,267,676	17%	307,108	1,164,508	26%
December	188,661	1,186,620	16%	214,935	1,270,207	17%	278,087	1,308,024	21%
January	188,029	1,165,000	16%	220,340	1,211,794	18%	278,766	1,278,238	22%
February	185,376	1,210,890	15%	231,139	1,217,188	19%	263,943	903,782	29%
March	183,535	1,267,253	14%	235,434	1,310,333	18%	253,837	1,336,359	19%
April	190,502	1,262,289	15%	236,352	1,307,061	18%	261,377	1,190,163	22%
May	189,684	1,172,418	16%	262,509	1,229,203	21%	260,498	1,299,714	20%
June	184,340	1,178,310	16%	247,808	1,372,056	18%	249,600	1,347,560	19%
July	190,677	1,288,709	15%	261,459	1,298,366	20%	261,524	1,286,366	20%
August	198,874	1,252,551	16%	252,820	1,250,659	20%	262,031	1,315,852	20%
September	203,881	1,235,287	17%	360,091	1,263,892	28%			
Annual Avg	\$ 189,584	\$ 1,213,796	16%	\$ 245,608	\$ 1,269,983	19%	\$ 269,430	\$ 1,243,053	22%



Active Account Graph: Billing data indicates delinquency rate on active accounts remain constant at an average of 1% of billings per month

INACTIVE ACCOUNTS

	FY 2023			FY 2024			FY 2025		
	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	>120 Past Due	% +/-
October	377,040	388,922	3%	411,308	411,308	5%			
November	383,454	390,867	2%	413,066	413,066	5%			
December	385,515	397,662	3%	414,412	414,412	4%			
January	385,601	396,459	3%	418,252	418,252	5%			
February	389,237	395,697	2%	421,766	421,766	6%			
March	391,059	397,067	2%	421,614	421,614	6%			
April	390,781	398,812	2%	424,262	424,262	6%			
May	392,882	401,076	2%	425,057	425,057	6%			
June	394,781	405,003	3%	441,615	441,615	8%			
July	397,219	404,194	2%	432,075	432,075	6%			
August	396,674	407,690	3%	436,935	436,935	7%			
September	387,690	409,329	5%			#DIV/0!			
Annual Avg	\$ 389,328	\$ 399,398	3%	\$ 423,669	\$ 423,669	6%			



City of Dania Beach

General Fund

Unassigned Fund Balance - - Contingency

Balance 10/1/24 (Audited)

----- General Fund -----

<u>Contingency</u>	<u>Unassigned Fund Balance</u>
--------------------	------------------------------------

\$ 250,000	\$ 23,925,117
------------	---------------

(Uses) / Additions:

October	-	499,683
November	-	-
December	-	-
January	(2,300)	177,000
February	(6,000)	-
March	(9,000)	50,000
April	(9,800)	-
May	-	-
June	-	-
July	(2,500)	-
August	-	-
September	-	-

Sub-Total (Uses) / Additions	(29,600)	726,683
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Sub-Total Available	220,400	24,651,800
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Other Considerations

GFOA/City Commission 25% Reserve		(20,939,710)
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Estimate of Availability at 09/30/2025

\$ 220,400	\$ 3,712,090
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City of Dania Beach

#001-18-00-519-99-10
Contingency Account

Original Budget	\$	200,000	
Amendment		50,000	Veterans Park
Uses:			

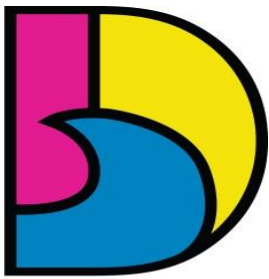
	Total	
Oct	-	
Nov	-	
December	-	
January	(950)	Fee Waiver - MLK Gala for IT Parker
	(1,350)	Fee Waiver - Four Chaplains - IT Parker
February	(6,000)	Prestige Club - Etiquette (DE, Collins, Olsen)
March	(5,000)	BLC Annual Installation Gala
	(4,000)	Dan Marino Foundation - Sponsorship
April	(800)	Prestige Club - Dania Elementary Additional
	(4,000)	National Day of Prayer - Commission
	(5,000)	Arbor Day - Commission
May	-	
June	-	
July	(2,500)	17th Annual Climate Summit Sponsorship
August	-	
September		
Balance Remaining	<u>\$</u> <u>220,400</u>	

City of Dania Beach

General Fund

Analysis of
Fund Balance

	<u>Balance 10/1/24</u>	23,925,117	
Uses: <u>#389-90-01</u>			
October	499,683		Carryovers/P.O.'s etc.
November	-		
December	-		
January	177,000		FY24-25 Funding for One Stop Aquatic Safety
February	-		
March	50,000		FIND Boat Ramp Grant Gen Fund Match
April	-		
May	-		
June	-		
July	-		
August			
September			
Total Uses (Sources)		<u>726,683</u>	
Estimated Balance Available 09/30/25		<u>\$ 24,651,800</u>	
<u>Other Considerations</u>			
GFOA/City Commission 25% Reserve		(20,939,710) est.	
Estimate of Availability at 09/30/25		<u><u>3,712,090</u></u>	



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: September 15, 2025

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

FROM: Linda Gonzalez, SPHR, SHRM-SCP – Chief Human Resources Officer *LG*

RE: Human Resources and Risk Management Report

Overview

The Human Resources and Risk Management Department continues to deliver exceptional services while advancing strategic initiatives that strengthen the City's workforce, enhance employee engagement, and position HR as a proactive partner in achieving organizational excellence. Below is a summary of our activities and accomplishments over the past month.

Recruitment and Talent Acquisition

Our recruitment team successfully hired several candidates over the last month, specifically within the Public Services, Parks and Recreation and Community Development departments.

Highlights include:

- **Currently Posted:** Beach Lifeguard (PT)
- **Interview/Offer Process:** Project Manager
- **Background Process:** Recreation Assistant On-Call
- **Recent Hires/Status Changes (8 positions):** Beach Ranger PT, Beach Lifeguard OC (2), Recreation Assistant OC, Water Treatment Plant Operator, Equipment Operator II (Stormwater) Cemetery Assistant (2)

Training and Development

Our Training and Development initiatives provide both new and seasoned employees with meaningful opportunities to enhance their skills and leadership capabilities.

- **Onboarding:** On August 21 we hosted our third quarter Onboarding and Call Back sessions. The feedback from both sessions was excellent. Each quarter we have consistently received positive feedback from our call back sessions, such as supportive management team, culture, benefits and teamwork.
- **Professional Development Series:** On August 26 we completed part two of the series, which focused on Mastering Organization and Time Management. Twenty-nine employees from several departments completed the training and provided outstanding feedback.
- **Supervisor Leadership Development:** The *Government for Supervision* certificate program, in partnership with FAU, began on August 27 for newer and emerging leaders, is going well and we are preparing for their graduation on September 17, 2025.

Employee Engagement and Culture

We remain committed to creating a workplace culture that values recognition, connection, and employee well-being.

- **Employee Socials:** On September 4, there was another successful Bring Your Dog to Work Day and hosted a community adoption event with Broward County Animal Care. Several team members brought their furry friends to work. Participation continues to grow for this quarterly event.

Risk Management, Wellness, and Safety

HR continues to take a proactive role in safeguarding City operations and employee well-being through forward-looking initiatives.

- Risk Management Guide for Managers in final stages of completion. This will be our first comprehensive Risk Management, Insurance and safety guidance and policy
- Property and Casualty insurance premium renewals received from brokers, and Resolution to adopt submitted for consideration on September 25th Commission meeting
- Successfully completed bi-Annual fire drills at City Hall, Public Services and Parks.
- Launched the Eagle Eye Program in September but put on hold until work order tracking issues are resolved
- Working with all departments to finalize safety training course completions to assign safety day credits
- Preparing for the next Safety and Wellness Committee meeting on September 25

Compensation and Benefits

Our team continues to ensure employees have access to robust, competitive benefits while introducing innovative enhancements.

- **Benefit & Compensation changes:**
- Changes from open enrollment are scheduled to become effective on October 3 paycheck.
- Working closely with the payroll team to plan system implementation for all salary plan changes scheduled October 17 pay date.
- **Wellness:** We are preparing for a Thriving Thursday event on October 16. On the same day we will be offering immunization options in partnership with Nova Southern University.

Continuous Improvement and Innovation

As a strategic partner, HR continues to implement forward-thinking solutions that increase efficiency and mitigate risk.

- Finalized agreement for an automated interface with the Florida Driver's License and Motor Vehicle Record Data Exchange, allowing daily license validation instead of annual manual checks.

- Nearing completion of the JDXpert implementation project to improve job description and position management processes. Currently working on testing integration with our NeoGov, our Application Tracking provider.

Conclusion

The Human Resources and Risk Management Department continues to go beyond transactional processes to serve as a strategic partner for the City—driving talent acquisition, fostering employee growth, strengthening organizational culture, and safeguarding both people and resources.



CITY OF DANIA BEACH MARKETING AND COMMUNICATIONS DIVISION MEMORANDUM

DATE: August 26, 2025
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Nannette Rodriguez, Director of Marketing and Communications
SUBJECT: Marketing and Communications Division Report

The City's website, social media, digital signs and Cable TV Channel 78 continue to be updated with relevant, new and important information. Media support is provided to all City departments and their projects. There is an ongoing effort to enhance digital communications and engagement by implementing best practices. Below are the latest activities from mid-Aug to mid-September 2025:

PROJECTS

Publications: Produced and distributed July and August eNews editions. Updated website with August and September eNews link. Layout of HR/Risk Management Safety Manual. Preparing layout and content for next Pioneer edition.

Marketing Support may include branding, signage, event site and marketing collaterals, photography, video recordings and pre- and post-event posts online and on social media.

Events

- *External:* Patriot Day, Pet Adoption Event, CORE, Blood Drive, Flea Markets, Dania After Dark and Car Seat Safety Day
- *Internal:* Take Your Dog to Work Day and Team Member Onboarding

Programs, Initiatives and Other:

- Eagle Eye
- Temp Pier Closure
- Wastewater Lift Station
- State of the City 2025
- Routine Water Maintenance
- Southeast Drainage Project
- FDOT/SFRA Stirling Road Closure
- Labor Day
- Bulk Trash Pick-Up
- National Beach Day
- King Tides
- Parks & Recreation (English classes, Dodgeball, Kreation Station, etc.)
- Street pole banner concepts

Videos: Produced and posted videos for Patriot Day and Beach Cleanup. Videos uploaded to digital video boards, social media and Dania Beach PEG channel.

Signs: Designed new signs for the pier, park entrances, playgrounds and courts, and PATCH Community Garden.

Website & Project Support: Developed a header package for the Parks and Recreation Department. Continuing internal web support and content backups for post-launch reintegration. Coordinating with Community Development and Public Services on a post-recovery webpage, as required by state law.

Campaigns & Initiatives: Promoting Wyland's public art piece through social media, digital platforms and media. Coordinating additional media outreach efforts with Visit Lauderdale and Wyland Foundation. Produced ads for Dania After Dark and developed ad campaigns for Oktoberfest.

Awards and Outreach: Accepted an Award of Excellence for Dania After Dark at 3CMA (City-County Communications and Marketing Association) Savvy Awards, recognizing nationwide excellence in community programming and outreach for on-going event.

Analytics:

- Email campaigns: Past 30 Days: Three Campaigns, Open Rate: 58%, Click-through Rate: 3%, Total contacts: 9,347
- Facebook: Reach, 67,643; Profile impressions, 90,642; New followers, 328; Followers, 11,416; Engagement rate, 6.71%
- Instagram: Profile impressions, 75,680,196; Reach, 27,787; Page visits, 2.7K; New Followers, 328; Followers, 11,721; Post engagement rate, 3.6%
- X: Followers, 2,976; Post impressions, 36,901; Post engagement rate, 6.53%
- YouTube: Channel views, 1288; Subscribers, 639
- LinkedIn: Followers, 1,630; New Followers, 7; Page views, 281
- Everbridge: Community subscribers: 5,463; Alert Dania Beach subscribers: 259; Dania Events subscribers: 179
- 80 designs marketing support



CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: September 25, 2025

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Eleanor Norena, CFM, Community Development Director 

RE: Manager's Monthly Report – August 2025 – Community Development Department

The following is a summary of Community Development Department activity during the month of August 2025.

Community Development Special Projects:

Resiliency Plan: Staff has worked with the Chen Moore to establish the scope of this project to accompany the contract which was approval at the August 26th City Commission meeting. A kick-off meeting with staff and the consultant is currently being scheduled.

Building Division:

The Building Department reviewed and issued 198 building permits and conducted 1,557 inspections. The Department issued four Certificates of Occupancy (two commercial and two residential) for the month of August 2025.

Planning and Zoning Division:

DR-020-25 PARKVIEW DELEGATION REQUEST: This delegation request is for the recorded plat previously approved (R-2021-199) to correct the property line delineation facing E. Dania Beach Blvd. DRC is currently reviewing the project and will be approved administratively.

SP-025-25 OCEAN PARK RESTROOM: This site plan request is for the construction of a new restroom building and the conversion of the existing building to a maintenance storage at the beach. The project is currently being reviewed by DRC.

SP-099-17MOD H2O TOWNHOMES MOD: This project was previously approved 11 townhomes. The modification request is to remove the pool and request a variance for the dock encroaching in the waterway by four feet. The project is currently being reviewed by DRC.

Miscellaneous Zoning Activities:

The Zoning Division processed 34 new Certificates of Use applications for new businesses in the City for the month of August 2025.

The Zoning Division processed, inspected, and approved one (1) new Vacation Rental Certificate and issued zero (0) renewals of existing operating Vacation Rentals for the month of August 2025.

Code Compliance Division:

The Code Compliance team oversees the Downtown city center, concentrating on addressing issues such as graffiti, illegal signage and the upkeep of properties to maintain the area's aesthetic appeal and ensure community standards are upheld.

This month, a total of 113 complaints were submitted through the City's Ask Dania Beach App and promptly inspected by our code enforcement staff.

The unit has designated a dedicated code enforcement officer to manage all vacation rental inspections and complaints, thereby allowing zone officers to focus more effectively on their assigned areas.

The unit has also designated two code enforcement officers to conduct inspections on the waterway with a focus on work without permits, vessel violations, and blight-related issues. These inspections will occur weekly.

The Code Compliance staff collaborate with Public Services to address bulk trash and nuisance issues throughout the City. This month, a total of 29 bulk notices were issued.

Please find the vacation rental complaint details outlined below:

Date of Complaint	Address	Description	Code Officer	Resolution
8/5/2025	305 SE 4 St	Airbnb -fence installed on retaining wall w/o permit.	A. Westberry	Notice of Violation issued for fence and retaining wall.
8/22/2025	2270 SW 46 Ct	Running Hostel.	M. Shahryar	Notice of Violation issued for advertising property incorrectly for minimum staff and occupants. Case complied 9/12/2025.
8/28/2025	822 NW 6 Ave	Garbage cans overflowing with trash and trash bags on ground.	M. Shahryar	Warning issued for trash carts on swale and outdoor storage.

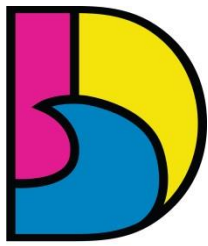
Manager's Monthly Report – August 2025

Please find the noise complaint details outlined below:

Date of Complaint	Address	Description	Code Officer	Resolution
8/4/2025	501 E Dania Bch Blvd.	Dog barking day and night.	A. Westberry	Unfounded; advised to contact BSO when occurring in evening hours.
8/5/2025	501 E Dania Bch Blvd.	Dog barking day and night.	A. Westberry	Unfounded; advised to contact BSO when occurring in evening hours.
8/8/2025	501 E Dania Beach Blvd.	Dog barking day and night.	A. Westberry	Unfounded; advised to contact BSO when occurring in evening hours.
8/25/2025	4891 SW 28 Ave.	Bus w/loud music 6-7 p.m.	W. Damis	Complainant advised issue was resolved. No action taken.

Beach Ranger and Parking Division:

- Beach Rangers patrol downtown City Center and all active construction sites for any parking and noise violations.
- Staff reported three violations at the beach in the Ask Dania Beach App including safety issues and aesthetics.
- Staff continue to monitor the pier, parking lot and sand areas to address violations which include, but are not limited to, prohibited events, climbing on dunes, drones, bonfires, littering, and dogs. 186 violations were observed and addressed.
- Beach Rangers are monitoring the marina for any unauthorized activity and any maintenance concerns.
- Beach Rangers monitor the beach lot for capacity on weekends and holidays. Staff directs traffic in the beach lot to keep the traffic flowing for safety.
- The FAU parking lot is being monitored by the Beach Rangers on weekends and holidays for valet parking, City staff parking, FAU student parking, and Lucky Fish / Quarter Deck employee parking.
- Beach Rangers continue to work with BSO Homeless Outreach to address homeless issues at the beach.



DANIA BEACH
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CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: September 25, 2025

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Fernando J. Rodriguez, Public Services Director
Fernando J. Rodriguez

CC: Sean Schutten, P.E., Deputy Director/City Engineer

RE: **PUBLIC SERVICES DEPARTMENT ACTIVITIES – August 26 to September 24, 2025**

Provided below is a summary of the main PSD project activities for roughly the past four weeks:

Departmental Staffing – Administration – After successfully completing recruitment efforts for the PS Administrative Assistant, the position has been filled. Recruitment efforts for the Project Manager vacancy resulted in an offer to the successful applicant in September.

City Hall Hardening Project – The hurricane/impact window component is well under way, with the installation of roughly 100 impact windows to begin in late September. This component of the project will significantly improve the safety and indoor environment of occupants (reduced noise and humidity) and better protect the building during periods of storm or hurricane force winds. Work was delayed due to unforeseen conditions; however, it resumed on September 18 and is expected to be completed by the end of the year (weather permitting).

Women's Club Historic Restoration – The ITB process was completed, with the contractor's selection made in late July. Work on the historic restoration is expected to begin in September. The pre-construction meeting will take place this month, with mobilization expected to begin in mid-October.

SW 34th Terrace Drainage Project – Construction commenced in early August, with substantial completion by the end of the year. The project is nearing the 20 percent completion mark.

Ocean Park Restrooms – These new, fully updated restrooms on the north end of the park will replace the restrooms adjacent to the sand. The site plan was submitted on July 3rd and has gone through the first DRC review. The Committee's comments were addressed and resubmitted in early August. Bidding and start of construction are expected in the first quarter



of 2026. The project team is working on a community outreach plan to be put into action in the coming 60 to 90 days.

SE Drainage Project

- **Phase 1:** Work has proceeded smoothly, with much of the infrastructure, including pipes and inlets, already completed. All 12 injection wells have been successfully installed and the work on the pump station is ongoing. Substantial completion is expected by mid-summer 2026.
- **Phase 2:** Construction commenced in September, with initial work on trenching, pipe, and inlets installation moving at a good pace.

Griffin Road/East Landscape Refurbishing – Work on the medians has been delayed due to FDOT permitting issues; however, the team is diligently working through these challenges and is optimistic about starting construction by late September.

GRANTS

FDOT- Highway Beautification Grant – The City formally accepted the grants and is working with FDOT and the consultants to finalize the project schedule.

House Appropriations Committee – Community Project Funding – The awarded amount of \$1,000,000 for Lift Station No.12 rehabilitation will be a significant contribution to the project. The contractors will mobilize by October, provided that permits are awarded this month to begin this important work.

FDOT – NW 1st Street Streetscape Beautification – This streetscape beautification project is expected to start in the first quarter of 2026. The kick-off meeting was held this summer followed by Kimley Horn and Associate's preliminary submittal items. These are currently under review by FDOT, while the design is under way and expected to be completed by December.



PUBLIC SERVICES ACTIVITIES

August 26 to September 24, 2025

Date: September 25, 2025

Page 2 of 2

Page 2 of 2



CITY OF DANIA BEACH PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: September 16, 2025

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

FROM: Cassi Warren, CPRP, Parks & Recreation Director

SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates Project updates

Project Updates:

- CW Thomas Park – The CW Thomas Park project continues to move along smoothly. We have full power in the building and the air conditioning units have been turned on. The site scoreboard is being installed. The demolition of the outside restrooms and concession stand will take place this week. Walkways around the building will start being installed this week as well. The swing set has been installed, fence post have been installed around the perimeter of the playground and this is ready for concrete curbing.
- Olsen Middle School – Design is ongoing. Architectural and engineered drawings and equipment selections for phase 1, the field/court/dog park portion of the park, are ongoing.
- Chester Byrd Park – The RFQ for the design services has been reviewed and the ranking of the respondents went before the City Commission August 26th, and the staff is in contract negotiations with Calvin, Giordano & Associates, Inc, the top ranked firm.
- PJ Meli Park – Bermello Ajamil met with the management team on September 11th, to review the first official conceptual design rendering of the park and are fine tuning based on cost estimation.
- Frost Park Pickleball Sports Court Conversions – This item went out to bid (re-issue) and we received two responses. All responses have been reviewed and ranked by the committee. The RFQ for the design services has been reviewed and the ranking of the respondents is set to go before the City Commission on September 25th for approval.
- Rita Crockett Beach Sports Academy – Construction is nearing completion at Frost Park pending the approval of the new location of the fence. The first classes took place on September 15th.
- Frost Park Concession Stand – Construction is nearly completed, as we are set to do the final walk through this week.

Ocean Rescue participated in many trainings throughout the month of August. The lifeguards focused on pediatric emergencies and CPR during many of the morning training sessions. BSO Fire Rescue Station 1 joined ocean rescue staff on Saturday, August 3rd to train in open water rescue techniques and pier rescues. Chief Huck and Lt. Writer began the 4-week course of 'Government Supervisor' at IT Parker.

Ocean Rescue Report:

- Rescues – 2
- Medical/First Aid – 2/12
- Law Enforcement Calls – 0
- Missing Person – 2
- Wildlife or Domestic Rescue – 8

The special events staff hosted the Core Meeting at IT Parker on August 20th, in which they had chic fil- a sponsor this event. They then turned around and teamed up with the Fire Rescue team to host their annual 9/11 ceremony. Bringing in the coffee cart, breakfast items, and transitioning the inside of the Fire Station Bay, allowed for a beautiful event to take place in which there were more than 50 people in attendance.

The Dania After Dark Oktoberfest ticket sales have begun, 227 tickets have been sold thus far.

Special event applications processed – 39

Special event applications approved - 27

Staff has worked closely to assist Rita Crockett and her team for the opening of the Rita Crockett Beach Sports Academy. Trail classes ran the week of September 15th with the official grand opening scheduled for Sunday, September 21st at 4pm.



Registration for the 2025 – 2026: The Rising Stars After School program has been successful within the first month of the new school year. Two of the three sites are sold out, P.J. Meli Park is nearing capacity with 25 kids registered and only 5 spaces remaining.

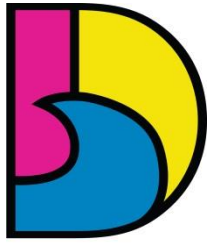
Ongoing programs:

- Rising Stars at CW Thomas Park, Frost Park and PJ Meli Park
- FitFusion at CW Thomas Park
- Hip Hop and Contemporary Dance at CW Thomas Park
- Tint Tots at CW Thomas Park
- Junior Chefs at CW Thomas Park
- Checkmate Academy at CW Thomas Park
- Adult Game Club at CW Thomas Park
- Domino Club at CW Thomas Park
- YAC at PJ Meli Aquatic Complex
- Karate at PJ Meli Park
- Swim Team at PJ Meli Park
- Waterpolo at PJ Meli Park
- Social Seniors at PJ Meli Park
- Kreation Station at Frost Park
- Sew Kreative at Frost Park
- Sunday Cards Program at Frost Park
- Table Game Tuesdays at Frost Park

Athletic Programs (ongoing/upcoming):

- Football/Cheer at Frost Park
- Adult Kickball at PJ Meli Park
- Lil Sluggers at PJ Meli Park
- Basketball Clinic
- Jr. Youth Sports Clinic
- Little Sea Stars
- Soccer at Frost Park
- Tennis at Frost Park & PJ Meli Park
- Volleyball
- Dodgeball
- Flag Football

Staff continues to evaluate the current and new programs to ensure we are offering the best programs for our community for all ages. Be on the lookout for new programming rolling out in the next couple of months.



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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO)

MEMORANDUM

DATE: September 15th, 2025

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

FROM: Jason Tarala, Captain/Chief - Broward Sheriff's Office

RE: Dania Beach Monthly Memo to City Manager – August/ September 2025

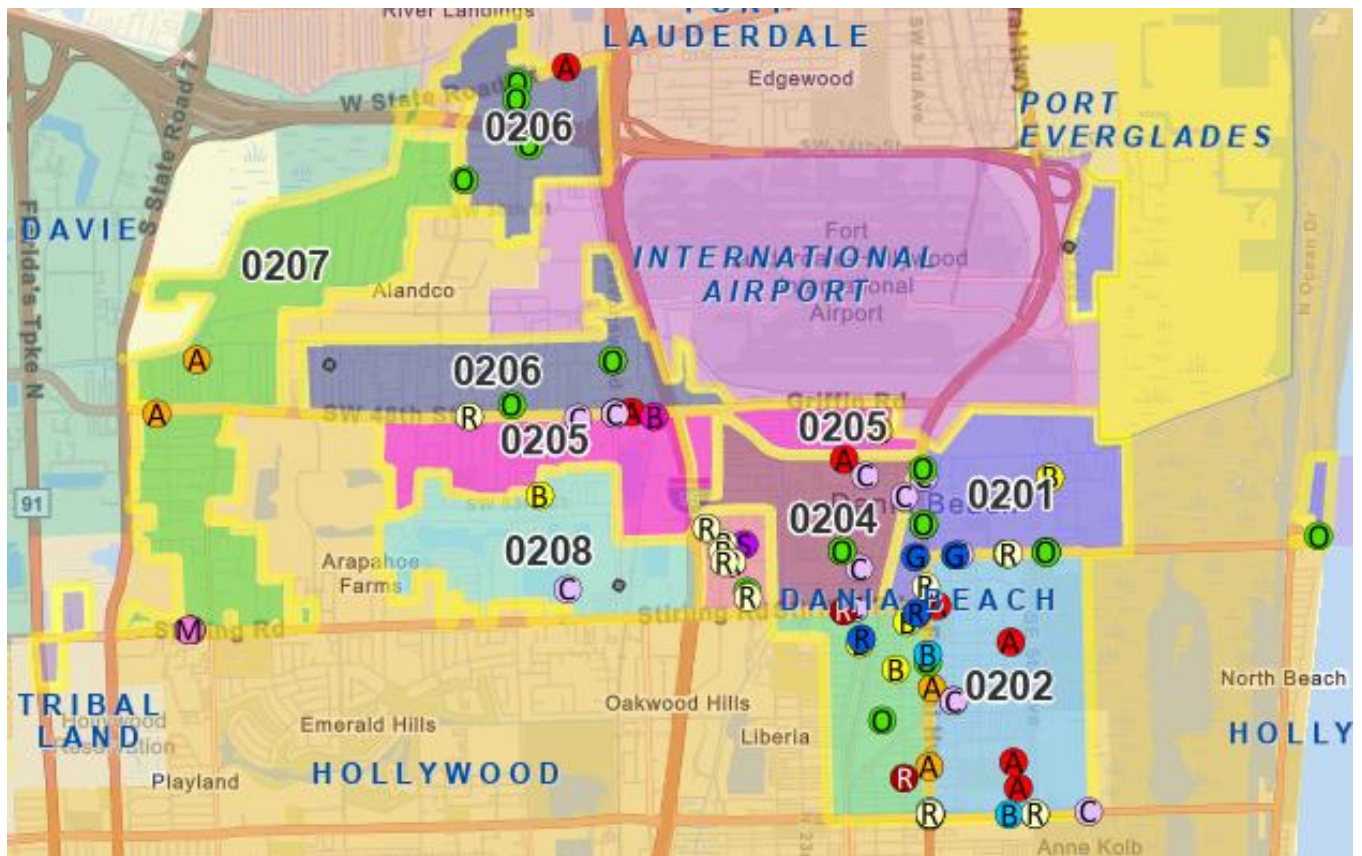
Below are the monthly crime reports for part 1 crimes from 8/17/2025 to 9/13/2025:

 BROWARD SHERIFF'S OFFICE CITY OF DANIA BEACH MONTHLY CRIME REPORT 8/17/2025 - 9/13/2025											
Charge	201	202	203	204	205	206	207	208	211	240	Grand Total
AGGRAVATED ASSAULT		2	2	1	1		2				8
AGGRAVATED BATTERY	1		4				1	1		1	8
AUTO THEFT		5		1	2	2	1				11
AUTO THEFT - TRUCK / BUS							1				1
BURGLARY BUILDING/STRUCTURE	1					1		1			3
BURGLARY CONVEYANCE	2	4	1	4	2	1		1	1		16
BURGLARY RESIDENCE			2								2
ROBBERY			2	1							3
ROBBERY BY SUDDEN SNATCHING										1	1
SEXUAL BATTERY					1						1
THEFT - ALL OTHER	5	3	3	1		6				1	19
THEFT - BICYCLE		3									3
THEFT - MOTOR VEHICLE PARTS							1				1
THEFT - RETAIL / SHOPLIFTING	1	3	6			2				12	24
THEFT FROM BUILDING	1	1									2
Grand Total	11	21	20	8	6	12	6	3	1	15	103

Legend

Monthly Crime Report (103 Incidents)

A AGGRAVATED ASSAULT (8)	S ROBBERY BY SUDDEN SNATCHING (1)
B AGGRAVATED BATTERY (8)	B SEXUAL BATTERY (1)
A AUTO THEFT (11)	G THEFT - ALL OTHER (19)
T AUTO THEFT - TRUCK / BUS (1)	B THEFT - BICYCLE (3)
C BURGLARY CONVEYANCE (16)	M THEFT - MOTOR VEHICLE PARTS (1)
R BURGLARY RESIDENCE (2)	R THEFT - RETAIL / SHOPLIFTING (24)
R ROBBERY (3)	G THEFT FROM BUILDING (2)
	● <all other values> (3)



Notable Increases/Decreases

When compared to the previous report:

- Part 1 crimes **decreased by 9.6%** over the past four weeks
- Auto thefts **decreased by 12%**
- Burglaries **decreased by 36%**
- Robberies **decreased by 24%**
- Theft incidents **increased by 5%**

Total Arrests

8/17/2025 – 9/13/2025
155

- 122 arrests made by Road Patrol
- 23 arrests made by the Crime Suppression Team
- 10 arrests made by Criminal Investigations

Notable Arrests/Initiatives

- Additional arrests were made, relating to the serial storage unit burglar. As more information was received, detectives were able to tie the suspect to additional burglaries in Dania Beach.
- A suspect was arrested after burglarizing a business and stealing numerous tools.
- A suspect met with several victims via Facebook Marketplace. He would steal their items, then flee the scene. Charges have been filed.
- Three suspects were arrested after they burglarized a hotel room and threatened to shoot the occupants.
- A suspect was arrested after repeatedly charging businesses for a service, then never delivering.
- The victim spent over \$100,000 to upgrade her boat. The company accepted her money, but never performed the work, nor refunded the money.
- Charges were filed against an ex-husband for threatening to shoot his ex-wife.
- Charges were filed against numerous suspects for various retail thefts in Dania Pointe, including Ulta, Shoe Carnival, and Sprouts Farmers Market.

Proactive Enforcement

Overall, 10 arrests were made by the Crime Suppression Team (CST).

CST detectives received numerous tips about a residence off SW 11th St. Neighbors complained about fights, prostitution, and narcotic sales regularly occurring at the home. Detectives obtained a search warrant and discovered fentanyl inside. Detectives identified numerous suspects and filed felony charges against them. The investigation is ongoing.

Additionally, a suspect lingering around the outside of the house, was recognized as a wanted felon. He had eight outstanding warrants, including several felony warrants for fleeing and eluding. The suspect ran from deputies but was caught and taken into custody.

Detectives also made an arrest after a resident submitted an anonymous Crime Stoppers tip. The resident complained that the suspect was selling drugs in their neighborhood. Detectives located the suspect, conducted undercover surveillance, and arrested the suspect.

Multiple other suspects were arrested after conducting proactive patrol (via undercover surveillance and traffic stops) along Federal Highway. The following drugs were recovered: 10g of crack cocaine, 1.5g MDMA, 1g cocaine, and 50g of cannabis.

CST continues to dedicate time to patrolling the Dania Beach parks and assisting road patrol deputies with taking domestic violence offenders into custody.

Motors/Commercial Vehicle Enforcement

- Between Dania Beach motor units and road patrol deputies, 296 warnings and citations were issued during the last four weeks.
- Motor Unit deputies continued to focus on school zone safety to ensure the public is adhering to posted speed limits.
- Several new initiatives are being organized, which will focus on train/railway safety and commercial vehicle enforcement.
- License plate readers, SkyWatch towers, and message boards are deployed. The speed trailers were brought in for maintenance and will be redeployed along SE 5th Ave next week.

Homeless Outreach Team (HOT)

- A large encampment was located at 530 Stirling Rd. Several notices were posted, requiring the occupants to vacate the property. A follow up investigation was completed, and two subjects were located. They were educated about state/local ordinances. They were allowed 24 hours to remove their belongings. The city and deputies returned to remove the remnants of the encampment.
- Another encampment was located near the Florida Power & Light outpost at 4700 SW 42nd Ave. Removal notices were posted and deputies followed up to ensure the occupants complied. FPL was notified of the remaining trash and debris.
- A mental health evaluation was sought for a well-known homeless man who routinely suffers from self-neglect and additional medical ailments.
- During their routine patrols, deputies located a homeless person and discovered he was reported as missing out of Davie. The person was in good health and offered homeless outreach services. He declined the services and left the area with only a trespass warning.
- Routine area checks have been completed at:
 - City Hall
 - Frost Park
 - Chester Byrd Park
 - Meadowbrook Square Plaza (Ideal Mall)
 - Ocean Park Beach
- In total, HOT deputies conducted 121 area checks and documented contact with 17 people.

Neighborhood Support Team (NST)

Follow-Up/Directives/Initiatives

Car Seat Safety Event – September 6, 2025 – NST Unit participated in the Car Seat Safety Event in collaboration with BSO Fire Rescue. The event was held at Dania Beach City Hall and the goal was to show residents how to properly install car seats.

Fall/Winter Events – September 10, 2025 – NST Unit met with the PJ Meli Park Manager to discuss logistics, planning, etc. for upcoming special events that will be joint venture between BSO & The City of Dania Beach. (Howl-O-Ween & a water safety event in the spring).

Patriot Day Ceremony – September 11, 2025 – NST Unit attended the annual Patriot Day Ceremony, held at the Dania Beach Fire Station. This event is held in honor of all those who served and lost their lives on this tragic day.

Jewish High Holiday Briefing – September 11, 2025 – NST Unit attended the Jewish High Holiday Briefing to receive information regarding the upcoming Jewish holidays. The goal is to provide information on Jewish practices and traditions so that law enforcement can respond effectively to calls for service.

Meetings Zoom/In Person

- **August 20, 2025** – Drowning Prevention Task Force – 9:30am
- **August 20, 2025** – Dania Beach Chamber Mayoral Address – 11:30am
- **August 21, 2025** – BSO Taser Training – 1:00pm – 3:00pm
- **September 9, 2025** – Gracefully Aging Meeting – 10:00am
- **September 10, 2025** – Dania Beach Chamber Meeting – 11:30am
- **September 11, 2025** – Dania Beach C.O.P. Meeting – 5:00pm



**BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
8/17/2025 – 9/13/2025**

THERE WERE A TOTAL OF 188 CALLS FOR SERVICE FOR 240 ZONE WITHIN THE LAST FOUR WEEKS.

Calls for Service - 240 Zone	Total
03-HIT & RUN	2
04-ACCIDENT-MINOR	10
04I-ACCIDENT WITH INJURIES	2
08-MISSING PERSON/RUNAWAY	1
10-50 TRAFFIC STOP	1
10-STOLEN VEHICLE	2
13I-SUSPICIOUS INCIDENT/PACKAGE	13
14-INFORMATION	8
16-CHILD/ELDERLY ABUSE/ABANDONMENT/NEGLECT	1
22-DISTURBANCE/NUISANCE	8
22N-DISTURBANCE-NOISE COMPLAINT	2
30-LARCENY	16
31-ASSAULT	2
38-DOMESTIC DISTURBANCE	1
38V-DOMESTIC DISTURBANCE VERBAL	3
40-VANDALISM/MALICIOUS MISCHIEF	2
41AR-ROBBERY-ARMED	1
49A-AUDIBLE/INTRUSION ALARM	20
49SH-SILENT HOLD-UP ALARM	2
51-TRESPASSING	4
53-EMBEZZLEMENT-FRAUD	1
66-CIVIL MATTER/CUSTODY ISSUE	5
68-POLICE SERVICE CALL	49
72-LOST/FOUND PROPERTY	2
73-TRAFFIC/PARKING COMPLAINT	8

74-RECALL	4
76-AOA (ASSIST OTHER AGENCY)	8
911 HANG UP/DROP OFF	9
OUTSIDE FIRE	1
Grand Total	188

THERE WERE A TOTAL OF **15** PART 1 CRIMES FOR 240 ZONE WITHIN THE LAST FOUR WEEKS.

Part 1 Crimes - 240 Zone	Total
AGGRAVATED BATTERY	1
ROBBERY BY SUDDEN SNATCHING	1
THEFT - ALL OTHER	1
THEFT - RETAIL / SHOPLIFTING	12
Grand Total	15

THERE WERE A TOTAL OF 36 NOISE COMPLAINTS FOR ALL ZONES WITHIN THE LAST FOUR WEEKS.

Date & Time	Address	Apt	Zone
2025-09-06 18:54:33	1101 W DANIA BEACH BLVD	314	0204
2025-08-26 21:45:40	120 N COMPASS WAY	341	0240
2025-08-28 16:46:50	120 N COMPASS WAY	341	0240
2025-09-03 0:48:05	1251 SE 7TH AV	101	0202
2025-08-26 20:00:13	1400 SE 3RD AV		0202
2025-09-04 23:27:48	151 NE 1ST ST		0201
2025-08-30 0:27:03	230 NE 2ND PL		0201
2025-08-31 1:02:50	242 SW 8TH ST		0203
2025-08-23 2:32:13	304 SE 4TH ST		0202
2025-09-06 23:12:38	311 SHERIDAN ST		0202
2025-09-11 21:19:22	321 SHERIDAN ST		0202
2025-09-10 0:55:30	34 NW 10TH CT		0204
2025-08-25 6:53:29	37 SW 12TH ST		0203
2025-09-05 23:12:15	4436 SW 49TH CT		0207
2025-09-08 2:13:36	4517 SW 54TH CT		0207
2025-09-05 23:22:23	4555 SW 32ND AV		0206
2025-08-30 12:11:47	4829 SW 29TH TER		0205
2025-08-24 18:26:56	4891 SW 28TH AV		0205
2025-08-24 18:36:32	4901 SW 27TH TER		0205
2025-09-09 0:23:17	4955 WHISPERING WAY		0205
2025-09-05 0:06:16	4975 WHISPERING WAY		0205
2025-08-24 3:17:52	500 NE 2ND ST		0201
2025-08-17 14:59:21	501 E DANIA BEACH BLVD	5-3E	0201

2025-08-26 8:24:06	505 E DANIA BEACH BLVD	2A	0201
2025-08-29 12:55:58	505 E DANIA BEACH BLVD	2A	0201
2025-09-04 10:27:03	505 E DANIA BEACH BLVD	2A	0201
2025-09-11 8:42:24	505 E DANIA BEACH BLVD	2A	0201
2025-09-12 10:06:17	505 E DANIA BEACH BLVD		0201
2025-09-04 23:22:45	5060 SW 26TH AV	2	0205
2025-08-27 23:03:10	5220 SW 26TH AV		0205
2025-08-27 22:27:23	600 E DANIA BEACH BLVD	319	0202
2025-09-02 3:53:27	600 E DANIA BEACH BLVD	515	0202
2025-09-09 1:23:31	600 E DANIA BEACH BLVD	822	0202
2025-08-20 6:31:36	840 W DANIA BEACH BLVD	401	0204
2025-09-06 23:12:05	SW 49TH ST / SW 43RD TER		0207
2025-08-17 20:48:49	SW 7TH ST / SW 4TH AV		0203



**CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM**

DATE: September 12, 2025

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

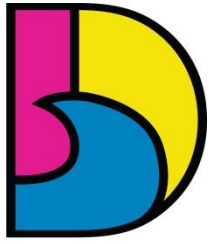
VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Sergio Pellecer, District Fire Chief

RE: Dania Beach Memo to City Manager

Please see the requested information below concerning the August 1, 2025, through August 31, 2025, of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety – Review Calls and Operations.
- Coffee with the District Chief – Tabletop talk with Station 1-17 crews.
- Agenda reviews team conference calls.
- Agenda reviews with Commissioners.
- Dania Beach Commission Meeting
- BSO Ops Conference call with District Chiefs – Daily morning operations review.
- Fire Station #1 Hardening Grant –The City Team continues to work on Roof and Generator is at the plans review process, extensions for grants filed – This is still on going as of 08/31/2025. Project to be completed by December 31, 2026
- Station 1 New Ceiling Tile replacement by City Team – This project is complete.
- Fire Truck (Quint 17 FRES2265) our ladder truck is being refurbished at Georgia Ten8 facility. Expected completion December 2025, to be back in service January 2026. Our fleet manager completed the onsite inspection with great comments “Truck Looks Brand-new”.
- Hurricane Impact windows for Fire Inspector Building – Project completed
- Meeting with FPL representatives at Fire Station 1
- Dania Chamber’s 2025 Mayoral Address
- CORE Conversations with Team – August 20, 2025
- Senior’s meeting IT Parker



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

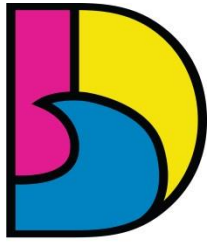
- New City Employee Onboarding
- Hollywood Fire Rescue Promotional Ceremony – New Fire Chief Swearing In
- Fire Stations Safety Inspections Station 1 and 17

Training during this period –

- Coffee Break / Kitchen Table talk with crews at Fire Station 1 and 17
- Engine and Rescue Company training – Back to Basics
- Pre-Fire plans by Station 1 and 17
- Hydrant Maintenance Station 1 and 17
- Quint 17 – Training HazMat Entry Operations
- Station 1 – Q1 on standby for Hollywood FR – Water Main support

Fire Rescue Unit Training

- EMS Company Training – Protection of IV Medications
- EMS Company Training – EKG's you cant miss
- EMS Company Training – EMS Protocol Updates 2025 – YouTube presentation continued



DANIA BEACH
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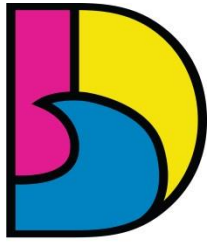
CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

Community Outreach & Life Safety Educator August 2025 Activities

Date	Event	Attendance	Age	
08/05/25	Senior Health & Wellness Fair	60	Adult (55+)	LSE DW
08/07/25	Back to School Backpack giveaway / Beach Cleanup	130	Varied	LSE DW
08/07/25	Kits for Kids	30	Adults	LSE DW
08/08/25	Meet and Greet Collins Elementary	100	Varied	LSE DW
08/16/25	Car Seat Safety Check Up	10	Varied	LSE DW
	Total:	330		

08/2025 Car Seat Checks 03 Adult

	Continued Education & Community Collaboration
08/05/25	FIABC Quarterly Meeting
08/05/25	Webinar: NFPA – Charge into Safety – Lithium-Ion Batteries in your home
08/14/25	Safe Kids Broward and Pub Ed Committee Follow-Up
08/19/25	Broward County Fire Prevention Subcommittee Meeting
08/20/25	Youth Fire setter Prevention and Intervention Workshop
08/28/25	CPST Florida Instructor Meeting



DANIA BEACH
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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

Fire Marshal

August 2025 Activities

	Dania Beach
Plans Reviewed	36
Annuals	224
BTRs	21
No Access	60
Vacant	63
Complaint	9
1st Reinspection	10
2nd Reinspection	2
3rd (or more) Reinspection	2
Permit Inspections	51
Total Inspections	391
FY Annuals % Complete	97.2%

Fires

August 2025

Alarm Date	Incident Number	Street	Address Location
08/18/2025 9:47 PM	FDN25081800005198		2670 SW 54 th Place
08/21/2025 6:21 PM	FDN25082100005270		401 PHIPPEN-WAITERS Road
08/29/2025 10:55 PM	FDN25082900005458	3391	Griffin Road

INCIDENT TYPE	Total
ABDOMINAL PAIN	11
ACCIDENT HIGHWAY	15
ACCIDENT ROLLOVER OR EXTRICATION	5
ACCIDENT WITH FIRE	1
ACCIDENT WITH INJURIES	39
ALLERGIC REACTION	4
ASSAULT	13
BACK PAIN	1
CARDIAC/RESPIRATORY ARREST	11
CHEST PAINS NON-TRAUMATIC	35
CHOKING	1
COMMERCIAL STRUCTURE FIRE	3
DIABETIC	7
DOMESTIC DISTURBANCE	8
ELECTRICAL UTILITY FIRE	6
ELECTROCUTION	1
ELEVATOR RESCUE	9
EXPOSURE HEAT OR COLD	4
EYE INJURY	1
FALL INJURY	60
FALL NO INJURY	12
FIGHT	2
FIRE ALARM	2
FIRE ALARM - COMMERCIAL STRUCTURE	42
FIRE ALARM - HIGH LIFE HAZARD	7
FIRE ALARM - HIGH RISE	4
FIRE ALARM - RESIDENTIAL	7
FIRE INVESTIGATION	2
FIRE OR MEDICAL SERVICE CALL	63
HAZ-MAT INCIDENT	1
HEADACHE	4
HEART PROBLEMS	11
HEMORRHAGE OR LACERATION	13
HIGH HAZARD STRUCTURE FIRE	1
HIGH RISE FIRE	1
HIT & RUN ON HIGHWAY	2
INJURY	15
MEDICAL ALARM	8
MENTAL ILLNESS	3
OBSTETRICAL/PREGNANCY/CHILDBIRTH/MISCARR	2
ODOR (STRANGE/UNKNOWN)	2
OPEN WATER DROWNING	1
OUTSIDE FIRE	4
OVERDOSE OR POISONING	8
RESIDENTIAL FIRE	7
ROBBERY-PERSONAL/BUSINESS	1
SEIZURE	14
SEXUAL BATTERY	2
SHOOTING	1
SICK PERSON	68
STABBING	1
STROKE	16
SUICIDE ATTEMPT	3
TRAFFIC ACCIDENT STANDBY	1
TROUBLE BREATHING	68
UNCONSCIOUS OR FAINTING	51
UNKNOWN MEDICAL	24
VEHICLE FIRE	1
Total	710



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
FIRST BUDGET HEARING AND REGULAR MEETING
MONDAY, SEPTEMBER 15, 2025 - 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

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

Present:

Mayor Joyce L. Davis
Vice-Mayor Marco A. Salvino, Sr.
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner A. J. Ryan IV

City Manager Ana M. Garcia, ICMA-CM
City Attorney Eve Boutsis
City Clerk Elora Riera, MMC

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

City Attorney Boutsis read the Statement of Decorum.

3. BUDGET PUBLIC HEARING ITEMS

3.1 RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE IMPOSITION OF FIRE RESCUE ASSESSMENTS AND PROVISION OF FIRE PROTECTION SERVICES, FACILITIES, AND PROGRAMS IN THE CITY OF DANIA BEACH, FLORIDA; RATIFYING, CONFIRMING, AND SUPPLEMENTING RESOLUTION NO. 2025-097; REIMPOSING FIRE RESCUE ASSESSMENTS WITH UPDATED ASSESSMENT RATES AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF DANIA BEACH FOR THE FISCAL YEAR

BEGINNING OCTOBER 1, 2025; APPROVING THE RATES OF ASSESSMENT; APPROVING THE FINAL ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR EFFECT OF ADOPTION OF RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Finance)

City Attorney Boutsis read the title of the resolution into the record.

Chief Financial Officer Yeimy Guzman introduced the item.

Mayor Davis opened the floor to public comments, and the following spoke on the item:

- Brenda Chalifour - Dania Beach, FL
- Shawn DeRosa - 408 SE 5th Street

Mayor Davis closed public comments.

Commissioner Ryan made a motion to approve the resolution. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

3.2 RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICE ASSESSMENTS IN THE CITY OF DANIA BEACH, FLORIDA; RE-IMPOSING SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY OF DANIA BEACH FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Finance)

City Attorney Boutsis read the title of the resolution into the record.

Chief Financial Officer Yeimy Guzman introduced the item.

Mayor Davis opened the floor to public comments, and the following spoke on the item:

- Brenda Chalifour - Dania Beach, FL
- Rae Lair – 5650 SW 32 Terr.
- Shawn DeRosa - 408 SE 5th Street
- Cody McCall – 33 SE 12th Street

Public comments were closed.

Commissioner Ryan made a motion to approve the resolution. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

3.3 RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES IN THE CITY OF DANIA BEACH, FLORIDA; IMPOSING AND RE-IMPOSING STORMWATER ASSESSMENTS AGAINST PROPERTY LOCATED WITHIN THE CITY OF DANIA BEACH FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Finance)

City Attorney Boutsis read the title of the resolution into the record.

Chief Financial Officer Yeimy Guzman introduced the item.

Mayor Davis opened the floor to public comments, and the following spoke on the item:

- Brenda Chalifour - Dania Beach, FL
- Shawn DeRosa - 408 SE 5th Street
- Cody McCall – 33 SE 12th Street
- Rae Lair – 5650 SW 32 Terr.

Public comments were closed.

Commissioner Lewellen made a motion to approve the resolution. The motion was seconded by Vice Mayor Salvino which carried unanimously on voice vote.

3.4 RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE PROPOSED MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2025-2026 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Finance)

City Attorney Boutsis read the title of the resolution into the record. She commented that the operating municipal millage rate will be 5.9998 mills, which reflects no change from the City's current fiscal year millage rate. This operating millage rate represents a 6.03% increase over the rolled back rate of 5.6588 mills as computed in accordance with the provisions of Section 200.065(1), Florida Statutes. The voter-approved debt service millage rate is 0.0985 mills in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes. The City's aggregate millage rate is 6.0983 mills (5.9998 mills for operating and 0.0985 mills for debt service).

Chief Financial Officer Yeimy Guzman and Deputy Chief Financial Officer Barbara Trinka introduced the item.

Mayor Davis opened the floor to public comments, and the following spoke on the item:

- Brenda Chalifour - Dania Beach, FL
- Cody McCall – 33 SE 12th Street
- Robert Kirchgraber – 2725 Treasure Cove
- Rae Lair – 5650 SW 32 Terr.
- Shawn DeRosa - 408 SE 5th Street

Public comments were closed.

Mayor Davis requested clarification on the roll back rate and Chief Financial Officer Yeimy Guzman explained that rolling the millage rate back to 5.688 would cost the City about \$4.7 million in lost revenue, which could never be recovered. While residents might see \$8.00 - \$14.00 relief for some, the City would eventually need to raise the millage even higher in the future to make up the difference.

Commissioner Ryan made a motion to approve the resolution. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

3.5 RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING A TENTATIVE ANNUAL BUDGET FOR THE CITY FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR A PUBLIC HEARING WHEN OBJECTIONS WILL BE HEARD AND QUESTIONS CONCERNING THE BUDGET WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Finance)

City Attorney Boutsis read the title of the resolution into the record.

Chief Financial Officer Yeimy Guzman introduced the item.

Mayor Davis opened the floor to public comments, and the following spoke on the item:

- Brenda Chalifour - Dania Beach, FL
- Shawn DeRosa - 408 SE 5th Street
- Rae Lair – 5650 SW 32 Terr.
- Cody McCall – 33 SE 12th Street
- Robert Kirchgraber – 2725 Treasure Cove
- Liced Robelto – 237 NW 7th Ave.

Public comments were closed.

Vice Mayor Salvino made a motion to approve the resolution. The motion was seconded by Commissioner Ryan.

Vice Mayor Salvino commented that he feels for the residents who are struggling and cannot take the increase but stated that most of the City's residents are very happy with the public safety, growth and beautification. He explains that while some residents dislike higher costs, many also request services like street repairs, parks, and lighting; all of which require funding. He explained that when he ran for office in 2014, he supported building because it would bring in more tax money. Most of the extra money the City gets now comes from commercial property. That money helps keep everything low. He does not like the comment saying he makes empty promises, he said he works hard to balance the needs and can't please everyone. He doesn't serve for the pay but to do his best for all residents.

Commissioner Lewellen explained that the staff increases were not sudden but necessary because the City's population grew, leaving employees overworked and underpaid. A review showed the need for more staff, especially in public safety, which is costly but needed. She commented that the finance team is highly qualified, with award-winning budgets and regular audits ensuring transparency. There were things that happened years ago that were not addressed, issues with infrastructure and staffing, but the City is now addressing them. CORE meetings show residents want safe streets, flood control, and road repairs, which are being funded through a mix of impact fees, FPL revenue, and other sources, though some funds have restrictions. She explained that the budget process is detailed, transparent, and designed to reflect residents' priorities. She reassured residents that their concerns are taken seriously and that they work closely with staff to represent the community.

The motion carried unanimously on voice vote.

4. PRESENTATIONS AND SPECIAL EVENT APPROVALS

4.1 Request for Proclamation Approvals:

- Domestic Violence Awareness Month - October 2025 - Sponsored by Mayor Davis
- Breast Cancer Awareness Month - October 2025 - Sponsored by Mayor Davis
- Suicide Prevention Month, September 2025 – Sponsored by Commissioner Lewellen
- Robert Wyland Day - September 30, 2025 - Sponsored by Commissioner Lewellen

This item was heard after item 5.2

The meeting was reconvened at 9:06 p.m.

There was consensus to approve the proclamations.

4.2 Special Event Applications: Parks and Recreation

- RCBSA Grand Opening - 9-21-2025
- Seaview Turtle Unveiling - 9-30-2025

There was consensus to approve the special event applications.

4.3 Presentation by Public Services Regarding the Resident Only Cemetery Proposal

Deputy Director of Public Services Sean Schutten provided a Power Point presentation on changing cemetery rules to residents only.

5. PROCLAMATIONS

- 5.1 Hispanic Heritage Month - September 15-October 15, 2025 - Sponsored by Commissioner Lewellen

Commissioner Lewellen read the proclamation into the record.

- 5.2 Childhood Cancer Awareness Month - September 2025 - Sponsored by Mayor Davis

This item was heard after item 3.5.

Mayor Davis read the proclamation into the record.

Silvia Vanni and Christina spoke and thanked the Commission for their recognition and continued support in the awareness of childhood cancer.

The Commission took a five-minute recess at 8:55 p.m.

- 5.3 National Diaper Need Awareness Week - September 15-21, 2025 - Sponsored by Mayor Davis

Mayor Davis read the proclamation into the record.

Mr. Alica with Greater Ft. Lauderdale Diaper Bank provided some information on the donation of diapers.

- 5.4 Suicide Prevention Month – September 2025 – Sponsored by Commissioner Lewellen

Commissioner Lewellen read the title of the proclamation into the record.

6. ADMINISTRATIVE REPORTS

- 5.1 City Manager

City Manager Garcia provided her administrative report and touched on the following:

- Storm drainage
- National Savvy Awards, Award of Excellence
- Dania After Dark Oktoberfest, October 11, 2025
- Olsen Middle School – BCPS Meeting, September 17, 2025 at 6:00 p.m.
- Proposed Budget
- Update on C.W. Thomas Park
- City Service Clubs sign

- Wyland Art piece installation, September 30, 2025 at 6:00 p.m.

5.2 City Attorney

City Attorney Boutsis had nothing to report.

5.3 City Clerk - Reminders

City Clerk Elora Riera reminded the Commission of the following upcoming meetings:

- September 25, 2025 - City Commission Meeting / Final Budget Hearing
- October 14, 2025 - CRA Board Meeting - 6 p.m.
- October 14, 2025 - City Commission Meeting - 7 p.m.

She also informed the Commission about the Advisory Board Quarterly Attendance (April through June) that is in their packets.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on recent criminal activity in the City to include 64 arrests in the 500 block of Federal Highway/7-Eleven, an undercover narcotics investigation and a stolen vehicle arrest. He introduced Lieutenant Matt Robertson, the new Alpha Shift Patrol Lieutenant. He expressed appreciation for the City's continued support.

Chief Pellecer thanked the Commission and staff for their continued support and commented that the September 11th commemoration had record community participation. He reported that the fire inspections were 97% complete, with 100% expected by September 30th. He provided an update on the refurbished ladder truck expected in December and commented that he is looking forward to the 5k run with fire recruits at Dania Pointe and preparations for the toy drive in November. He thanked the Commission for their partnership with Broward Sheriff's Office.

8. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Robert Kirchgraber – 2725 Treasure Cove
- Shawn DeRosa - 408 SE 5th Street
- Cody McCall – 33 SE 12th St.
- Rae Lair - 5650 SW 32 Terr.
- Brenda Chalifour - Dania Beach, FL

9. CONSENT AGENDA

Commissioner Ryan made a motion to approve the consent agenda minus 9.3 and 9.4. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

9.1 Minutes: August 26, 2025 City Commission Meeting Minutes

Approved under consent agenda.

- 9.2 Travel Requests: City Manager Ana M. Garcia request to attend the 2025 ICMA Annual Conference in Tampa, Florida October 25-28, 2025

Approved under consent agenda.

- 9.3 Request for Use of Discretionary Funds to Support the American Legion Post 304 - Sponsored by Commissioner Ryan

Commissioner Lewellen questioned the funds being used towards renovations for a privately owned building and expressed her concerns about the precedence that it sets.

Commissioner Ryan responded that Post 304 is a not-for-profit organization and is privately owned by the American Legion. He explained the funding supports renovations and programming for events such as Veterans Day, Boy State, and Girl State. He said the Commander of Post 304 has been very cooperative with the City, has done everything that has been asked of him, and the American Legion has been with the City since 1919. The funding request meets all established requirements for contingency funds, it does not exceed the limits, and he considers it a worthwhile investment in the community.

Commissioner Lewellen reiterated her concern for the precedence that it sets.

Commissioner Rimoli questioned if it falls within the CRA and if the inside and outside renovations would qualify for a façade grant.

Mayor Davis noted each commissioner has \$25,000 in discretionary funds to spend on projects as they see fit that meet the criteria and expressed no objection to Commissioner Ryan allocating \$10,000 to Post 304 for renovations and programming. She cautioned against questioning how colleagues use their discretionary funds.

Vice Mayor Salvino questioned if the façade grant could be applied to the project and Deputy City Manager Sosa-Cruz explained that the façade grant could be applied for, but it would only cover exterior work.

Commissioner Ryan clarified that the outside work would cost approximately \$1,500.00 for fascia boards and venting.

Commissioner Rimoli commented that his earlier remarks about the facade grant were intended as a suggestion, not to tell another commissioner how to use their discretionary funds.

Commissioner Ryan made a motion to approve the request. Commissioner Rimoli seconded the motion which carried 4-1 on voice vote with Commissioner Lewellen voting no.

9.4 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN ITS CAPACITY AS THE BOARD OF TRUSTEES FOR THE MEMORIAL PARK AND WESTLAWN CEMETERIES TO AMEND THE CEMETERY RULES AND REGULATIONS; ESTABLISHING THE POLICY THAT SOLELY DANIA BEACH RESIDENTS THEIR IMMEDIATE FAMILY AND THEIR DIRECT DESCENDANTS MAY UTILIZE MAUSOLEUM SPACES AND ENTOMBMENTS, AND CEMETERY PLOTS, AND OTHER CEMETERY SERVICES; EXCEPTION; AND MODIFYING THE CITY'S FEE SCHEDULE TO CLARIFY THAT THE NONRESIDENT FEE IS ONLY FOR PLOTS PURCHASED PRIOR TO SEPTEMBER 25, 2025; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Commissioner Ryan thanked Public Services for bringing this issue forward. He noted the recent increase in applications and opposed extending the eligibility beyond current residents. He does not want to approach the idea of building a mausoleum. He made a motion to amend the resolution to only Dania Beach residents and would like to change the date to reflect, prior to September 15th.

Vice Mayor Salvino agreed with some of Commissioner Ryan's concerns but opposed restricting eligibility to residents only. He expressed concern for children who may have moved out of the City for school or work. He questioned the cost and construction of a mausoleum and noted a long-term need to consider mausoleums as land becomes limited. He is not in agreement with the wording of the current resolution but prefers passing something tonight to prevent more non-resident sales.

Deputy Director of Public Services Sean Schutten confirmed the price to construct a mausoleum to be approximately 1.8 million based on current rates and explained they would lose 120 spaces on the ground but would gain 240 slots for caskets and 130 niches for urns in the mausoleum.

City Attorney Boutsis recommends acting on the resolution tonight to stop further non-resident purchases and noted modifications could be made later.

Commissioner Ryan made a motion to approve the resolution with the amendment to change it to residents only and for the date to be prior to September 15, 2025. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

9.5 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIFTH AMENDMENT TO AN INTERLOCAL AGREEMENT ("ILA") WITH BROWARD COUNTY AND THE CITY OF DANIA BEACH RELATING TO THE COMMUNITY SHUTTLE BUS FOR A 2-YEAR RENEWAL OF THE TERM, IN ADDITION TO A MINOR ADJUSTMENT TO THE EASTERN ROUTE, AND TO MODIFY THE OPERATING HOURS FROM MONDAY-SATURDAY (9:00 A.M. - 5:00 P.M.) TO MONDAY-SATURDAY (9:00 A.M. – 4:54 P.M.); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

9.6 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS' APPROVAL TO SUBMIT APPLICATIONS TO THE BROWARD COUNTY MARINE ADVISORY COMMITTEE FOR THE BROWARD BOATING IMPROVEMENT PROGRAM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

9.7 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE INTERLOCAL AGREEMENT, TO PROVIDE FOR A FIVE YEAR TERM WITH BROWARD COUNTY FOR "GUARANTEED PARTIAL SERVICE BUILDING CODE SERVICES" TO BE PERFORMED BY THE BROWARD COUNTY PERMITTING, LICENSING AND CONSUMER PROTECTION DIVISION OF THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

Approved under consent agenda.

9.8 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN ENGAGEMENT LETTER THAT EXCEEDS THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00), WITH RONALD L. BOOK, P.A., FOR CONSULTING (LOBBYIST) SERVICES RELATED TO ISSUES OF CONCERN TO THE CITY OF DANIA BEACH INCLUDING MATTERS ASSOCIATED WITH BROWARD COUNTY AS WELL AS GENERAL LEGISLATION AND RELATED ISSUES AT THE STATE LEVEL IN AN AMOUNT NOT TO EXCEED SIXTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$62,500.00) FOR FISCAL YEAR 2025-26; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Manager)

Approved under consent agenda.

9.9 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH GABOTON GROUP, LLC TO PROVIDE FEDERAL PUBLIC AFFAIRS LOBBYIST AND LEGISLATIVE SERVICES, IN AN AMOUNT NOT TO EXCEED FORTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$49,500.00)

EFFECTIVE OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Manager)

Approved under consent agenda.

10. BIDS AND REQUESTS FOR PROPOSALS

None.

11. QUASI-JUDICIAL HEARINGS

None.

12. FIRST READING ORDINANCES

None.

13. SECOND READING ORDINANCES

None.

14. DISCUSSION AND POSSIBLE ACTION

14.1 Fall Feeding Distribution Event, November 3, 2025 — Sponsored by Commissioner Rimoli

Commissioner Rimoli introduced the item.

There was consensus to move forward with the event.

Commissioner Ryan made a motion to approve the request. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

14.2 Prestige Club Annual Gala – October 11, 2025 – Sponsored by Vice Mayor Salvino

Vice Mayor Salvino introduced the item.

Discussion ensued amongst the Commission regarding ethics concerns and finding an alternative form of support rather than purchasing gala tickets.

After discussion amongst the Commission, they agreed to a sponsorship donation in the amount of \$2,500.00. Each Commissioner to donate \$500.00.

15. APPOINTMENTS

None.

16. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen informed everyone that longtime Dania Beach resident Larry Youngmans from the Estates of Fort Lauderdale passed away suddenly last weekend. She expressed her condolences and noted the community has recently lost several residents from that area.

15.2 Commissioner Rimoli

Commissioner Rimoli commended Chief Pellecer on the great job with the 9/11 ceremony and thanked him for allowing his Staged Right staff to feed his officers and volunteers after the ceremony. He thanked Deputy City Manager Sosa-Cruz and Deputy Director of Public Services Sean Schutten for driving him around the Southeast Drainage project and Gulf Stream Road. He said he learned so much during the drive and it helped address residents' concerns. He commented that he had a really great time handing out water bottles at Olsen Middle School with Principal Giancarli and said the students were very appreciative.

15.3 Commissioner Ryan

Commissioner Ryan commented that it was a productive meeting with the CRA and City tonight. He thanked the residents for coming out and said he appreciated their comments. He commented that the Commission and staff work hard to serve the residents in the best possible way. He said it is easy to compare things from five years ago to today, but there are so many other factors that go into the overall economy. He appreciates the energy that was brought tonight and encourages the residents to stay engaged and said they could count on the Commission to be their representatives. He reminded everyone that the commission's primary role is conducting City business with respect and decorum.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino had no comments.

15.5 Mayor Davis

Mayor Davis emphasized the importance of agreeing to disagree respectfully, noting that while tensions can run high, they must maintain decorum. She assured that as long as she is running the meeting there will be decorum. She acknowledged the evening was challenging but reminded residents that decisions are made with input from subject matter experts and invited residents to contact her so that they can get the understanding that they need.

She wished everyone a happy Hispanic Heritage Month and thanked her neighbors for coming out as they lifted her up.

17. ADJOURNMENT

Mayor Davis adjourned the meeting at 10:50 p.m.

ATTEST:

CITY OF DANIA BEACH

ERIN MCCLENDON
DEPUTY CITY CLERK

JOYCE L. DAVIS
MAYOR

Approved:

DRAFT



City of Dania Beach City Manager Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Yeimy Guzman, Chief Financial Officer

SUBJECT: Approval of the new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue Services.

Request:

Approval of a new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue services.

Background:

The City's existing agreements with the Broward Sheriff's Office for Law Enforcement and Fire Rescue services are set to expire on September 30, 2025.

BSO has submitted letters of consideration for Law Enforcement and Fire Rescue Services for FY2026, along with a proposed new five-year contract. The establishment of a new contract is of critical importance to the City Commission, as it has been identified as its top priority within its strategic planning efforts. This original plan was unanimously adopted in 2021 and has been reaffirmed in the updated strategic plan for 2025.

For the Fiscal Year 2026, the total funding request for Law Enforcement and Fire Rescue Services stands at \$43,781,529. This investment is designed to sustain the current level of operational capacity, which includes 77 firefighters and 100 law enforcement officers dedicated to serving the community.

Additionally, the funding will support capital expenditures necessary for the maintenance and improvement of public safety resources. This encompasses acquiring new vehicles in accordance with the established fleet plan and addressing other essential requirements, such as payments on the radio lease, which is vital for effective communication among emergency responders. Overall, this comprehensive funding request aims to ensure that the city maintains high-quality and reliable public safety services for its residents.

Budgetary Impact

The total FY2026 contract amount for BSO for Law Enforcement and Fire Rescue Services is \$43,781,529. The final amount is consistent with the budgeted totals for these services in FY2025-26.

Recommendation

Approval of the new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue services totaling \$43,781,629 for FY2026.

Broward Sheriff's Office
2601 West Broward Boulevard
Fort Lauderdale, FL 33312
954-831-8900
www.sheriff.org



Sheriff Gregory Tony, Ph.D.

September 17, 2025

Ms. Ana Garcia, City Manager
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Dear Ms. Garcia:

Please be advised the preliminary consideration for Fiscal Year 2026 is as follows:

Fire Rescue/ EMS Services

Total Personnel Expense	19,132,446	
Operating Expenditures	1,006,275	
Capital Outlay	145,238	
Transfers and Reserves	379,392	
Total Expenditure	20,663,351	(1,721,945.92 Monthly)

This consideration reflects the initial phase of proposed salary range adjustments based on BSO's Compensation Study.

This amount is subject to the final Adopted Budget as approved by the Broward County Board of County Commissioners, and to any additional contract amendments or negotiations that take place after this date.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dafne R.", is written over a faint, larger signature.

Dafne E. Perez, Director
Office of Management and Budget

DEP:da

cc: Chief Timothy Keefe, Fire Rescue/EMS
Assistant Chief Eric Busenbarrick, Fire Rescue/EMS
Yeimy Guzman, Chief Financial Officer, City of Dania Beach

BROWARD SHERIFF'S OFFICE
08.One Year Appropriation
General Fund 001
Adopted Budget
88721 - Dania Beach

ACCOUNTS	2025/2026
ACCOUNTS	25-26 Budget
512401 - Regular Salary	9,571,422
514401 - Overtime	933,000
515401 - Special Pay	23,761
Personal Services	10,528,183
521401 - FICA Taxes	788,499
522401 - Retire/Regular	34,982
522402 - Retire/Special Risk	3,952,877
522405 - Retire/Drop Special Risk	28,955
523401 - Life/Health Insurance	1,971,985
523403 - OPEB	204,925
523405 - IAFF - BIVA	357,011
524401 - Worker's Comp	404,342
529400 - Overhead Allocation	860,687
Fringe Benefits	8,604,263
Total Personnel Expense	19,132,446
531402 - Prof Svc/Admin	32,733
534401 - Contract Services/General	1,500
540402 - Travel-In/Out State	7,050
541401 - Communication Svc/Fixed	6,740
541402 - Communication Svc/Portable	9,140
541403 - Communication Svc/Aircards	9,504
543401 - Utility Service	18,000
543402 - Water & Waste Disposal	8,400
544401 - R/L Office Machines	3,984
544403 - R/L Equipment	48,606
544404 - R/L Building/Grounds	15,909
545402 - Ins/Admin-Bond/Ins	134,163
546401 - R/M Equipment	20,600
546402 - R/M Vehicles	115,400
546403 - R/M Build/Ground	29,150
546404 - R/M Comm-Equip	1,942
546405 - R/M Service Contract	18,130
547401 - Contract Print & Binding	2,500
549401 - Other Chg/Obl/Adv	200
549403 - Other/Chg/Obl/Laund	34,140
549404 - Data Processing	6,874
551401 - Office Supply-Misc	17,665
551402 - Office Supply-Office	9,700
551404 - Off Supp/Cln/Janit	13,500
551710 - Debt Interest Expense	2,659
552401 - Oper Supply-Gas/Oil/Lub	108,000
552402 - Oper Supply-Tools	26,925
552405 - Oper Supply-Kitch Supply	4,100
552406 - Oper Supply-Instit	130,000
552409 - Oper Supply/Misc	50,900
552410 - Oper Supply-Uniforms	84,200
552412 - Computers less than \$5,000.	10,180
552413 - Software less than \$5,000.	5,672
554401 - Books/Pub/Sub	1,649
554402 - Dues/Membership	1,325
554403 - Education/Tuition	7,855
554404 - Training/Misc	7,280
Operating Expenditures	1,006,275
563402 - Building Improvement	30,000
564402 - Mach-Equip/Equipment	43,000
564404 - Communications	47,706
564421 - Lease/Purchase Equipment	16,332
564422 - Lease/Purchase Communication	8,200
Capital Outlay	145,238
591001 - Transfer To General Fund	379,392
Transfers and Reserves	379,392
Total Expenditure	20,663,351

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, RELATING TO EMERGENCY MEDICAL, FIRE PROTECTION AND FIRE PREVENTION SERVICES BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2030; FOR A FIRST YEAR COST OF TWENTY MILLION SIX HUNDRED SIXTY THREE THOUSAND THREE HUNDRED FIFTY ONE DOLLARS (\$20,663,351.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City entered into an Agreement with the Broward Sheriff's Office ("BSO") for Fire Rescue Services on January 6, 2011; and

WHEREAS, the original contract provides for three (3) five (5) year renewals;

WHEREAS, the contract expired on September 30, 2015, and the parties were operating under a month-to-month agreement; and

WHEREAS, the City and BSO executed the first five year renewal option, retroactively extending the actual terms of the contract through September 30, 2020; and

WHEREAS, the City executed an Agreement with BSO for emergency and fire services on October 1, 2020 through September 30, 2025; and

WHEREAS, the City and BSO desire to enter into a new Agreement for five (5) years, beginning October 1, 2025 through September 30, 2030 for a first year cost of Twenty Million Six Hundred Sixty Three Thousand Three Hundred Fifty One Dollars (\$20,663,351.00); and

WHEREAS, the Agreement includes one five-year term renewal option, subject to both parties mutual agreement.

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

Section 1. The above "Whereas" clauses are affirmed, approved and incorporated in this Resolution by this reference.

Section 2. That the proper City officials are authorized to execute an Agreement between the City of Dania Beach, Florida, and BSO for Fire Rescue Services beginning October 1, 2025 through September 30, 2030. A copy of the Agreement is attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to the new Agreement for fire and emergency services which are deemed necessary, proper and in the best interests of the City.

Section 4. That funding has been appropriated in the Fiscal Year 2025-2026 budget to Account No. 001-22-01-522-34-10 in the amount of Twenty Million Six Hundred Sixty Three Thousand Three Hundred Fifty One Dollars (\$20,663,351.00).

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 passage.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach City Manager Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Yeimy Guzman, Chief Financial Officer

SUBJECT: Approval of the new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue Services

Request:

Approval of new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue Services

Background:

The City's existing agreements with the Broward Sheriff's Office for Law Enforcement and Fire Rescue services are set to expire on September 30, 2025.

BSO has submitted letters of consideration for Law Enforcement and Fire Rescue Services for FY2026, along with a proposed new five-year contract. The establishment of a new contract is of critical importance to the City Commission, as it has been identified as its top priority within its strategic planning efforts. This original plan was unanimously adopted in 2021 and has been reaffirmed in the updated strategic plan for 2025.

For the Fiscal Year 2026, the total funding request for Law Enforcement and Fire Rescue Services stands at \$43,781,529. This investment is designed to sustain the current level of operational capacity, which includes 77 firefighters and 100 law enforcement officers dedicated to serving the community.

Additionally, the funding will support capital expenditures necessary for the maintenance and improvement of public safety resources. This encompasses acquiring new vehicles in accordance with the established fleet plan and addressing other essential requirements, such as payments on the radio lease, which is vital for effective communication among emergency responders. Overall, this comprehensive funding request aims to ensure that the city maintains high-quality and reliable public safety services for its residents.

Budgetary Impact

The total FY2026 contract amount for BSO for Law Enforcement and Fire Rescue Services is \$43,781,529. The final amount is consistent with the budgeted totals for these services in FY2025-26.

Recommendation

Approval of a new agreement with the Broward Sheriff's Office for Law Enforcement and Fire Rescue services.

Broward Sheriff's Office
2601 West Broward Boulevard
Fort Lauderdale, FL 33312
954-831-8900
www.sheriff.org



Sheriff Gregory Tony, Ph.D.

September 17, 2025

Ms. Ana Garcia, City Manager
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Dear Ms. Garcia:

Please be advised the preliminary consideration for Fiscal Year 2026 is as follows:

Police Services

Total Personnel Expense	19,829,147	
Operating Expenditures	1,579,414	
Capital Outlay	883,977	
Transfers and Reserves	825,740	
Total Expenditure	23,118,278	(1,926,523.17 Monthly)

This consideration reflects the initial phase of proposed salary range adjustments based on BSO's Compensation Study.

This amount is subject to the final Adopted Budget as approved by the Broward County Board of County Commissioners, and to any additional contract amendments or negotiations that take place after this date.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dafne E. Perez", is written over a light blue horizontal line.

Dafne E. Perez, Director
Office of Management and Budget

DEP:da

cc: Colonel Steve Robson, Department of Law Enforcement
Jason Tarala, District Captain
Yeimy Guzman, Chief Financial Officer, City of Dania Beach

BROWARD SHERIFF'S OFFICE
1-Year Appropriation Detail for DLE Contract Cities
General Fund 001 Budget
Adopted Budget
23230 - Dania Beach

ACCOUNTS	2025/2026
ACCOUNTS	Budget
512401 - Regular Salary	10,896,124
512407 - Cell Phone Supplement	5,401
512409 - Recruitment Initiative	0
514401 - Overtime	770,320
515401 - Special Pay	50,277
Personal Services	11,722,122
521401 - FICA Taxes	875,410
522401 - Retire/Regular	73,053
522402 - Retire/Special Risk	3,759,621
522405 - Retire/Drop Special Risk	92,935
523401 - Life/Health Insurance	2,390,995
523403 - OPEB	280,719
523406 - RHSP	129,730
524401 - Worker's Comp	504,562
Fringe Benefits	8,107,025
Total Personnel Expense	19,829,147
534401 - Contract Services/General	35,283
535401 - Investigations	4,000
540402 - Travel-In/Out State	0
541401 - Communication Svc/Fixed	30,753
541402 - Communication Svc/Portable	500
541403 - Communication Svc/Aircards	56,902
543401 - Utility Service	34,100
543402 - Water & Waste Disposal	11,387
544401 - R/L Office Machines	8,500
544402 - R/L Vehicle	5,160
545402 - Ins/Admin-Bond/Ins	167,416
546401 - R/M Equipment	7,060
546402 - R/M Vehicles	360,398
546403 - R/M Build/Ground	3,750
546405 - R/M Service Contract	5,000
547401 - Contract Print & Binding	1,377
549404 - Data Processing	12,708
551401 - Office Supply-Misc	4,000
551402 - Office Supply-Office	9,346
551403 - Office Supply-Postage	105
551404 - Off Supp/Cln/Janit	5,138
552401 - Oper Supply-Gas/Oil/Lub	390,718
552402 - Oper Supply-Tools	12,200
552404 - Oper Supply-Food	4,250
552406 - Oper Supply-Instit	15,000
552408 - Oper Supply-Fngrpt/Photo	500
552409 - Oper Supply/Misc	192,066
552410 - Oper Supply-Uniforms	87,684
552412 - Computers less than \$5,000.	105,595
554401 - Books/Pub/Sub	250
554402 - Dues/Membership	1,008
554404 - Training/Misc	7,260
Operating Expenditures	1,579,414
564401 - Mach-Equip/Vehicle	713,571
564404 - Communications	170,406
Capital Outlay	883,977
591001 - Transfer To General Fund	825,740
Transfers and Reserves	825,740
Total Expenditure	23,118,278

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD SHERIFF'S OFFICE, FOR POLICE SERVICES BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2030; FOR A FIRST YEAR COST OF TWENTY THREE MILLION ONE HUNDRED EIGHTEEN THOUSAND, TWO HUNDRED SEVENTY EIGHT DOLLARS (\$23,118,278.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City executed an agreement with the Broward County Sheriff's Office ("BSO") dated September 28, 2010 providing for Police Services for October 1, 2009 through September 30, 2014; and

WHEREAS, the City executed Amendment number four (4) on October 1, 2014 authorizing an extension of the existing Agreement through September 30, 2015; and

WHEREAS, the City executed Amendment number five (5) on October 1, 2015 authorizing an extension of the existing Agreement through September 30, 2020; and

WHEREAS, the City executed an Agreement with BSO for police services on October 1, 2020 September 30, 2025; and

WHEREAS, the City and BSO desire to enter into a new Agreement for five (5) years, beginning October 1, 2025 through September 30, 2030 for a first year cost of Twenty Three Million One Hundred Eighteen Thousand Two Hundred Seventy Eight Dollars (\$23,118,278.00); and

WHEREAS, the Agreement includes one five-year term renewal option, subject to both parties mutual agreement.

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, 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 between the City of Dania Beach, Florida, and BSO for Police Services beginning October 1, 2025 through September 30, 2030. A copy of the Agreement is attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to the new Agreement for police services which are deemed necessary and in the best interests of the City.

Section 4. That funding has been appropriated in the Fiscal Year 2025-26 budget to Account No. 001-21-01-521-31-10 in the amount of Twenty Three Million One Hundred Eighteen Thousand Two Hundred Seventy Eight Dollars (\$23,118,278.00).

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 passage.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Community Development Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

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

SUBJECT: Public Art Advisory Board Budget Fiscal Year 2025-26.

Request:

To establish Fiscal Year 2025-26 budget for the Public Art Advisory Board, utilizing the Public Art Fund.

Background:

On December 10, 2019, the City adopted an ordinance creating the City's Public Art Program and Public Art Fund. The Public Art Fund is an interest-bearing account created by the City to receive monies to be used solely for the acquisition and conservation of art.

This last year the Public Art Board expended \$105,620.00 to include fees for the Consultant, Sponsorships, Public Art maintenance, 120th Year Anniversary Mosaic, and the Lead with Love Mural at Ocean Park. The City received \$94,659.00 in revenue from development projects under construction this year.

On June 24, 2025, the City Commission approved the increase to its required Public Art contribution to one percent (1%) of construction cost for all development over \$1,000,000.00.

The City Commission shall approve as part of the City's annual budget process the Public Art Board's anticipated expenditures for the upcoming Fiscal Year. On September 8, 2025, the Public Art Advisory Board recommended the following budget plan for the Fiscal Year 2025-26.

EXPENDITURES:

Professional Services	Consultant Fees	\$ 39,000.00
	Stipend Fees	\$ 5,000.00
Repairs & Maintenance	Maintenance	\$ 20,000.00
Misc. Supplies	Plaques, Printed Materials	\$ 500.00
Software Licensing	Public Art Inventory	\$ 2,000.00
	CodaWorx Platform	\$ 2,500.00

Works of Art	Public Art Projects	\$125,000.0
	Sponsorships	\$ 20,000.00
Contingency	Contingency Funds (5%)	\$ 11,150.00
<i>Total Expenditures</i>		<u>\$225,150.00</u>

Budgetary Impact

The requested Public Art Advisory Board budget of \$225,150.00 will be appropriated from the City's Public Art Fund.

Recommendation

Public Art Advisory Board Recommendation

On September 8, 2025, the Public Art Advisory Board recommended approval of the Fiscal Year 2025-06 Public Art budget as identified above.

Recommendation

The Community Development Department has accepted the budget plan and recommends that the City Commission adopt the Public Art Fund budget for the Fiscal Year 2025-26.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OF REVENUES AND EXPENDITURES WITHIN THE PUBLIC ART FUND FOR FISCAL YEAR 2025-26; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 10, 2019, the City adopted its Public Art Program; and

WHEREAS, the Public Art Advisory Board (PAAB) has recommended a budget plan for fiscal year 2025-26; and

WHEREAS, the City's Community Development Department has accepted the budget plan and recommends that the City Commission adopt a Public Art Fund Budget for fiscal year 2025-26.

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 incorporated into this Resolution by this reference.

Section 2. That the City Commission adopts the Public Art Fund Budget for fiscal year 2025-26, a copy of which is attached as Exhibit "A" and is made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Manager is authorized to make adjustments within this adopted budget during the fiscal year.

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 immediately upon passage.

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SIGNATURE PAGE TO FOLLOW

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____ _____

Commissioner Luis Rimoli _____ _____

Commissioner Archibald J. Ryan IV _____ _____

Vice Mayor Marco Salvino _____ _____

Mayor Joyce L. Davis _____ _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT “A”

Public Art Fund FY2025-26 Recommended Budget

REVENUES:

Other Sources: Non-Operating Re-	Re-appropriation Fund Balance	234,150
Appropriations Appropriated Fund		
Balance (389-90-01)		

EXPENDITURES:

Professional Services (31-10)	Public Art Consultant	\$ 39,000
	Stipend Fees	5,000
Repairs & Maintenance (46-10)	Maintenance	20,000
Misc. Supplies (52-20)	Plaques, Printed Materials	500
Software Licensing (52-31)	Public Art Inventory Software	2,000
	CodaWorx Platform	2,500
Works of Art (67-10)	Public Art Projects	125,000
	Sponsorships	20,000
Contingency (99-10)	Contingency Funds (5%)	11,150
<i>Total Expenditures</i>		<i>\$225,150</i>



City of Dania Beach Human Resources Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Linda Gonzalez, SPHR, SHRM-SCP, Chief Human Resources Officer

SUBJECT: FY 2025-26 General Liability and other Comprehensive Insurance Coverage

Request:

The City Administration requests adoption of a Resolution authorizing the purchase of a fully insured General Liability and other Comprehensive Insurance Coverage package for Fiscal Year 2025-26.

Background:

Each year, the City carefully evaluates its insurance program to ensure that our residents, employees, and assets remain well protected. Working with our long-standing insurance partner, Risk Management Associates, Inc., a subsidiary of Brown & Brown, Inc. ("B&B"), the Human Resources and Risk Management Department conducted a comprehensive review of:

- City property schedules and insured values,
- Claims and loss history across all coverage lines, and
- Current market trends.

This review supports the renewal of a fully insured, comprehensive package tailored to the City's unique needs. A detailed comparison of premiums and coverage is attached for reference. Based on this comprehensive review, the City Administration is proposing this insurance package for FY 2025-26.

Key Highlights

- **Stabilized Property Market:** After several challenging years, the property insurance market has improved. Favorable conditions led to a 6.8% reduction in property premiums, even as the City increased total insured values by \$2.35 million to reflect new acquisitions and renovations (including the Nyberg Swanson House, IT Parker Community Center, and Frost property).
- **The Marina Dock insurance:** covers Physical Damage to the marina docks as well as loss of income to the city if the damaged docks were unable to collect boat slip rental income. The city had been enjoying a below-market premium with Mitsui Insurance Company for many years. Unfortunately, Mitsui is not renewing Florida dock programs due to losses from Hurricane Ian and other hurricanes affecting Florida in the past few years. Other markets were checked; however, Lloyd's of London was the only market to offer coverage--with much higher retentions and premiums, more than doubling the annual premium.

- Modest Liability Adjustments: General liability, workers' compensation, and automobile premiums experienced modest increases, reflecting higher claims activity, employee growth, and fleet upgrades. These adjustments are consistent with broader market trends.

Value Added Services with Brown & Brown

B&B has been a trusted insurance partner to the City for several years. Through the insurance program, B&B provides ongoing Risk Management support, intended to control claim activity and transfer risk and the specific services provided by the B&B Team are as follows:

- 4-star rating from Stewardship Report for value and savings associated with TIPS Safety Grant program, Vector Solutions and Streamery online training platforms, Risk management Resource Center (HR/Cyber/ADA Compliance), and Property Appraisal; \$54,831 value
- Director of Loss Control providing direct support for safety and loss control objectives - including participation in and support of Safety Committee.
- Claims Advocacy for liability, workers compensation, and property claims – specifically facilitated immediate response and daily involvement with mitigation and repairs following the April 2023 flooding.
- Quarterly Claims Reviews
- Participation in Quarterly Safety Meetings
- Direct training of City Staff in areas such as: claims, cyber breach response, vendor insurance requirements.
- COI Compliance Team - Daily Certification of Insurance (COI) reviews and Operational contract insurance recommendations for new contracts. Due to the continued growth in the City, a team of professionals is engaged to assist with effective contractual risk transfer processes and procedures to align with the City's Insurance Policy. Training has been conducted over several sessions with all City Departments to ensure compliance.

The City's Safety Committee has utilized these and other resources to maintain a "best in class" status in risk management and safety objectives.

In summary, the City Administration recommends renewal of the insurance program and continuance of the relationship with Brown and Brown.

Budgetary Impact

Due to the increase in property values, increasing construction costs, the liability insurance market, and a significant increase in the Marina Dock premium, the City's fiscal year 2025-26 insurance cost will increase by \$301,879 or 13.31%, for a total premium of \$2,569,208.

Recommendation

Adopt the Resolution authorizing the purchase of a fully insured General Liability and other Comprehensive Insurance Coverage program for Fiscal Year 2025-26.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE PROPERTY & CASUALTY INSURANCE PROGRAM FOR THE CITY THROUGH RISK MANAGEMENT ASSOCIATES, INC., WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, WHICH INSURANCE PACKAGE SHALL INCLUDE COVERAGE FOR PROPERTY, CRIME, LIABILITY, WORKERS' COMPENSATION, AND OTHER COVERAGES TO INCLUDE THE NATIONAL FLOOD INSURANCE PROGRAM ("NFIP"), FOR A COMBINED ANNUAL PREMIUM AMOUNT OF TWO MILLION, FIVE HUNDRED SIXTY-NINE THOUSAND TWO HUNDRED EIGHT DOLLARS (\$2,569,208.00) FOR COVERAGE BEGINNING OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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 or limitation at \$50,000.00; and

WHEREAS, the City of Dania Beach (the "City") currently obtains its Comprehensive Property & Casualty coverage (the "Coverage") through Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc. ("B&B"); and

WHEREAS, B&B is responsive and provides guidance to the City relating to loss control, claims handling, risk management and liability concerns on major contractual agreements, special events programming, construction projects, appropriate vendor insurance requirements, and bid specifications; and

WHEREAS, the City Administration recommends that the City Commission waive competitive bidding and authorize renewal of Coverage through Preferred Governmental Insurance Trust (PGIT) and other associated insurers through B&B for Fiscal Year 2025-26; and

WHEREAS, the total expenditures for fiscal year 2025-26 will exceed the annual Fifty Thousand Dollars (\$50,000.00) City purchase threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, upon adoption of this Resolution, the City will obtain insurance coverages as outlined in the Breakdown of Coverage and Services, a copy of which is attached as "Exhibit A" and is made a part of and incorporated into this Resolution by this reference, which approval

of coverage will authorize any and all premium adjustments to be made by the City Manager during the fiscal year, as may be necessary to properly protect the City and its assets.

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 approves the renewal of the City’s Comprehensive Property & Casualty coverage through Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc. (“B&B”), for FY 2025-26 for a combined annual premium amount of Two Million Five Hundred Sixty-Nine Thousand Two Hundred Eight Dollars (\$2,569,208.00) for coverage beginning October 1, 2025, through September 30, 2026.

Section 3. That the cost of the Coverage has increased due to changes in City’s risk exposures such as increases in property values, audited payrolls, vehicles, equipment, and real property inventory, is planned, appropriated and has been made available through appropriate allocations to various City Funds in the proposed Fiscal Year 2025-2026 budget.

Section 4. That the cost for coverage shall exceed the Fifty Thousand Dollars (\$50,000.00) annual vendor threshold, and the City Commission hereby waives the competitive procurement requirements relating to the renewal of its Comprehensive Property & Casualty coverage with Preferred Governmental Insurance Trust (PGIT) and other associated insurers through B&B for Fiscal Year 2025-26.

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 effective immediately upon passage and adoption.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____ _____

Commissioner Luis Rimoli _____ _____

Commissioner Archibald J. Ryan IV _____ _____

Vice Mayor Marco Salvino _____ _____

Mayor Joyce L. Davis _____ _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Brown & Brown Public Sector

Brown & Brown Public Sector is a dedicated public entity division, offering a highly specialized unit of insurance advisors and resources focused to deliver industry-leading brokerage services to public entities in the State of Florida. We operate in Brown & Brown's corporate headquarters in Daytona Beach, where the company has existed since 1939. The Public Sector division offers the distinct combination of a "boutique" public entity brokerage offering concierge-level service with direct access to C-Suite leadership of a large national broker.

Our team provides Property & Casualty and Employee Benefits advisement and insurance services to over 400 Florida governments from Key West to the Panhandle. A partial client list includes:

- | | | | |
|----------------------------|----------------------------|-----------------------|-----------------------|
| • City of Auburndale | • Gilchrist County BOCC | • City of Marathon | • Town of Pierson |
| • City of Belleview | • City of Haines City | • City of Mary Esther | • City of Polk City |
| • City of Bunnell | • Town of Highland Beach | • City of Mascotte | • City of Punta Gorda |
| • City of Chipley | • City of Haines City | • Town of Mayo | • City of Springfield |
| • City of Davenport | • Town of Indian Shores | • City of Mulberry | • City of St. Cloud |
| • Town of Davie | • Town of Jupiter | • City of Miami | • City of Sweetwater |
| • City of Destin | • Lee School District | • City of Mulberry | • City of Tallahassee |
| • City of Edgewater | • City of Lake Worth Beach | • City of Ocala | • Wakulla County |
| • City of Ft. Lauderdale | • Madison County BOCC | • City of Pahokee | • City of Westlake |
| • City of Ft. Walton Beach | • City of Madeira Beach | • Palm Beach County | |

Our strong reputation was built with the primary goal of empowering our governmental clients to outperform their industry peers, lower total cost of risk, and enhance risk management programs within annual budgetary constraints.

Public Entity Overview

The Brown & Brown Public Sector team is a highly specialized unit of insurance advisors 100% trained to deliver industry-leading brokerage services to public entities in the State of Florida.

Since 1939, we have continuously refined that specialization and enhanced our services, bringing us closer to becoming the largest public entity brokerage in Florida.



Brown & Brown Public Sector - Professional Service Team

Our professional service team of public risk advisors is specifically trained to deliver industry-leading services to public entities in the state of Florida. These capabilities are enhanced by our team's commitment to serve those who serve the public. Individuals directly involved with the City include:

Michelle Martin, CIC - Senior Vice President

Ms. Martin is responsible to direct and implement all deliverables for this project. Michelle's professionalism and expertise in the industry has been exemplified by her commitment to and representation of Florida governmental entities. Throughout the contract year, Michelle will oversee insurance submissions, marketing, negotiation, presentation of insurance program design, and hands-on risk management policy consulting.

- 30+ years' experience includes Marketing Manager for corporate office, negotiation, and placement of alternative risk transfer mechanisms for US and European commercial and governmental business
- Since 2005, sole focus on public entity program management
- Insurance and self-insurance program and policy design
- General and contractual Risk Management consulting
- Local government financing and budgeting
- Application of Public entity law (Florida Statutes, procurement, court rulings, etc.)
- Claims advocacy, including extensive hurricane planning and recovery experience
- Informational and educational presentations to both public entities and industry organizations
- SW FL PRIMA Advisory Board Member
- Member of North FL RIMS

Bill Wilson, MBA – Public Risk Advisor

As the Account Executive and Back Up Team Leader, Bill will serve as back up to the Team Leader and Project Manager for the execution of the City's risk management and insurance placement services. He will act as the primary contact on occasions when Ms. Martin is unavailable. Bill's 20 years of government experience throughout Florida, and in Miami-Dade and Broward Counties, provides the City a unique consultation perspective.

- Resident/office in Broward County
- Active in South Florida RIMS (Risk Management Society)
- Active in South Florida PRIMA (Public Risk Managers Association)
- Insurance program and policy design
- General Risk Management consulting and daily Q&A with clients
- Local government financing and budgeting
- Application of Public entity law (Florida Statutes, procurement, court rulings, etc.)

Brown & Brown Public Sector - Professional Service Team (Cont'd)

Robin Russell, ARM-P, CISR, CSRM – Vice President / Account Executive

As the Account Executive, Robin will serve as back up to Ms. Martin and Mr. Wilson for the execution of the City's risk management and insurance placement services. She will assist in insurance submissions, marketing, negotiation, and presentation of insurance program design. Robin is involved in all aspects the City's insurance portfolio and service delivery, assisting the team leaders on efforts to drive accuracy, timeliness, efficiency, and proactiveness of the City's program.

- 20+ years' focus on public entity programs
- Insurance and self-insurance program and policy design
- Specialist in large multi-layered property programs
- Contractual risk transfer and vendor requirements
- Certificate Review and Recommendations
- General Risk Management consulting and daily Q&A with clients

Melody Blake, ACSR - Senior Public Risk Specialist

Our Public Risk Specialists are supported by a team environment. Ms. Blake provides daily support to our service team with her over 30 years' industry experience. She is well versed in responding to service requests, issuing certificates of insurance, maintaining property, vehicle, and equipment schedules, claims handling as well as general requests for service.

Key functions include but are not limited to:

- Quote/Binder/Policy review for accuracy
- Proposal/Binder/Policy delivery
- Invoicing, certificates, audits and premium adjustments
- Property, auto and inland marine schedule maintenance
- Creation and assembly of reports, claims data and loss history summaries

Jessica Conway - Public Risk Specialist

Our Senior account managers are supported by a team environment. After graduating from Stetson University, Jessica joined our team in 2023 and quickly procured her licensure and other insurance-focused studies. Jessica provides support to Ms. Blake's team and is specifically assigned the City of Dania Beach. She is point on the COI Review Team responsible for the Contract and Certificate Review portion of our services. She provides immediate response to vendor Certificate questions and has participated in training classes to City staff for contractual insurance compliance, recommendations for minimum coverage, and consideration of exceptions. She is also a direct contact for City staff with any contract questions.

Due to the continued growth in the City, Brown & Brown has been engaged to assist with effective contractual risk transfer processes and procedures to adhere to the City's Insurance Policy. A customized process has been designed to assist the City in implementation of appropriate insurance requirements for City Vendors. We provide daily Certification of Insurance (COI) reviews and operational contract insurance recommendations for new contracts. Training has been conducted over several sessions with all City Departments to ensure compliance.

Claims Team

Personalized Top-Tier Claims Service



450
Government Entities
Served by PGCS

20
Average Years of Teammate
Industry Experience

12
Average Years of
Teammate Tenure at
PGCS

3
Decades of Claims Service

24/7
Claims Service



PGCS Leadership Team



Stacy Hargrove, Vice President of Liability Claims is responsible for the daily operations of the Liability Claims Department at PGCS. Stacy Hargrove has more than 33 years of experience handling all types of liability claims and subrogation matters. She has held various positions within the claims industry and has proactively handled a variety of liability claim types including auto accident, slip and fall, premises liability, employer liability, and subrogation recovery; all with client accolades for excellent customer service and knowledge. Stacy has extensive litigation management experience and works directly with defense counsel in defending litigated claims. She has also monitored several trials and has been successful in partnering with her legal team to achieve favorable defense verdicts as well as other positive resolutions. Stacy has a wealth of knowledge in the liability arena and is an integral and valued member of the PGCS team.



Cheryl Riley, Director of WC Claims is responsible for the overall direction and leadership of the PGCS workers' compensation claims unit. While at PGCS, Cheryl has steadily promoted and held the positions of Account Manager, Quality Assurance Manager and Workers' Compensation Claims Manager prior to her current position of Director of Workers' Compensation Claims. Cheryl's dedication to customer-centric solutions and focus on building strong 'partner' relationships has been successful for PGCS and its customers. Cheryl holds a Florida All Lines license, and has earned the designation of a Board Certified Workers' Compensation Litigation Claims Specialist.

Loss Control and Safety Consultant Team

Your Member Services & Loss Control Team



Kevin Meehan oversees Trust Services. He is responsible for implementing service initiatives for Preferred members and agents. He develops and improves educational training programs, member service platforms, and member safety incentive programs. He is ultimately responsible for increasing member engagement to improve member loss experience and reduce out of pocket costs.



Christopher H. Kittleson has more than 25 years of risk management and loss control experience. Chris has developed industry expertise in the areas of Public Entity Safety Program Development, Return to Work Programs, Regulatory Compliance, Accident Investigation and Safety Training. Chris graduated Cum Laude from St. Cloud State University with a BS in Engineering Technology. He earned his Associate in Risk Management (ARM). He was awarded the 2013 Safety Professional of the Year Award by the South Florida Chapter of the American Society of Safety Engineers (ASSE). Chris has presented on behalf of National Associations and has published several articles in loss control and risk management trade publications.



Pam Hancock leads the Loss Control team. She has been in the insurance industry for more than 25 years and has worked primarily with governmental entities during her career. She provides safety training, program/policy development, safety committee oversight, performs claims reviews, trending analysis and inspections. With an emphasis on education and a deep understanding of the claims process, Pam has become a valuable resource to Preferred members. Pam is a Certified ADA Coordinator.



Mike Marinan has a degree in Industrial Safety Engineering and more than 35 years experience in the safety and risk management field. Mike's primary objectives include safety and loss control initiatives, reconciling issues between Preferred members and third party claims administrators, and developing opportunities for the Trust's participants to gather knowledge, skills, and information to effectively govern and manage insurance costs. Mike is a member of ASSE, was appointed by the Governor to the Task Force on Workplace Safety and has provided multiple trainings to state agencies.



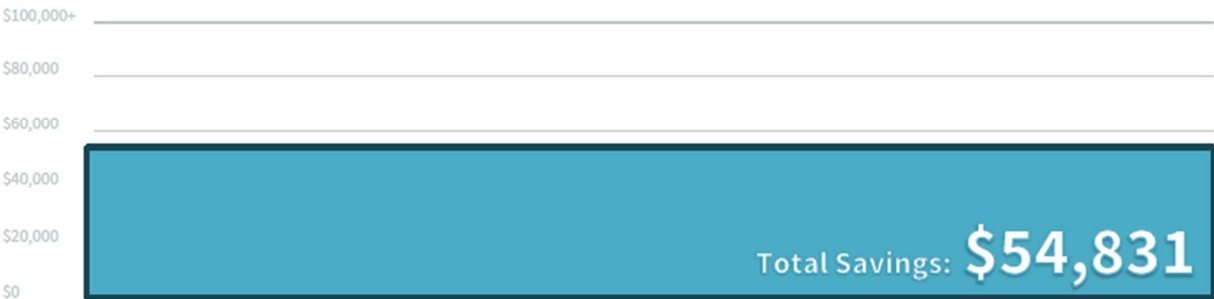
Mike Stephens has been involved with Loss Control and Member Services since 2004. Mike has completed the OSHA 501 Trainer Course in Occupational Safety and Health Standards (General Industry) and has attained certification as a Safety Auditor. Mike's safety awareness and dedication to customer service are what make him an essential part of the Member Services and Loss Control team. Mike is the resources and services coordinator and support specialist for all Preferred members.

Stewardship Report



RATING ★★★★★

City of Dania Beach



Tips	Vector Solutions	Risk Management Resource Center	Engagements	Property Appraisal
\$5,000 - used	\$9,700 - saved 156 – registered users	\$7,250 - saved 5 - resources utilized	\$3,495 - saved with Streamery - Preferred Loss Control Agent contact – Excellent.	Based on your number of structures, the average amount saved by receiving a free comprehensive property appraisal is \$11,395

HIGHLIGHTS

They have received a safety credit factor 2% for a savings of \$5,140 and a Drug credit factor of 5% for a savings of \$12,851. They have taken full advantage of Preferred TIPS with maximum reimbursement of \$5,000.

AVAILABLE

Other resources available include: Lexipol (LocalGovU), Preferred Training Academy, Claims Reviews, in-person consultations and training. Please contact your Safety Risk Management Consultant Lauren Quinto to find out how to take full advantage of these valuable resources.

Value-Added Services & Resources (Cont'd)

Service is the heart of what we do

*Our Loss Control & Member Services team takes a proactive approach designed to reduce and prevent claims by customizing our services to your needs **at no additional cost.***

DEDICATED LOSS CONTROL CONSULTANTS PROVIDE:

- + Onsite safety inspections
- + Safety training on hundreds of topics
- + Safety program development, review & evaluation
- + Claims analysis & management
- + Claims reviews and Claims 101's
- + Disaster preparedness services



PREFERRED RISK MANAGEMENT RESOURCE CENTER FOR MEMBERS WHO PURCHASE THEIR EPLI COVERAGE FROM PREFERRED:

Cyber Security Resources

- + Breach health check
- + Customizable Incident Response Plan
- + Unlimited Access to Cybersecurity Experts
- + Immediate crisis management & response
- + Digital Forensic, IR Readiness and Data Review services and consultations available

HR Helpline Services

- + Unlimited access to HR and Employment Law experts

ADA Website Compliance Resources

- + WAVE by WebAIM accessibility evaluation tool
- + Expert guidance on ADA compliance

VECTOR SOLUTIONS Online training platform with over 600 training courses on HR/Employment Practices, OSHA Compliance, Motor Vehicle Safety, etc.

PREFERRED VIRTUAL TRAINING ACADEMY

Virtual training on a wide variety of topics provided by our Loss Control Consultants and industry experts.

STREAMERY 24/7 mobile streaming from anywhere with over 700 training topics

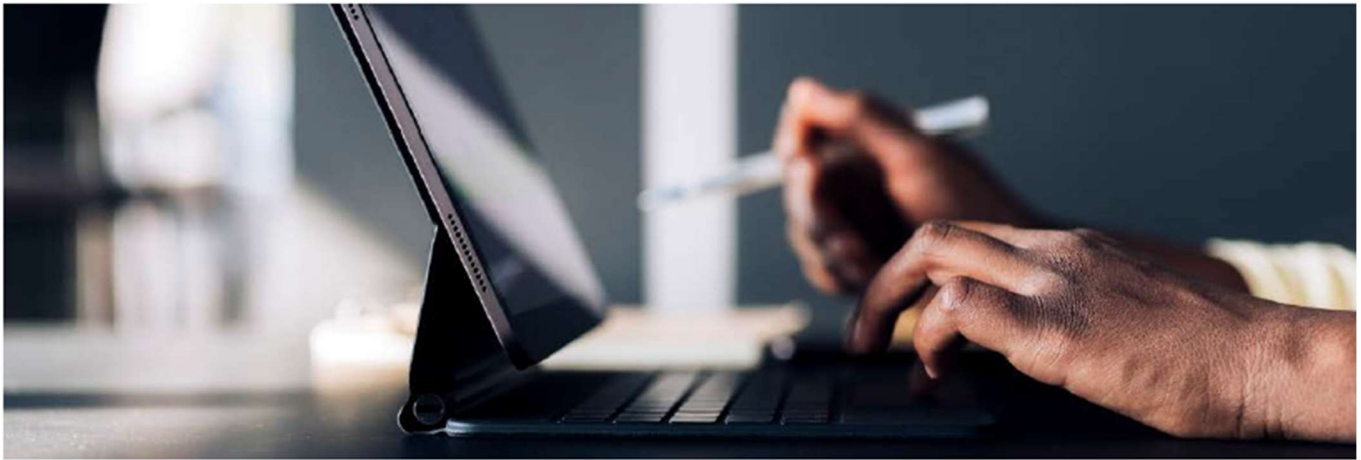
PREFERRED TIPS 50/50 matching safety & loss control grant program up to \$5,000.

60,000+
Completed Training Courses

\$3,500,000+
in TIPS Grants

74%
Risk Management Resource
Center Utilization

Innovative Solutions. Accurate Valuations.



In partnership with Centurisk, Preferred provides property appraisals **for all property locations at no cost to our members**. The field appraisals provide critical information on primary and secondary building characteristics, flood zones, and valuations. Field appraisals are conducted by Centurisk on a rolling five-year schedule, trending reports are available in the interim upon request. Once the appraisal is completed, members then have the choice to insure at appraised values to maintain blanket coverage. If a Member chooses to underinsure the property, the coverage agreement will be endorsed to "stated value".



You receive exclusive access to the AMP platform, which offers an innovative approach for property tracking and valuation management. AMP provides dynamic reporting capabilities and features an intuitive design, which allows your team to get up and running in minutes. Vital property information is maintained in AMP, including a change history for each asset.

Up-to-date property valuations and information are automatically imported into AMP and our experienced team offers personalized training to optimize your use of the system and reporting tools.



Disaster Preparedness and Response

Disaster Preparedness and Response

Preferred Priority is with you every step of the way

Preferred Priority is an enhanced disaster recovery service designed for Preferred members to streamline the disaster recovery process. This customized service starts with preparedness. Our loss control consultants work with members to develop and implement a customized disaster recovery plan that will stand up to the worst of disasters. In advance of a storm, resources like temporary buildings, generators and dry out equipment are deployed to member locations. Members have priority status during a disaster and have access to a 24/7 Emergency Response Center, immediate onsite evaluations of property, complete build and restoration services, FEMA closeout packets and direct payments to vendors. When disaster strikes Preferred Priority is there for you.



Preferred Priority is a member-centric emergency response partnership with BluSky Restoration, ensuring each member receives top-priority service without delays. This partnership is designed to provide immediate access to essential resources and expertise in times of crisis. BluSky Restoration's dedicated team is ready 24/7, including holidays and weekends, to deliver rapid and effective mitigation and property restoration services. Our agreement guarantees that every member benefits from a seamless, efficient response, helping them quickly return to normal operations with minimal disruption.



When a named storm is approaching, our field adjusters from Engle Martin are staged nearby with all contact and policy information for each member so that they can provide damage inspections immediately after a storm. Engle Martin uses cutting edge drone technology to identify damage mitigation opportunities that you may not have known existed. The EM adjusters also have access to prior appraisals and COPE data, which helps streamline and expedite the claims process. This real time response enables us to get advance claim payments in your hands **within days**.

To finalize your claim, we provide a claim resolution packet, which includes all documentation to support your claim in addition to FEMA closeout assistance.

Coverage Advantages

- + **SUPERIOR WINDSTORM COVERAGE:** While other risk pools exclude wharves, piers, docks, signs, antennas, and communication towers, our program provides wind coverage for these scheduled locations.

- + **PREFERRED PROPERTY PROGRAM** is a shared limit. The amount of limit purchased is determined annually. In responding to numerous windstorm events for more than 20 years, Preferred's losses have never exceeded the shared limit purchased.



- + \$100,000 of Non Non-Monetary coverage for Injunctive Relief, EEOC, Public Records and Inverse Condemnation allegations.
- + Professional Liability offered on either claims made or occurrence form.
- + Cyber Liability limits up to \$2,000,000 for both 1st and 3rd party claims.
- + Available Limits up to \$10,000,000 on all liability lines.
- + Public Officials and Employment Practices liability with no aggregate limit.
- + Defense costs are outside of the limit of liability, deductible does not apply to defense.
- + Deadly Weapon protection coverage free of charge. Crisis Response provided by CrisisRisk, a leading national response firm.
- + Unmanned Aircraft (Drone) Liability coverage of \$500,000.

- + Most competitive windstorm deductibles in the state.
- + No wind exclusions for locations near the coast.
- + No additional premium charged for a single location or total site locations acquired or newly constructed during the year with values less than \$15,000,000.
- + Property in the open (PITO) coverage is provided up to 1,000 feet of an existing location with no valuation restrictions.
- + Blanket Inland Marine Coverage for individual equipment valued less than \$25,000.

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2025
Version Date:	8/28/2025



LINE OF COVERAGE	FY 2024/2025			FY 2025/2026		
	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
PGIT PACKAGE POLICY (Property, Inland Marine, Crime, General Liability, Auto, POL/EPLI)						
Property:				<i>Limit includes new Martin Frost Buildings & increase renovation values on IT Parker and Nyberg Swanson house</i>		
Preferred Governmental Ins Trust						
Buildings & Contents - Blanket	\$ 64,922,993	\$ 10,000	\$ 930,286	\$ 67,273,693	\$ 10,000	\$ 868,113
Equipment Breakdown	\$ 64,922,993	\$ 10,000		\$ 67,273,693	\$ 10,000	
Excess Flood	\$ 3,000,000	\$ 10,000		\$ 3,000,000	\$ 10,000	
Named Windstorm	\$ 64,922,993	5% / \$35,000 Minimun		\$ 64,922,993	5% / \$35,000 Minimun	
Accounts Receivable	\$ 500,000	\$ 10,000		\$ 500,000	\$ 10,000	
Additional Expense	\$ 1,000,000	\$ 10,000		\$ 1,000,000	\$ 10,000	
Business Income	\$ 1,000,000	\$ 10,000		\$ 1,000,000	\$ 10,000	
Errors & Omissions	\$ 250,000	\$ 10,000		\$ 250,000	\$ 10,000	
Demolition & Increased Cost of Construction	\$ 1,000,000	\$ 10,000		\$ 1,000,000	\$ 10,000	
Inland Marine (Equipment):						
Communications Equipment	Included in Blanket	\$ 2,500	\$ 27,290	Included in Blanket	\$ 2,500	\$ 27,926
Mobile Equipment	\$ 1,825,650	\$ 2,500		\$ 1,886,818	\$ 2,500	
Electronic Data Processing	Included in Blanket	\$ 2,500		Included in Blanket	\$ 2,500	
Emergency Services Portable Equip	Included in Blanket	\$ 2,500		Included in Blanket	\$ 2,500	
Fine Arts	\$ 270,000	\$ 2,500		\$ 270,000	\$ 2,500	
Other Inland Marine	\$ 120,000	\$ 2,500		\$ 120,000	\$ 2,500	
Rented Borrowed Leased Equipment	\$ 50,000	\$ 2,500		\$ 50,000	\$ 2,500	
Valuable Papers	Included in Blanket	\$ 2,500		Included in Blanket	\$ 2,500	
Watercraft	\$ 32,000	\$ 2,500		\$ 32,000	\$ 2,500	
Blanket Unscheduled Inland Marine	\$ 652,683	\$ 2,500		\$ 652,683	\$ 2,500	
		Sub-Total	\$ 957,576		Sub-Total	\$ 896,039
Crime:						
Preferred Governmental Ins Trust						
Employee Dishonesty	\$ 500,000	\$ 1,000	\$ 1,777	\$ 500,000	\$ 1,000	\$ 1,777
Theft, Disappearance & Destruction In/Out	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
Computer Fraud including Funds Transfer	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
Forgery/Alterations	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
		Sub-Total	\$ 1,777		Sub-Total	\$ 1,777
General Liability:						
Preferred Governmental Ins Trust						
General Liability	\$ 1,000,000	\$ -	\$ 408,254	\$ 1,000,000	\$ -	\$ 470,859
Employee Benefits	\$ 1,000,000	\$ -	Included	\$ 1,000,000	\$ -	Included
Deadly Weapon	\$ 1,000,000	\$ -	Included	\$ 1,000,000	\$ -	Included
		Sub-Total	\$ 408,254		Sub-Total	\$ 470,859

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2025
Version Date:	8/28/2025



LINE OF COVERAGE	FY 2024/2025			FY 2025/2026		
	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
Automobile:						
Preferred Governmental Ins Trust						
Auto Liability	\$ 1,000,000	\$ -	\$ 75,938	\$ 1,000,000	\$ -	\$ 89,276
Uninsured Motorist	Rejected	N/A		Rejected	N/A	
Collision	AV over \$100,000	\$ 1,000	\$ 44,903	AV over \$100,000	\$ 1,000	\$ 56,019
Hired Physical Damage	\$ 35,000	\$ 1,000		\$ 35,000	\$ 1,000	
Medical Payments	None			None		
		Sub-Total	\$ 120,841		Sub-Total	\$ 145,295
Public Officials Liability:						
Preferred Governmental Ins Trust						
Public Officials Liability	\$ 1,000,000	\$ 10,000	\$ 213,009	\$ 1,000,000	\$ 10,000	\$ 237,832
Employment Practices Liability	\$ 1,000,000	\$ 10,000	Included	\$ 1,000,000	\$ 10,000	Included
Cyber/Privacy Liability	Coverage Details Exempt from Public Record Per HB 7057		\$ 8,565	Coverage Details Exempt from Public Record Per HB 7057		\$ 10,353
		Sub-Total	\$ 221,574		Sub-Total	\$ 248,185
Workers' Compensation:						
Preferred Governmental Ins Trust						
	10/1/24 Experience Mod: 1.08			10/1/25 Experience Mod: 1.26 (17% Increase)		
Workers' Compensation	Statutory	\$ -	\$ 262,666	Statutory	\$ -	\$ 311,165
Employers Liability	\$1m/\$1m/\$1m	\$ -	Included	\$1m/\$1m/\$1m	\$ -	Included
		Sub-Total	\$ 262,666		Sub-Total	\$ 311,165
Package & WC Subtotal			\$ 1,972,688			\$ 2,073,320
Premises & Tank Pollution Liability:						
Illinois Union Insurance Company						
Pollution	\$1,000,000/\$2,000,000	\$ 25,000	\$ 16,484	\$1,000,000/\$2,000,000	\$ 25,000	\$ 18,539
TRIA Terrorism			\$ 330			\$ 371
		Sub-Total	\$ 16,814		Sub-Total	\$ 18,910

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2025
Version Date:	8/28/2025



LINE OF COVERAGE	FY 2024/2025			FY 2025/2026		
	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
Fuel Storage Tank Pollution:				<i>(Billed, premium due 20 days prior to 10/1 expiration)</i>		
Commerce & Industry						
Storage Tank Liability	\$1,000,000/\$4,000,000	\$ 5,000	\$ 1,999	\$1,000,000/\$4,000,000	\$ 5,000	\$ 2,066
TRIA Terrorism	Included		\$ 18	Declined		
		FIGA	\$ 20		FIGA	\$ 21
		Sub-Total	\$ 2,037		Sub-Total	\$ 2,087
Dock Property:	Mitsui Sumitomo Ins. Co of America			Lloyd's of London - Market lead*		
	Value updated 7% Dock Trend increased BI to ~6 month			Marina/Dock Property trended ("full TIV")		
Marina Docks	\$ 3,750,000	\$27,500/\$275,000	\$ 166,050	\$ 4,000,000	\$500,000*	
Business Income	\$ 750,000		Included	\$ 800,000		
		FIGA	\$ 1,661			
		Policy Fee	N/A (admitted)		Policy Fee	TBD
	Sub-Total (No TRIA , including BI)		\$ 167,711	Quote Pending Final Approval - Estimate*		\$ 350,000
FP&L General Liability (pump station):						
Evanston Insurance Company						
Each Occurrence	\$ 3,000,000	\$ 1,000	\$ 7,188	\$ 3,000,000	\$ 1,000	\$ 7,188
General Aggregate	\$ 3,000,000			\$ 3,000,000		
TRIA Terrorism						
		Inspection Fee	\$ 175		Inspection Fee	\$ -
		Policy Fee	\$ 175		Policy Fee	\$ 150
		Sub-Total	\$ 7,538		Sub-Total	\$ 7,338
BSO General Liability (Dania Point):						
Kinsale Insurance Company						
Each Occurrence	\$ 1,000,000	\$ 1,000	\$ 1,500	\$ 1,000,000	\$ 1,000	\$ 1,575
General Aggregate	\$ 2,000,000			\$ 2,000,000		
TRIA Terrorism			Included			Included
		Policy Fees	\$ 250		Policy Fees	\$ 250
		Sub-Total	\$ 1,750		Sub-Total	\$ 1,825

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2025
Version Date:	8/28/2025



	FY 2024/2025			FY 2025/2026		
LINE OF COVERAGE	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
TOTAL PREMIUMS EFFECTIVE 10/1			\$ 2,168,538	Total Premiums		\$ 2,453,480
Other Policies (not 10/1 effective dates)						
NFIP Flood (9/26, 10/3, 10/4, 11/13)	Current Premiums @ 8/22/25		\$ 63,721	Estimated 25-26 renewals - 25% increase		\$ 79,651
Sports Insurance - Basketball	Effective 2/12/2025 - 2/12/2026		\$ 721	Estimated 2026 renewal - 10% increase		\$ 793
Work Boat - Hull Coverage (Century Surety)	Effective 3/18/2025 - 3/18/2026		\$ 3,760	Estimated 2026 renewal - 10% increase		\$ 4,136
Casino Parking Lot General Liability	Effective 4/1/2025 - 4/1/2026		\$ 1,825	Estimated 2026 renewal - 10% increase		\$ 2,008
Sports Insurance - Tball	Effective 5/2/2025 - 5/2/2026		\$ 653	Estimated 2026 renewal - 10% increase		\$ 718
Wave Runners - Hull Coverage (Markel)	Effective 5/29/25 - 5/29/202		\$ 2,625	Estimated 2026 renewal - 10% increase		\$ 2,888
Sports Insurance - Adult Kickball	Effective 7/2/2025 - 7/2/2026		\$ 999	Estimated 2026 renewal - 10% increase		\$ 1,099
Sports Insurance - Youth Football/Cheer	Effective 7/9/2025 - 7/9/2026		\$ 1,313	Estimated 2026 renewal - 10% increase		\$ 1,444
TOTAL ALL PREMIUMS			\$ 2,242,329	Total Premiums		\$ 2,544,208
			\$ 25,000	COI Compliance Team Annual Fee		\$ 25,000
			\$ 2,267,329	Total with COI Compliance Team Fee		\$ 2,569,208
				Difference		\$ 301,879
						13.31%



City of Dania Beach Human Resources Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Linda Gonzalez, SPHR, SHRM-SCP, IPMA-SCP, Chief Human Resources Officer

SUBJECT: 2026 Medicare Supplemental Insurance Coverage Renewal

Request:

This memorandum seeks approval to transition the City's Medicare Advantage insurance coverage for retirees, dependents, and surviving spouses age 65 and over from UnitedHealthcare (UHC) to Humana, effective January 1, 2026. This recommendation, supported by the City's insurance broker, ensures continued access to high-quality coverage, introduces key plan enhancements, and preserves fiscal responsibility for both retirees and the City.

Background:

The City of Dania Beach offers two health insurance plans for active employees and retirees:

1. **United Healthcare (UHC)** for active employees, retirees, and their dependents under the age of 65 and not yet Medicare eligible;
2. **United Healthcare (UHC) Medicare Advantage PPO** as supplemental Medicare insurance coverage for 87 Medicare eligible retirees and their Medicare eligible dependents through UHC.

While the UHC core plan has already been renewed for plan year 2025/2026, as it runs on a fiscal year, the UHC Medicare Advantage PPO plan is due for renewal on January 1, 2026. The Medicare plan runs on a calendar year concurrently with Medicare.

Only Medicare eligible individuals are allowed to enroll in Medicare Plans. If a spouse and/or dependent is under age 65, he/she will continue to be covered through his/her employer-sponsored coverage or the City's group health plan with the Florida League of Cities (FMIT).

Industry Trends for Medicare Insurance

For 2026, this is the third and final year of the CMS Inflation Reduction Act (IRA) risk scoring model change that drives CMS revenue payments across all plans regulated by CMS, including Medicare Advantage Plans. The following summarizes the influences of the IRA on the City's Medicare Advantage renewal:

- Overall reduction of CMS funding to carriers offering these plans which in return requires carriers to increase their pricing to make up for the shortage.
- Due to emerging higher medical cost trends, CMS has raised their claims forecast for 2026 that carriers used in their renewal costs.

As a result of these factors, UHC released its Medicare Advantage PPO renewal offer at 38.9% over the current premium, or approximately \$128,924 more in annual premium.

Request For Proposal (RFP)

To secure the most competitive and comprehensive coverage, the City's insurance broker released a RFP to evaluate the various carriers who offer Medicare Advantage plans including UHC, Aetna, Cigna, Florida Blue, and Humana. All carriers declined to quote due to being uncompetitive except for the incumbent (UHC) and Humana.

Key RFP Comparison Results for 2026 :

Benefit	United Healthcare	Humana
Deductible	\$500	\$0
Out of Pocket Max	\$1,000	\$2,500
Primary Care	\$20 after deductible	\$5 Copayment
Specialist	\$40 after deductible	\$15 Copayment
Inpatient Hospital	Deductible applies	\$175 Copayment
Emergency Room	No Charge	\$65 Copayment
Rx Deductible	\$500	\$0
Rx Out of Pocket Max	\$2,100	\$2,100
Monthly Premium	\$440.78	\$325.99
Monthly Premium % Inc	38.9%	2.7%

Note: Above grid only lists key benefits and does not list all services.

Based on these results, it is being recommended that the City transition to the Humana Medicare Advantage Plan. With this plan, retiree's premium will increase \$2.90 per month with mostly plan design enhancements. Although the out of pocket maximum is increasing from \$1,000 to \$2,500, the \$500 deductible is being removed, the Rx deductible is being removed, and the most frequently utilized benefits such as Primary Care and Specialists are decreasing.

Similar to the UHC network, the Humana plan is a PPO providing in and out of network benefits. The in network benefits apply to any providers accepting Medicare which means there will be little to no disruption in transitioning to Humana.

The City subsidizes 2/3 of the cost of the Medicare Advantage premiums, which remains unchanged. Accepting the renewal proposal from Humana represents an annual increase of \$6,055 to the City. The remaining 1/3 of the plan cost is paid by the retirees, resulting in a \$3,028 increase, or (approximately \$2.90/month per Medicare Advantage enrollee).

Importantly, even with this modest adjustment, the 2026 Humana rates remain lower than those the City experienced under Aetna in 2020 and 2021. Funding is fully appropriated in the 2025/2026 budget under the City Health Insurance Fund.

History of Medicare Rates

Retirees - Monthly							
Enrollment Tier	Aetna 2020	Aetna 2021	UHC 2022	UHC 2023	UHC 2024	UHC 2025	Humana 2026
Retiree Only	\$137.14	\$133.30	\$88.41	\$90.09	\$93.70	\$105.76	\$108.66

City Contribution -Retirees - Monthly							
Enrollment Tier	Aetna 2020	Aetna 2021	UHC 2022	UHC 2023	UHC 2024	UHC 2025	Humana 2026
Retiree Only	\$274.29	\$266.60	\$176.83	\$180.19	\$187.39	\$211.53	\$217.33

Budgetary Impact

The total cost to the City for the proposed Humana Medicare Advantage PPO plan is \$226,889 (2/3 of total \$340,334 cost), and represents an overall increase of approximately \$6,055 (2/3 of total \$9,083 increase).

Funding for the renewal is appropriated in the 2025/2026 budget and shall be charged to the City Health Insurance Fund, Professional Services Account (#001-18-519-45-41).

Recommendation

Approve the proposal of the Humana Medicare Advantage PPO for Medicare Advantage insurance coverage for Medicare eligible retirees and their Medicare eligible dependents for plan year 2026.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT WITH HUMANA FOR THE CITY'S MEDICARE ADVANTAGE INSURANCE COVERAGE, PROCURED BY THE GEHRING GROUP AS BROKER OF RECORD, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2026 THROUGH DECEMBER 31, 2026 FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach obtained the services of the Gehring Group as a Broker of Record to secure coverage for the City's Medicare Advantage Insurance plan for Medicare eligible retired employees and their Medicare eligible dependents for the 2026 plan year; and

WHEREAS, the Gehring Group secured Medicare Advantage PPO coverage for the City through Humana for the plan year 2026; and

WHEREAS, the coverage from Humana offers rates for Medicare Advantage Insurance coverage for all Medicare eligible retirees, regardless of residence, including prescription rates; and

WHEREAS, based on current Medicare eligible retiree census data, the City's Medicare Advantage PPO plan premium cost will be increased by an estimated Two Point Seven (2.7%), resulting in an estimated Six Thousand Fifty-Five dollar (\$6,055.00) increase to the City and an estimated Three Thousand Twenty-Eight dollar (\$3,028.00) increase in total cost to eligible retirees; and

WHEREAS, the total expenditures for fiscal year 2025-26 will exceed the annual Fifty Thousand Dollars (\$50,000.00) City purchase threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, the City Administration recommends that the City Commission approve the Humana Medicare Advantage PPO Medicare Advantage Insurance plan.

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 as being true and correct, 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 appropriate

2025 Renewal Total Premium	2026 Renewal Total Premium
\$317.29	\$325.99
2025 Retiree Monthly Premium	2026 Retiree Monthly Premium
\$105.76	\$108.66
2025 City Monthly Premium	2026 City Monthly Premium
\$211.53	\$217.33

Section 3. That funding for the cost of the City's health claims program

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution

Section 6. That this Resolution shall be effective immediately after passage.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____
Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

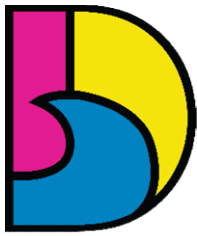
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Medicare Advantage for Retired Employees 65 and Over
Effective Date: January 1, 2026

	CURRENT	RENEWAL	ALTERNATIVE #1	ALTERNATIVE #2
	UnitedHealthcare	UnitedHealthcare	Humana	Humana
Calendar Year Deductible	In-Network / Out of Network	In-Network / Out of Network	In-Network / Out of Network	In-Network / Out of Network
Single	\$500	\$500	None	None
Out of Pocket Maximum				
Single	\$1,000	\$1,000	\$4,000	\$2,500
Coinsurance	0%	0%	0%	0%
Office Visits				
Primary Care Visit	\$20 after CYD	\$20 after CYD	\$10 Copayment	\$5 Copayment
Specialist Visit	\$40 after CYD	\$40 after CYD	\$20 Copayment	\$15 Copayment
Therapy - PT/ST/OT	\$40 after CYD	\$40 after CYD	\$20 Copayment	\$15 Copayment
Hospital				
Inpatient	\$0 after CYD	\$0 after CYD	\$150 Copayment	\$175 Copayment
Outpatient	\$100 after CYD	\$100 after CYD	\$50 Copayment	\$50 Copayment
Emergency Room Visit	\$0 Copayment	\$0 Copayment	\$65 Copayment	\$65 Copayment
Physician Services in Hospital	\$0 after CYD	\$0 after CYD	\$0 Copayment	\$0 Copayment
Skilled Nursing Facility	\$0 after CYD (Days 1-100)	\$0 after CYD (Days 1-100)	\$0 (Days 1-20); \$75 (Days 21-100)	\$0 (Days 1-20); \$50 (Days 21-100)
Prescription Drugs -	Rx Deductible: \$500	Rx Deductible: \$500	Rx Deductible: \$0	Rx Deductible: \$0
Initial Coverage Limit & Coverage Gap	\$2,000 Rx OOP Max	\$2,100 Rx OOP Max	\$2,100 Rx OOP Max	\$2,100 Rx OOP Max
Tier 1: Preferred Generic	\$5	\$5	\$5	\$5
Tier 2: Preferred Brand	\$30	\$30	\$30	\$30
Tier 3: Non-Preferred Drug	\$60	\$60	\$60	\$60
Tier 4: Specialty	\$60	\$60	33%	33%
Mail Order (90-Day Supply)	\$10/\$60/\$120/\$120	\$10/\$60/\$120/\$120	\$0/\$60/\$120/33%-30 Day Supply	\$0/\$60/\$120/33%-30 Day Supply
Medical and Prescription Rate	All Retiree Rates 100% Composite*	All Retiree Rates 100% Composite*	All Retiree Rates 100% Composite*	All Retiree Rates 100% Composite*
Monthly Premium Per Enrollee 87	\$317.29	\$440.78	\$310.93	\$325.99
Monthly Premium	\$27,604	\$38,348	\$27,051	\$28,361
Annual Premium	\$331,251	\$460,174	\$324,611	\$340,334
\$ Increase	N/A	\$128,924	-\$6,640	\$9,083
% Increase	N/A	38.9%	-2.0%	2.7%
Premium Cost Sharing				
Annual City Cost Share - Total	\$220,834	\$306,783	\$216,407	\$226,889
Annual Retiree Cost Share - Total	\$110,417	\$153,391	\$108,204	\$113,445
Monthly Retiree Cost Share - Per Retiree	\$105.76	\$146.93	\$103.64	\$108.66



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**City of Dania Beach
City Commission Discretionary Funds
Use Request Form**

Recipient: Tamara James Foundation Request Date: 9/17/25 Agenda Date: 9/25/25

Request Sponsor: Commissioner A.J. Ryan IV Request Amount: \$4000

Brief description of Recipient's mission/commitment to the City of Dania Beach:

The Tamara James Foundation, Inc's mission is to empower, educate, and strengthen the Dania Beach community by providing opportunities to build strong children, strong families, strong communities, and strong future generations through sports and community events.

Description of how the funds will be used/deliverables:

The funds will be used to support the Tamara James Foundation's Annual Thanksgiving Drive on November 25, 2025.

The requested amount of \$4000 will be funded from Commissioner Ryan's discretionary fund.

Submitted by: Maxine Singh, Chief of Staff Date of submission: 9/18/25

REVIEW FOR VERIFICATION OF FUNDS. PAYMENT WILL BE RELEASED AFTER COMMISSION APPROVAL.

Yeimy Guzman

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Guzman
Date: 2025.09.18 10:47:18
-04'00'

Legal

Finance

City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST



Tamara James Foundation, Inc.
255 NW Tamara James Ave
Dania Beach, FL 33004

INVOICE

Invoice No: 01649

Date: 18 September, 2025

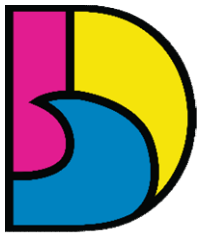
Bill to: City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL
33004

Item	Description	Price	Amount
1.	Thanksgiving Drive Contribution	\$4,000	\$4,000

Total **\$4,000**

Please Remit to: Tamara James Foundation Inc.
255 NW Tamara James Ave
Dania Beach, FL
33004

If you have any question please contact : Tammie James at 954-608-1111



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

City of Dania Beach
City Commission Discretionary Funds
Use Request Form

Recipient: South Broward Girls Basket Request Date: 9/17/25 Agenda Date: 9/25/25

Request Sponsor: Commissioner A.J. Ryan IV Request Amount: \$500

Brief description of Recipient's mission/commitment to the City of Dania Beach:

South Broward Girls' Basketball has a proud history of success, including over five state championships, and are committed to building a new chapter rooted in discipline, leadership, and Bulldog pride. The new coaching staff includes two South Broward alumni who each contributed to state title runs, along with two former WNBA/professional basketball players, a college champion as the head coach, and a team of coaches deeply invested in developing champions both on and off the court.

Description of how the funds will be used/deliverables:

The funds will ensure the girl basketball athletes have what they need on and off the court, such as equipment, travel opportunities, and academic support all help them grow into leaders.

The requested amount of \$500 will be funded from Commissioner Ryan's discretionary fund.

Submitted by: Maxine Singh, Chief of Staff Date of submission: 9/17/25

REVIEW FOR VERIFICATION OF FUNDS. PAYMENT WILL BE RELEASED AFTER COMMISSION APPROVAL.

Yeimy Guzman

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Guzman
Date: 2025.09.18 10:45:36
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Legal

Finance

City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST



SOUTH BROWARD
GIRLS BASKETBALL
Booster Club

INVOICE

City of Dania Beach

100 W Dania Beach Blvd
Dania Beach, FL
33004

INVOICE
#016

DESCRIPTION	QTY	PRICE	TOTAL
South Broward High Basketball Donation	1	\$500	\$500
SUB TOTAL			\$500
TOTAL			\$500

South Broward Girls' Basketball Booster Club
Attn: Edward Ferguson
1901 N Federal Hwy
Hollywood, FL 33004



City of Dania Beach Parks & Recreation Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Cassi Waren, Director of Parks & Recreation

SUBJECT: Authorization to approve the top ranked firm for Request for Proposal No. 25-023 entitled "Frost Park Sports Court Conversion" and to authorize contract negotiations with the top ranked firm.

Request:

The Parks and Recreation Department is requesting the adoption of a resolution authorizing the approval of the top ranked firm for Request for Proposal No. 25-023 entitled "Frost Park Sports Court Conversion" and to authorize contract negotiations with the top ranked firm.

Background:

The City of Dania Beach issued Request for Proposal (RFP) No 25-016 on June 6, 2025 for the Frost Park Sport Court Conversion Project. RFP No 25-016 closed on July 10, 2025 to which all responses received were deemed unresponsive.

On August 18, 2025 the City reissued the RFP for the Frost Park Sport Court Conversion Project. The RFP closed on September 8, 2025.

The Evaluation Committee, consisting of the City's Director of Parks and Recreation, both Deputy Directors of Parks and Recreation and the Public Services Superintendent met on September 12, 2025, to review and evaluate two (2) submittal. The Evaluation Committee ranked the two firms based on their qualifications as follows:

- | | |
|--|-----------------|
| 1. Merrick Industrial Management Corporation | 1 st |
| 2. Maceda Contractors LLC | 2 nd |

Budgetary Impact

After the City Commission approves the ranking of the construction firms, the Evaluation Committee will negotiate a contract price for the project with the highest-ranked construction firm, Merrick Industrial Management Corporation. The Committee will then bring back an agenda item to the City Commission seeking approval of the contract with that firm.

Recommendation

It is recommended that the City Commission adopt the resolution authorizing the approval of the top ranked firm for Request for Proposal No. 25-023 entitled “Frost Park Sports Court Conversion” and to authorize contract negotiations with the top ranked firm

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO APPROVE THE TOPPED RANK FIRM THAT RESPONDED TO THE CITY'S REQUEST FOR PROPOSALS ("RFP") NO. 25-023, ENTITLED "FROST PARK SPORTS COURT CONVERSION PROJECT", AND TO AUTHORIZE CONTRACT NEGOTIATIONS TO BEGIN WITH THE TOP RANKED FIRM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach solicited Request for Proposal No. 25-016 on June 9, 2025 for the Frost Park Sport Court Conversion Project; and

WHEREAS, RFP No. 25-016 closed on July 10, 2025 to which all responses received were deemed unresponsive; and

WHEREAS, the City of Dania Beach reissued Request for Proposal No. 25-023 on August 18, 2025 for the Frost Park Sport Court Conversion Project; and

WHEREAS, an Evaluation Committee consisting of the City's Director of Parks and Recreation, both Deputy Directors of Parks and Recreation and the Public Services Superintendent met on September 12, 2025, to review and evaluate two (2) submittals; and

WHEREAS, following review and evaluation the committee ranked the two firms based on their qualifications as follows:

- | | |
|--|-----------------|
| 1. Merrick Industrial Management Corporation | 1 st |
| 2. Maceda Contractors LLC | 2 nd |

WHEREAS, after an extensive evaluation process which included a review of each firm's experience, the Evaluation Committee recommends Merrick Industrial Management Corporation as the top ranked firm, Merrick Industrial Management Corporation for RFP 25-023 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 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 all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. That the proper City officials are authorized to commence contract negotiations with Merrick Industrial Management Corporation, and the ranking of the respondent is approved for the project.

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 effective 10 days after passage.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach

Finance

Yeimy Guzman, Chief Financial Officer
100 W. Dania Beach Boulevard, Dania Beach, FL 33004

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

RESPONSE DEADLINE: September 8, 2025 at 10:00 am

Report Generated: Tuesday, September 16, 2025

CONSENSUS SCORECARD SUMMARY

Vendor	Strength of overall proposal Points Based 2 Points (100%)	Total Score (Max Score 2)
Maceda Contractors LLC	-	-
Merrick Industrial Management Corporation	-	-

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
PROPOSER QUALIFICATIONS		
Please upload your cost proposal here.	Pass	Pass
Please upload your proposal response here.	Pass	Pass
Authorized representative contact information?	Pass	Pass
Entity type?	Pass	Pass
If you selected other please specify:	Pass	Pass
If you selected corporation please enter date of incorporation and state in which incorporated:	Pass	Pass
If an out-of-state Corporation or entity, must be currently authorized to do business in Florida by the Office of the Florida Secretary of State	Pass	Pass

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
Please include the name and title of Principal Officers and the date they were elected:	Pass	Pass
How many years has your organization been in business?	Pass	Pass
The length of time (continuous) in business in Florida:	Pass	Pass
Please upload a copy of a county or municipal Business Tax Receipt	Pass	Pass
Please upload the Resumes of key personnel who will be assigned to Project Work and a description of the role of each person within the company	Pass	Pass
Have you ever failed to complete any work awarded to you?	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, has any officer or partner of your organization ever been an officer or partner of another organization that failed to complete an Agreement?	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, have you ever had a performance, payment or bid bond called?	Pass	Pass
If yes, please explain below	No Response	No Response
Have you, any officer or partner of your organization, or the organization been involved in any litigation or arbitration against the City?	Pass	Pass
If yes, please explain below	No Response	No Response

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
Within the last five years, have you, any officer or partner of your organization, or the organization or parent company or its subsidiaries been involved in any litigation or arbitration against any other Florida public entity?	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, have you, any officer or partner of your organization, or the organization or parent company or its subsidiaries been involved in any litigation or arbitration against any private entity for an amount greater than \$100,000?	Pass	Pass
If yes, please explain below	No Response	No Response
Has your organization or any of its partners, officers, or key personnel, or its subsidiaries or parent company been charged or indicted for any criminal activity within the last five years?	Pass	Pass
If yes, please explain below	No Response	No Response
Has your organization or any of its partners, officers, or key personnel, or its subsidiaries or parent company been convicted or fined for any criminal activity within the last five years?	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, have you, any officer or partner of your organization, or the organization been investigated by any local, state, or federal law enforcement agency, criminal justice agency or inspector general office?	Pass	Pass
If yes, please explain below	No Response	No Response

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
Within the last five years, have you, any officer or partner of your organization, or the organization communicated with any local, state, or federal law enforcement agency, criminal justice agency or inspector general office relating to goods or services provided or performed for any governmental entity?	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, have there been any reports or audits relating to you, any officer or partner of your organization, or the organization issued by any local, state, or federal law enforcement agency, criminal justice agency or inspector general office.	Pass	Pass
If yes, please explain below	No Response	No Response
Within the last five years, have you, any officer or partner of your organization, or the organization failed to disclose or made misrepresentations to any governmental entity regarding conflicts of interest or potential or apparent conflicts of interest?	Pass	Pass
If yes, please explain below	No Response	No Response
Commercial/Government References		
Reference 1	Pass	Pass
Reference 2	Pass	Pass
Reference 3	Pass	Pass
Reference 4	Pass	Pass
Reference 5	Pass	Pass

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
BIDDER'S QUESTIONNAIRE		
List below all pertinent information and data that would indicate the ability of your organization and management personnel to perform satisfactorily.	Pass	Fail
Have you personally completed a plan for performance of the work?	Pass	Pass
Have you ever failed to complete work awarded to you?	Pass	Pass
If so, when, where and why?	No Response	No Response
What equipment do you own that is available for work?	Fail	Pass
Has your company ever been debarred or held in default in Broward, Miami-Dade, or Palm Beach Counties or elsewhere by any other governmental entity?	Pass	Pass
How many employees (Contractors only) will be assigned to perform the services?	Pass	Pass
How many supervisors will be assigned to perform the services?	Pass	Pass
Will personnel be part of a regular crew assigned to perform the services?	Pass	Pass
Will you be able to provide service for emergency situations?	Pass	Pass
If so, how much notice is required?	Pass	Pass
What equipment do you own that is available to complete the Project?	Fail	Pass

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Question Title	Maceda Contractors LLC	Merrick Industrial Management Corporation
Please attach copies of any licenses, awards, certificates, etc., that you may have.	Pass	Pass
REQUIRED FORMS		
Will you be utilizing Surety2000 Bid Bond verification?	Pass	Pass
Surety2000 Bid Bond	No Response	No Response
Bid Security	Pass	Pass
DRUG-FREE WORKPLACE CERTIFICATION	Pass	Pass
Affidavit of Compliance with Anti-Human Trafficking Laws	Pass	Pass
Public Entity Crimes Form	Pass	Pass
Non Collusion Affidavit	Pass	Pass
Acknowledgment of Addenda	Fail	Pass
Certificate of Accuracy of Proposal	Pass	Pass
Please upload your company's Certificate of Insurance (COI)	Pass	Pass

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Anthony Ifedi	Deputy Director	Sep 8, 2025 1:26 PM
Franky Lazo	Deputy Director, Parks & Recreation	Sep 8, 2025 2:24 PM

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

Page 6

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)

Name	Title	Agreement Accepted On
Corry Taylor	Public Service Superintendent	Sep 12, 2025 12:10 PM
Cassi Waren	Director	Sep 10, 2025 1:59 PM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Strength of overall proposal	Points Based	2 (100% of Total)

Description:

Relative overall value of the Proposer's response

AGGREGATE SCORES SUMMARY

Vendor	Anthony Ifedi	Franky Lazo	Corry Taylor	Cassi Waren	Total Score (Max Score 2)	Total Average Rank
Maceda Contractors LLC	2 (1)	2 (1)	2 (1)	2 (1)	2	1
Merrick Industrial Management Corporation	1 (2)	1 (2)	1 (2)	1 (2)	1	2

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Strength of overall proposal Points Based 2 Points (100%)	Total Score (Max Score 2)
Maceda Contractors LLC	2	2
Merrick Industrial Management Corporation	1	1

EVALUATION TABULATION

Request For Proposal - Frost Park Sport Court Conversion Project (Re-issue)

Page 7

EVALUATION TABULATION

RFP No. 25-023

Frost Park Sport Court Conversion Project (Re-issue)



City of Dania Beach Community Development Memorandum

DATE: 9/25/2025

TO: 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, Deputy Director
Claudia Viviana Batista, Planning & Zoning Manager
Alejandra Cuervo, Planner

SUBJECT: OT-019-25: The property owners, Tammie and Ellis James, are requesting a Waiver of Replat approval for vacating the northern 100 feet of NW 12th Avenue.

Request:

WAIVER OF REPLAT

To waive the replating requirement for a Vacation Right-of-Way; Land Development Code requires easement and streets to be vacated by establishment of a new Plat, per Section 655-30(D).

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Residential (NBHD-RES)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	0.139-acre (6,031 SF) Net/
EXISTING USE:	Dead end road
VIOLATIONS ON PROPERTY	No open violations on this property.

Background:

The applicant is requesting for the City to vacate a 70-foot-wide strip of land that is a Right-of-Way (ROW) located east of the property for a total of approximately 100 linear feet.

The City's Land Development Code (LDC), Section 655-30(D) states that "no platted street, alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the City Commission, showing the condition of the area after such vacation and abandonment; however, if it is determined by the City Commission that the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment, the submission and approval of such new plat may be waived by the City Commission."

Replating the property would require amending the Plat for the entire neighborhood, which includes 25 residential homes. The associated Vacation application affects one home within the plat. Therefore, making replating unnecessary.

This application will be followed by the Vacation application which will require Planning and Zoning Board recommendation and two (2) readings at public hearing by the City Commission.

Comprehensive Plan

This application supports the associated Vacation application which implements the City's Comprehensive Plan by furthering the following goals:

Housing and Neighborhood Element

- **Goal 2.2** To assure citizens have decent, safe, resilient and sanitary housing in neighborhood environments that are attractive, secure, and free from urban blight.
- **Policy 11.1.1.2** The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
- **Objective 2.2.1** To maintain the integrity of existing residential neighborhoods and to promote their preservation and rehabilitation.

Staff Analysis

The requested Waiver of Replat application has been reviewed by the Planning and Zoning Division. As part of the review process, the Division consulted with the Broward County Planning Council to confirm whether replating of the subject property would be required. Broward County has verified that the proposed roadway vacation does not necessitate replating. This request and the associated Vacation application supports the provision of decent, safe, resilient, and sanitary housing for residents, while promoting neighborhood environments that are visually appealing, secure, and free from conditions of urban blight. Staff finds the Vacation application affecting one (1) home and should not require replating for the entire neighborhood.

Budgetary Impact

None.

Recommendation

Based on the staff analysis above Community Development staff is recommending approval of the resolution to waive the replating requirement from Code Sec. 655-30(D).

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40, OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE WAIVER OF REPLAT REQUEST (OT-019-25) SUBMITTED BY THE PROPERTY OWNER, TAMMIE AND ELLIS JAMES, FOR THE PROPERTY GENERALLY LOCATED EAST OF 255 NW 12TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 28, Land Development Code (the “LDC”), Part 6 “Development Review Procedures and Requirements,” Article 655, “Vacations of Right-of-Way,” states that no platted street alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the City Commission, unless the City Commission waives the requirement of a new plat; and

WHEREAS, the property owner, Tammie and Ellis James, (the “Applicant”), has requested a waiver of replat (OT-019-25) approval in order to submit an application to vacate approximately 100 linear feet of dedicated City right-of-way located to the east of 255 NW 12th Avenue, for a total of approximately 100 linear feet, as legally described in Exhibit “A,” a copy of which is attached to this Resolution; and

WHEREAS, the request is consistent with Section IV of the Future Land Use Element of the City of Dania Beach Comprehensive Plan (the “FLU Element”), titled “IV. Requirements for Future Land Use Goals, Objectives and Policies”; and

WHEREAS, the request more particularly furthers Objectives V, Policy 5.3 of the FLU Element to “[...] streamline the development approval process where practical”

WHEREAS, this request will allow for the enhancement of the use and maintenance of the area; and

WHEREAS, the City will vacate the dead-end of NW 12th Ave right-of-way and will dedicate the area to the adjacent property owner to the west (the applicant)

WHEREAS, Section 655-30(D) of the LDC allows the City Commission to waive the submission and approval of a new plat for a vacation of right-of-way if it would cause undue hardship to the property owner; and

WHEREAS, the property owner has provided evidence and statements demonstrating undue hardship, which are incorporated into the Staff Report for this vacation request (OT-019-15); and

WHEREAS, pursuant to the criteria of Section 655-30(D) of the LDC, the City Commission finds that replatting would cause undue hardship to the property owner; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the City's LDC; and

WHEREAS, the City Commission finds that approval of the requested waiver of replat (OT-019-25) is consistent with the LDC and 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 specific part of this Resolution.

Section 2. That the waiver of replat application (OT-019-25), a copy of which is attached as composite Exhibit "A," is made a part of and incorporated into this resolution by this reference, is approved.

Section 3. That the City's Staff Report is ratified and confirmed as being true and correct and is made a specific part of the resolution as findings of fact.

Section 4. That this resolution only allows the Applicant to submit and process an application to vacate the right-of-way without the need to replat the subject property but does not grant the vacation itself nor constitute the approval of such vacation.

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 undertake 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 ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A
WAIVER APPLICATION



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: Waiver of replat (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: OT-019-25

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. Failure to attend may impact the disposition of the application. 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.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: SE 3 Avenue

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: 33-50-42 The E 35' OF E 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4

Folio Number(s): 5042-33-46-0280 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) Ellis & Tammie James

Address of Applicant: 255 NW 12th Avenue Dania Beach FL, 33004

Business Telephone: 954-608-1111 Home: _____ Fax: _____

E-mail address: tammiejames@aol.com

Name of Property Owner: Ellis & Tammie James

Address of Property Owner: 255 NW 12th Avenue Dania Beach, FL 33004

Business Telephone: 954-608-1111 Home: _____ Fax: _____

Explanation of Request: Waiver of replat for Vacation
Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **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: Jammiu Jamu
(Owner / Agent signature*)

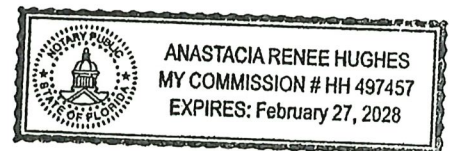
BEFORE ME THIS 03 DAY OF 03, 2025

By: _____

Jammie James
(Print name of person acknowledging)

Jammiu Jamu
(Joint owner signature if applicable)

Notary Anastacia Hughes
(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.***

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State statutes and the Dania Beach Land Development Code. Should any applicant have more than one type of request submitted to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board, City Commission, or both. It is the obligation of each applicant to review the appropriate City Codes and design standards related to the proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,600.00 Greater than 2 acres - \$6,200.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Amendment	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00
PLAT	(Perimeter) Filing fee = \$3,000.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$3,000.00 plus \$100 per acre or portion of such area <u>Cost Recovery Fee: \$10,000.00</u> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <u>Cost Recovery Fee: \$10,000.00</u> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Site Plan	Filing Fee: \$3,000.00 Plus , retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) <u>Cost Recovery= \$10,000.00</u> Fire Plan Review Fee: \$1,120.00 <u>Minimum fee: \$14,120.00</u> <i>Includes Staff processing, two (2) review cycles, advertising and notice costs</i>
Site Plan Revisions	Filing Fee: \$1,500.00 Fire Plan Review Fee: \$200.00 <u>Cost Recovery Fee: \$10,000.00</u> <i>Two (2) review cycles.</i> <i>(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

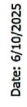
City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = \$4,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 350.00
Administrative, all other	\$ 700.00
Single Family/Community Facility	\$ 500.00
Duplex & Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	\$2,000.00
Appeal (single family & comm fac)	\$ 700.00
Appeal (all other uses)	\$2,000.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,400.00
Mobility Application	\$1,400.00
Traffic-way Waiver	\$4,000 .00
Vacation – Road/Easement	\$3,500.00
Alcohol Beverage Variance	\$1,400.00
Alcohol Extended Hours License Application	\$2,400.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 125.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 100.00
CRA Grant Application	\$ 250.00
UNSPECIFIED	\$ 500.00 (PLUS any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	\$ 300.00
Certificate of Use- Residential	\$ 50.00
Super Graphic	\$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021



Florida Technical Consultants



 CRA Boundary

 Proposed Parcel

Cuervo, Alejandra

From: Lajoie, Corinne
Sent: Wednesday, June 11, 2025 2:58 PM
To: Cuervo, Alejandra
Cc: Batista, Viviana Claudia
Subject: FW: replating?

Please add this email to the paper file.
Thank you.



Corinne Lajoie, AICP, Deputy Director
clajoie@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954924.6800, x3704



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Wednesday, June 11, 2025 2:55 PM
To: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Cc: Teetsel, Dawn <DTEETSEL@broward.org>; Von Stetina, Deanne <DVONSTETINA@broward.org>
Subject: RE: replating?

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

This message needs your attention

- No employee in your company has ever replied to this person.

Mark Safe

Report

Powered by Mimecast

Hi Corinne—
Roadway vacations do not trigger (re)platting.

I hope that is helpful.
Barbara



Barbara Blake Boy, Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6982 (direct) www.broward.org/planningcouncil

Visit Us: **BROWARDNEXT**

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: Teetsel, Dawn <DTEETSEL@broward.org>

Sent: Wednesday, June 11, 2025 2:23 PM

To: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Subject: FW: replating?



Dawn Teetsel, Director of Planning

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.7571 (direct) www.broward.org/planningcouncil

Visit Us: **BROWARDNEXT**

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>

Sent: Tuesday, June 10, 2025 4:52 PM

To: Teetsel, Dawn <DTEETSEL@broward.org>

Subject: replating?

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Good afternoon.

I hope you are well and staying cool, summer is definitely here!

I have a residential property owner who is requesting a roadway vacation in front of her home at 255 SW 12 Avenue. My City Attorney would like to get confirmation from the County that replating of the property is not required by the County before the Dania Beach City Commission waiver the City's replating requirement. This City

has granted waivers of replat many times before, but my new City Attorney would like confirmation from the County this time. Can you please assist me with this?

I very much appreciate any assistance you can provide.



Corinne Lajoie, AICP, Deputy Director

clajoie@daniabeachfl.gov | daniabeachfl.gov

100 W Dania Beach Blvd, Dania Beach, FL, 33004

Phone: 954924.6800, x3704



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Order ID: 7868188

* Agency Commission not included

GROSS PRICE * : \$251.10

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): Thursday, September 11, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7868188

* Agency Commission not included

GROSS PRICE * : \$251.10

PACKAGE NAME: SSC_Notice of Public Meeting

**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:

DATE: Thursday, September 25, 2025
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: OT-019-25: The property owners, Tammie and Ellis James, are requesting a waiver of replatting for vacating the Northern 100 feet of NW 12th Avenue.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40, OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE WAIVER OF REPLAT REQUEST (OT-019-25) SUBMITTED BY THE PROPERTY OWNER, TAMMIE AND ELLIS JAMES, FOR THE PROPERTY GENERALLY LOCATED EAST OF 255 NW 12TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 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

Project: Waiver of Replat

Application Site: East of 255 NW 12 Avenue

Request: To waive the replatting requirement for vacation right-of-way; code requires easement and streets to be vacated by establishment of a new Plat.

Hearing Date & Time: September 25, 2025 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Alejandra Cuervo, Planner, 954-924-6805 Ext. 3640

9/11/2025 7868188

Tammie James
255 NW 12th AVENUE
Dania Beach, FL. 33004
tammiejames@aol.com

Date 3/4/2025

Subject: To "Request to Vacate Unimproved Right-of-Way on SE 3rd Avenue.

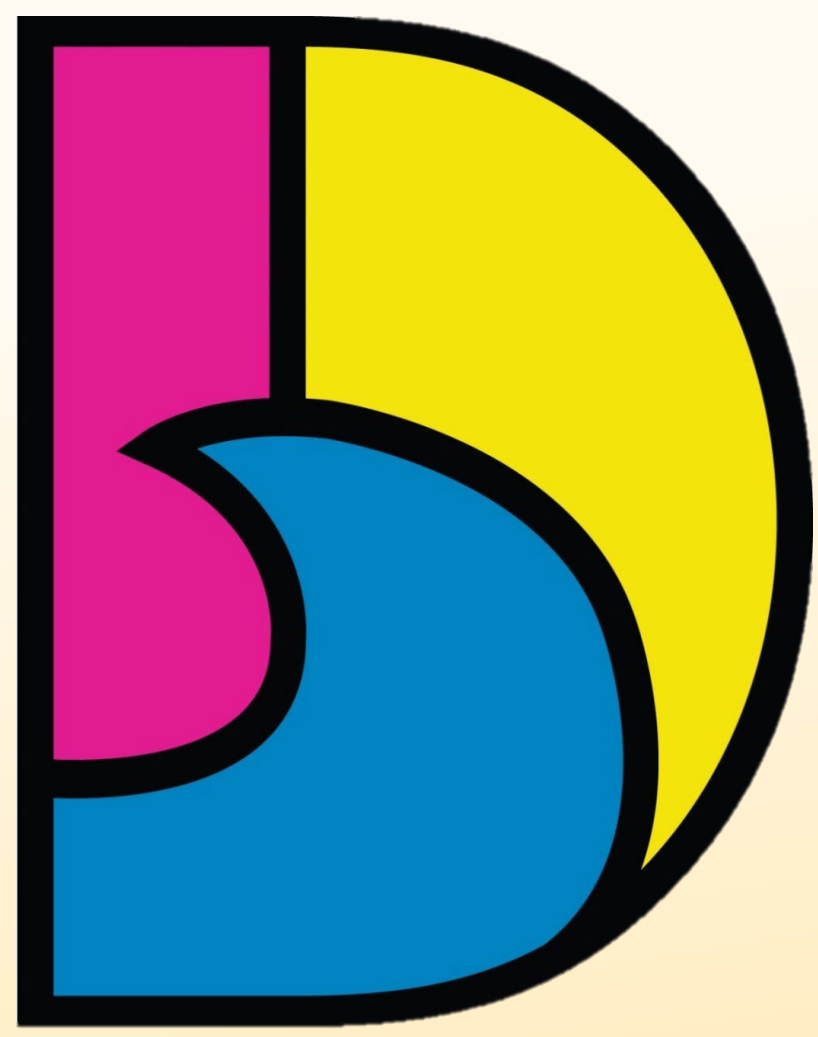
To whom it may concern:

I am writing to formally request the vacation of the unimproved right-of-Way portions of SE 3rd Avenue located in front of my property at 255 NW 12 AVENUE. This section of the right-of-way is not currently developed or utilized for public access, and its vacation would allow for better use and maintenance of the area.

I appreciate your time and consideration and look forward to your response. Please feel free to contact me at your earliest convenience via phone 954-608-1111.

A handwritten signature in black ink, appearing to read "Tammie James", with a stylized, flowing script.

Thank you.



CITY OF DANIA BEACH

PUBLIC HEARING NOTICE

THURSDAY, SEPTEMBER 25, 2025

THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

PLACE | City Commission Chamber
Dania Beach City Hall
100 West Dania Beach City Hall.
Dania Beach, FL 33004

TIME | 7:00 PM

PROJECT |
LOCATION |
OWNER |

ADD LOCATION MAP

REQUEST |
FILE # |

For more information, please visit our website <http://daniabeachfl.gov> or call (954) 924-6800 x 3792.

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.

Grantee	Mail Addr	Mail City	Mail State	Mail Zip	Mail St/Zip	Mail Cntry
Michael Lapenna Fam Tr Lapenna Michael Trstee Etal	150 Pine Beach	Dorval Qc H9s 2 T9				Canada
Masse Ginnette	6000 Chemin Du Pays	St Zenin Qc J0k 3 N0				Canada
Epc Automotive Inc	1451 Old Griffin Rd	Dania	FL	33004-2236	FL 33004-2236	
1200 Old Griffin Road LLC	4051 SW 53rd Ave	Davie	FL	33314-3728	FL 33314-3728	
Old Griffin Corp	1451 Old Griffin Rd	Dania	FL	33004-2236	FL 33004-2236	
Beaumont Don D & Lisa K Thomas & Geri Nielsen Tr Etal	2420 Shelter Island Dr	San Diego	CA	92106-3112	CA 92106-3112	
Florida Power & Light Co Attn Property Tax Psx/Jb	700 Universe Blvd	Juno Beach	FL	33408-2657	FL 33408-2657	
Karp Properties LLC	418 SW 2nd Pl	Dania	FL	33004-3507	FL 33004-3507	
Nibur Magic LLC	2634 NW 49th St	Boca Raton	FL	33434-2588	FL 33434-2588	
City Of Dania Beach	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643	
Adele Besner Tr Besner Hanna S Trstee	4240 Galt Ocean Dr Apt 603	Fort Lauderdale	FL	33308-6177	FL 33308-6177	
Mesa Ruben	11213 SW 129th Pl	Miami	FL	33186-4750	FL 33186-4750	
Blake Ramona	54 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Troutman Ralph Glenn II	27301 SW 139th Pl	Homestead	FL	33032-5531	FL 33032-5531	
Gaskins Rosa Mae Grace Gloria G H/E	50 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Reynolds Barbara S	40 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Holy Tabernacle United Church Of God	1151 NW 27th Ave	Fort Lauderdale	FL	33311-5712	FL 33311-5712	
Kenon Shirley A	1300 NW 1st St	Dania	FL	33004-5104	FL 33004-5104	
Riquer Gonzalez Mauricio Javier Taylor Vilma A	65 NW 13 Ave	Dania Beach	FL	33004	FL 33004	
Grace Gloria Gaskins Gaskins Rosa Mae	50 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Kenon Dwight	2811 NW 26th St	Fort Lauderdale	FL	33311-2011	FL 33311-2011	
Broward County Board Of County Commissioners	115 S Andrews Ave Rm 501Rp	Fort Lauderdale	FL	33301-1829	FL 33301-1829	
Spillman Lurmyce D	81 NW 14th Ave	Dania	FL	33004-5113	FL 33004-5113	
Penn James	13152 Blackhawk Trl S	Jacksonville	FL	32225-2705	FL 32225-2705	
Lucas Gary & Cynthia	2242 Freedom St	Hollywood	FL	33020-1430	FL 33020-1430	
Nanan Zeeta	6190 Woodlands Blvd Apt 107	Tamarac	FL	33319-2502	FL 33319-2502	
Anajas Realty Tr Tamar Group LLC Trstee	2701 Griffin Rd	Fort Lauderdale	FL	33312-5855	FL 33312-5855	
Dulcieta Properties Inc	232 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617	
Julien Patrick	502 W 55th St Apt 5E	New York	NY	10019-3581	NY 10019-3581	
South Florida Water Management District	PO Box 24680	West Palm Beach	FL	33416-4680	FL 33416-4680	
Cail Catherine E	1002 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771	
Fkh Sfr Propco B Hld Lp %First Key Homes LLC	600 Galleria Pkwy SE Ste 300	Atlanta	GA	30339-8146	GA 30339-8146	
125 Nw 10 Ct Land Tr Dominguez Edwin Trstee	3671 Riverland Rd	Fort Lauderdale	FL	33312-4679	FL 33312-4679	
Johnson Cynthia N	121 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Dahab Fam Rev Tr	17805 NW 15th St	Pembroke Pines	FL	33029-3137	FL 33029-3137	
Parrots River LLC	2800 Glades Cir Ste 104	Weston	FL	33327-2270	FL 33327-2270	
Mason Mattie Est	109 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Langston Leola	105 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Williams Ernestine	101 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Williams Antonia & Parrish Terencia	104 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Spencer Jeanette H/E Williams Ruthie H/E Etal	106 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Adderly Arlene C	110 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Beaubrun Julianie H/E Sainvil Judith	114 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Martin Cathia L	120 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Wanza Edward Jr & Faye	124 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Lbf Usa Corp	150 E Palmetto Park Rd Ste 800	Boca Raton	FL	33432-4833	FL 33432-4833	
Ramos Yissell Ramos Gallegos Luis Alberto	130 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Gadsen Natalie Riley Beverly	134 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	

Daise R & Betty J	1006 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771
Collins Cecil	1006 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771
Fisher Lorraine S	133 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Thayer Stephanie Lynn	129 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Daise Gladys	125 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Chou Li Hua Kuo Yung Tzu	5846 S Flamingo Rd Ste 521	Cooper City	FL	33330-3237	FL 33330-3237
Tran Long	117 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Curry Diana	113 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Carroll Leon & Marjorie	109 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Javier Villegas Marie Ceferina	500 NE 77th St	Miami	FL	33138-5051	FL 33138-5051
Emmanuel Temple Church Of God In Christ Inc	PO Box 368	Dania	FL	33004-0368	FL 33004-0368
Villa Machini Inc	3373 Hollywood Oaks Dr	Fort Lauderdale	FL	33312-6387	FL 33312-6387
Southeastern Conference Assn Of Seventh Day Adventi	1701 Robie Ave	Mount Dora	FL	32757-6339	FL 32757-6339
Reynolds Lucille R Sims Rodney L	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Cunningham Emma Est % Nellie Mae Williams	501 NW 43rd Ave	Plantation	FL	33317-2151	FL 33317-2151
Dania Ps LLC	1741 Coral Way	Miami	FL	33145-2728	FL 33145-2728
Reynolds Ruby & Reynolds Sandra	2317 NW 26th Ave	Fort Lauderdale	FL	33311-2838	FL 33311-2838
Reynolds Joseph	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Smith Minnie Warren	171 NW 12th Ave	Dania	FL	33004-2632	FL 33004-2632
Thomas Johnell	1341 NW 95th Ter	Miami	FL	33147-2615	FL 33147-2615
Dania Legacy Properties LLC	190 NE 199th St Ste 106	Miami	FL	33179-2927	FL 33179-2927
Sharon Reid Liv Tr Sharon Reid Trstee	945 NW 179th St	Miami	FL	33169-4724	FL 33169-4724
Jones Management Group Inc	9 NW 4th Ave Ste B	Dania	FL	33004-3268	FL 33004-3268
Gr 1221 LLC	1454 Tyler St	Hollywood	FL	33020-5249	FL 33020-5249
Banega Nancy	PO Box 970788	Miami	FL	33197-0788	FL 33197-0788
Cannon Valeria	120 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Fyr Sfr Borrower LLC %Havenbrook Homes	PO Box 4090	Scottsdale	AZ	85261-4090	AZ 85261-4090
Latvian Maple LLC	113 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Barfield Grace	150 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Christine Prost Liv Rev Tr Danielle Aguiar Liv Rev Tr	PO Box 290484	Fort Lauderdale	FL	33329-0484	FL 33329-0484
Cd Florida Properties LLC	1948 NW 74th Ave	Hollywood	FL	33024-1055	FL 33024-1055
Johnson Cleo James Cleo	129 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Franklin Mae Sanders	131 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Collins Suite Enterprises LLC	22 SW 5th Ave	Dania	FL	33004-3235	FL 33004-3235
Saint John Land Tr Tosti G Trstee %Camiton Assoc	3670 N 54th Ave	Hollywood	FL	33021-2340	FL 33021-2340
Fedd Elliott Nat	161 NW 13th Ave	Dania	FL	33004-2631	FL 33004-2631
Dulay John	500 NW 24th St	Wilton Manors	FL	33311-3756	FL 33311-3756
Squalls Stroman Jr	150 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Florinda Leb Inc	9920 Collins Ave Apt 21	Bal Harbour	FL	33154-1838	FL 33154-1838
Lawal Olusayo	108 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Reynolds J & Lucille	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Grajo Investments LLC	PO Box 1720	Dania	FL	33004-1720	FL 33004-1720
Coligny Tanya S Dorvil Pascal James	108 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Daise Kelvin H	110 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Goldwire Herbert Fairchild Sheletaron	11216 NW 7th St	Coral Springs	FL	33071-7957	FL 33071-7957
Scott Mary L Est	140 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Diane Hardge Rev Tr Tomlinson Juliene Jeane Trstee	5858 NW 62nd Ter	Parkland	FL	33067-1544	FL 33067-1544
Thompkins Milton & Malissa R	130 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Williams Betty Jean	142 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614

Aletha Hardge Player Rev Tr Player Aletha Hardge Trstee	20456 NE 34th Ct	Miami	FL	33180-1650	FL 33180-1650
Palmer T W & Palmer Julia M Ddctd Publc %City Of Dania	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
Public Land % City Of Dania Beach	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
Watson Jackie Watson Pamela	516 NW 1st St	Hallandale Beach	FL	33009-4118	FL 33009-4118
Hardge Bernard Hardge Donald L	292 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Hardge Bobbie H/E Player Aletha & Edwards Annette	137 NW 14th Ave	Dania	FL	33004-2630	FL 33004-2630
Phillips Eric	131 NW 14th Ave	Dania	FL	33004-2630	FL 33004-2630
Wilson Charlotte G & Grace Leroy Funchess Rutha Lee	E 33 NW 14th Ave	Dania	FL	33004-5113	FL 33004-5113
United House Of Prayer For All Pople Of The Church Etal	1665 N Portal Dr NW	Washington	DC	20012-1053	DC 20012-1053
112 Nw 14Th Way LLC	4200 NW 16th St	Lauderhill	FL	33313-5899	FL 33313-5899
Bhm 105 LLC	15101 NE 21st Ave	North Miami Beach	FL	33162-6001	FL 33162-6001
Morales Waldo	3002 Illingworth Ave	Orlando	FL	32806-6520	FL 32806-6520
123 Florida Land Tr Schank Joni Trstee	8004 NW 154th St # 218	Miami Lakes	FL	33016-5814	FL 33016-5814
Oami Elana	16499 NE 19th Ave Ste 101	North Miami Beach	FL	33162-4105	FL 33162-4105
Dean Wanda B	761 SW 3rd St	Dania	FL	33004-4926	FL 33004-4926
Brown Leslie Eileen	153 NW 14th Way Apt 3	Dania	FL	33004-2655	FL 33004-2655
Pino Carmen Real Moraima	300 S Hollybrook Dr Apt 106	Pembroke Pines	FL	33025-1201	FL 33025-1201
Five Gems LLC	1631 Grandview Blvd	Kissimmee	FL	34744-6619	FL 34744-6619
Lavish Lifestyles Capital Investment Group LLC	PO Box 19322	Jacksonville	FL	32245-9322	FL 32245-9322
Lakar Dw Inc	16745 NW 44th Ave	Miami Gardens	FL	33055-4349	FL 33055-4349
Fortes Becerra Gilberto	635 W 72nd Pl	Hialeah	FL	33014-4860	FL 33014-4860
Osdami LLC	2701 Griffin Rd	Fort Lauderdale	FL	33312-5855	FL 33312-5855
Coachman Taylor	154 NW 14th Way # 2	Dania	FL	33004-2620	FL 33004-2620
Beneby Earl G Jr	160 NW 14th Way	Dania	FL	33004-2620	FL 33004-2620
Pierrereene Kathleen	1495 NW 2nd St	Dania	FL	33004-2633	FL 33004-2633
Baltagi Sean	701 NE 152nd St	Miami	FL	33162-5228	FL 33162-5228
Jones Milton L Jr & Barbara H	PO Box 357	Dania	FL	33004-0357	FL 33004-0357
Camilo Gomez Juan	7343 W Sand Lake Rd Apt 442	Orlando	FL	32819-5300	FL 32819-5300
Perez Carlos Javier	1963 NW 136th Ave Apt 121	Sunrise	FL	33323-5347	FL 33323-5347
Uppal Pompee	1033 NE 17th Way Unit 1301	Fort Lauderdale	FL	33304-2471	FL 33304-2471
Hankin Malka	PO Box 641051	Miami	FL	33164-1051	FL 33164-1051
Norton Tammy F	260 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Cherizal Patrick Chery Boyer Natacha	288 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Reitz Jack C & Madon Reitz Sherry	1341 NW 2nd St	Dania	FL	33004-2618	FL 33004-2618
Sima Investments LLC	100 SW 59th Ave	Miami	FL	33144-3329	FL 33144-3329
Italian Renaissance Real Estate Development LLC	1000 West Ave Ph 19	Miami Beach	FL	33139-4702	FL 33139-4702
Rollins Ruthie Mae Egle Rollins Espy L Est	257 NW 13th Ct	Dania	FL	33004-2612	FL 33004-2612
Mcknight Benita Clark H/E Mcknight Reggie	1360 NW 2nd Ter	Dania	FL	33004-2625	FL 33004-2625
230 Nw 14 Court Land Tr Positive Rate Investments LLC	30 N Gould St # N	Sheridan	WY	82801-6317	WY 82801-6317
Gupta Chander	11380 Temple St	Cooper City	FL	33330-4443	FL 33330-4443
Trevi Capital LLC	1400 SW 82nd Ter	North Lauderdale	FL	33068-3517	FL 33068-3517
Owens Ophelia H/E Martin Francina &Slade Diane Est	205 NW 14th Ct	Dania	FL	33004-2629	FL 33004-2629
Cure Amarilla I	209 NW 14th Ct	Dania	FL	33004-2629	FL 33004-2629
Sippio Doreta	1421 NW 2nd St	Dania	FL	33004-2638	FL 33004-2638
Jones Milton Jr Jones Albert	722 SW 3rd St	Dania	FL	33004-4901	FL 33004-4901
Chambers Joann & Chambers Samuel	208 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
Choi Jin Young Puzik Bernhard Jr	210 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
White Jonisha Norris Jordan	218 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
White Jonisha Desiree Thomas Angel C W	218 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601

Fussell Sherlanne	235 NW 14th Ct	Dania	FL	33004-2615	FL 33004-2615
Nuby Ronald D	417 Old Griffin Rd	Dania	FL	33004-2744	FL 33004-2744
Corrales Adriana Raquel Gutierrez Marcos	277 NW 13th Ct	Dania	FL	33004-2645	FL 33004-2645
Duenas Nicolas	260 NW 14th Ct # 12	Dania	FL	33004-2629	FL 33004-2629
Nanan Seegobin	260 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617
Onderdonk Eric Swears Robert C Jr	250 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617
Washington Gloria J H/E Washington Prince Jr	270 NW 14th Way	Dania	FL	33004-2654	FL 33004-2654
Dulcieta Properties Inc	4848 SW 25th Ave	Fort Lauderdale	FL	33312-5929	FL 33312-5929
City Of Dania Beach Community Redevelopment Agenc	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
L&J Capital LLC	8504 NW 3rd St	Coral Springs	FL	33071-7414	FL 33071-7414
Drayton Karen Laverne	1426 NW 2nd St	Dania	FL	33004-2606	FL 33004-2606
Torres Andrea Elisa Torres Christian	230 SE 3rd St	Dania	FL	33004-4010	FL 33004-4010
Abitare 105 LLC	395 Fairway Dr	Miami Beach	FL	33141-2417	FL 33141-2417
Greene Darren & Veronica	294 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Mitchell Hardge Sharon Lynn H/E Bch & Smh Family Tr	292 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
White Carolyn	290 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Lantigua Gregorio	1350 NW 3rd St	Dania	FL	33004-2641	FL 33004-2641
Gutman Nicolas Uriel	1370 NW 3rd St	Dania	FL	33004-2641	FL 33004-2641
Robinson Judith V	1353 NW 3rd St	Dania	FL	33004-2640	FL 33004-2640
Jackson Dorothy	1373 NW 3rd St	Dania	FL	33004-2640	FL 33004-2640
Fiat 666 LLC	1707 Harbor View Cir	Weston	FL	33327-1344	FL 33327-1344
Ford Travis	280 NW 14th Way	Dania	FL	33004-2654	FL 33004-2654
Gardner Alberta Est	1402 NW 3rd St	Dania	FL	33004-2621	FL 33004-2621
Tate Fam Rev Liv Tr Tate Dawn R & Stephen G Trstee	3309 NE 37th St	Fort Lauderdale	FL	33308-6434	FL 33308-6434
Wright Sandra	291 NW 14th Way	Dania	FL	33004-2627	FL 33004-2627
Wright Anita V Wright Sandra G	291 NW 14th Way	Dania	FL	33004-2627	FL 33004-2627
Maya Stars LLC	1501 Saint Lawrence Ave	Bronx	NY	10460-3226	NY 10460-3226
Mencia Jaime E & Myrna	711 NW 12th Ave	Dania	FL	33004-2348	FL 33004-2348
Larkins Edward J	701 NW 12th Ave	Dania	FL	33004-2348	FL 33004-2348
Sacco Frank	693 NW 12th Ave	Dania	FL	33004-2347	FL 33004-2347
Kuhn Brittany Kimball Kristopher	691 NW 12th Ave	Dania	FL	33004-2347	FL 33004-2347
Abalos Marcelino J & Jessica E	15741 99th Ct N	West Palm Beach	FL	33412-1710	FL 33412-1710
Furlow Kenneth Wade Kilmer Linda Ruth Marie	911 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Geseking Diana Kloss Edward A	6016 Old Congress Rd	Lake Worth	FL	33462-2401	FL 33462-2401
Suarez David Palacio Claudia	2845 NE 163 St #507	North Miami Beach	FL	33160	FL 33160
Rucerito Robert & Linda	910 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Mila Roberto	914 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Hughes Marie C	801 Argonaut Is	Dania	FL	33004-2355	FL 33004-2355
Pilchard Benjamin C	802 Argonaut Is	Dania	FL	33004-2355	FL 33004-2355
Walker Faye	1231 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Rose Perry & Mary L	1221 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Armstrong Wanda G	718 SW 4th St	Dania	FL	33004-4902	FL 33004-4902
Henry Daphne J	1201 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Larkins George A West Cokenya D	211 NW 12th Ave	Dania	FL	33004-2623	FL 33004-2623
Gooden Byron L Sr & Robin	2601 E Aragon Blvd Unit 5	Sunrise	FL	33313-8062	FL 33313-8062
James Nichelle H/E James Travis & Mcgee Deborah	219 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Thomas Inell H/E Ragin Ann Marie	223 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Johnson Lois F Est	227 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Alix Keltvyn	231 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637

Humphrey James & Lou Vera	235 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Anderson Beverly Anderson Ebony	239 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Scott Deloris	243 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Scott Winston L	247 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Harkless Mary L	251 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Migue 1970 LLC	1904 S Ocean Dr Apt 1802	Hallandale Beach	FL	33009-5963	FL 33009-5963
Gathers Dorothy E	259 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
James Tammie Denise & Ellis R	255 NW 12th Ave	Dania	FL	33004-2624	FL 33004-2624
Cummings Joanne	245 NW 12th Ave	Dania	FL	33004-2624	FL 33004-2624
Greer Kimberly Louise	248 NW 12th Ct	Dania	FL	33004-2626	FL 33004-2626
Hasida LLC	531 SW 181st Ave	Pembroke Pines	FL	33029-4347	FL 33029-4347
Napoli Assets LLC	534 SW 13th Ave	Fort Lauderdale	FL	33312-2425	FL 33312-2425
Mam236 LLC	3901 N 42nd Ter	Hollywood	FL	33021-1840	FL 33021-1840
Black Ebbie	235 NW 12th Ave	Dania	FL	33004-2648	FL 33004-2648
Flex Space Griffin LLC	1501 Venera Ave Ste 203	Miami	FL	33146-3032	FL 33146-3032
Parc Griffin LLC	1501 Venera Ave Ste 203	Miami	FL	33146-3032	FL 33146-3032
School Board Of Broward County Attn:Facility Managem	600 SE 3rd Ave	Fort Lauderdale	FL	33301-3125	FL 33301-3125
Town Modelo FL Land Tr Equinox Realty Holdings LLC Trt	1027 S 21st Ave	Hollywood	FL	33020-6934	FL 33020-6934
Clark Emma J & West Charles E Est	822 NW 3rd St	Dania	FL	33004-2710	FL 33004-2710
Zonda Investing Group LLC	19220 NE 19th Pl	Miami	FL	33179-4318	FL 33179-4318
800 Old Griffin LLC	800 Old Griffin Rd	Dania	FL	33004-2750	FL 33004-2750
Perry Howard Lorenzo	201 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Perry Willie H/E Perry Addie Etal	209 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Cooper Tony Curtis Gibson Cooper Theresa Ann	213 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Duce Jean Joseph & Iselande	221 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Greene Joyce A	225 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Rebibo Osher	5826 Hope St	Hollywood	FL	33021-3236	FL 33021-3236
Miller Steven	229 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
West Janice	237 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Ser Vass Management LLC	1501 W Fairway Rd	Pembroke Pines	FL	33026-3051	FL 33026-3051
Yord Investment LLC	706 NE 191st St	Miami	FL	33179-3922	FL 33179-3922
Coito Maurya A	4420 NW 42nd Ter	Coconut Creek	FL	33073-4720	FL 33073-4720
Oconnell Sean	210 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Mirza Shujaat & Farhat	5720 SW 5th St	Plantation	FL	33317-3532	FL 33317-3532
Marquez Joan Sebastian	5601 Jefferson St	Hollywood	FL	33023-1447	FL 33023-1447
Hondal Luis A Puentes	8078 SW 97th Ter	Ocala	FL	34481-0597	FL 34481-0597
Riveira Melina	228 NW 9th Ave # 1	Dania	FL	33004-2737	FL 33004-2737
Williams Alecia C	234 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Sheard Cynthia	242 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Knowles Christopher A Jr & June	250 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Cox R E & Jacquelyn E	254 NW 9th Ave Apt 1	Dania	FL	33004-2737	FL 33004-2737
White Rhoda	302 NW 9th Ave Apt Ab	Dania	FL	33004-2762	FL 33004-2762
American Legion #209	806 NW 1st St	Dania	FL	33004-3276	FL 33004-3276
Garcia Orlando	915 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Garcia Alfonso C	911 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Kemp Kerm R Jr	907 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Roldos Carlos	903 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Nhan Tran	815 NW 7th St	Dania	FL	33004-2310	FL 33004-2310
Valenzuela Harold & Mari Ann	811 NW 7th St	Dania	FL	33004-2310	FL 33004-2310

Lawson Gloria Gloria D Lawson Liv Tr	702 NW 10th Ave	Dania	FL	33004-2344	FL 33004-2344
Gulfstream Db LLC	3109 Grand Ave # 348	Miami	FL	33133-5103	FL 33133-5103
Lavey Seth L H/E Lavey Leslie	709 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Ryan John M	713 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Ribel David	717 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Carpenter Robert G & Sharon L	721 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Smith Denise L Denise Love Smith Liv Tr	722 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Greene Christopher Thibodeau Lea	718 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Reed Tiffany	714 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Five Star Capital Corp	4020 N 29th Ave	Hollywood	FL	33020-1012	FL 33020-1012
Sun Garden Ltd	9 NW 4th Ave Ste A	Dania	FL	33004-3268	FL 33004-3268
Dania Beach Housing Authority	1101 W Dania Beach Blvd Ste 100	Dania	FL	33004-3390	FL 33004-3390
Dania Economic Development Corp	210 NW 12th Ave	Dania	FL	33004-2647	FL 33004-2647
St Ruth Missionary Baptist Church Inc	PO Box 698	Dania	FL	33004-0698	FL 33004-0698
St Ruth Missionary Baptist Church Inc % City Of Dania B	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643



City of Dania Beach Community Development Memorandum

DATE: 9/25/2025

TO: 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, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager
Alejandra Cuervo, Planner

SUBJECT: VC-018-25: The property owners, Tammie and Ellis James, are requesting to vacate a portion of Right-of-Way lying east of the property located at 255 NW 12th Avenue. (First Reading)

Request:

VACATION RIGHT-OF-WAY

To vacate Right-of-Way (the northernmost 100 feet of NW 12th Avenue, a 70-foot-wide strip of land) lying east of the property located at 255 NW 12th Avenue, in accordance with Article 655.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Residential (NBHD-RES)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	0.139-acre (6,031 SF) Net/
EXISTING USE:	Right-of-Way (ROW)
VIOLATIONS ON PROPERTY	No open violations on this property.

Background:

The applicant is proposing for the City to vacate a 70-foot-wide strip of land that is a Right-of-Way (ROW) located east of the property for a total of approximately 100 linear feet. This section of ROW is currently utilized as a public road, but is the dead-end of the NW 12th Avenue (Tamara James Ave). The entire vacated ROW will be added to the existing residential property abutting west of the dead-end roadway because the Property owner to the east declined to accept the eastern half of the ROW. If the Vacation is approved, the property owners are responsible for maintaining the ROW, including repairs and upkeep.

Vacation of Right-of-Way:

The vacation process is identified in the City's Land Development Code (LDC) in Section 655-20. This Code provision requires the applicant to provide evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated. Below are a list of all public utilities and the date each was notified of the vacation request by the applicant.

- AT&T - 4-02-25
- Dania Economic Development Corp - 05-01-25
- Comcast- 04-01-25
- Teco Peoples Gas - 03-26-25
- USIC - 3-21-25

A representative from Teco People's Gas responded that they have no objections to the vacation request. The Community Development Department has been working closely with the Public Services Department to establish the location of easements to ensure the City accounts for the existing fire hydrant, catch basin, and underground water lines if the vacation is approved. The applicant has expressed multiple concerns pertaining to incidents of trespassing and criminal activity occurring within the vacated premises and its surrounding areas. Notably, this includes unauthorized pedestrian movement originating from adjacent northern properties. In light of these safety-related issues, the applicant respectfully requests that the area be formally vacated. The Code also requires the applicant to obtain notarized signatures of the property owners abutting affected portions of the ROW proposed for vacation, indicating support or objection for the applicants. The applicant has obtained the required signature indicating No Objection to the requested vacation.

Vacation Criteria:

Section 655 of the Land Development Code states, the City Commission shall hold its public hearing and, after consideration of the application, staff findings, and information representation at the public hearing. The City Commission may deny, approve, or approve with conditions that application for vacation, based upon its determination that the request meets the criteria identified in section 655-40, which are upon its determination that the request meets the criteria identified in section 655-40, which are identified below.

1. "Whether the vacation will adversely affect access to neighboring properties."

Applicants Response: The subject vacation will not adversely affect access to neighboring properties because the subject ROW does not provide access to the neighboring properties. It is the dead end of NW 12th Avenue.

Staff Analysis: No existing access is currently provided from the subject Right-of-Way.

2. "Whether the subject right of way or easement is needed for any public purpose."

Applicants Response: The subject ROW is not needed as a public roadway. The subject roadway segment provides access only to the applicant's property. Therefore, the requested vacation affects no other property.

Staff Analysis: During the review process staff identified preexisting conditions that other departments found necessary to have access. Due to identified existing conditions, access easements have been incorporated to dedicate perpetual access to the existing infrastructure.

Comprehensive Plan

This application supports the City's Comprehensive Plan by furthering the following goals:

Housing and Neighborhood Element

- **Goal 2.2** To assure citizens have decent, safe, resilient and sanitary housing in neighborhood environments that are attractive, secure, and free from urban blight.
- **Policy 11.1.1.2** The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
- **Objective 2.2.1** To maintain the integrity of existing residential neighborhoods and to promote their preservation and rehabilitation.

Staff Analysis:

The proposed Vacation request has been reviewed by the City's Planning and Zoning Division, Public Services Department, and Fire Department. Based on the scope and nature of the request, Public Services anticipates the removal of the existing solar light located on the eastern portion of the subject area. Additionally, the western section of the proposed vacated area contains an existing catch basin and fire hydrant the eastern section contains underground water lines. Considering these existing infrastructure elements, perpetual access easements have been established to ensure continued access for both Public Services and the Fire Department.

This vacation request is expected to enhance safety at the dead-end and for the adjacent residential property. This request supports the provision of decent, safe, resilient, and sanitary housing for residents, while promoting neighborhood environments that are visually appealing, secure, and free from conditions of urban blight.

This application will require two (2) readings at public hearing by the City Commission.

Planning and Zoning Boarding Recommendation

On July 16, 2025, the Planning and Zoning Board recommended approval to the City Commission. (Board Vote: 4-1; Garnett - yes, De la Salas - yes, Silver - yes, Oliver - yes, Wright - no).

Budgetary Impact

None

Recommendation

Staff found that this application meets the requirements of Article 655 with respect to vacation of right- of-way, and the applicant has provided all necessary documentation for the vacation request. Therefore, based on the staff analysis above Community Development staff is recommending approval provided the requested access easements are executed and recorded in Broward County records.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-018-25) SUBMITTED BY THE APPLICANTS/ADJACENT PROPERTY OWNERS, TAMMIE AND ELLIS JAMES, FOR THE PROPERTY GENERALLY LOCATED BETWEEN NW 2 PLACE AND NW 12 AVENUE, RESPECTIVELY, WHICH CONSISTS OF APPROXIMATELY 100 BY 70 FEET OF NW 12TH AVENUE, LYING EAST OF THE APPLICANTS' PROPERTY LOCATED AT 255 NW 12TH AVENUE WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 12TH AVENUE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled Land Development Code (the "LDC"), Part 6, entitled "Development Review Procedures And Requirements," Article 655, entitled "Vacations Of Right-Of-Way" of the City's Land Development Code (the "LDC"), the property owner of the property located a 255 NW 12th Avenue, Dania Beach, Tammie and Ellis James, (the "Applicants"), have applied to the City of Dania Beach (the "City") for approval to Vacate the Northernmost 100 feet of the 70 foot wide Right-of-Way (VC-018-25), known as a portion of "NW 12th Avenue" (the legal description for the Northernmost 100 feet right of way to be vacated is attached to this Ordinance as Exhibit A); and

WHEREAS, consistent with the requirements of Section 655-20, of the LDC, the Applicant obtained notarized signatures of property owners abutting affected portions of the right-of-way proposed for vacation, indicating support or objection for the application.

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on July 16, 2025, and recommended approval of the proposed right-of-way vacation; and

WHEREAS, staff have confirmed that all utilities with a potential interest in the area have been notified and given the opportunity to object. No objections have been raised.

WHEREAS, staff recommends approval of the proposed right-of-way vacation in its staff report to the City Commission dated August 26, 2025; and

WHEREAS, the City Commission finds that granting the requested right-of-way vacation will not adversely affect access to neighboring properties and will not be detrimental to the public health, safety, and welfare; and

WHEREAS, the City Commission finds that NW 12th Avenue is no longer needed as a road, and that it is in the best interest of the City to grant the request to vacate the right-of-way.

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. Pursuant to Chapter 28, entitled “Land Development Code,” (“LDC”) Part 6, entitled “Development Review Procedures and Requirements,” Article 655, “Vacations of Right-Of-Way,” the requested full right of way Vacation (VC-018-25), as delineated on the attached Exhibit “A,” is approved.

Section 3. A condition of the vacation shall be that the Applicants execute access easements for the City’s utilities, as identified in Exhibit B.

Section 4. That if any clause, section, sentence, or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. This Ordinance shall take effect ten (10) days after passage and adoption.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on second reading on _____ 2025.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____ _____

Commissioner Luis Rimoli _____ _____

Commissioner Archibald J. Ryan IV _____ _____

Vice Mayor Marco Salvino _____ _____

Mayor Joyce L. Davis _____ _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

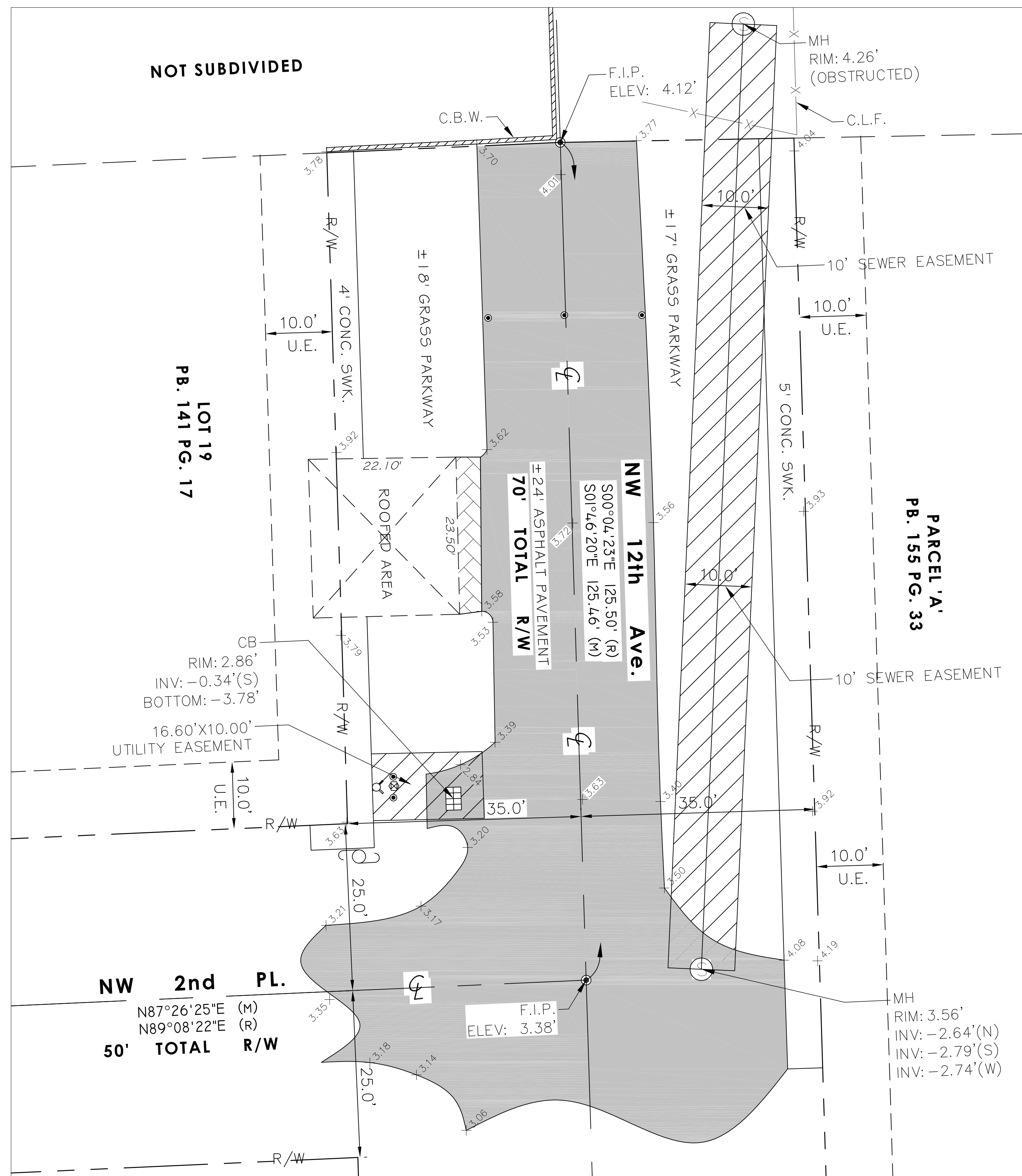
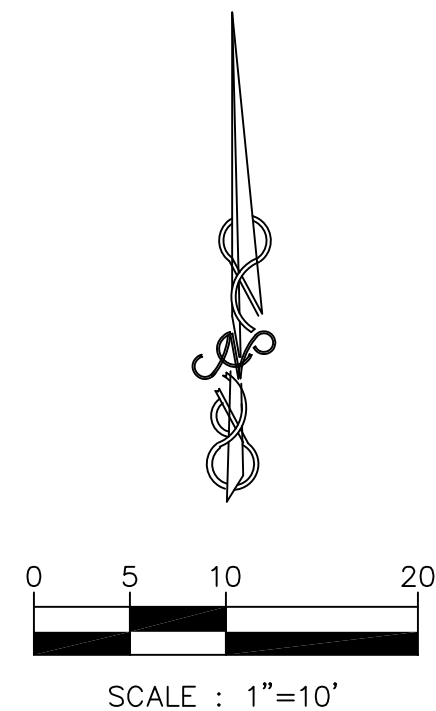
APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

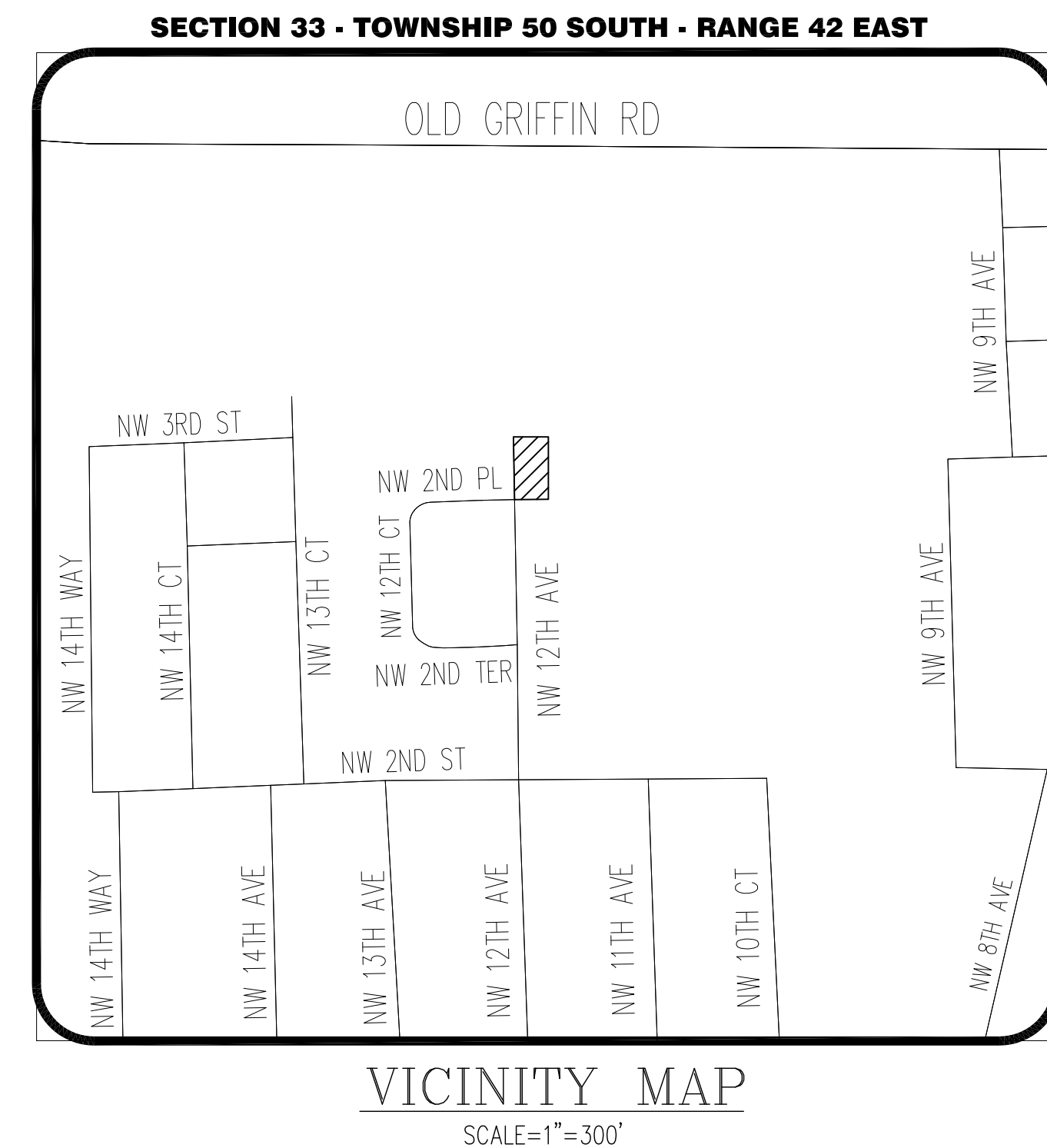
EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
(VC-018-25)

TOPOGRAPHIC SURVEY



ABBREVIATIONS AND LEGEND									
L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT	E.T.P.	= ELECTRIC TRANSFORMER PAD		= CENTRAL ANGLE		= UNKNOWN MANHOLE
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT	(M)	= MEASURED	F.H.	= FIRE HYDRANT		= WOOD FENCE		= SPOT ELEVATION
B.C.	= BLOCK CORNER	(R)	= RECORDED	F.I.P.	= FOUND IRON PIPE		= CHAIN LINK FENCE		= SEWER MANHOLE
M.H.	= MANHOLE	P/L	= ARC DISTANCE	F.N.D.	= FOUND NAIL & DISK		= C.B.S. WALL		= TRAFFIC SIGN
M/L	= MONUMENT LINE	R.	= PROPERTY LINE	N.T.S.	= NOT TO SCALE		= IRON FENCE		= CATCH BASIN
C.B.	= CATCH BASIN	R.D.	= RADIAL	O/H	= OVERHEAD		= METAL LIGHT POLE		= IDENTIFICATION
N.C.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	(R & M)	= RECORDED & MEASURED	O.R.B.	= OFFICIAL RECORDS BOOK		= BOLLARD		= ASPHALT
P.R.M.	= PERMANENT REFERENCE MONUMENT	R/W	= RIGHT-OF-WAY	P.B.	= PLAT BOOK		= UTILITY POWER POLE		
C	= CENTER LINE	S	= SECTION	P.C.P.	= PERMANENT CONTROL POINT				
CONC.	= CONCRETE	F.F.ELEV.	= FINISH FLOOR ELEVATION	P.G.	= PAGE				
A/C	= AIR CONDITIONING PAD			P.O.B.	= POINT OF BEGINNING				

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey. This is a Topographic Survey.
2. This drawing reflects field findings. The latest day of field work is 08-01-2025.
3. Losada Survey Services carries Professional Liability Insurance for Surveying and Mapping services.
4. This As built Survey is not valid without a lawful signature and seal of the undersigned certifying surveyor. This document has been electronically signed and sealed by Benigno J. Suarez, Licensed Surveyor P.S.M. 6583, State of Florida, using a Digital Signature and date, in accordance with the provisions of Chapter 5J-17.062, Florida Administrative Code.
5. The values and dimensions shown herein are expressed in US Survey foot, unless otherwise noted.
6. Vertical Control Datum and Vertical Accuracy:
The Elevations shown hereon are referred to the 1988 North American Vertical Datum (NAVD 88). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a closed level loop from and to the following official Bench Marks:

BENCH MARK	VERTICAL CONTROL POINT DESCRIPTION	ELEVATION (US FEET)
D 239	DESCRIBED BY COAST AND GEODETIC SURVEY 1965 2.6 MI S FROM FORT LAUDERDALE. ABOUT 2.65 MILES SOUTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE STATION AT FORT LAUDERDALE, IN SECTION 34, R 42 E, T 50 S, 0.4 MILE SOUTH OF MILEPOST 345, SET ON THE TOP OF THE EAST END OF THE NORTH CONCRETE ABUTMENT OF BRIDGE NO. 345-1 OVER DANIA CUT-OFF CANAL, 8.5 FEET EAST OF THE EAST RAIL OF THE NORTHBOUND TRACK AND ABOUT LEVEL WITH THE TRACK.	15.78'
BRO 1	DESCRIBED BY FL DEPT OF NAT RES 1981 IN DANIA.BEGIN AT THE U.S. HIGHWAY 1 BRIDGE OVER THE DANIA CANAL, GO SOUTH 0.25 MILE ON U.S. HIGHWAY 1 TO THE INTERSECTION OF NORTHEAST 2ND ST. GO 0.5 MILE SOUTH ON NORTHEAST 2ND ST TO THE MARK. THE MARK IS SET IN THE NORTHEAST CORNER OF A 9-4-FOOT BY 4-7-FOOT CONCRETE FOUNDATIONBOX FOR A WATER METER MAIN. THE MARK BEARS 33.1 FEET SOUTH OF THE CENTERLINE OF NORTHEAST 2ND ST, 59.5 FEET SOUTHEAST OF THE CENTERLINE OF NORTHEAST 5TH AVE. 85 FEET EAST OF THE NORTHEAST CORNER OF THE FENCE AROUND THE PARKING LOT FOR THE DANIA JAI ALAI, AND 19.2 FEET WEST OF THE CENTER	6.29'

7. Horizontal Control Datum and Horizontal Accuracy: Horizontal position and coordinates shown hereon are relative to the State Plane Coordinate System, Florida East Zone (0901), NAD 83 (2011 ADJUSTMENT). Coordinate values were determined using GNSS/GPS measurements utilizing the Florida Department of Transportation primary reference network (FPRN). The FPRN broadcasts in NAD 83 (2011 Adjustment - EPOCH 2010.0000) and in NAVD 88 Datums. The FPRN stated horizontal accuracies range between 0.03' to 0.07' (1 to 2 centimeters), and vertical accuracies from 0.07' to 0.10' (2 to 3 centimeters), depending on satellite coverage, good geometry of precisions, low multi path environment, among other factors.

- ### 8. Sources of Data:

Plat of "COLLINS PARC" recorded in Plat Book 141 at Page 17 of the Public Records of Broward County, Florida.

Plat of "COLLINS PARC PLAT No. 2" recorded in Plat Book 155 at Page 33 of the Public Records of Broward County, Florida.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By:  Digitally signed by
BENIGNO J SUAREZ
Date: 2025.08.21 10:47:
-04'00'

Benigno J. Suarez, P.S.M.
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



**LOSADA
SURVEY
SERVICES, INC.**

LB 8656
4839 SW 75 AVE, MIAMI FLORIDA 33155
PHONE NUMBER: 786-413-8246 786-413-8231
EMAIL: INFO@LOSADASURVEY.COM

NW 12TH AVE & NW 2ND PL

TOPOGRAPHIC SURVEY

**NW 12TH AVE & NW 2ND PL
DANIA BEACH, FL 33004**

[illegible]

SCALE: AS-SHOWN

DRAWN BY : J.L.

CHECKED BY : B.S

DATE : 08-01-2025

PROJECT No. :	2025-109-JL
---------------	-------------

SHEET:

1

Prepared By and Return To:
Eve A. Boutsis
City Attorney
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Fl 33004

Folio #: 5042 33 46 0190

ACCESS AND UTILITY EASEMENT

This **ACCESS AND UTILITY EASEMENT** (this “Easement”) is granted this ____ day of _____, 2025 by Mr. Ellis James and Tammie James, (“Grantors”), with an address of 255 NW 12th Avenue, Dania Beach, FL 33004 to the CITY OF DANIA BEACH, a Florida municipal corporation, having an address of 100 West Dania Beach Boulevard, Dania Beach, FL 33004 (“Grantee”).

(WHEREVER USED HERIN, THE TERMS “GRANTOR” AND “GRANTEE” INCLUDE ALL THE PARTIES TO THIS INSTRUMENT AND THEIR HEIRS, LEGAL REPRESENTTATIVES AND ASSIGNS OF INDICIDUALS AND THE SUCCESSORS AND ASSIGNS OF CORPORTATIONS, WHEREVER THE CONTEXT SO ADMITS OR REQUIRES)

WITNESSETH:

- A. Grantor is the fee title owner of that certain parcel of real property more particularly described in the Sewer Easement Sketch and accompanying legal description included in **Exhibit “A”** attached hereto and incorporated herein (collectively the “Property”), and the Utility Easement and Legal Description for the Utility Easement more particularly described on **Exhibit “B”** attached hereto (Collectively the “Easement Area”).
- B. Grantee is a municipality within whose jurisdiction the Property is located.
- C. Grantee has installed infrastructure requiring a permanent easement within the Right-of-Way consisting of a fire hydrant, catch basin, valve, and related components and sanitary sewer piping. Grantor authorizes an access and utility easement through Grantor’s Property, in order to provide Grantee access for maintenance of the Grantee’s infrastructure.

- D. Grantor desires to grant and create, pursuant to the terms and conditions hereinafter set forth, and Grantee has agreed to accept, the access and utility easement as defined below.

NOW, THEREFORE, for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agrees as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. Grant of Easement. Grantor hereby grants and conveys to Grantee, an access and utility easement over, across and upon the Easement Area for the purpose of providing Grantee access for maintenance of the fire hydrant, catch basin, valve, and related components and the sanitary sewer piping ("Access and Utility Easement") subject to the rights reserved by Grantor, as outlined below. The easement shall constitute a covenant running with the land and will be recorded, at the City's expense, in the public records of Broward County, Florida, and shall remain in full force and effect and be binding upon the successors and assigns of the respective parties hereto, until such time as the same is released in writing as hereinafter provided.
3. Maintenance and Repair. Grantor shall be responsible for maintaining the Easement Area in a state of good repair, reasonably safe condition and neat and reasonably attractive manner including, without limitation, the maintenance of support structures and all landscaping, irrigation and lighting located within the Easement Area. In the event the Easement Area is damaged or destroyed in part or in whole, Grantor shall repair and restore same to the original condition. If Grantee causes damage to the easement area due to installation, maintenance or repair of the outfall, the Grantee shall be responsible for bringing the easement area back into a similar condition to which it before any of Grantee's actions.
4. Notices. Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail return receipt requested, postage paid to the address set in this paragraph, or such other address as a party may designate on notice to the other.

5.

Grantor:

Mr. and Mrs. Ellis and Tammie James
255 NW 12th Avenue
Dania Beach, FL 33004

Grantee:

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

With a copy to:

Eve A. Boutsis, City Attorney
Dania Beach City Attorney
100 West Dania Beach Boulevard
Dania Beach, FL 33004

6. Reservation of Rights:

- a. Use of Easement Area. Grantor hereby reserves all rights of ownership in and to the Easement Area which are not inconsistent with the Easement, including, without limitation:
 - i. the right to grant further non-exclusive easements on, over, under and/or across the Easement Area (i.e., utility, access, etc.) which are not inconsistent with the purpose of this Easement; and (ii) the exclusive right, subject to Grantor's right to restore, to design, build, furnish and maintain any and all improvements located within and adjacent to the Easement Area.
7. Exhibits. All of the Exhibits attached to this Easement are incorporated in and made a part of this Easement.
8. Sovereign Immunity. Nothing in this Easement shall be interpreted to constitute a waiver of the sovereign immunity of the Grantee with respect to any negligence actions brought against the Grantee by third parties.
9. Form of Document. The provisions of this Easement do not imply obligations on the part of the Grantee other than the requirements to provide notice as specifically set forth herein. This Easement shall not cease to exist upon default by the Grantor or the Grantee's failure to give notice.
10. Inspections. As a further part of this easement, it is hereby understood and agreed that any official inspector of the City of Dania Beach, or its agents duly authorized, may have the privilege at any reasonable time of entering and investigating the accessibility of the easement area.
11. Duration. The provisions of this instrument shall become effective upon their recordation in the public records of Broward County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each.
12. Enforcement. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Covenant shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

13. Severability. Invalidation of any of provision in this easement by judgment of Court shall not affect any of the other provisions, which shall remain in full force and effect.
14. Cumulative rights. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
15. Amendments. This Easement may not be amended or modified except by written instrument executed by all of the then fee owner(s) of the Easement Area and the City Commission of Grantee; provided however, that amendments or modifications to correct or amend **Exhibits "A" and "B"** of this Easement may be executed by the then fee owner(s) and City Manager of Grantee without necessitation review and approval by the City Commission. Modifications or amendments shall be recorded in the Public Records of Broward County, Florida.
16. Termination. Termination of this Easement may only be accomplished through the City's easement vacation process as provided in the City's Code of Ordinance.
17. Entire Agreement. This Easement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.
18. Captions. The captions and paragraph headings contained in this Easement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Easement, nor the intent of any provision hereof.
19. Counterparts. This Easement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Easement.
20. Waiver. No waiver of any of the provisions of this Easement shall be effective unless it is in writing, signed by the party against whom is its asserted and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.
21. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.
22. Recordation. Upon execution and delivery, Grantor shall record this Easement in the public records of Broward County, Florida.

[SIGNATURES ON FOLLOWING PAGE]

WITNESSES:

[Witness Signature]

[Witness print/type name]

[Witness Signature]

[Witness print/type name]

[Witness Signature]

[Witness print/type name]

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by either [] online notarization
or [] physical presence, this ____ day of _____, 2025, by
_____, freely and voluntarily on behalf of said corporation. He is
personally known to me or has produced _____ as identification.

GRANTORS:

Ellis James,

By: _____

Tammie James,

By: _____

Notary Public

Typed, printed or stamped name of Notary Public
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by either [] online notarization
or [] physical presence, this ____ day of _____, 2025, by
_____, freely and voluntarily on behalf of said corporation. He is
personally known to me or has produced _____ as identification.

Notary Public

Typed, printed or stamped name of Notary Public
My Commission Expires:

APPROVED AS TO FORM AND ACCEPTED:

Signed: _____

Printed Name: _____
Title: City Attorney, City of Dania Beach

JOINER BY MORTGAGEE

The undersigned, being the owner and holder of that certain Mortgage (the "Mortgage") given by _____ and _____ in favor of (Bank) _____, , dated as of _____, and recorded _____ under Clerk's File Number _____, in the Public Records of Broward County, Florida, covering all or a portion of the property described in the foregoing easement, hereby acknowledges and agrees that the lien and effect of the Mortgage shall be subject and subordinate to the terms of said easement.

IN WITNESS WHEREOF, these presents have been executed this ____ day of _____, 2021.
Signed, sealed and delivered in the presence of these witnesses:

By: _____
Name: _____

Witness: _____
 Print Name: _____
 Witness: _____
 Print Name: _____

Address:

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

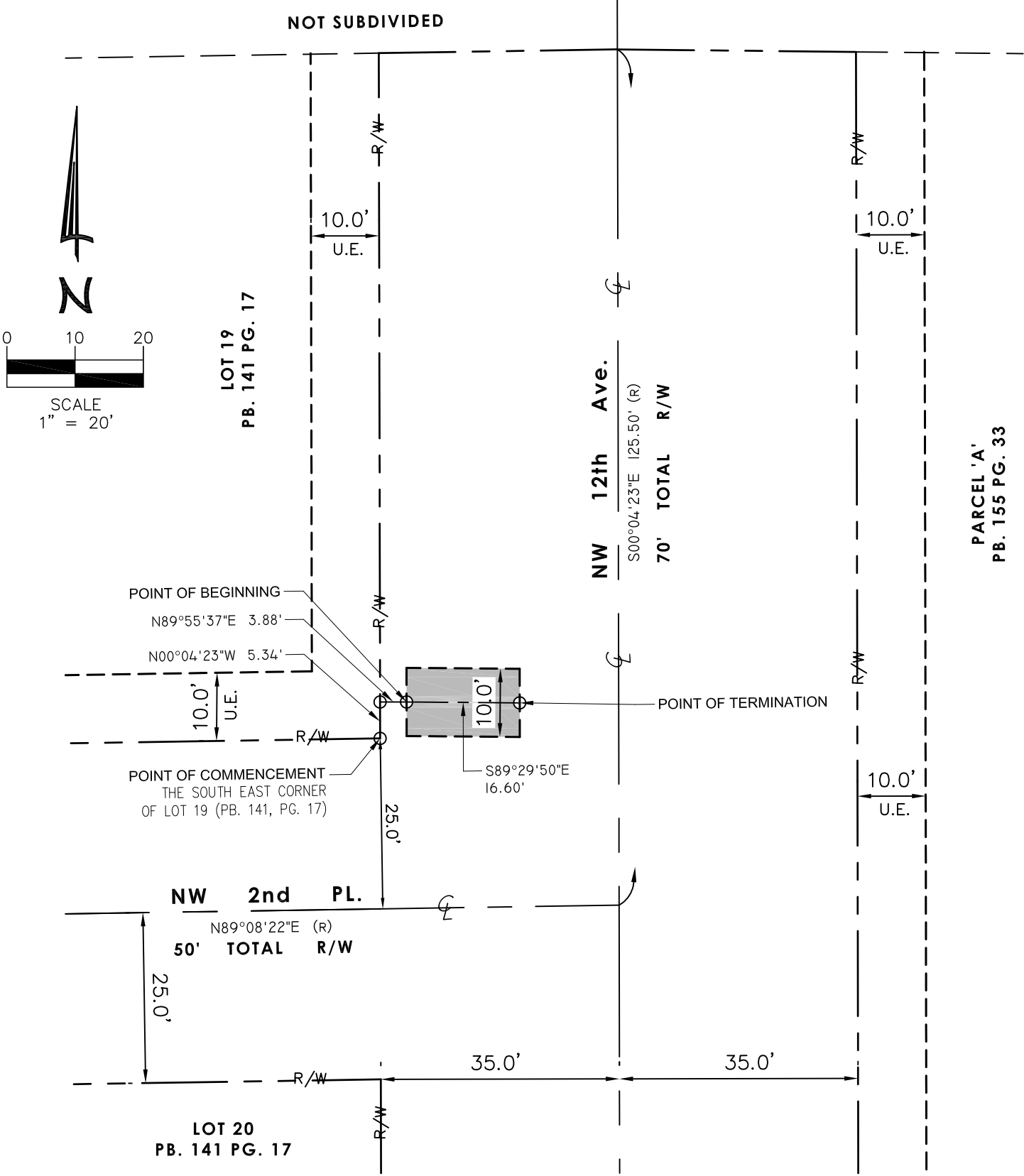
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2021, by _____, as _____ of _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
 Print Name: _____
 Notary Public, State of Florida
 My commission expires: _____

UTILITY EASEMENT
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PLAN



UTILITY EASEMENT
LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION OF EASEMENT:

A 10 foot Utility Easement:

COMMENCE at the South East corner of Lot 19 of "COLLINS PARC", according to the plat thereof, as recorded in Plat Book 141 on Page 17 of the public records of Broward County, Florida; thence run N00°04'23"W along the West Right of Way line of NW 12th Avenue, for a distance of 5.34 feet; thence run N89°55'37"E for a distance of 3.88 feet to the **POINT OF BEGINNING**; thence run S89°29'50"E for a distance of 16.60 feet to the **POINT OF TERMINATION**.

Said described land contains 166 SQUARE FEET OR 0.004 ACRES more or less by calculations.

SURVEYOR'S CERTIFICATE:

I hereby certify to that this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____ Date: 08-26-2025
Justin Losada, P.S.M. 7653

NOTICE: The seal appearing on this document was authorized by [Justin Losada, P.S.M. 7653 on (August 26th, 2025)]. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.053 of the Florida Administrative.

PLAN



SEWER EASEMENT
LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION OF EASEMENT:

A 10 foot Sewer Easement:

COMMENCE at the Intersection of North West 12th Avenue and North West 2nd Terrace;
thence run N86°18'04"E for a distance of 17.33 feet to the **POINT OF BEGINNING**;
thence run N04°14'38"E for a distance of 141.67 feet to the **POINT OF TERMINATION**.

Said described land contains 1,416.70 SQUARE FEET OR 0.03 ACRES more or less by calculations.

SURVEYOR'S CERTIFICATE:

I hereby certify to that this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____ Date: 08-26-2025
Justin Losada, P.S.M. 7653

NOTICE: The seal appearing on this document was authorized by [Justin Losada, P.S.M. 7653 on (August 26th, 2025)]. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.053 of the Florida Administrative.



APPLICATION:
VC-018-25

FOLIO:
5042-33-46-0190

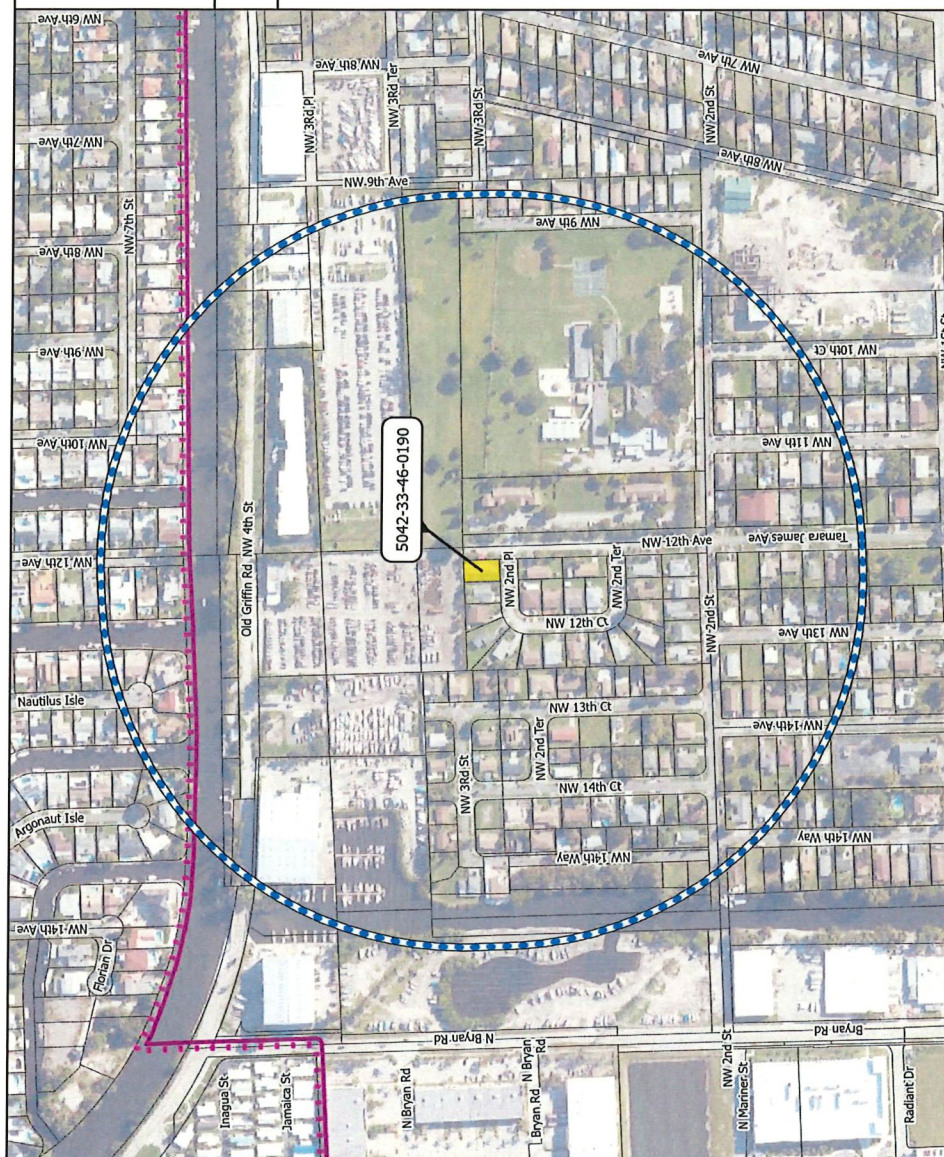
ADDRESS:
255 NW 12th Ave

REQUEST:
Vacation of SE 3 Avenue

When Printed on 8 1/2" x 11"
1 Inch equals 400 feet



Florida Technical Consultants



Date: 6/10/2025

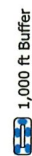
Legend



Parcels



Proposed Parcel

 1,000 ft Buffer



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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: Vacation of ROW

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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. Failure to attend may impact the disposition of the application. 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.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: SE 3 Avenue

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: 33-50-42-The E 35' of E 1/2 of SE 1/4 of SE 1/4 of NE 1/4

Folio Number(s): 5042-33-46-0280 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) Ellis + Tammie James

Address of Applicant: 255 NW 12th Avenue Dania Beach FL 33004

Business Telephone: 954-608-1111 Home: _____ Fax: _____

E-mail address: tammie@jamese901.com

Name of Property Owner: Ellis + Tammie James

Address of Property Owner: 255 NW 12th Avenue Dania Beach, FL 33004

Business Telephone: 954-608-1111 Home: _____ Fax: _____

Explanation of Request: to vacate road in front of House

Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **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: Tammie James
(Owner / Agent signature*)

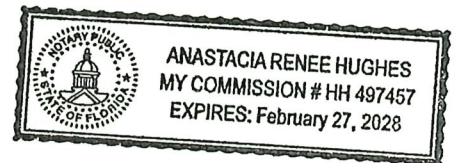
BEFORE ME THIS 3rd DAY OF March, 2025

By:

Tammie James
(Print name of person acknowledging)

Tammie James
(Joint owner signature if applicable)

Notary Anastacia Hughes
(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.**

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State statutes and the Dania Beach Land Development Code. Should any applicant have more than one type of request submitted to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board, City Commission, or both. It is the obligation of each applicant to review the appropriate City Codes and design standards related to the proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,600.00 Greater than 2 acres - \$6,200.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Amendment	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00
PLAT	(Perimeter) Filing fee = \$3,000.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$3,000.00 plus \$100 per acre or portion of such area <u>Cost Recovery Fee: \$10,000.00</u> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <u>Cost Recovery Fee: \$10,000.00</u> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Site Plan	Filing Fee: \$3,000.00 Plus , retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) <u>Cost Recovery= \$10,000.00</u> Fire Plan Review Fee: \$1,120.00 <u>Minimum fee: \$14,120.00</u> <i>Includes Staff processing, two (2) review cycles, advertising and notice costs</i>
Site Plan Revisions	Filing Fee: \$1,500.00 Fire Plan Review Fee: \$200.00 <u>Cost Recovery Fee: \$10,000.00</u> <i>Two (2) review cycles.</i> <i>(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = \$4,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 350.00
Administrative, all other	\$ 700.00
Single Family/Community Facility	\$ 500.00
Duplex & Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	\$2,000.00
Appeal (single family & comm fac)	\$ 700.00
Appeal (all other uses)	\$2,000.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,400.00
Mobility Application	\$1,400.00
Traffic-way Waiver	\$4,000 .00
Vacation – Road/Easement	\$3,500.00
Alcohol Beverage Variance	\$1,400.00
Alcohol Extended Hours License Application	\$2,400.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 125.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 100.00
CRA Grant Application	\$ 250.00
UNSPECIFIED	\$ 500.00 (PLUS any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	\$ 300.00
Certificate of Use- Residential	\$ 50.00
Super Graphic	\$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021

COLLINS PARC

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA, BROWARD COUNTY, FLORIDA
BERRY & CALVIN
SURVEYORS & ENGINEERS - 3129 NORTH 29TH AVENUE, HOLLYWOOD, FLORIDA 33020

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF DANIA, A FLORIDA MUNICIPAL CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED THE SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "COLLINS PARC", A SUBDIVISION.

ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF THE CITY OF DANIA, A FLORIDA MUNICIPAL CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS AND THE CORPORATE SEAL AFFIXED THERE-TO THIS 8TH DAY OF SEPTEMBER, 1987.

Emile M. Gardner
WITNESS (AS TO BOTH)

Anna Denny
WITNESS (AS TO BOTH)

Chester A. Byrd
CHESTER A. BYRD - MAYOR
Wanda Mullikin
WANDA MULLIKIN - CITY CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED
COUNTY OF BROWARD } BEFORE ME CHESTER A. BYRD AND WANDA MULLIKIN, MAYOR
AND CITY CLERK, RESPECTIVELY OF THE CITY OF DANIA, A
FLORIDA MUNICIPAL CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND
WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY AC-
KNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS
AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID
INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT CITY OF DANIA, BROWARD COUNTY, FLORIDA,
THIS 9TH DAY OF SEPTEMBER, 1987.

My Commission Expires Sept. 26, 1991
Notary Public, State of Florida
PUBLISHED BY THE STATE OF FLORIDA

David L. Hester
NOTARY PUBLIC - STATE OF FLORIDA

NOTES

1. INDICATES PERMANENT REFERENCE MONUMENT.
2. INDICATES PERMANENT CONTROL POINT.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. U.E. INDICATES UTILITY EASEMENT.
5. B.M. ELEV. INDICATES BENCHMARK ELEVATION.
6. RIGHT-OF-WAY DEDICATED BY THIS PLAT = 30.826 SQ. FT. (0.708 ACRES ±)
7. SQ. FT. INDICATES SQUARE FOOTAGE.
8. BENCHMARK OF ORIGIN: #1893 - 0.4 MILE S. OF MILE POST 349 - TOP OF EAST END OF NORTH CONC. ABUTMENT OF BRIDGE #345+41 OVER DANIA CUT-OFF CANAL - 8.5' E. OF EAST RAIL OF NORTHBOUND TRACT ELEV. = 11.382' (BROWARD CO. BENCHMARK)

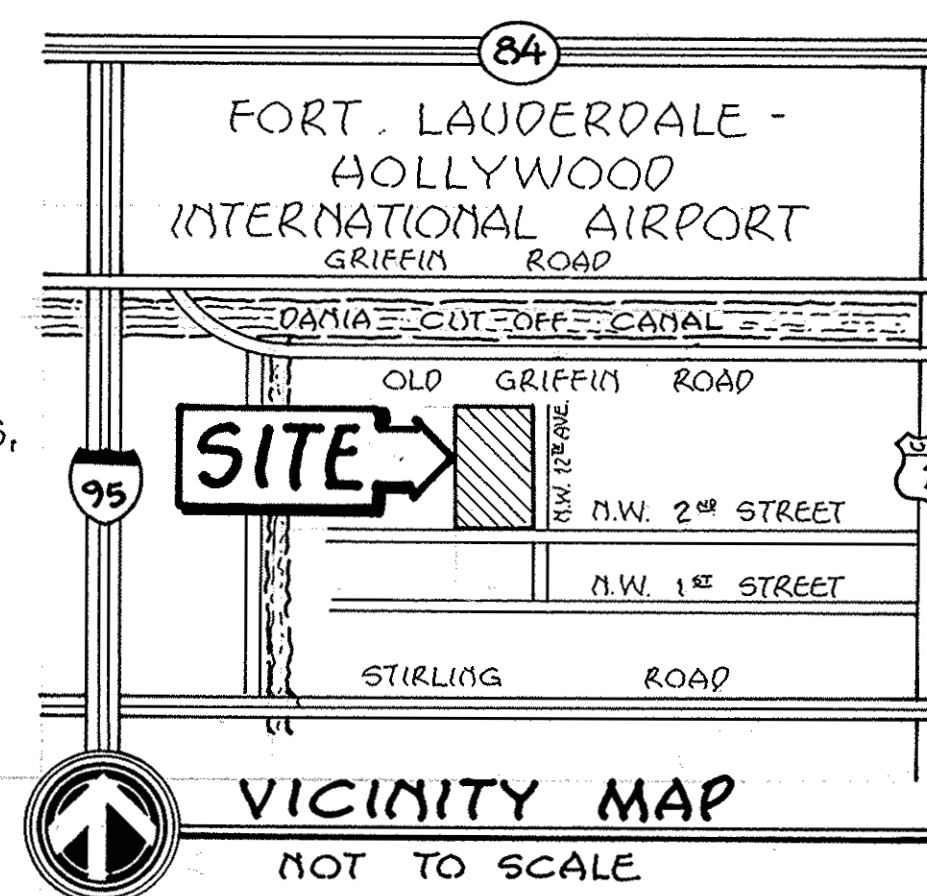
RESTRICTING NOTE

THIS PLAT IS RESTRICTED TO: 21 - 3 BEDROOM & 4 - 4 BEDROOM DETACHED SINGLE FAMILY UNITS. THIS PLAT IS ALSO RESTRICTED TO PERSONS WITH A TOTAL FAMILY INCOME OF EIGHTY PERCENT (80%) OR LESS OF THE MEDIAN INCOME FOR BROWARD COUNTY ACCORDING TO THE PREVAILING STANDARD METROPOLITAN STATISTICS OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE XX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

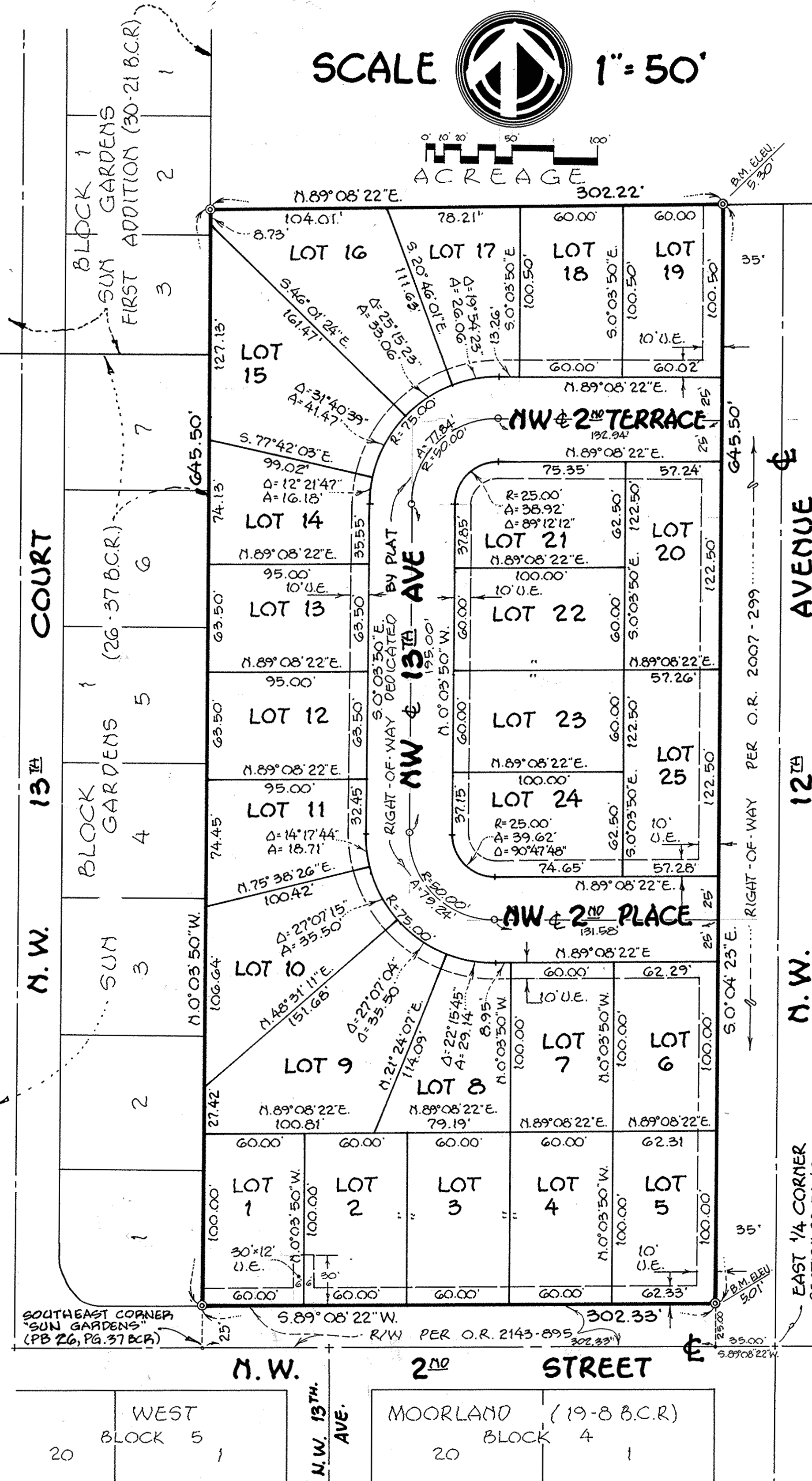
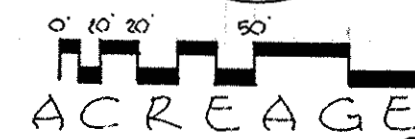
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOT AREA TABLE

LOT No	AREA (SQ. FT.)	LOT No	AREA (SQ. FT.)
1	6,000	14	6,000
2	6,000	15	9,250
3	6,000	16	8,629
4	6,000	17	6,000
5	6,231	18	6,028
6	6,229	19	6,028
7	6,000	20	7,013
8	6,000	21	6,120
9	9,819	22	6,000
10	7,732	23	6,000
11	6,000	24	6,111
12	6,032	25	7,016
13	6,032		



SCALE 1" = 50'



DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST; SAID LANDS BEING LOCATED IN BROWARD COUNTY, FLORIDA, AND CONTAINING 4.479 ACRES, MORE OR LESS, SUBJECT TO A PUBLIC ROAD RIGHT-OF-WAY OVER AND ACROSS THE SOUTH 25 FEET AND THE EAST 35 FEET THEREOF.

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF "COLLINS PARC" WAS APPROVED BY THE BOARD OF COMMISSIONERS BY ORDINANCE NO. 17-87, ADOPTED BY SAID COMMISSION THIS 25TH DAY OF AUGUST, 1987.

ATTEST: *Wanda Mullikin*
CITY CLERK

Chester A. Byrd
MAYOR

CITY OF DANIA PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY OF DANIA PLANNING & ZONING BOARD HAS APPROVED AND ACCEPTED THE ATTACHED PLAT, THIS 4TH DAY OF AUGUST, 1987.

BY: *Sam Calandrea*
CHAIRMAN

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO THE DEDICATION OF RIGHTS-OF-WAYS FOR TRAFFICWAYS BY RESOLUTION, DULY ADOPTED THIS 1ST DAY OF SEPTEMBER, 1987.

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 1ST DAY OF SEPTEMBER, 1987.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 1ST DAY OF NOVEMBER, 1987 AND RECORDED IN PLAT BOOK 141, AT PAGE 17, RECORD VERIFIED.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR

Carol C. Doyle
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 5TH DAY OF SEPTEMBER, 1987.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR

Harold G. Hester
DEPUTY

Dick E. Grossman
CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

Henry P. Cook
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA REG. P.E. NO. 12506

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

David Wood
DIRECTOR

SURVEYOR'S CERTIFICATE

I, STEPHEN A. GIBBS, HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION.

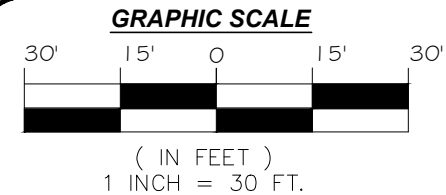
THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF 214A-6, FLORIDA ADMINISTRATIVE CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET WHERE INDICATED AND IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY FOR THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL.

DATED THIS 14TH DAY OF OCTOBER, 1987, AT
HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Stephen A. Gibbs
STEPHEN A. GIBBS
REG. LAND SURVEYOR NO. 4054
STATE OF FLORIDA



LEGAL DESCRIPTION:

LOT 19, BLOCK X, OF "COLLINS PARC ",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 141, AT PAGE 17, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 5042-33-46-0190

255 N.W. 12TH AVENUE ,
DANIA BEACH, FLORIDA-33004

AREA OF PROPERTY: 6,031 SQUARE FEET AND/OR
0.138 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

-JAMES, TAMMIE DENISE & ELLIS R

SURVEYOR'S NOTES:

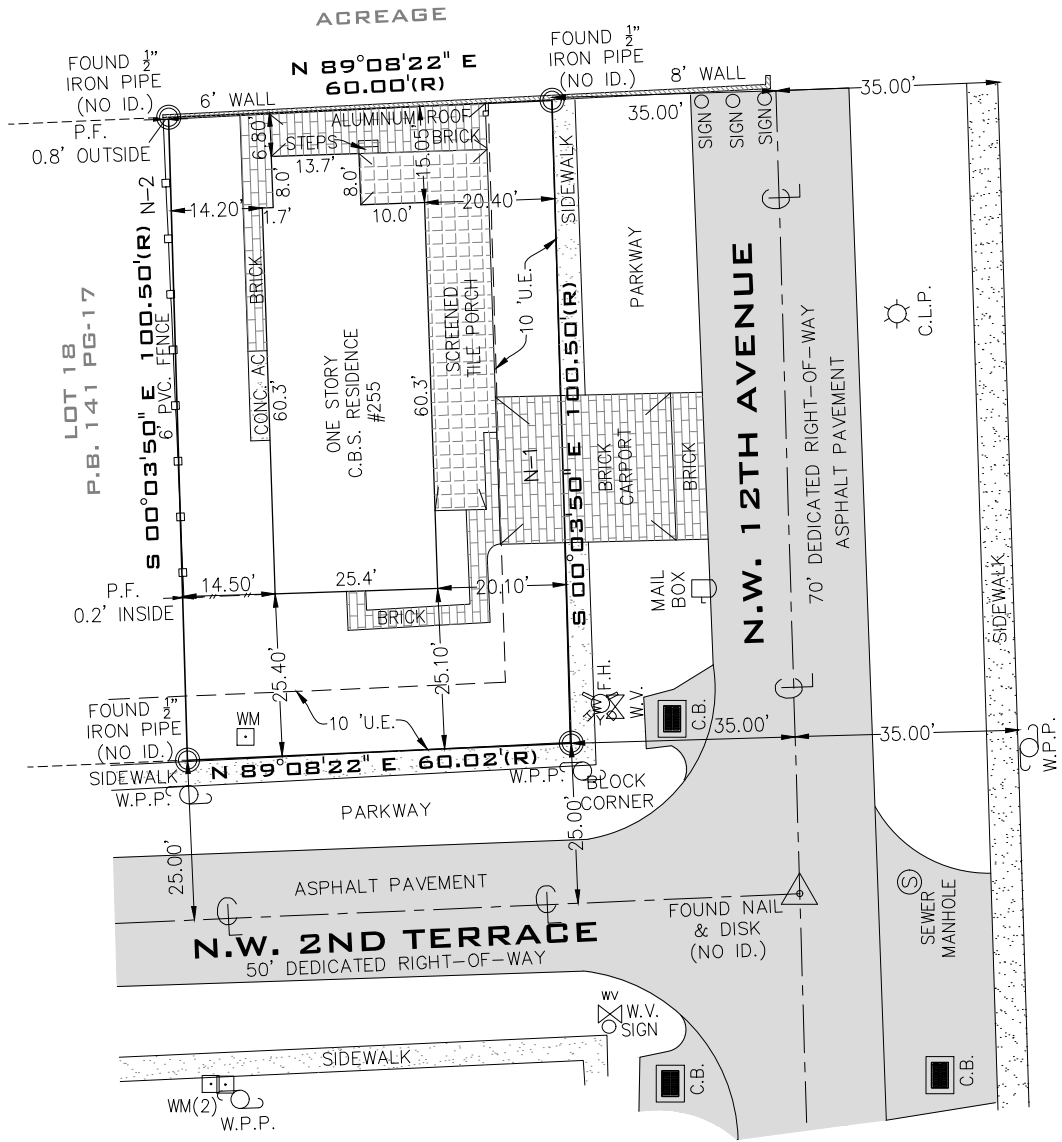
- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "COLLINS PARC " RECORDED IN PLAT BOOK 141, AT PAGE 17.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET.

MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)

SITE
LOCATION



NOTES:

N-1 = A PORTION OF THE BRICK DRIVEWAY ALONG THE EAST BOUNDARY
LINE FALLS INSIDE THE EASEMENT.

N-2 = A PORTION OF THE PVC VINYL FENCE ALONG THE WEST BOUNDARY LINE,
FALLS OUTSIDE THE PROPERTY LINE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS
A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH
5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW,
PURSUANT TO CHAPTER 4602, FLORIDA STATUTE.

SIGNED Arturo Mendigutia FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.E. STATE OF FLORIDA, License No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
--	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
ASPH.	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
BRICK	=DENOTES BRICK
CONC. PAD	=DENOTES CONCRETE PAD

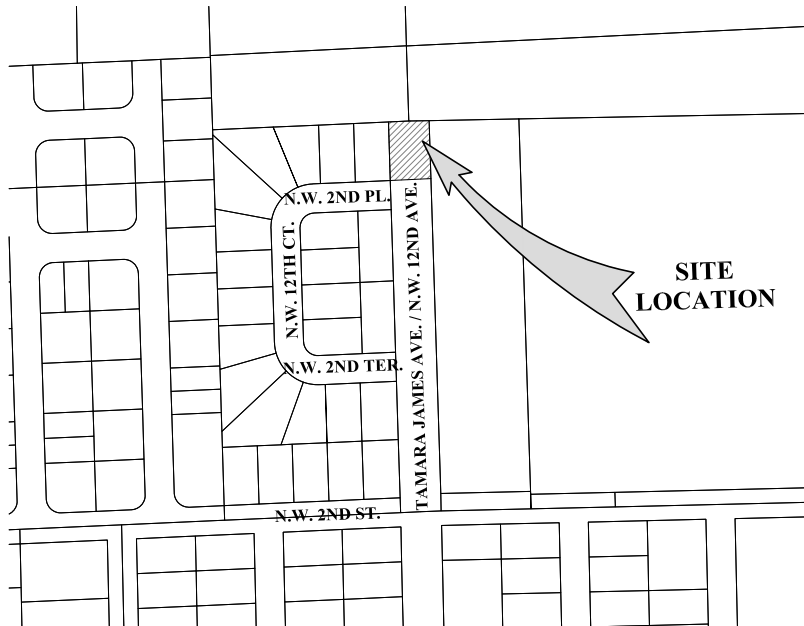
ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	6.0 FEET	
COMMUNITY:	120034	
PANEL:	12011C0567	
DATE OF FIRM:	07-31-2024	
SUFFIX:	J	
ORIGINAL FIELD WORK SURVEY DATE	06-30-2025	
BENCH MARK:	D-239	
ELEVATION:	15.78 FEET (NAVD88)	
DATE	DRAWN BY	SCALE
06-30-2025	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
2506.0301		

EXHIBIT "A"

A PORTION OF RIGHT-OF-WAY LYING & BEING IN
SEC.33-50-42 & SEC.34-50-42,
BROWARD COUNTY, FLORIDA



LOCATION MAP
A PORTION OF THE NE 1/4
OF SECTION 33 & THE NW 1/4 OF SECTION 34,
TOWNSHIP 50 SOUTH
RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY
FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon. 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will be made to determine recorded instruments, if any affecting this property. 4) North arrow Direction and Bearings shown hereon are based on an assumed bearing of N00°04'23"W, along the East Line of N.E. 1/4, of Section 33-50-42 & the West Line of N.W. 1/4 of Section 34-50-42, Broward County, Florida. 5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

*Landmark Surveying & Associates,
Inc., LB #7633*

DATE: July 14th, 2025

ARTURO MENDIGUTIA. P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5844

FOLIO NO.: : 504233460190 (REFERENCE)

LOCATION MAP, SURVEYOR'S NOTES
SURVEYOR'S CERTIFICATE

Project No.: 2506.0301-01

Drawn by: M.G. SKETCH AND LEGAL DESCRIPTION

Approved by: A.M. SHEET 1 OF 3

DATE: 07.14.2025 Scale: AS SHOWN



8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

A PORTION OF RIGHT-OF-WAY LYING & BEING IN SEC.33-50-42 & SEC.34-50-42, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF RIGHT-OF-WAY LYING AND BEING IN THE N.E. 1/4 OF SECTION 33 AND THE N.W. 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, OF COLLINS PARC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE RUN N89°08'22", A DISTANCE OF 35.00 FEET TO THE POINT ON THE EAST LINE OF N.E. 1/4 OF SAID SECTION 33 AS SHOWN HEREON; THENCE RUN S89°21'48"E TO THE N.W. CORNER OF TRACT "A", OF COLLINS PARC No.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID N.E. CORNER OF TRACT "A", LYING AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N.W. 12TH AVENUE AND THE WEST LINE OF N.W. 1/4 OF SAID SECTION 34, A DISTANCE OF 35.00 FEET; THENCE RUN S00°04'23"E, ALONG SAID WEST RIGHT-OF-WAY OF N.W. 12TH AVENUE AND THE WEST LINE OF N.W. 1/4 OF SAID SECTION 34, A DISTANCE OF 99.59 FEET; THENCE RUN S89°08'22"W, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 12TH AVENUE AND THE EAST LINE OF N.E. 1/4 OF SAID SECTION 33, A DISTANCE OF 70.01 FEET; THENCE RUN N00°04'23"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF N.W. 12TH AVENUE AND THE EAST LINE OF N.E. 1/4 OF SAID SECTION 33, A DISTANCE OF 100.50 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PORTION OF LAND LAYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 7,019 SQUARE FEET AND/OR 0.161 ACRES MORE OR LESS.

LEGEND ABBREVIATION

C/L - CENTERLINE
EASMT - EASEMENT
P.B. - PLAT BOOK
PG. - PAGE
RW. - RIGH OF WAY
P.O.C. - POINT OF COMMENCE
P.O.B. - POINT OF BEGINNING
SEC. - SECTION
O.R.B. - OFFICIAL RECORD BOOK

FOLIO NO.: : 504233460190 (REFERENCE)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Project No.:2506.0301-01

Drawn by: M.G.

SKETCH AND LEGAL DESCRIPTION

Approved by: A.M.

SHEET 2 OF 3

DATE: 07.14.2025

Scale: AS SHOWN



8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144

PHONE: (305) 556-4002

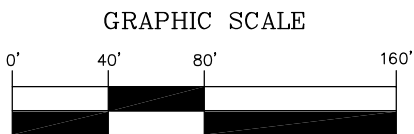
FAX: (305) 556-4003

WWW.LMSURVEYING.COM

EMAIL-REQUEST@LMSURVEYING.COM

Z:\Survey\25-06\2506.0301\2506.0301-01\A PORT. OF R.O.W. - SKETCH AND LEGAL (2506.0301-01).dwg

A PORTION OF RIGHT-OF-WAY LYING & BEING IN
SEC.33-50-42 & SEC.34-50-42,
BROWARD COUNTY, FLORIDA



(IN FEET)
1 INCH = 40 FT.

A PORTION OF
SECTION 33-50-42

N89°08'22"E 35.00'

P.O.B.
N.E. CORNER
LOT 19
(P.B.141, PG. 17)

A PORTION OF
SECTION 34-50-42

S89°21'48"E 35.00'

N.W. CORNER
TRACT "A"
(P.B.155, PG. 33)

17

18

19

N0°04'23"W 100.50'

P.B.141, PG.17

EAST R/W LINE OF
N.W. 12TH AVE.
(P.B.155, PG.33)

PARCEL "A"
P.B. 155, PG. 33

WEST R/W LINE OF N.W. 12TH AVE.
(P.B.155, PG.33)

N00°04'23"W (B.B.)

N.W. 2ND TERRACE

50' DEDICATED RIGHT OF WAY

P.B.141, PG.17

21

20

22

TAMARA JAMES AVENUE /
N.W. 12ND AVENUE

EAST LINE OF NE 1/4 OF
SECTION 33-50-42

70' DEDICATED RIGHT OF WAY
(P.B. 155, PG. 33)

WEST LINE OF NW 1/4 OF
SECTION 34-50-42
(P.B. 155, PG. 33)

PLATS LIMITS
(P.B.155, PG.33)

S89°08'22"W 70.01'

R/W DEDICATION PER
O.R.B.2007, PG.299 B.C.R.
(P.B.155, PG.33)

NOTES:

- EASEMENTS NOT SHOWN HEREIN.

FOLIO NO.: 504233460190 (REFERENCE)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Project No.:2506.0301-01

Drawn by: M.G.

SKETCH AND LEGAL DESCRIPTION

Approved by: A.M.

SHEET 3 OF 3

DATE: 07.14.2025

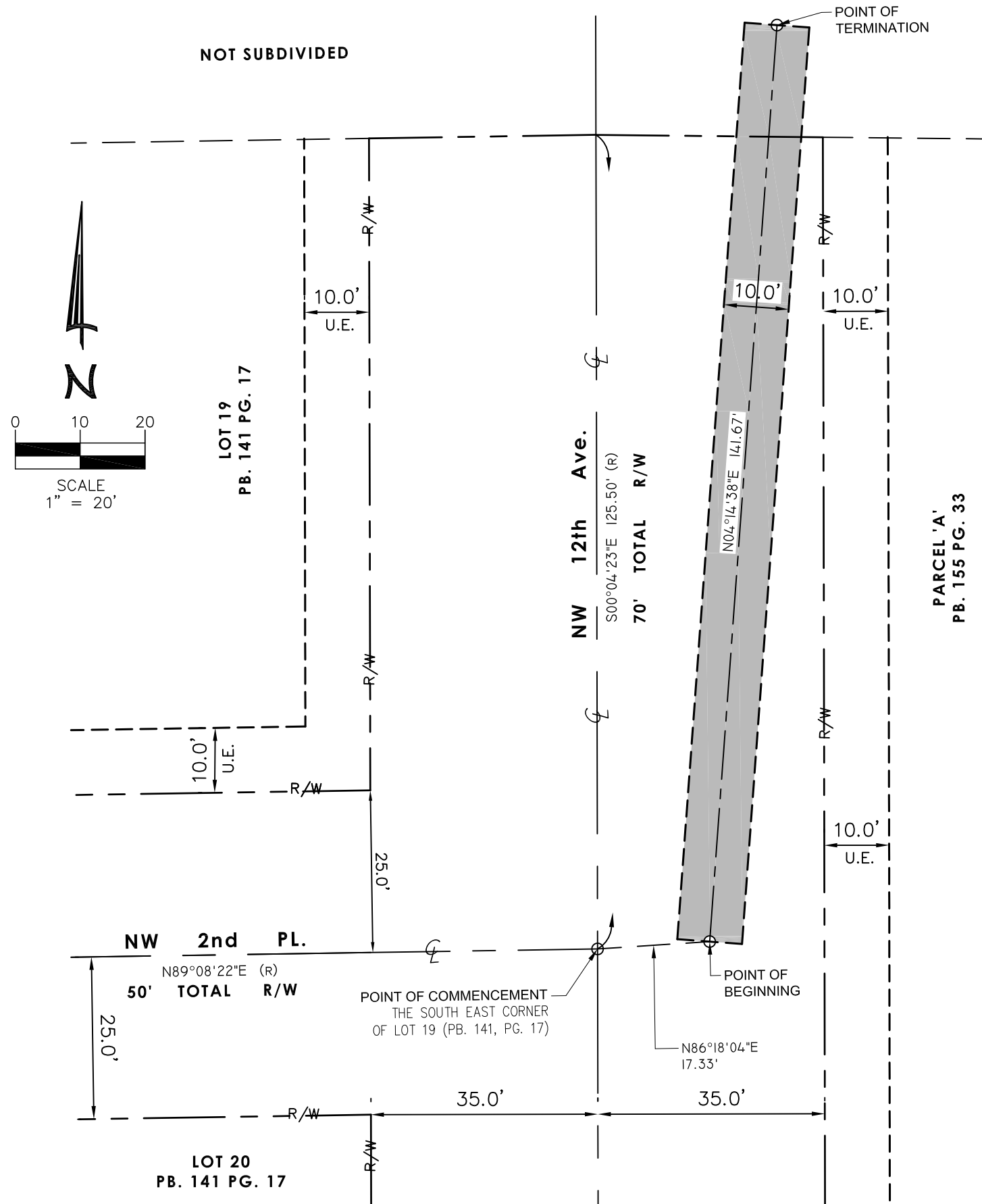
Scale: AS SHOWN



8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

SEWER EASEMENT
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PLAN



SEWER EASEMENT
LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION OF EASEMENT:

A 10 foot Sewer Easement:

COMMENCE at the Intersection of North West 12th Avenue and North West 2nd Terrace;
thence run N86°18'04"E for a distance of 17.33 feet to the **POINT OF BEGINNING**;
thence run N04°14'38"E for a distance of 141.67 feet to the **POINT OF TERMINATION**.

Said described land contains 1,416.70 SQUARE FEET OR 0.03 ACRES more or less by calculations.

SURVEYOR'S CERTIFICATE:

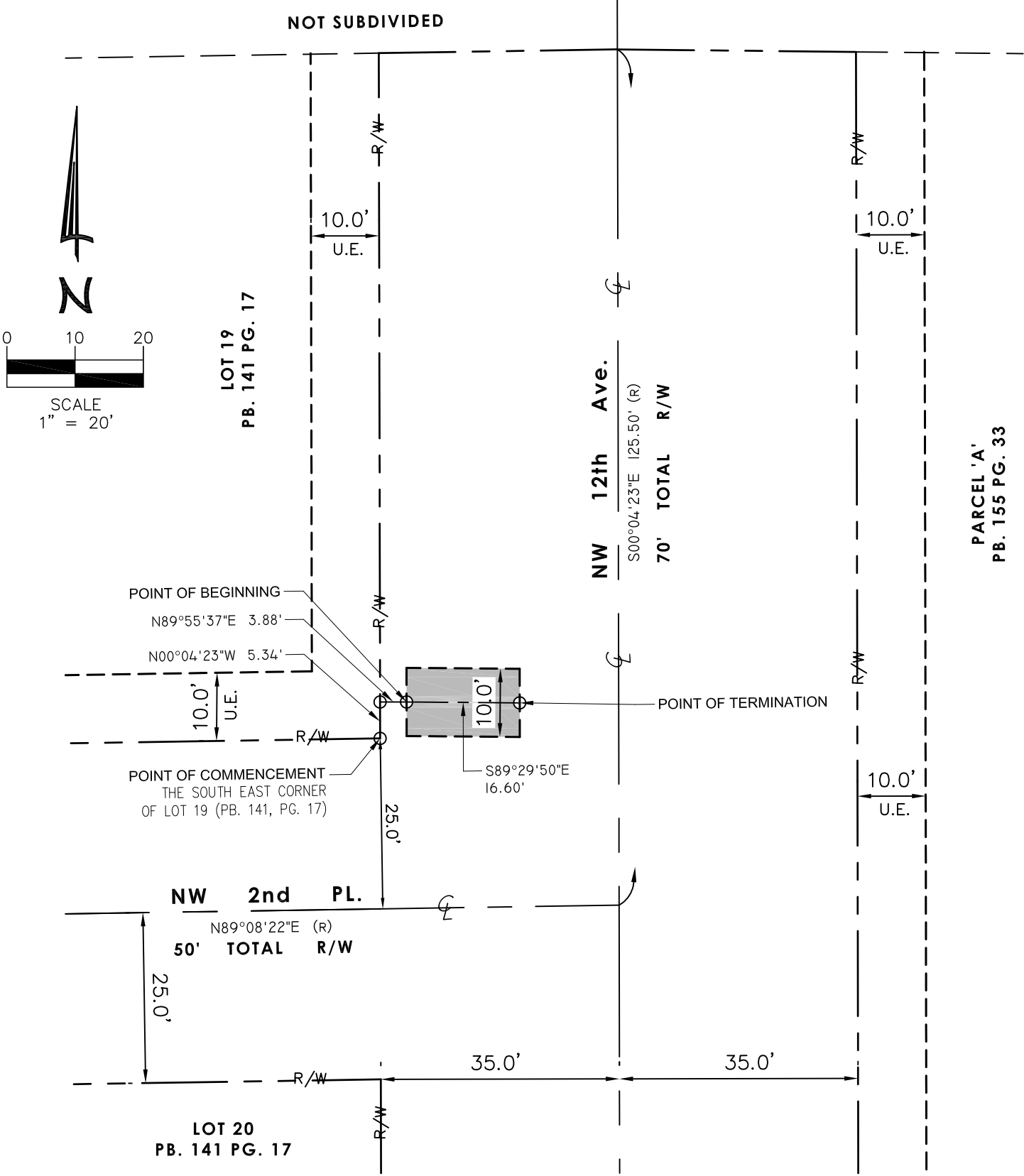
I hereby certify to that this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____ Date: 08-26-2025
Justin Losada, P.S.M. 7653

NOTICE: The seal appearing on this document was authorized by [Justin Losada, P.S.M. 7653 on (August 26th, 2025)]. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.053 of the Florida Administrative.

UTILITY EASEMENT
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PLAN



UTILITY EASEMENT
LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION OF EASEMENT:

A 10 foot Utility Easement:

COMMENCE at the South East corner of Lot 19 of "COLLINS PARC", according to the plat thereof, as recorded in Plat Book 141 on Page 17 of the public records of Broward County, Florida; thence run N00°04'23"W along the West Right of Way line of NW 12th Avenue, for a distance of 5.34 feet; thence run N89°55'37"E for a distance of 3.88 feet to the **POINT OF BEGINNING**; thence run S89°29'50"E for a distance of 16.60 feet to the **POINT OF TERMINATION**.

Said described land contains 166 SQUARE FEET OR 0.004 ACRES more or less by calculations.

SURVEYOR'S CERTIFICATE:

I hereby certify to that this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____ Date: 08-26-2025
Justin Losada, P.S.M. 7653

NOTICE: The seal appearing on this document was authorized by [Justin Losada, P.S.M. 7653 on (August 26th, 2025)]. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.053 of the Florida Administrative.

May 1, 2025

Dania Economic Development Corp.
C/O Ms. Grace
210-240 NW 12 Avenue
Dania Beach, FL 33312

RE: Vacation of NW 12 Avenue

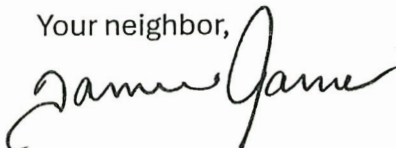
Dear Ms. Bobbie Grace,

As you know, I am preparing to file a Vacation of Right of Way application to the City of Dania Beach. This request is to vacation the northern 100 linear feet of NW 12 Avenue, from NW 2nd Place to its termination. If approved, half of the 70' wide roadway is typically given to each adjacent property owner, in this case 35 feet resulting in 3,500 square feet of land.

As the property owner to the east, the Dania Economic Development Corp, has an opportunity to obtain these 3,500 squares feet of vacant roadway to become part of your property.

Please let me know in writing if you prefer to accept ownership of the eastern half of the right of way, or if you decline acceptance.

Your neighbor,



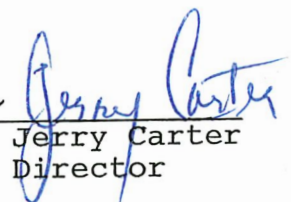
Tammie James

Dania Economic Development Corporation
has no objection to the City of Dania
approving conveyance of the noted
Vacation of Right of Way application.

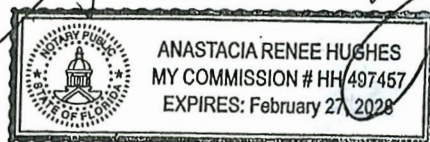
The full 70 feet roadway.



President, Bobbie H. Grace



Jerry Carter
Director





4/1/2025

Hello,

This letter shall serve as notice of "No Objection" to the request for Comcast to Vacate Easement at location:

255 NW 12th Ave, Dania Beach, FL 33004

Under the condition that a new easement, *when and if needed*, is granted to Comcast to provide services to the property at the above-mentioned location, whose access to service, *present or future*, may become affected by the proposed abandonment.

All expenses will be covered by the developer or owner of the property for Comcast to relocate the existing facilities.

Should you need any further information, please do not hesitate to contact the Comcast Team.

Sincerely,

COMCAST.

Michael Martin

Michael Martin

Specialist 2, Construction
561 436 9033



TO: Tammie James

LETTER OF CLEARANCE

3-26-2025

Address: 255 NW 12th Avenue Dania Beach Florida

(x) Following a review of our facilities in the area referenced above, TECO Peoples Gas confirms that there is NO ACTIVE GAS SERVICE at the specified property.

() TECO Peoples Gas has completed a cut and cap inside the property at the address listed above. Additionally, a service stub is present on the property. Please maintain a minimum distance of five (5) feet from the stub and call 811 before any excavations or construction activities to have the stub property marked.

To mitigate potential risks, we strongly recommend contacting 811 -Sunshine State One Call of Florida at 800-877-4770 at least 48 hours in advance, as other underground utilities may also be present. Utilizing the 811 service helps prevent personal injury and property damage. For additional details please visit their website at: www.callsunshine.com

Should you have any questions concerning the above, please contact me at: igonzaalez@tecoenergy.com

Sincerely,

Ily Gonzalez

Prepared by Ily Gonzalez for:
Raul Vega
Supervisor
RV/IIG

Administrative Specialist Lead - Dade – Broward Counties
15779 W Dixie Hwy, North Miami Beach, FL 33162
igonzaalez@tecoenergy.com Cell: 239-292-6485

Ticket Status Notification

To:

Email: TAMMIEFJAMES@AOL.COM

Below lists utilities that were statused by USIC. Please note there may be other Utilities which include private facilities that may be present in the work area and are NOT the responsibility of USIC to locate or mark.

You are receiving this notification because your contact information is listed on the above ticket from the One Call System. If you have any questions regarding this notification, please contact USIC at 1-800-762-0592.

Ticket

059505486

Address

255 NW 12TH AVE,DANIA BEACH,FL

Utility

FPL Ele

Locate Date /

03/21/25 01:32 PM

Status

Not Marked

Detail

4 - Excavation Site Clear

Stay Up-to-Date with Real-Time Access to USIC's assigned Tickets through our DigCheck Pro App. You will have the flexibility to see Open and Closed Tickets, Post Locate Photos, and Street Views! There is no cost to access our DigCheck Pro App.

Sign up by emailing DigCheck@usicllc.com and provide your
First Name:
Last Name:
Company Name:
Email Address:
State or States:
Phone Number:

You can download DigCheck Pro from Apple App Store or Google Play Store Now!

It's Free!



Questions or Comments:

DigCheck@usicllc.com

Ticket : 059505486 Rev:003 Taken: 03/18/25 11:50ET

State: FL Cnty: BROWARD GeoPlace: DANIA BEACH
CallerPlace: DANIA BEACH
Subdivision:

Address : 255
Street : NW 12TH AVE
Cross 1 : NW 12TH CT
Within 1/4 mile: Y

Locat: LOCATE THE FRONT FROM THE STREET TO THE HOUSE AT 255 NW 12TH AVE

:
Remarks : 2ND NOTICE PER TAMMIE JAMES TO CITY OF DANIA BEACH
SEWER/WATER/DRAINAGE DUE TO RESPONSE SAYING CLEAR.CALLER STATES THERE ARE
UNMARKED LINES OWNED BY THE UTILITY IN THE WORK AREA.LOCATE ASAP
2ND NOTICE PER TAMMIE JAMES TO A T & T/ DISTRIBUTION SAY NO CONFLICT EXCAVATOR
SAYS LINES ARE IN CONFLICT! AND TO FLORIDA POWER & LIGHT--BROWARD SAYS CLEAR
EXCAVATOR SAYS IT IS NOT CLEAR LINES ARE IN CONFLICT! PLEASE LOCATE AND MARK
ASAP!

*** LOOKUP BY ADDRESS ***

*** Boundary: n 26.058160 s 26.056720 w -80.152579 e -80.151351

:
Grids : 2603C8009D

Work date: 03/04/25 Time: 23:59ET Hrs notc: 000 Category: 3 Duration: UNKNOWN
Due Date : 03/04/25 Time: 23:59ET Exp Date : 03/31/25 Time: 23:59ET
Work type: REMOVE CONCRETE AND ADD SOD Boring: U White-lined: U
Ug/Oh/Both: U Machinery: Y Depth: UNK Permits: N N/A
Done for : TAMMIE JAMES

Company : Type: HOME
Co addr : 255 NW 12TH AVE
City : DANIA BEACH State: FL Zip: 33004
Caller : TAMMIE JAMES Phone: 954-608-1111
Contact : TAMMIE JAMES Phone: 954-608-1111
BestTime: DAY
Mobile : 954-608-1111
Email : TAMMIEFJAMES@AOL.COM

Submitted: 03/18/25 11:50ET Oper: HEA
Mbrs : CD1369 CD1370 COD556 FPLBRO SBF23

There are 1 attachment(s) which can be viewed at:

<https://exactix.sunshine811.com/viewticket/FL811/8VTAIFJREATwEZ2CBJUtEy9D>

* Responses are current as of 03/18/2025 02:34 PM

<u>Suppressed</u>	<u>Ex. Circum</u>	<u>Service Area</u>	<u>Utility Type(s)</u>	<u>Contact</u>	<u>Alternate Contact</u>	<u>Emergency Contact</u>	<u>Positive Response</u>
No	No	CITY OF DANIA BEACH SEWER CD1369	SEWER	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/2025 01:39 PM
No	No	CITY OF DANIA BEACH DRAINAGE CD1370	DRAINAGE	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/2025 01:39 PM
No	No	CITY OF DANIA BEACH WATER COD556	DRAINAGE, SEWER, WATER	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/2025 01:39 PM
Yes	No	FLORIDA POWER & ELECTRIC LIGHT--BROWARD FPLBRO		USIC DISPATCH CENTER (800) 778-9140		USIC DISPATCH CENTER (800) 778-9140	Clear No Facilities Date: 02/28/2025 06:59 PM 2025/02/28 23:57 TICKET REVIEWED
Yes	No	AT & T/ DISTRIBUTION SBF23	TELEPHONE	UTILIQUEST LLC * (888) 357-1922	UTILIQUEST LLC * (888) 357-1922	AT&T NETWORK OPERATIONS CENTER (800) 247-2020	No Conflict - utility is outside of the requested work site Date: 03/18/2025 12:45 PM

Ticket : 059505486 Rev:003 Taken: 03/18/25 11:50ET

State: FL Cnty: BROWARD GeoPlace: DANIA BEACH
CallerPlace: DANIA BEACH
Subdivision:

Address : 255
Street : NW 12TH AVE
Cross 1 : NW 12TH CT
Within 1/4 mile: Y

Locat: LOCATE THE FRONT FROM THE STREET TO THE HOUSE AT 255 NW 12TH AVE
:

Remarks : 2ND NOTICE PER TAMMIE JAMES TO CITY OF DANIA BEACH
SEWER/WATER/DRAINAGE DUE TO RESPONSE SAYING CLEAR.CALLER STATES THERE ARE
UNMARKED LINES OWNED BY THE UTILITY IN THE WORK AREA.LOCATE ASAP
2ND NOTICE PER TAMMIE JAMES TO A T & T/ DISTRIBUTION SAY NO CONFLICT EXCAVATOR
SAYS LINES ARE IN CONFLICT! AND TO FLORIDA POWER & LIGHT--BROWARD SAYS CLEAR
EXCAVATOR SAYS IT IS NOT CLEAR LINES ARE IN CONFLICT! PLEASE LOCATE AND MARK
ASAP!

*** LOOKUP BY ADDRESS ***

*** Boundary: n 26.058160 s 26.056720 w -80.152579 e -80.151351

:
Grids : 2603C8009D

Work date: 03/04/25 Time: 23:59ET Hrs notc: 000 Category: 3 Duration: UNKNOWN
Due Date : 03/04/25 Time: 23:59ET Exp Date : 03/31/25 Time: 23:59ET
Work type: REMOVE CONCRETE AND ADD SOD Boring: U White-lined: U
Ug/Oh/Both: U Machinery: Y Depth: UNK Permits: N N/A
Done for : TAMMIE JAMES

Company : Type: HOME
Co addr : 255 NW 12TH AVE
City : DANIA BEACH State: FL Zip: 33004
Caller : TAMMIE JAMES Phone: 954-608-1111
Contact : TAMMIE JAMES Phone: 954-608-1111
BestTime: DAY
Mobile : 954-608-1111
Email : TAMMIEFJAMES@AOL.COM

Submitted: 03/18/25 11:50ET Oper: HEA
Mbrs : CD1369 CD1370 COD556 FPLBRO SBF23

There are 1 attachment(s) which can be viewed at:
<https://exactix.sunshine811.com/viewticket/FL811/oIzAiFJREATwEZ2CBJUtey9D>

* Responses are current as of 04/02/2025 02:33 PM

<u>Suppressed</u>	<u>Ex. Circum</u>	<u>Service Area</u>	<u>Utility Type(s)</u>	<u>Contact</u>	<u>Alternate Contact</u>	<u>Emergency Contact</u>	<u>Positive Response</u>
No	No	CITY OF DANIA BEACH SEWER CD1369	SEWER	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/202 5 01:39 PM
No	No	CITY OF DANIA BEACH DRAINAGE CD1370	DRAINAGE	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/202 5 01:39 PM
No	No	CITY OF DANIA BEACH WATER COD556	DRAINAGE, SEWER, WATER	DEBRA MOUSSIGNAC (954) 924-6808 x3742		DARREN GREENE (954) 924-6808 x3746	Clear No Facilities Date: 03/18/202 5 01:39 PM
Yes	No	FLORIDA POWER & ELECTRIC LIGHT--BROWARD FPLBRO		USIC DISPATCH CENTER (800) 778-9140		USIC DISPATCH CENTER (800) 778-9140	Clear No Facilities Date: 03/21/202 5 02:32 PM
Yes	No	A T & T/ DISTRIBUTION SBF23	TELEPHONE	UTILIQUEST LLC * (888) 357-1922	UTILIQUEST LLC * (888) 357-1922	AT&T NETWORK OPERATIONS CENTER (800) 247-2020	No Conflict - utility is outside of the re quested work site Date: 04/02/202 5 08:36 AM

Subject SSOCOF CONFRM 2025/02/28 #00000
059505486-000 NORM NEW

From Sunshine 811 Exactix <no-reply@exactix.sunshine811.com>

To: <tammiefjames@aol.com>

Date Today at 3:02 PM

CONFRM 00000 CALL SUNSHINE 02/28/25 15:02:09ET
059505486-000 STREET
Ticket : 059505486 Rev:000 Taken: 02/28/25 15:01ET

State: FL Cnty: BROWARD GeoPlace: DANIA BEACH
CallerPlace: DANIA BEACH
Subdivision:

Address : 255
Street : NW 12TH AVE
Cross 1 : NW 12TH CT
Within 1/4 mile: Y

Locat: LOCATE THE FRONT FROM THE STREET TO
THE HOUSE AT 255 NW 12TH AVE

:

Remarks : *** LOOKUP BY ADDRESS ***

*** Attachments can be seen at

<https://exactix.sunshine811.com/viewticket/FL811/7ZObo9-hDfbvEZ2CBJUtEy9D>

*** Boundary: n 26.058160 s 26.056720 w
-80.152579 e -80.151351

:

Grids : 2603C8009D

Work date: 03/04/25 Time: 23:59ET Hrs notc: 056
Category: 3 Duration: UNKNOWN
Due Date : 03/04/25 Time: 23:59ET Exp Date : 03/31/25
Time: 23:59ET

Work type: REMOVE CONCRETE AND ADD SOD

Boring: U White-lined: U

Ug/Oh/Both: U Machinery: Y Depth: UNK Permits: N
N/A

Done for : TAMMIE JAMES

Company : Type: HOME
Co addr : 255 NW 12TH AVE
City : DANIA BEACH State: FL Zip: 33004
Caller : TAMMIE JAMES Phone: 954-608-1111
Contact : TAMMIE JAMES Phone: 954-608-1111

BestTime: DAY

Mobile : 954-608-1111

Email : TAMMIEFJAMES@AOL.COM

Submitted: 02/28/25 15:01ET Oper: PAT

Mbrs : CD1369 CD1370 COD556 FPLBRO SBF23

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender and expect the content.

The following facility operators have responded for this locate request:

Ticket 057503802
FL : BROWARD County, DANIA
34 SE 3RD TER

A T & T/ DISTRIBUTION # *0595054876 (Ladarrien Walker 3/18/2025)*
- Marked *800-924-9420x2*
800-288-2020
2020

BROWARD COUNTY TRAFFIC ENGINEERING
- No Conflict - utility is outside of the requested work site

CITY OF DANIA BEACH DRAINAGE
- ***Response has not been entered***

CITY OF DANIA BEACH SEWER
- ***Response has not been entered***

CITY OF DANIA BEACH WATER
- ***Response has not been entered***

COMCAST CABLE
- Marked

FLORIDA POWER & LIGHT--BROWARD
- Clear No Facilities

LUMEN
- No Conflict - utility is outside of the requested work site

MCI
- Clear No Facilities

TECO PEOPLES GAS SOUTH FLORIDA
- Marked

The most up-to-date response status can always be gathered at
<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.

James, Tammie

From: Greene, Darren
Sent: Tuesday, March 18, 2025 11:20 AM
To: James, Tammie
Subject: FW: Responses for Sunshine 811 locate request 057503802

This is what you should receive.



Darren Greene, Public Works & Utilities Operations Manager
dgreene@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Road, Dania Beach, FL, 33004
Phone: 954.924.6808



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Vielot, Chloe <cvielot@daniabeachfl.gov>
Sent: Monday, March 3, 2025 7:55 AM
To: Greene, Darren <dgreene@daniabeachfl.gov>
Subject: FW: Responses for Sunshine 811 locate request 057503802

Good morning,

Please see below.

Thank you.



Chloe Vielot, Administrative Assistant
cvielot@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Rd., Dania Beach, FL, 33004
Phone: 954.924.6808, x3742



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Sunshine 811 Exactix <no-reply@exactix.sunshine811.com>
Sent: Saturday, March 1, 2025 7:07 AM
To: Vielot, Chloe <cvielot@daniabeachfl.gov>
Subject: Responses for Sunshine 811 locate request 057503802

Response letter
800-852-8057

Locator
Debra Moussig
C
9/924-6808*
Darren green
9/24-3746

Subject Responses for Sunshine 811 locate request 059505486

From Sunshine 811 Exactix <no-reply@exactix.sunshine811.com>

To: <tammiefjames@aol.com>

Date Mar 5 at 7:07 AM

The following facility operators have responded for this locate request:

Ticket 059505486
FL : BROWARD County, DANIA BEACH
255 NW 12TH AVE

A T & T/ DISTRIBUTION

- No Conflict - utility is outside of the requested work site

CITY OF DANIA BEACH DRAINAGE

- ***Response has not been entered***

CITY OF DANIA BEACH SEWER

- ***Response has not been entered***

CITY OF DANIA BEACH WATER

- ***Response has not been entered***

FLORIDA POWER & LIGHT--BROWARD

- Clear No Facilities

The most up-to-date response status can always be gathered at
<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.

Tammie James
255 NW 12th AVENUE
Dania Beach, FL. 33004
tammiejames@aol.com

Date 3/4/2025

Subject: To "Request to Vacate Unimproved Right-of-Way on SE 3rd Avenue.

To whom it may concern:

I am writing to formally request the vacation of the unimproved right-of-Way portions of SE 3rd Avenue located in front of my property at 255 NW 12 AVENUE. This section of the right-of-way is not currently developed or utilized for public access, and its vacation would allow for better use and maintenance of the area.

I appreciate your time and consideration and look forward to your response. Please feel free to contact me at your earliest convenience via phone 954-608-1111.

A handwritten signature in black ink, appearing to read "Tammie James", with a long, sweeping horizontal stroke extending to the right.

Thank you.



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	255 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0190
Property Owner	JAMES, TAMMIE DENISE & ELLIS R	Millage	0413
Mailing Address	255 NW 12 AVE DANIA BEACH FL 33004-2624	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 19		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,120	\$370,010	\$394,130	\$79,100	
2024	\$24,120	\$370,010	\$394,130	\$76,880	\$1,424.19
2023	\$24,120	\$339,330	\$363,450	\$74,650	\$1,329.10

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$394,130	\$394,130	\$394,130	\$394,130
Portability	0	0	0	0
Assessed/SOH 94	\$79,100	\$79,100	\$79,100	\$79,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,378	\$54,100	\$28,378	\$28,378

Sales History			
Date	Type	Price	Book/Page or CIN
9/17/1998	QCD	\$100	28854 / 198
5/7/1997	QCD	\$100	26400 / 349
6/27/1995	QCD	\$24,300	23691 / 437
1/1/1994	QCD	\$100	22139 / 310
9/1/1991	WD	\$62,000	

Land Calculations		
Price	Factor	Type
\$4.00	6,031	SF
Adj. Bldg. S.F. (Card, Sketch)		1598
Units		1
Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

1200 Old Griffin, LLC
2550 Miami Road
Ft Lauderdale, FL 33316

July 10, 2025

RE: Vacating the Right of Way from NW 2nd Place

Dear Ms. James,

I received your letter regarding the Vacating of the Right of Way, and we have no objections to the City of Dania granting the Right of Way application.

If you have any questions, please feel free to contact my assistant Lori Tuxbury at 954-445-1631.

1200 Old Griffin, LLC

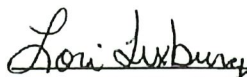
BY:


Scott Daiagi, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was executed, acknowledged and delivered before me by means of ☒ physical presence or ☐ online notarization this 10 day of July, 2025, by Scott Daiagi, the manager of 1200 Old Griffin, LLC, on behalf of the company. He or she is personally known to me or has produced _____ as identification.





Notary Public, State and County Aforesaid

Print Name: _____

My commission expires: _____

My commission number: _____



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$613,750		\$613,750	\$613,750	
2024	\$613,750		\$613,750	\$613,750	\$12,174.95
2023	\$613,750		\$613,750	\$613,750	\$12,088.05

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/3/2025	SW*-E	\$10,500,000	120263311	\$7.00	87,679	SF
2/14/2020	SWD-T	\$100	116422330			
8/1/2014	WD*-T	\$100	112471799			
10/14/2003	SW*	\$300,000	36274 / 1244			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
202						2.7		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	255 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0190
Property Owner	JAMES, TAMMIE DENISE & ELLIS R	Millage	0413
Mailing Address	255 NW 12 AVE DANIA BEACH FL 33004-2624	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 19		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,120	\$406,930	\$431,050	\$79,100	
2024	\$24,120	\$370,010	\$394,130	\$76,880	\$1,424.19
2023	\$24,120	\$339,330	\$363,450	\$74,650	\$1,329.10

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$431,050	\$431,050	\$431,050	\$431,050
Portability	0	0	0	0
Assessed/SOH 94	\$79,100	\$79,100	\$79,100	\$79,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,378	\$54,100	\$28,378	\$28,378

Sales History

Date	Type	Price	Book/Page or CIN
9/17/1998	QCD	\$100	28854 / 198
5/7/1997	QCD	\$100	26400 / 349
6/27/1995	QCD	\$24,300	23691 / 437
1/1/1994	QCD	\$100	22139 / 310
9/1/1991	WD	\$62,000	

Land Calculations

Price	Factor	Type
\$4.00	6,031	SF
Adj. Bldg. S.F. (Card, Sketch)		1598
Units		1
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

May 1, 2025

Dania Economic Development Corp.
C/O Ms. Grace
210-240 NW 12 Avenue
Dania Beach, FL 33312

RE: Vacation of NW 12 Avenue

Dear Daphne Henry

As you know, I am preparing to file a Vacation of Right of Way application to the City of Dania Beach. This request is to vacation the northern 100 linear feet of NW 12 Avenue, from NW 2nd Place to its termination. If approved, half of the 70' wide roadway is typically given to each adjacent property owner, in this case 35 feet resulting in 3,500 square feet of land.

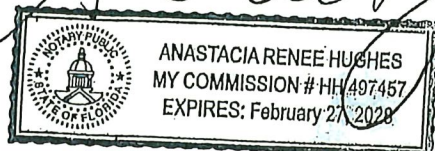
As the property owner to the east, the Dania Economic Development Corp, has an opportunity to obtain these 3,500 squares feet of vacant roadway to become part of your property.

Please let me know in writing if you prefer to accept ownership of the eastern half of the right of way, or if you decline acceptance.

Your neighbor,

Tammie James

Tammie James



Anastacia Renee Hughes
Have no objection To Th
James Family Vacating
The right-of-way

Anastacia Renee Hughes

06/25/25



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1201 NW 2 STREET, DANIA BEACH FL 33004-2635	ID #	5042 33 46 0050
Property Owner	HENRY, DAPHNE J	Millage	0413
Mailing Address	1201 NW 2 ST DANIA BEACH FL 33004-2635	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 5		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,980	\$432,900	\$457,880	\$76,630	
2024	\$24,980	\$360,880	\$385,860	\$74,480	\$1,385.04
2023	\$24,980	\$327,860	\$352,840	\$72,320	\$1,313.69

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$457,880	\$457,880	\$457,880	\$457,880
Portability	0	0	0	0
Assessed/SOH 99	\$76,630	\$76,630	\$76,630	\$76,630
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,908	\$51,630	\$25,908	\$25,908

Sales History

Date	Type	Price	Book/Page or CIN
4/29/1998	WD	\$55,000	28200 / 222
2/1/1990	WD	\$100	17151 / 806

Land Calculations

Price	Factor	Type
\$4.00	6,245	SF
Adj. Bldg. S.F. (Card, Sketch)		1529
Units		1
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	255 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0190
Property Owner	JAMES, TAMMIE DENISE & ELLIS R	Millage	0413
Mailing Address	255 NW 12 AVE DANIA BEACH FL 33004-2624	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 19		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,120	\$406,930	\$431,050	\$79,100	
2024	\$24,120	\$370,010	\$394,130	\$76,880	\$1,424.19
2023	\$24,120	\$339,330	\$363,450	\$74,650	\$1,329.10

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$431,050	\$431,050	\$431,050	\$431,050
Portability	0	0	0	0
Assessed/SOH 94	\$79,100	\$79,100	\$79,100	\$79,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,378	\$54,100	\$28,378	\$28,378

Sales History

Date	Type	Price	Book/Page or CIN
9/17/1998	QCD	\$100	28854 / 198
5/7/1997	QCD	\$100	26400 / 349
6/27/1995	QCD	\$24,300	23691 / 437
1/1/1994	QCD	\$100	22139 / 310
9/1/1991	WD	\$62,000	

Land Calculations

Price	Factor	Type
\$4.00	6,031	SF
Adj. Bldg. S.F. (Card, Sketch)		1598
Units		1
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SE 3 AVENUE, DANIA BEACH FL 33004	ID #	5042 34 00 0720
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	94
Abbr Legal Description	34-50-42 THE W 35' OF W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LESS E 144.50' THEREOF		

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* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$12,010		\$12,010	\$12,010	
2024	\$12,010		\$12,010	\$12,010	
2023	\$12,010		\$12,010	\$12,010	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$12,010	\$12,010	\$12,010	\$12,010
Portability	0	0	0	0
Assessed/SOH	\$12,010	\$12,010	\$12,010	\$12,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$12,010	\$12,010	\$12,010	\$12,010
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/8/1958	D*	\$100	2007 / 299

Land Calculations

Price	Factor	Type
\$0.51	23,549	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1								

May 1, 2025

Dania Economic Development Corp.
C/O Ms. Grace
210-240 NW 12 Avenue
Dania Beach, FL 33312

RE: Vacation of NW 12 Avenue

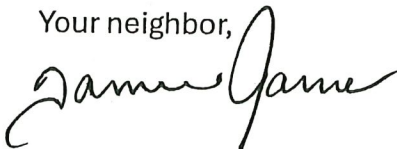
Dear **EBBIE Black**

As you know, I am preparing to file a Vacation of Right of Way application to the City of Dania Beach. This request is to vacation the northern 100 linear feet of NW 12 Avenue, from NW 2nd Place to its termination. If approved, half of the 70' wide roadway is typically given to each adjacent property owner, in this case 35 feet resulting in 3,500 square feet of land.

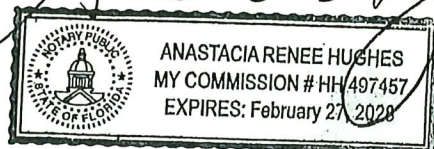
As the property owner to the east, the Dania Economic Development Corp, has an opportunity to obtain these 3,500 squares feet of vacant roadway to become part of your property.

Please let me know in writing if you prefer to accept ownership of the eastern half of the right of way, or if you decline acceptance.

Your neighbor,



Tammie James



Have no objection to The
James Family Vacating
The Right-of-Way.



6/25/2025



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	235 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0250
Property Owner	BLACK, EBBIE	Millage	0413
Mailing Address	235 NW 12 AVE DANIA BEACH FL 33004-2648	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 25		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$28,100	\$437,330	\$465,430	\$79,390	
2024	\$28,100	\$364,580	\$392,680	\$77,160	\$1,429.51
2023	\$28,100	\$331,340	\$359,440	\$74,920	\$1,330.89

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$465,430	\$465,430	\$465,430	\$465,430
Portability	0	0	0	0
Assessed/SOH 94	\$79,390	\$79,390	\$79,390	\$79,390
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,668	\$54,390	\$28,668	\$28,668

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1990	WD	\$62,000	17997 / 345

Land Calculations

Price	Factor	Type
\$4.00	7,024	SF
Adj. Bldg. S.F. (Card, Sketch)		1497
Units		1
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	255 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0190
Property Owner	JAMES, TAMMIE DENISE & ELLIS R	Millage	0413
Mailing Address	255 NW 12 AVE DANIA BEACH FL 33004-2624	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 19		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,120	\$406,930	\$431,050	\$79,100	
2024	\$24,120	\$370,010	\$394,130	\$76,880	\$1,424.19
2023	\$24,120	\$339,330	\$363,450	\$74,650	\$1,329.10

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$431,050	\$431,050	\$431,050	\$431,050
Portability	0	0	0	0
Assessed/SOH 94	\$79,100	\$79,100	\$79,100	\$79,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,378	\$54,100	\$28,378	\$28,378

Sales History

Date	Type	Price	Book/Page or CIN
9/17/1998	QCD	\$100	28854 / 198
5/7/1997	QCD	\$100	26400 / 349
6/27/1995	QCD	\$24,300	23691 / 437
1/1/1994	QCD	\$100	22139 / 310
9/1/1991	WD	\$62,000	

Land Calculations

Price	Factor	Type
\$4.00	6,031	SF
Adj. Bldg. S.F. (Card, Sketch)		1598
Units		1
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

May 1, 2025

Dania Economic Development Corp.
C/O Ms. Grace
210-240 NW 12 Avenue
Dania Beach, FL 33312

RE: Vacation of NW 12 Avenue

Dear **George Larkins**

As you know, I am preparing to file a Vacation of Right of Way application to the City of Dania Beach. This request is to vacation the northern 100 linear feet of NW 12 Avenue, from NW 2nd Place to its termination. If approved, half of the 70' wide roadway is typically given to each adjacent property owner, in this case 35 feet resulting in 3,500 square feet of land.

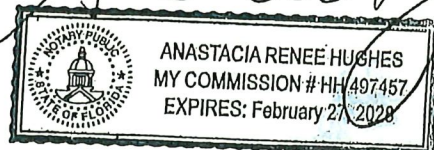
As the property owner to the east, the Dania Economic Development Corp, has an opportunity to obtain these 3,500 squares feet of vacant roadway to become part of your property.

Please let me know in writing if you prefer to accept ownership of the eastern half of the right of way, or if you decline acceptance.

Your neighbor,

Tammie James

Tammie James



Have no objection to The James Family Vacating the right-of-way.

Rep. G Larkins

6/25/2025



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	211 NW 12 AVENUE, DANIA BEACH FL 33004-2623	ID #	5042 33 46 0060
Property Owner	LARKINS, GEORGE A WEST, COKENYA D	Millage	0413
Mailing Address	211 NW 12 AVE DANIA BEACH FL 33004-2623	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 6		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,970	\$435,080	\$460,050	\$156,160	
2024	\$24,970	\$362,720	\$387,690	\$151,760	\$2,849.03
2023	\$24,970	\$329,920	\$354,890	\$147,340	\$2,719.90

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$460,050	\$460,050	\$460,050	\$460,050
Portability	0	0	0	0
Assessed/SOH 94	\$156,160	\$156,160	\$156,160	\$156,160
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$105,438	\$131,160	\$105,438	\$105,438

Sales History

Date	Type	Price	Book/Page or CIN
4/4/2019	QCD-T	\$100	115740048
9/1/1990	WD	\$56,000	17755 / 283

Land Calculations

Price	Factor	Type
\$4.00	6,243	SF
Adj. Bldg. S.F. (Card, Sketch)		1498
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	255 NW 12 AVENUE, DANIA BEACH FL 33004-2624	ID #	5042 33 46 0190
Property Owner	JAMES, TAMMIE DENISE & ELLIS R	Millage	0413
Mailing Address	255 NW 12 AVE DANIA BEACH FL 33004-2624	Use	01-01
Abbr Legal Description	COLLINS PARC 141-17 B LOT 19		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$24,120	\$406,930	\$431,050	\$79,100	
2024	\$24,120	\$370,010	\$394,130	\$76,880	\$1,424.19
2023	\$24,120	\$339,330	\$363,450	\$74,650	\$1,329.10

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$431,050	\$431,050	\$431,050	\$431,050
Portability	0	0	0	0
Assessed/SOH 94	\$79,100	\$79,100	\$79,100	\$79,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$28,378	\$54,100	\$28,378	\$28,378

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/17/1998	QCD	\$100	28854 / 198	\$4.00	6,031	SF
5/7/1997	QCD	\$100	26400 / 349			
6/27/1995	QCD	\$24,300	23691 / 437			
1/1/1994	QCD	\$100	22139 / 310			
9/1/1991	WD	\$62,000				
				Adj. Bldg. S.F. (Card, Sketch)		1598
				Units		1
				Eff./Act. Year Built: 1992/1991		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	SE 3 AVENUE, DANIA BEACH FL 33004	ID #	5042 33 46 0280
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	94
Abbr Legal Description	33-50-42 THE E 35' OF E 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$11,940		\$11,940	\$11,940	
2024	\$11,940		\$11,940	\$11,940	
2023	\$11,940		\$11,940	\$11,940	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$11,940	\$11,940	\$11,940	\$11,940
Portability	0	0	0	0
Assessed/SOH	\$11,940	\$11,940	\$11,940	\$11,940
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$11,940	\$11,940	\$11,940	\$11,940
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/8/1958	D*	\$100	2007 / 299

Land Calculations

Price	Factor	Type
\$0.51	23,412	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1								

Order ID: 7868192

* Agency Commission not included

GROSS PRICE * : \$265.20

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): Thursday, September 11, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7868192

* Agency Commission not included

GROSS PRICE * : \$265.20

PACKAGE NAME: SSC_Notice of Public Meeting

**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:

DATE: Thursday, September 25, 2025
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VC-018-25: The property owners, Tammie and Ellis James, are requesting to vacate a portion of Right-of-Way (the northernmost 100 feet of NW 12 Avenue, a 70-foot-wide strip of land) lying east of the property located at 255 NW 12th 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, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-018-25) SUBMITTED BY THE APPLICANTS/ADJACENT PROPERTY OWNERS, TAMMIE AND ELLIS JAMES, FOR THE PROPERTY GENERALLY LOCATED BETWEEN NW 2 PLACE AND NW 12 AVENUE, RESPECTIVELY, WHICH CONSISTS OF APPROXIMATELY 100 BY 70 FEET OF NW 12TH AVENUE, LYING EAST OF THE APPLICANTS' PROPERTY LOCATED AT 255 NW 12TH AVENUE WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 12TH AVENUE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online 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 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

Project: Vacation of a portion of NW 12 Avenue

Application Site: East of 255 NW 12 Avenue

Request: To vacate a portion of Right-of-Way (the northernmost 100 feet of NW 12 Avenue, a 70-foot-wide strip of land) lying east of the property.

Hearing Date & Time: September 25, 2025 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd.

Contact Information: Alejandra Cuervo, Planner, 954-924-6805 Ext. 3640

9/11/2025 7868192

Tammie James
255 NW 12th AVENUE
Dania Beach, FL. 33004
tammiejames@aol.com

Date 3/4/2025

Subject: To "Request to Vacate Unimproved Right-of-Way on SE 3rd Avenue.

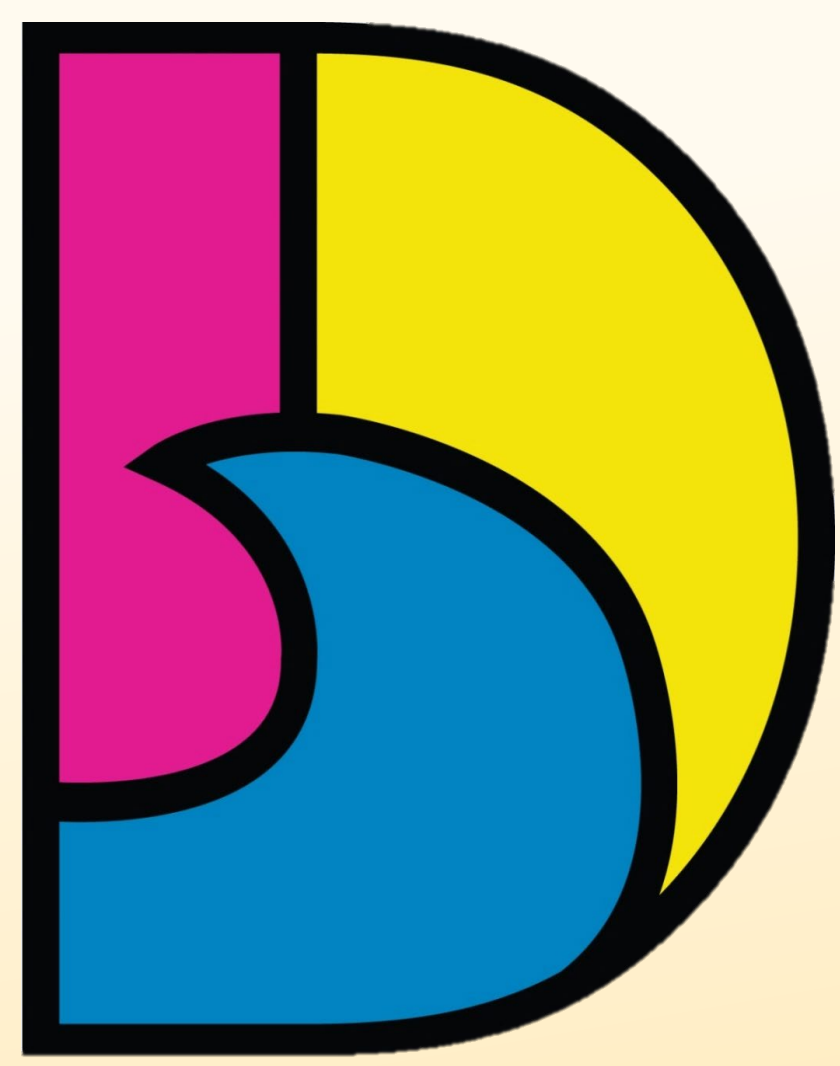
To whom it may concern:

I am writing to formally request the vacation of the unimproved right-of-Way portions of SE 3rd Avenue located in front of my property at 255 NW 12 AVENUE. This section of the right-of-way is not currently developed or utilized for public access, and its vacation would allow for better use and maintenance of the area.

I appreciate your time and consideration and look forward to your response. Please feel free to contact me at your earliest convenience via phone 954-608-1111.

A handwritten signature in black ink, appearing to read "Tammie James", with a stylized, flowing script.

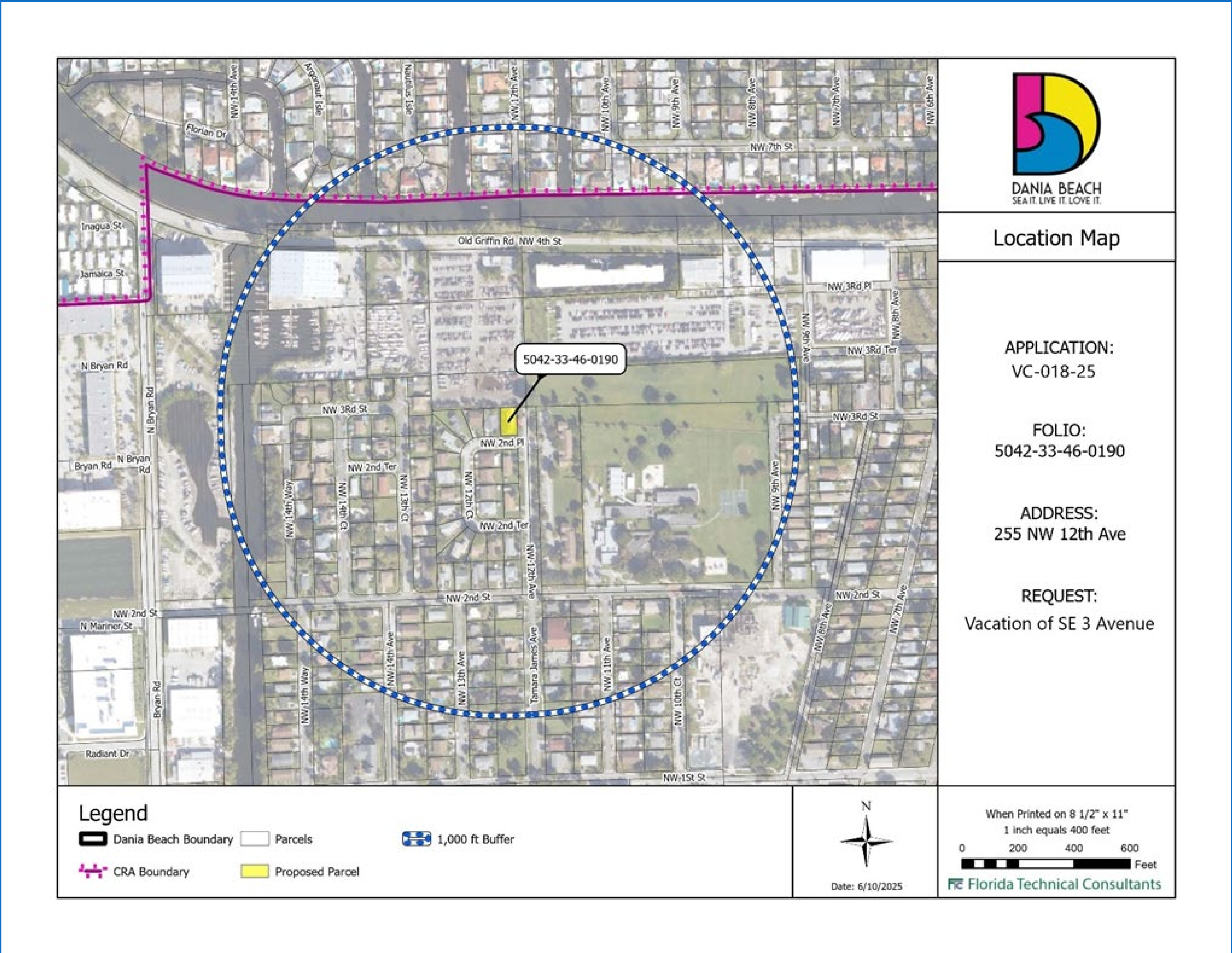
Thank you.



CITY OF DANIA BEACH PUBLIC HEARING NOTICE THURSDAY, SEPTEMBER 25, 2025

THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

PLACE		City Commission Chamber Dania Beach City Hall 100 West Dania Beach City Hall. Dania Beach, FL 33004
TIME		7:00 PM
PROJECT		Vacation of SE 3 Avenue
OWNER		Tammie and Ellis James
LOCATION		255 NW 12 th Avenue
REQUEST		To vacate unimproved Right-of-Way (the Northernmost 100' by 70' foot wide portion of W 12 th Avenue
FILE #		VC-018-25



For more information, please visit our website <http://daniabeachfl.gov> or call (954) 924-6800 x 3792.

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.

Grantee	Mail Addr	Mail City	Mail State	Mail Zip	Mail St/Zip	Mail Cntry
Michael Lapenna Fam Tr Lapenna Michael Trstee Etal	150 Pine Beach	Dorval Qc H9s 2 T9				Canada
Masse Ginnette	6000 Chemin Du Pays	St Zenin Qc J0k 3 N0				Canada
Epc Automotive Inc	1451 Old Griffin Rd	Dania	FL	33004-2236	FL 33004-2236	
1200 Old Griffin Road LLC	4051 SW 53rd Ave	Davie	FL	33314-3728	FL 33314-3728	
Old Griffin Corp	1451 Old Griffin Rd	Dania	FL	33004-2236	FL 33004-2236	
Beaumont Don D & Lisa K Thomas & Geri Nielsen Tr Etal	2420 Shelter Island Dr	San Diego	CA	92106-3112	CA 92106-3112	
Florida Power & Light Co Attn Property Tax Psx/Jb	700 Universe Blvd	Juno Beach	FL	33408-2657	FL 33408-2657	
Karp Properties LLC	418 SW 2nd Pl	Dania	FL	33004-3507	FL 33004-3507	
Nibur Magic LLC	2634 NW 49th St	Boca Raton	FL	33434-2588	FL 33434-2588	
City Of Dania Beach	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643	
Adele Besner Tr Besner Hanna S Trstee	4240 Galt Ocean Dr Apt 603	Fort Lauderdale	FL	33308-6177	FL 33308-6177	
Mesa Ruben	11213 SW 129th Pl	Miami	FL	33186-4750	FL 33186-4750	
Blake Ramona	54 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Troutman Ralph Glenn II	27301 SW 139th Pl	Homestead	FL	33032-5531	FL 33032-5531	
Gaskins Rosa Mae Grace Gloria G H/E	50 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Reynolds Barbara S	40 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Holy Tabernacle United Church Of God	1151 NW 27th Ave	Fort Lauderdale	FL	33311-5712	FL 33311-5712	
Kenon Shirley A	1300 NW 1st St	Dania	FL	33004-5104	FL 33004-5104	
Riquer Gonzalez Mauricio Javier Taylor Vilma A	65 NW 13 Ave	Dania Beach	FL	33004	FL 33004	
Grace Gloria Gaskins Gaskins Rosa Mae	50 NW 13th Ave	Dania	FL	33004-5107	FL 33004-5107	
Kenon Dwight	2811 NW 26th St	Fort Lauderdale	FL	33311-2011	FL 33311-2011	
Broward County Board Of County Commissioners	115 S Andrews Ave Rm 501Rp	Fort Lauderdale	FL	33301-1829	FL 33301-1829	
Spillman Lurmyce D	81 NW 14th Ave	Dania	FL	33004-5113	FL 33004-5113	
Penn James	13152 Blackhawk Trl S	Jacksonville	FL	32225-2705	FL 32225-2705	
Lucas Gary & Cynthia	2242 Freedom St	Hollywood	FL	33020-1430	FL 33020-1430	
Nanan Zeeta	6190 Woodlands Blvd Apt 107	Tamarac	FL	33319-2502	FL 33319-2502	
Anajas Realty Tr Tamar Group LLC Trstee	2701 Griffin Rd	Fort Lauderdale	FL	33312-5855	FL 33312-5855	
Dulcieta Properties Inc	232 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617	
Julien Patrick	502 W 55th St Apt 5E	New York	NY	10019-3581	NY 10019-3581	
South Florida Water Management District	PO Box 24680	West Palm Beach	FL	33416-4680	FL 33416-4680	
Cail Catherine E	1002 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771	
Fkh Sfr Propco B Hld Lp %First Key Homes LLC	600 Galleria Pkwy SE Ste 300	Atlanta	GA	30339-8146	GA 30339-8146	
125 Nw 10 Ct Land Tr Dominguez Edwin Trstee	3671 Riverland Rd	Fort Lauderdale	FL	33312-4679	FL 33312-4679	
Johnson Cynthia N	121 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Dahab Fam Rev Tr	17805 NW 15th St	Pembroke Pines	FL	33029-3137	FL 33029-3137	
Parrots River LLC	2800 Glades Cir Ste 104	Weston	FL	33327-2270	FL 33327-2270	
Mason Mattie Est	109 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Langston Leola	105 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Williams Ernestine	101 NW 10th Ct	Dania	FL	33004-2772	FL 33004-2772	
Williams Antonia & Parrish Terencia	104 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Spencer Jeanette H/E Williams Ruthie H/E Etal	106 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Adderly Arlene C	110 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Beaubrun Julianie H/E Sainvil Judith	114 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Martin Cathia L	120 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Wanza Edward Jr & Faye	124 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Lbf Usa Corp	150 E Palmetto Park Rd Ste 800	Boca Raton	FL	33432-4833	FL 33432-4833	
Ramos Yissell Ramos Gallegos Luis Alberto	130 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	
Gadsen Natalie Riley Beverly	134 NW 11th Ave	Dania	FL	33004-2609	FL 33004-2609	

Daise R & Betty J	1006 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771
Collins Cecil	1006 NW 2nd St	Dania	FL	33004-2771	FL 33004-2771
Fisher Lorraine S	133 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Thayer Stephanie Lynn	129 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Daise Gladys	125 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Chou Li Hua Kuo Yung Tzu	5846 S Flamingo Rd Ste 521	Cooper City	FL	33330-3237	FL 33330-3237
Tran Long	117 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Curry Diana	113 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Carroll Leon & Marjorie	109 NW 11th Ave	Dania	FL	33004-2608	FL 33004-2608
Javier Villegas Marie Ceferina	500 NE 77th St	Miami	FL	33138-5051	FL 33138-5051
Emmanuel Temple Church Of God In Christ Inc	PO Box 368	Dania	FL	33004-0368	FL 33004-0368
Villa Machini Inc	3373 Hollywood Oaks Dr	Fort Lauderdale	FL	33312-6387	FL 33312-6387
Southeastern Conference Assn Of Seventh Day Adventi	1701 Robie Ave	Mount Dora	FL	32757-6339	FL 32757-6339
Reynolds Lucille R Sims Rodney L	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Cunningham Emma Est % Nellie Mae Williams	501 NW 43rd Ave	Plantation	FL	33317-2151	FL 33317-2151
Dania Ps LLC	1741 Coral Way	Miami	FL	33145-2728	FL 33145-2728
Reynolds Ruby & Reynolds Sandra	2317 NW 26th Ave	Fort Lauderdale	FL	33311-2838	FL 33311-2838
Reynolds Joseph	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Smith Minnie Warren	171 NW 12th Ave	Dania	FL	33004-2632	FL 33004-2632
Thomas Johnell	1341 NW 95th Ter	Miami	FL	33147-2615	FL 33147-2615
Dania Legacy Properties LLC	190 NE 199th St Ste 106	Miami	FL	33179-2927	FL 33179-2927
Sharon Reid Liv Tr Sharon Reid Trstee	945 NW 179th St	Miami	FL	33169-4724	FL 33169-4724
Jones Management Group Inc	9 NW 4th Ave Ste B	Dania	FL	33004-3268	FL 33004-3268
Gr 1221 LLC	1454 Tyler St	Hollywood	FL	33020-5249	FL 33020-5249
Banega Nancy	PO Box 970788	Miami	FL	33197-0788	FL 33197-0788
Cannon Valeria	120 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Fyr Sfr Borrower LLC %Havenbrook Homes	PO Box 4090	Scottsdale	AZ	85261-4090	AZ 85261-4090
Latvian Maple LLC	113 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Barfield Grace	150 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Christine Prost Liv Rev Tr Danielle Aguiar Liv Rev Tr	PO Box 290484	Fort Lauderdale	FL	33329-0484	FL 33329-0484
Cd Florida Properties LLC	1948 NW 74th Ave	Hollywood	FL	33024-1055	FL 33024-1055
Johnson Cleo James Cleo	129 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Franklin Mae Sanders	131 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Collins Suite Enterprises LLC	22 SW 5th Ave	Dania	FL	33004-3235	FL 33004-3235
Saint John Land Tr Tosti G Trstee %Camiton Assoc	3670 N 54th Ave	Hollywood	FL	33021-2340	FL 33021-2340
Fedd Elliott Nat	161 NW 13th Ave	Dania	FL	33004-2631	FL 33004-2631
Dulay John	500 NW 24th St	Wilton Manors	FL	33311-3756	FL 33311-3756
Squalls Stroman Jr	150 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Florinda Leb Inc	9920 Collins Ave Apt 21	Bal Harbour	FL	33154-1838	FL 33154-1838
Lawal Olusayo	108 NW 13th Ave	Dania	FL	33004-2611	FL 33004-2611
Reynolds J & Lucille	2825 SW 5th Ct	Fort Lauderdale	FL	33312-2132	FL 33312-2132
Grajo Investments LLC	PO Box 1720	Dania	FL	33004-1720	FL 33004-1720
Coligny Tanya S Dorvil Pascal James	108 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Daise Kelvin H	110 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Goldwire Herbert Fairchild Sheletaron	11216 NW 7th St	Coral Springs	FL	33071-7957	FL 33071-7957
Scott Mary L Est	140 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Diane Hardge Rev Tr Tomlinson Juliene Jeane Trstee	5858 NW 62nd Ter	Parkland	FL	33067-1544	FL 33067-1544
Thompkins Milton & Malissa R	130 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614
Williams Betty Jean	142 NW 14th Ave	Dania	FL	33004-2614	FL 33004-2614

Aletha Hardge Player Rev Tr Player Aletha Hardge Trstee	20456 NE 34th Ct	Miami	FL	33180-1650	FL 33180-1650
Palmer T W & Palmer Julia M Ddctd Publc %City Of Dania	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
Public Land % City Of Dania Beach	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
Watson Jackie Watson Pamela	516 NW 1st St	Hallandale Beach	FL	33009-4118	FL 33009-4118
Hardge Bernard Hardge Donald L	292 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Hardge Bobbie H/E Player Aletha & Edwards Annette	137 NW 14th Ave	Dania	FL	33004-2630	FL 33004-2630
Phillips Eric	131 NW 14th Ave	Dania	FL	33004-2630	FL 33004-2630
Wilson Charlotte G & Grace Leroy Funchess Rutha Lee	E 33 NW 14th Ave	Dania	FL	33004-5113	FL 33004-5113
United House Of Prayer For All Pople Of The Church Etal	1665 N Portal Dr NW	Washington	DC	20012-1053	DC 20012-1053
112 Nw 14Th Way LLC	4200 NW 16th St	Lauderhill	FL	33313-5899	FL 33313-5899
Bhm 105 LLC	15101 NE 21st Ave	North Miami Beach	FL	33162-6001	FL 33162-6001
Morales Waldo	3002 Illingworth Ave	Orlando	FL	32806-6520	FL 32806-6520
123 Florida Land Tr Schank Joni Trstee	8004 NW 154th St # 218	Miami Lakes	FL	33016-5814	FL 33016-5814
Oami Elana	16499 NE 19th Ave Ste 101	North Miami Beach	FL	33162-4105	FL 33162-4105
Dean Wanda B	761 SW 3rd St	Dania	FL	33004-4926	FL 33004-4926
Brown Leslie Eileen	153 NW 14th Way Apt 3	Dania	FL	33004-2655	FL 33004-2655
Pino Carmen Real Moraima	300 S Hollybrook Dr Apt 106	Pembroke Pines	FL	33025-1201	FL 33025-1201
Five Gems LLC	1631 Grandview Blvd	Kissimmee	FL	34744-6619	FL 34744-6619
Lavish Lifestyles Capital Investment Group LLC	PO Box 19322	Jacksonville	FL	32245-9322	FL 32245-9322
Lakar Dw Inc	16745 NW 44th Ave	Miami Gardens	FL	33055-4349	FL 33055-4349
Fortes Becerra Gilberto	635 W 72nd Pl	Hialeah	FL	33014-4860	FL 33014-4860
Osdami LLC	2701 Griffin Rd	Fort Lauderdale	FL	33312-5855	FL 33312-5855
Coachman Taylor	154 NW 14th Way # 2	Dania	FL	33004-2620	FL 33004-2620
Beneby Earl G Jr	160 NW 14th Way	Dania	FL	33004-2620	FL 33004-2620
Pierrereene Kathleen	1495 NW 2nd St	Dania	FL	33004-2633	FL 33004-2633
Baltagi Sean	701 NE 152nd St	Miami	FL	33162-5228	FL 33162-5228
Jones Milton L Jr & Barbara H	PO Box 357	Dania	FL	33004-0357	FL 33004-0357
Camilo Gomez Juan	7343 W Sand Lake Rd Apt 442	Orlando	FL	32819-5300	FL 32819-5300
Perez Carlos Javier	1963 NW 136th Ave Apt 121	Sunrise	FL	33323-5347	FL 33323-5347
Uppal Pompee	1033 NE 17th Way Unit 1301	Fort Lauderdale	FL	33304-2471	FL 33304-2471
Hankin Malka	PO Box 641051	Miami	FL	33164-1051	FL 33164-1051
Norton Tammy F	260 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Cherizal Patrick Chery Boyer Natacha	288 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Reitz Jack C & Madon Reitz Sherry	1341 NW 2nd St	Dania	FL	33004-2618	FL 33004-2618
Sima Investments LLC	100 SW 59th Ave	Miami	FL	33144-3329	FL 33144-3329
Italian Renaissance Real Estate Development LLC	1000 West Ave Ph 19	Miami Beach	FL	33139-4702	FL 33139-4702
Rollins Ruthie Mae Egle Rollins Espy L Est	257 NW 13th Ct	Dania	FL	33004-2612	FL 33004-2612
Mcknight Benita Clark H/E Mcknight Reggie	1360 NW 2nd Ter	Dania	FL	33004-2625	FL 33004-2625
230 Nw 14 Court Land Tr Positive Rate Investments LLC	30 N Gould St # N	Sheridan	WY	82801-6317	WY 82801-6317
Gupta Chander	11380 Temple St	Cooper City	FL	33330-4443	FL 33330-4443
Trevi Capital LLC	1400 SW 82nd Ter	North Lauderdale	FL	33068-3517	FL 33068-3517
Owens Ophelia H/E Martin Francina &Slade Diane Est	205 NW 14th Ct	Dania	FL	33004-2629	FL 33004-2629
Cure Amarilla I	209 NW 14th Ct	Dania	FL	33004-2629	FL 33004-2629
Sippio Doreta	1421 NW 2nd St	Dania	FL	33004-2638	FL 33004-2638
Jones Milton Jr Jones Albert	722 SW 3rd St	Dania	FL	33004-4901	FL 33004-4901
Chambers Joann & Chambers Samuel	208 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
Choi Jin Young Puzik Bernhard Jr	210 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
White Jonisha Norris Jordan	218 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601
White Jonisha Desiree Thomas Angel C W	218 NW 14th Ct	Dania	FL	33004-2601	FL 33004-2601

Fussell Sherlanne	235 NW 14th Ct	Dania	FL	33004-2615	FL 33004-2615
Nuby Ronald D	417 Old Griffin Rd	Dania	FL	33004-2744	FL 33004-2744
Corrales Adriana Raquel Gutierrez Marcos	277 NW 13th Ct	Dania	FL	33004-2645	FL 33004-2645
Duenas Nicolas	260 NW 14th Ct # 12	Dania	FL	33004-2629	FL 33004-2629
Nanan Seegobin	260 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617
Onderdonk Eric Swears Robert C Jr	250 NW 14th Way	Dania	FL	33004-2617	FL 33004-2617
Washington Gloria J H/E Washington Prince Jr	270 NW 14th Way	Dania	FL	33004-2654	FL 33004-2654
Dulcieta Properties Inc	4848 SW 25th Ave	Fort Lauderdale	FL	33312-5929	FL 33312-5929
City Of Dania Beach Community Redevelopment Agenc	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643
L&J Capital LLC	8504 NW 3rd St	Coral Springs	FL	33071-7414	FL 33071-7414
Drayton Karen Laverne	1426 NW 2nd St	Dania	FL	33004-2606	FL 33004-2606
Torres Andrea Elisa Torres Christian	230 SE 3rd St	Dania	FL	33004-4010	FL 33004-4010
Abitare 105 LLC	395 Fairway Dr	Miami Beach	FL	33141-2417	FL 33141-2417
Greene Darren & Veronica	294 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Mitchell Hardge Sharon Lynn H/E Bch & Smh Family Tr	292 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
White Carolyn	290 NW 13th Ct	Dania	FL	33004-2613	FL 33004-2613
Lantigua Gregorio	1350 NW 3rd St	Dania	FL	33004-2641	FL 33004-2641
Gutman Nicolas Uriel	1370 NW 3rd St	Dania	FL	33004-2641	FL 33004-2641
Robinson Judith V	1353 NW 3rd St	Dania	FL	33004-2640	FL 33004-2640
Jackson Dorothy	1373 NW 3rd St	Dania	FL	33004-2640	FL 33004-2640
Fiat 666 LLC	1707 Harbor View Cir	Weston	FL	33327-1344	FL 33327-1344
Ford Travis	280 NW 14th Way	Dania	FL	33004-2654	FL 33004-2654
Gardner Alberta Est	1402 NW 3rd St	Dania	FL	33004-2621	FL 33004-2621
Tate Fam Rev Liv Tr Tate Dawn R & Stephen G Trstee	3309 NE 37th St	Fort Lauderdale	FL	33308-6434	FL 33308-6434
Wright Sandra	291 NW 14th Way	Dania	FL	33004-2627	FL 33004-2627
Wright Anita V Wright Sandra G	291 NW 14th Way	Dania	FL	33004-2627	FL 33004-2627
Maya Stars LLC	1501 Saint Lawrence Ave	Bronx	NY	10460-3226	NY 10460-3226
Mencia Jaime E & Myrna	711 NW 12th Ave	Dania	FL	33004-2348	FL 33004-2348
Larkins Edward J	701 NW 12th Ave	Dania	FL	33004-2348	FL 33004-2348
Sacco Frank	693 NW 12th Ave	Dania	FL	33004-2347	FL 33004-2347
Kuhn Brittany Kimball Kristopher	691 NW 12th Ave	Dania	FL	33004-2347	FL 33004-2347
Abalos Marcelino J & Jessica E	15741 99th Ct N	West Palm Beach	FL	33412-1710	FL 33412-1710
Furlow Kenneth Wade Kilmer Linda Ruth Marie	911 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Geseking Diana Kloss Edward A	6016 Old Congress Rd	Lake Worth	FL	33462-2401	FL 33462-2401
Suarez David Palacio Claudia	2845 NE 163 St #507	North Miami Beach	FL	33160	FL 33160
Rucerito Robert & Linda	910 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Mila Roberto	914 Nautilus Isle	Dania	FL	33004-2356	FL 33004-2356
Hughes Marie C	801 Argonaut Is	Dania	FL	33004-2355	FL 33004-2355
Pilchard Benjamin C	802 Argonaut Is	Dania	FL	33004-2355	FL 33004-2355
Walker Faye	1231 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Rose Perry & Mary L	1221 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Armstrong Wanda G	718 SW 4th St	Dania	FL	33004-4902	FL 33004-4902
Henry Daphne J	1201 NW 2nd St	Dania	FL	33004-2635	FL 33004-2635
Larkins George A West Cokenya D	211 NW 12th Ave	Dania	FL	33004-2623	FL 33004-2623
Gooden Byron L Sr & Robin	2601 E Aragon Blvd Unit 5	Sunrise	FL	33313-8062	FL 33313-8062
James Nichelle H/E James Travis & Mcgee Deborah	219 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Thomas Inell H/E Ragin Ann Marie	223 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Johnson Lois F Est	227 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Alix Keltvyn	231 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637

Humphrey James & Lou Vera	235 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Anderson Beverly Anderson Ebony	239 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Scott Deloris	243 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Scott Winston L	247 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Harkless Mary L	251 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
Migue 1970 LLC	1904 S Ocean Dr Apt 1802	Hallandale Beach	FL	33009-5963	FL 33009-5963
Gathers Dorothy E	259 NW 12th Ct	Dania	FL	33004-2637	FL 33004-2637
James Tammie Denise & Ellis R	255 NW 12th Ave	Dania	FL	33004-2624	FL 33004-2624
Cummings Joanne	245 NW 12th Ave	Dania	FL	33004-2624	FL 33004-2624
Greer Kimberly Louise	248 NW 12th Ct	Dania	FL	33004-2626	FL 33004-2626
Hasida LLC	531 SW 181st Ave	Pembroke Pines	FL	33029-4347	FL 33029-4347
Napoli Assets LLC	534 SW 13th Ave	Fort Lauderdale	FL	33312-2425	FL 33312-2425
Mam236 LLC	3901 N 42nd Ter	Hollywood	FL	33021-1840	FL 33021-1840
Black Ebbie	235 NW 12th Ave	Dania	FL	33004-2648	FL 33004-2648
Flex Space Griffin LLC	1501 Venera Ave Ste 203	Miami	FL	33146-3032	FL 33146-3032
Parc Griffin LLC	1501 Venera Ave Ste 203	Miami	FL	33146-3032	FL 33146-3032
School Board Of Broward County Attn:Facility Managem	600 SE 3rd Ave	Fort Lauderdale	FL	33301-3125	FL 33301-3125
Town Modelo FL Land Tr Equinox Realty Holdings LLC Trt	1027 S 21st Ave	Hollywood	FL	33020-6934	FL 33020-6934
Clark Emma J & West Charles E Est	822 NW 3rd St	Dania	FL	33004-2710	FL 33004-2710
Zonda Investing Group LLC	19220 NE 19th Pl	Miami	FL	33179-4318	FL 33179-4318
800 Old Griffin LLC	800 Old Griffin Rd	Dania	FL	33004-2750	FL 33004-2750
Perry Howard Lorenzo	201 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Perry Willie H/E Perry Addie Etal	209 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Cooper Tony Curtis Gibson Cooper Theresa Ann	213 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Duce Jean Joseph & Iselande	221 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Greene Joyce A	225 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Rebibo Osher	5826 Hope St	Hollywood	FL	33021-3236	FL 33021-3236
Miller Steven	229 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
West Janice	237 NW 8th Ave	Dania	FL	33004-2734	FL 33004-2734
Ser Vass Management LLC	1501 W Fairway Rd	Pembroke Pines	FL	33026-3051	FL 33026-3051
Yord Investment LLC	706 NE 191st St	Miami	FL	33179-3922	FL 33179-3922
Coito Maurya A	4420 NW 42nd Ter	Coconut Creek	FL	33073-4720	FL 33073-4720
Oconnell Sean	210 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Mirza Shujaat & Farhat	5720 SW 5th St	Plantation	FL	33317-3532	FL 33317-3532
Marquez Joan Sebastian	5601 Jefferson St	Hollywood	FL	33023-1447	FL 33023-1447
Hondal Luis A Puentes	8078 SW 97th Ter	Ocala	FL	34481-0597	FL 34481-0597
Riveira Melina	228 NW 9th Ave # 1	Dania	FL	33004-2737	FL 33004-2737
Williams Alecia C	234 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Sheard Cynthia	242 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Knowles Christopher A Jr & June	250 NW 9th Ave	Dania	FL	33004-2737	FL 33004-2737
Cox R E & Jacquelyn E	254 NW 9th Ave Apt 1	Dania	FL	33004-2737	FL 33004-2737
White Rhoda	302 NW 9th Ave Apt Ab	Dania	FL	33004-2762	FL 33004-2762
American Legion #209	806 NW 1st St	Dania	FL	33004-3276	FL 33004-3276
Garcia Orlando	915 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Garcia Alfonso C	911 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Kemp Kerm R Jr	907 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Roldos Carlos	903 NW 7th St	Dania	FL	33004-2311	FL 33004-2311
Nhan Tran	815 NW 7th St	Dania	FL	33004-2310	FL 33004-2310
Valenzuela Harold & Mari Ann	811 NW 7th St	Dania	FL	33004-2310	FL 33004-2310

Lawson Gloria Gloria D Lawson Liv Tr	702 NW 10th Ave	Dania	FL	33004-2344	FL 33004-2344
Gulfstream Db LLC	3109 Grand Ave # 348	Miami	FL	33133-5103	FL 33133-5103
Lavey Seth L H/E Lavey Leslie	709 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Ryan John M	713 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Ribel David	717 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Carpenter Robert G & Sharon L	721 NW 10th Ave	Dania	FL	33004-2343	FL 33004-2343
Smith Denise L Denise Love Smith Liv Tr	722 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Greene Christopher Thibodeau Lea	718 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Reed Tiffany	714 NW 12th Ave	Dania	FL	33004-2349	FL 33004-2349
Five Star Capital Corp	4020 N 29th Ave	Hollywood	FL	33020-1012	FL 33020-1012
Sun Garden Ltd	9 NW 4th Ave Ste A	Dania	FL	33004-3268	FL 33004-3268
Dania Beach Housing Authority	1101 W Dania Beach Blvd Ste 100	Dania	FL	33004-3390	FL 33004-3390
Dania Economic Development Corp	210 NW 12th Ave	Dania	FL	33004-2647	FL 33004-2647
St Ruth Missionary Baptist Church Inc	PO Box 698	Dania	FL	33004-0698	FL 33004-0698
St Ruth Missionary Baptist Church Inc % City Of Dania B	100 W Dania Beach Blvd	Dania	FL	33004-3643	FL 33004-3643



City of Dania Beach Community Development Memorandum

DATE: 9/25/2025

TO: 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, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager
Jessica Mackey, E.I., Planner

SUBJECT: RZ-006-25: The applicants, Dania Live 1748, LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC, are requesting to rezone the property located north of Stirling Road, east of Interstate 95, and west of Bryan Road, by amending the Dania Pointe Development Design Guidelines relating to commercial intensity, residential density and other modifications.

Request:

Development Design Guidelines Amendment

Amend the Dania Pointe Development Design Guidelines by changing the commercial intensity, residential density, and other modifications, pursuant to Land Development Code (LDC) 340-40.

Property Information

CURRENT ZONING:	Planned Mixed-Use Development District (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	102.03 net acres (4,444,235 SF) / 113.43 gross acres (4,941,078 SF)
EXISTING USE:	Mixed Use (Commercial, Residential)

Background:

The subject property is comprised of 31 parcels totaling 102.03 net acres, located north of Stirling Road, between Interstate 95 and S. Bryan Road. The site lies within the Planned Mixed-Use Development District (PMUD) zoning designation and is known as Dania Pointe. It includes a mix of residential, office, restaurant, hotel, and retail uses, such as:

- Spirit Airlines headquarters
- Marriott Fort Lauderdale Airport hotel
- Hyatt House Fort Lauderdale Airport hotel
- AC Hotel Fort Lauderdale Airport hotel
- BrandsMart USA

- Avery Dania Pointe East rental apartments
- Regal Dania Pointe theater
- Sprouts Farmers Market
- YouFit Gyms fitness center
- Multiple restaurants and entertainment businesses.

Key approvals include:

- Plat Approval on February 23, 2016 (O-2016-005).
- Text Amendment Establishing PMUD to provide a new regulatory framework for large-scale mixed-use development in the Regional Activity Center (RAC). The new Zoning District defines specific and integrated and design development standards, phasing plans, infrastructure, and land uses for an urban center on October 13, 2015 (O-2015-033).
- The Dania Pointe Rezoning/DDG was approved in 2016 to allow a mix of commercial, office, and residential uses (O-2016-008).
- Phase I Site Plan approval in 2016 for 310,594 SF of commercial use on the southern portion of the development.
- Phase II Site Plan approval on November 21, 2016 (SP-49-16), with construction beginning in 2018 for multifamily and hotel uses on the northern portion.
- Site Plan Modification approval on December 14, 2021 (SP-046-21MOD) to include the Spirit Airlines headquarters.
- A Delegation Request was approved on October 12, 2021, to amend the restrictive note on the plat to remove 7,000 SF of bank use, add 400 multi-family mid-rise units and add 12,670 SF of commercial use (O-2021-025).

Rezoning Request:

DEVELOPMENT DESIGN GUIDELINES AMENDMENT

Development Design Guidelines (DDG) are required for Planned Mixed-Use Development District (PMUD) zoning. The DDG is intended to regulate development within the PMUD in much the same manner as the City's LDC controls development in other zoning districts. Per LDC 340-40, no building permit for a structure or building may be issued pursuant to PMUD zoning except in conformance with City Commission approval DDG including a Master Development Plan (MDP). As such, the DDG contains a great deal of information that affects the use and design of the property. Additionally, any proposed change, modification or amendment to the approved DDG, including the Master Development Plan (MDP) or site plan, shall be reviewed pursuant to the criteria and standards established in LDC 340-40 to determine whether a proposed change, modification or amendment is deemed to be a major or minor deviation. The modification is considered major because it includes:

- A change in commercial square footage established in the DDG;
- A change to residential density established in the DDG;
- A change to the permitted uses.

The applicant is proposing the following revisions to the Dania Pointe DDG:

- Reduction in permitted commercial use from 1,125,000 sf to 950,000 sf.
- Increase in hotel use from 400 rooms to 550 rooms.
- Addition of residential use within Block V of Dania Pointe.

- Addition of mid-rise residential units that may include ancillary commercial use to the building types.
- Adjusted development dates for the overall Dania Pointe development, extending an additional 5 years, from December 31, 2030, to December 31, 2035.
- Inclusion of four designated ride share pick-up and drop-off locations.
- Inclusion of two bicycle docking station areas for use by the City's bicycle sharing program.
- Clarification that minimum parking calculations for commercial/office use include outdoor seating areas are provided.
- The inclusion of over-canopy signs as a permitted sign type.
- The inclusion of the proposed Plat Note Amendment restriction in Appendix H.

Trip Generation Analysis

The Plat Note Amendment Trip Equivalency Statement prepared by Kimley-Horn indicates that the proposed modifications to the entitlements result in a net reduction in daily and peak hour trips in comparison to the existing approvals. Therefore, the proposed revisions to the allowable uses represent a decrease in potential site intensity.

Community Outreach

A community meeting was held on August 28, 2025, via Zoom. The meeting began at 6:00 PM and included six participants: the development team, a City representative, and one member of the public. The application details were presented, and no objections were raised. A summary of the outreach meeting is included in the backup materials.

This item was duly advertised, posted, and noticed in accordance with Article 610 of the Land Development Code (LDC).

Comprehensive Plan

This application supports the City's Comprehensive Plan by advancing the following goals, objectives and policies:

Future Land Use Element

- **Policy 1.1.1.2** Provide commercialized activities to serve the residents of the community.
- **Objective 1.1.5** Maintain land development regulations, zoning ordinances and other administrative rules to implement the comprehensive plan.
- **Policy 1.1.5.1** Encourage development to enhance the tax base of the community.
- **Policy 1.1.8.3** Safe and convenient on-site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.
- **Policy 1.1.8.4** Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.
- **Objective 1.1.27** Encourage compact development reflecting characteristics which include a mixture of community-serving uses such as commercial, office, employment, civic, institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Regional Activity Center land use category.
- **Policy 1.1.27.3** Non-motorized transportation as well as mass transit shall be encouraged to serve the Dania Beach Regional Activity Center to reduce reliance upon automobile travel.

Housing and Neighborhoods Element

- **Goal 2.1** Achieve a supply of housing that offers a variety of residential unit types and prices for current and future homeowners and renters at all household income levels by the creation and/or preservation of a full range of quality housing units

Transportation Element

- **Objective 3.1.11** The City shall continue supporting an energy efficient multi-modal transportation system that is efficiently managed, circulates traffic safely and conveniently within the City, reduces greenhouse gas emissions through strategies to reduce the number of vehicle miles traveled, and provides for the safe separation of vehicular and non-vehicular traffic.

Delegation Request Discussion

A separate application for a Delegation Request for the Plat Note Amendment (DR-007-25) is under review and will be scheduled for hearing alongside the second reading of this Rezoning application.

Staff Analysis

The proposed DDG revisions were reviewed by staff in the Planning and Zoning Division. Based on the parking calculations requested by staff and trip generation statement, there are no anticipated traffic issues. The proposed level of intensity and scale of uses on site is appropriate. The addition of mid-rise building types will contribute to the City's goal of achieving a variety of residential unit types. The inclusion of dedicated areas for the City's bike sharing program and the proposed rideshare locations will support the City's objective for an efficient multi-modal transportation system.

There is one (1) code violation on the property due to interior remodeling work without a permit. A letter from Kimco Realty stating that the illegal work has stopped is included in the backup.

Budgetary Impact

None

Recommendation

Planning and Zoning Board Recommendation

This application will be reviewed by the Planning and Zoning Board on September 17, 2025. Outcome of the meeting will be provided at the City Commission meeting.

Community Development Recommendation

Staff have reviewed the application for consistency with the above reference standards and find that the proposed Development Design Guidelines Amendment complies with the City's Land Development Code, Article 340 entitled "Planned Mixed-use Development District (PMUD)," and is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AMENDMENTS TO THE DANIA POINTE DESIGN DEVELOPMENT GUIDELINES (DDG) (RZ-006-25) AS TO COMMERCIAL SQUARE FOOTAGE, NUMBER OF HOTEL UNITS, ADDITIONAL RESIDENTIAL UNITS, AND OTHER MODIFICATIONS TO THE GUIDELINES, SUBMITTED BY DANIA LIVE 1748, LLC, DANIA LIVE 1748 II, LLC, SPIRIT AIRLINES, INC., AND DISCOUNT AUTO PARTS, LLC, FOR THE PROPERTY LOCATED NORTH OF STIRLING ROAD, EAST OF INTERSTATE 95, AND WEST OF BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Greenspoon Marder, LLP, on behalf of Dania Live 1748 LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC (the “Applicant”) is requesting approval of an amendment (RZ-006-25) to the Dania Pointe Design Development Guidelines (“DDG”) associated with the Dania Pointe Planned Mixed-Use Development District (PMUD) which was created on May 24, 2016, via Ordinance No. 2016-008, for the Property legally described in Exhibit “A” (the “Property”), ”, which document is incorporated by reference into this ordinance; and

WHEREAS, pursuant to Chapter 28, the “Land Development Code,” Part 3, “Special Zoning Districts,” Article 340, “Planned Mixed-Use Development District” of the City Code of Ordinances (the “City Code”), the Applicant has submitted an amendment to the Design Development Guidelines (“DDG”) attached as Exhibit “B”, which document is incorporated by reference into this ordinance; and which provide for the standards and regulations of the future development of property within the Dania Pointe PMUD; and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on September 17, 2025 and determined that the proposed amendment to the Dania Pointe DDG 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 Design Guidelines modification; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with Chapter 28, Part 6 of the LDC, Article 610; and

WHEREAS, the City Commission finds that the approval of the proposed DDG amendment (RZ-006-25) 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 above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Ordinance by this reference.

Section 2. Pursuant to Part 3, “Special Zoning Districts, Article 340, Planned Mixed-Use Development District”, of the City Code of Ordinances, the Design Development Guidelines (“DDG”) for the Dania Pointe PMUD, as amended, and as attached as Exhibit “B, are approved with the following conditions:

1. A reduction in commercial square footage from 1,125,000 sf to 950,000 sf.
2. An increase in hotel rooms from 400 rooms to 550 rooms.
3. The addition of residential use within Block V (updated in the table and on exhibits).
4. The addition of mid-rise residential units to the building types.
5. Adjusted development dates for the overall Dania Pointe development.
6. The inclusion of designated ride share pick-up and drop-off locations.
7. The inclusion of bicycle docking stations for use by the City’s bicycle sharing program.

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 resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. That this Ordinance shall be effective 10 days after passage.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION:

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE

ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'01"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET,

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 609.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4),
A DISTANCE OF 668.72 FEET, TO THE

MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;
THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;

THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT;

THENCE S.01°42'12"E., ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., A DISTANCE OF 31.71 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.21°48'15"E. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;
THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.
SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Hyatt Parcel):

A PARCEL OF LAND BEING A PORTION OF PARCEL 'A', OF DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, AND A PORTION OF PARCEL 'A', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; AND A PORTION OF LOT 1, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 45 AND A PORTION OF S.W. 18th COURT AND S.W. 1st STREET ABANDONED BY RESOLUTION OF THE BROWARD COUNTY BOARD OF COMMISSIONERS BY RESOLUTION NO. 1999-602, RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803, ALL OF THE ABOVE BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S. 87°32'08" W. ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 49.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.87°32'08"W. ALONG SAID SOUTH LINE, A DISTANCE OF 2.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE
OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.77°24'18"E., INTO THE RADIUS POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°17'37" AND A RADIUS OF 518.33 FEET FOR AN ARC DISTANCE OF 29.80 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°24'43" AND A RADIUS OF 512.44 FEET FOR AN ARC DISTANCE OF 21.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.80°03'50"W. A DISTANCE OF 9.57 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.09°00'42"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.01°43'03"E. A DISTANCE OF 52.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.07°27'18"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'27" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.85°32'51"W, INTO THE RADIUS POINT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°43'13" AND A RADIUS OF 5929.65 FEET FOR AN ARC DISTANCE OF 488.52 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.88°18'13"E. A DISTANCE OF 513.30 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE S.01°41'47"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 231.30 FEET;
THENCE S.12°26'03"W. A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 5.28 ACRES (230,183 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Burger King Parcel):

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8, 9, 10, 12, 13, 14, 15, 16 AND 17, BLOCK 1, AND A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, AND A PORTION OF PARCEL 'B', KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL SITUATES WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4); THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 110.66 FEET;

THENCE N.01°16'43"W., A DISTANCE OF 69.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.01°16'43"W. A DISTANCE OF 30.46 FEET;

THENCE N.88°43'19"E. A DISTANCE OF 17.88 FEET;

THENCE N.01°16'59"W. A DISTANCE OF 76.93 FEET;

THENCE N.06°39'16"E. A DISTANCE OF 103.83 FEET;

THENCE N.01°26'55"W. A DISTANCE OF 28.35 FEET;

THENCE S.88°36'27"W. A DISTANCE OF 48.76 FEET;

THENCE S.01°50'27"E. A DISTANCE OF 14.27 FEET TO THE NORTH LINE OF SAID LOT 17; THENCE S.87°25'58"W. ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 94.98 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SW. 18th COURT (FERN STREET);

THENCE S.01°42'38"E. ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET;

THENCE S.88°21'23"E. A DISTANCE OF 25.04 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 8.01 FEET;

THENCE S.40°10'48"E. A DISTANCE OF 20.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.05°50'37"W.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°51'24" AND A RADIUS OF 2245.34 FEET FOR AN ARC DISTANCE OF 72.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.66 ACRES (28,534 SQUARE FEET), MORE OR LESS.

EXHIBIT “B”

DANIA POINTE
DESIGN DEVELOPMENT GUIDELINES
(DDG)



DANIA POINTE

SHOPS | RESIDENCES | OFFICES

 **KIMCO**
REALTY

DANIA POINTE – Development Design Guidelines and Development Standards

Note: Photographs and graphics included within the Dania Pointe Development Design Guidelines are for illustrative purposes only and shall be non-binding except where noted; designs and materials are to be finalized based on the ultimate use(s) developed within the respective areas of development.

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DANIA POINTE – Development Design Guidelines and Development Standards

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DANIA POINTE - INTRODUCTION

Dania Pointe ("Project") is an approximately 108.8 + acre mixed use project located within the City of Dania Beach on the northeast quadrant of the I-95/Stirling Road intersection (see Figure 1) and is located within and adjacent to the Dania Beach Regional Activity Center (RAC). Dania Pointe is a mixed use redevelopment providing for unifying theme elements in a consistent and compatible approach. The applicant is requesting approval to develop the site consistent with the recently adopted Planned Mixed Use District (PMUD) ("District") zoning code which was established pursuant to Article 340. The implementing tool established by the PMUD standards are the Development Design Guidelines (DDG) the Master Development Plan (Figure 2). The Master Development Plan and related standards identified within this document shall control development of the Project, unless otherwise noted. Dania Pointe provides unique attributes that based on its proximity and easy access to Interstate 95 and major arterials, along with internal capture of trips minimizes traffic impacts to neighboring areas and provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses. Dania Pointe is an urban mixed use project and is intended to provide greater densities and intensities than typical zoning allowances. This type of development also includes an increased need for the maximization of the project site through increased building/lot coverages. The DDG are intended provide an optional development pattern and approach by providing a planning and regulatory framework to support and enhance growth and development as it occurs.

The intent of the PMUD is to provide a framework for balanced future growth and targeted economic development including those jobs producing and oriented operations. The development standards contained herein are provided in support of the PMUD and are specific to Dania Pointe. Realizing that growth and development have the ability to either support or hamper the community's desired progress, the PMUD and these DDG were developed as a tool to properly guide future development and identify solutions to challenges. The DDG recognize those existing uses within the boundaries of the Project, as may be amended, which are intended to remain, are exempt from these standards until such time as they may be relocated. It is further understood any use existing within the boundaries identified, including those in Block XI shall not be included in the density and/or intensity calculations including maximum levels of development as identified within Section 3 of these standards and or the MDP. Consistent with Sec (15)(I), those uses currently existing may continue as approved / permitted until such time as redevelopment is proposed. Upon redevelopment, these DDG shall apply-

The following City of Dania Beach Codes have been (1) Revised and or Modified as part of the PMUD or (2) No Changes proposed as part of Dania Pointe.

(1)

Revised and or Modified Standards			
100	GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS	415	SIDEWALKS AND SWALES
105	USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS	420	APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS
110	USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS	500	SIGNAGE AND DESIGN REGULATIONS; GENERAL PROVISIONS
200	USER GUIDE FOR PART 2 OF THE CODE	505	SIGN REGULATIONS



205	TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS FOR ALL ZONING DISTRICTS	510	PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS
210	SUPPLEMENTAL LOT REGULATIONS	515	GASOLINE SERVICE STATIONS
215	SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE	520	LARGE RETAIL ESTABLISHMENT STANDARDS
220	SUPPLEMENTAL BUILDING AND STRUCTURE HEIGHT REGULATIONS (INCLUDING LOWEST FINISHED FLOOR); ROOFTOP REGULATIONS	530	PARKING STRUCTURE DESIGN
225	INTERSECTION VISIBILITY STANDARDS	600	DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; GENERAL PROVISIONS
230	SPECIAL FLOOR AREA, BUILDING DIMENSION AND BUILDING SIZE STANDARDS	605	GENERAL APPLICATION REQUIREMENTS
235	WALLS, FENCES AND HEDGES	615	APPEAL OF ADMINISTRATIVE DECISIONS
245	PAVING, EXCAVATION AND FILLING	620	ADMINISTRATIVE VARIANCES
265	OFF-STREET PARKING REQUIREMENTS	625	VARIANCES
270	OFF-STREET LOADING REQUIREMENTS	626	ZONING RELIEF PROCEDURES
275	LANDSCAPING REQUIREMENTS	630	SPECIAL EXCEPTION USES
280	OUTDOOR LIGHTING STANDARDS	635	SITE PLANS
285	EMERGENCY GENERATORS	640	PLATS
286	SATELLITE DISH ANTENNAS	645	REZONING
290	GARBAGE DUMPSTERS	655	VACATIONS OF RIGHT-OF-WAY
295	VOLUNTARY MOBILITY PROGRAM	675	TEMPORARY USE AND SPECIAL EVENT PERMITS
300	COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS; HOW TO USE	710	NONCONFORMING USES, STRUCTURES, AND LOTS
304	BUILDING HEIGHT AND TRANSITION REGULATIONS	805	CONCURRENCY DETERMINATIONS
307	LANDSCAPING REGULATIONS	810	IMPACT FEES
312	CIVIC OPEN SPACE; STANDARDS AND GUIDELINES	815	REQUIRED RIGHT-OF-WAY WIDTHS FOR CITY STREETS
400	STREET DEDICATIONS AND DESIGN STANDARDS	835	TELECOMMUNICATION TOWERS AND ANTENNAS



(2)

Sections Not Amended or Modified			
115	INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE	320	PORT EVERGLADES DEVELOPMENT DISTRICT (PEDD)
221	NOISE MITIGATION	330	COMMUNITY FACILITIES DISTRICT (CF)
240	DOCKS AND MOORING STRUCTURES	525	ARCHITECTURAL STANDARDS FOR THE COMMUNITY REDEVELOPMENT AREA FORM-BASED ZONING DISTRICTS
250	WILDLIFE PROTECTION	610	PUBLIC HEARING NOTICES
255	ENVIRONMENTALLY SENSITIVE LANDS; WELLFIELD PROTECTION	650	LAND USE PLAN AMENDMENT
260	AIRPORT PROXIMITY AND NAVIGATIONAL HAZARD REGULATIONS	660	VESTED RIGHTS DETERMINATION
301	LEGAL AND ADMINISTRATIVE PROVISIONS	680	LEGAL PROVISIONS GOVERNING DEVELOPMENT ORDERS AND PERMITS
302	DETAILED USE REGULATIONS	685	COST RECOVERY FOR DEVELOPMENT REVIEW
303	DISTRICT DEVELOPMENT STANDARDS	700	CODE ADMINISTRATION AND LEGAL PROVISIONS
305	INCENTIVES	705	VIOLATIONS AND PENALTIES
306	PARKING AND LOADING REGULATIONS	715	DEPARTMENT OF COMMUNITY DEVELOPMENT
308	ADDITIONAL DEVELOPMENT STANDARDS	720	PLANNING AND ZONING BOARD
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310	BUILDING TYPES	725	DEFINITIONS
311	FRONTAGE TYPES	820	TREE ROOTS DAMAGING PUBLIC PROPERTY
315	HOTEL OVERLAY DISTRICT	825	TREE PRESERVATION
316	DESIGN DISTRICT OVERLAY	830	TREE ABUSE



Figure 1: Location Map



LEGAL DESCRIPTION – SEE APPENDIX H



DANIA POINTE PURPOSE AND INTENT

In compliance with the City's requirements, specifically the PMUD, the Dania Pointe Master Development Plan is comprised of several components intended to provide assurance that future development of the property complies with the standards and requirements of the City's Land Development Code ("Code"), as may be amended, and these Design Development Guidelines (DDG). These components are more fully described and presented throughout this document and include:

1. A project description, purpose and intent statement.
2. A Master Development Plan that provides Development Blocks within the Dania Pointe Project and depicts a mix of land use types and intensities designed to meet the requirements of the PMUD and RAC. Sample illustrations depicting application and implementation alternatives for a mix of uses that meet the Dania Pointe provisions are provided for reference purposes.
3. A description of permitted uses.
4. Building development standards.
5. Connectivity, both internal to Dania Pointe and to the adjacent roadway network.
6. Parking, loading and access standards.
7. Landscape and Buffering standards.
8. Signage and Lighting standards.
9. Utilities and Stormwater provisions.
10. Other Provisions applicable to Dania Pointe.

The DDG, when combined with the PMUD standards and the City's Code, are a planning tool that will provide the framework to effectively coordinate land use and development within the Dania Pointe Project including those previously developed and existing uses. The applicant is proposing a mixed-use development project intended to provide a compact, attractive, sustainable, and economically vital destination in this strategic location. Dania Pointe includes objectives which contribute to the overall improvement and revitalization of this area of the City. Revitalization of this area will also enhance the City as a whole and provide for targeted land uses which not only increase the City's tax base but provide for a compact urban form desired by the City. The urban form of the project site and the surrounding area, as it currently exists contains no consistent design characteristics or theme. These inconsistencies with the existing urban form present a visual disconnect between services and businesses residing adjacent to one another. The DDG are intended to:

- Create an identity for the subject property;
- Provide for a transition from the suburban form existing within the area creating an integrated mixed use center;
- Integrate uses, either vertically, horizontally or both;
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle);
- Plan a development that is complementary to the surrounding areas.

The DDG have been developed based on existing site features, available infrastructure, and the development vision for Dania Pointe. This provides a sustainable mix of compatible land uses both internally and with adjacent properties and, more importantly, provide flexibility to best respond to current and future land uses, changes in building and development patterns and community demographics. Due to the integrated, mixed use nature of Dania Pointe, it is understood and defined that Dania Pointe is not a residentially zoned property or lot as defined by the City. Furthermore, for the purposes of application of the standards, Dania Pointe is not adjacent to a residentially zoned property or lot.

Consistent with the Section 340-40(E) of the City Code, those entitlements within Dania Pointe which have not been permitted, applied for and or reserved (as may be approved by the City) by December 31,



~~2030~~2035, shall be made available to other properties within the RAC. This date may be further extended upon mutual agreement between the City and Dania Live 1748, LLC (“Master Developer” of Dania Pointe) and approved by the City Commission. While the initial development of all parcels within Dania Pointe is to be completed by December 31, 2035, redevelopment of Dania Pointe may continue beyond December 31, 2035.

Dania Pointe is projected to start in 2015 with initial entitlements, zoning code amendments and submittal of required applications and plans, anticipated initial occupancy in 2017 with anticipated completion, as noted above, by December 31, ~~2030-2035~~; information specific to Dania Pointe’s phasing is provided as part of the required Site Plan. Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval providing building permits have been subsequently applied for and received. Extensions of this time period may be granted by the City for good cause (see Section 13 Site Plan Submittals). The project is understood to be developed sequentially with construction beginning in the southern portions of the project boundary and extending north along both sides of the Boulevard A and Boulevard C. Specific information will be provided with the respective Site Plan submittal package for each portion of development; however, it is understood that the on-site infrastructure necessary to support a particular phase of development shall be provided as needed to fully support each building and to comply with the applicable codes. In addition, all off-site improvements will be constructed as required by the development agreement (see Section 13 Off-Site Improvements).

Areas (lands) may be added to the overall Dania Pointe development including those areas that are previously approved and or entitled by the City of Dania Beach through an amendment to these DDG. Depending on the nature and location of these lands, they may either be incorporated into an existing (identified) Block or through the identification of a new Block with applicable development standards upon their redevelopment. This may be accomplished through an update to the maps and figures included in the DDG and through Block specific standards.

(A) DANIA POINTE DESIGN DEVELOPMENT GUIDELINES

The following identifies the proposed development standards applicable to Dania Pointe. Certain items have been identified that are understood to constitute either a minor or major modification to the planning and site plan process.

SEC (1) MASTER DEVELOPMENT PLAN

The Master Development Plan (“MDP”) provided in Figure 2 identifies the boundaries of the Dania Pointe development, as amended. The MDP depicts the locations of the “Blocks” of development including the primary development focus for each Block, subsection A of this section includes the intensities for each use, major internal roadways as defined in Section 6 below, external roadway connections and types, and generalized building types as identified in Section 5 of the DDG, permitted within the respective Block. Major internal roadways are identified on the MDP and are referenced by Roadway (Vehicular Circulation) Type (Note: the MDP and these DDG are not required to be amended to reflect changes in roadway nomenclature); Roadway Types as well as other MDP related information is provided in the Appendix including: Vehicular Circulation Plan (A), Pedestrian Connectivity Plan (B), Bicycle Connectivity Plan (C) and Multimodal Plan (D). Permitted and Specific Uses are provided in Section 2 of the DDG and are generally shown within the Blocks on the MDP; an MDP amendment will be required to allow uses not identified on the MDP and Table 1. The Dania Pointe development, including its respective Blocks, are created with an overall (total) levels of development listed in Section 3 of the DDG. Note: Section (1)(A)



Blocks identifies the specific Block, its primary land use types and maximum levels of development; however, the cumulative amount of development may not exceed the totals in Section (3). Pre-existing uses and developments, constructed and/or approved through the City's previous process(es) shall not be included as part of (total) the Dania Pointe development density and intensity; however, development within Block XI shall be permitted to remain and or redevelop at those density and intensity levels previously approved by the City. Redevelopment as defined and consistent with Section 15 (l) of these DDG, less than 50 percent of the total structure value may develop based on the standards of the C-2 Zoning district or these DDG; redevelopment greater than 50 percent of the total structure value shall develop based on these DDG. Based on the scale, timing and nature of the development, it is further understood that necessary infrastructure and/or amenities in the form of, but not limited to, utilities, parking, open space and stormwater management, shall not be restricted or limited to the respective Block boundary, however sufficient infrastructure will be provided to support each stage of development. When combined, these Blocks provide a more balanced mix of uses to increase convenience and provide greater transportation choices. When a wide variety of uses are located in close proximity to each other, walking and bicycling become practical alternatives to automobile travel. Such areas would support objectives for improved mobility and reduced congestion. Infill development success can be enhanced by planning a mutually-supportive mix of uses. The mixing of uses can add variety and vitality to an area, making it a more attractive, interesting place to live. In addition, convenient commercial and personal services, readily accessible to work sites and residential areas, and convenient cultural or recreational amenities can enhance the attractiveness of infill development. Space should be oriented to create activity zones and areas that promote pedestrian activity, where possible.



~~Figure 2: Master Development Plan~~

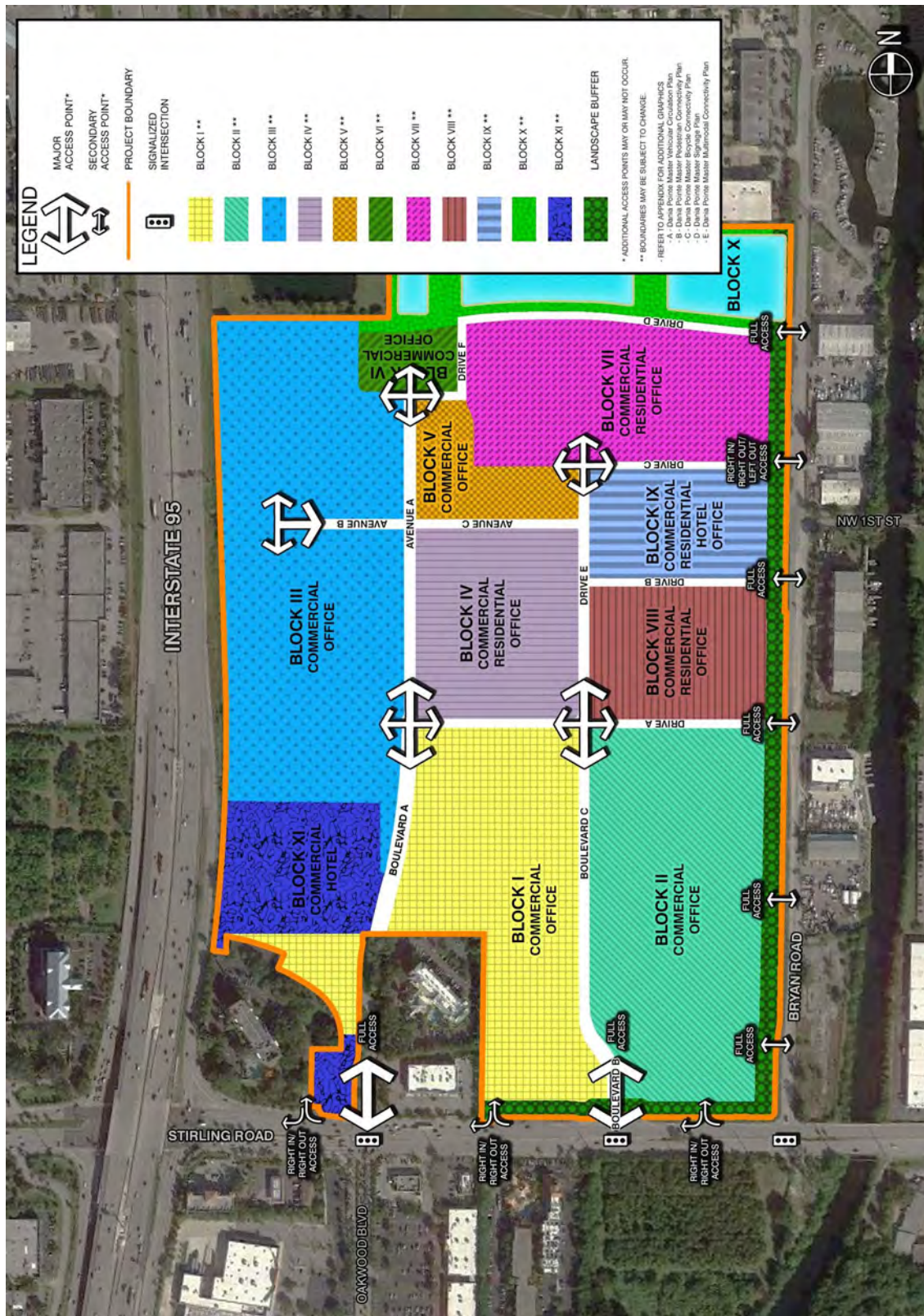
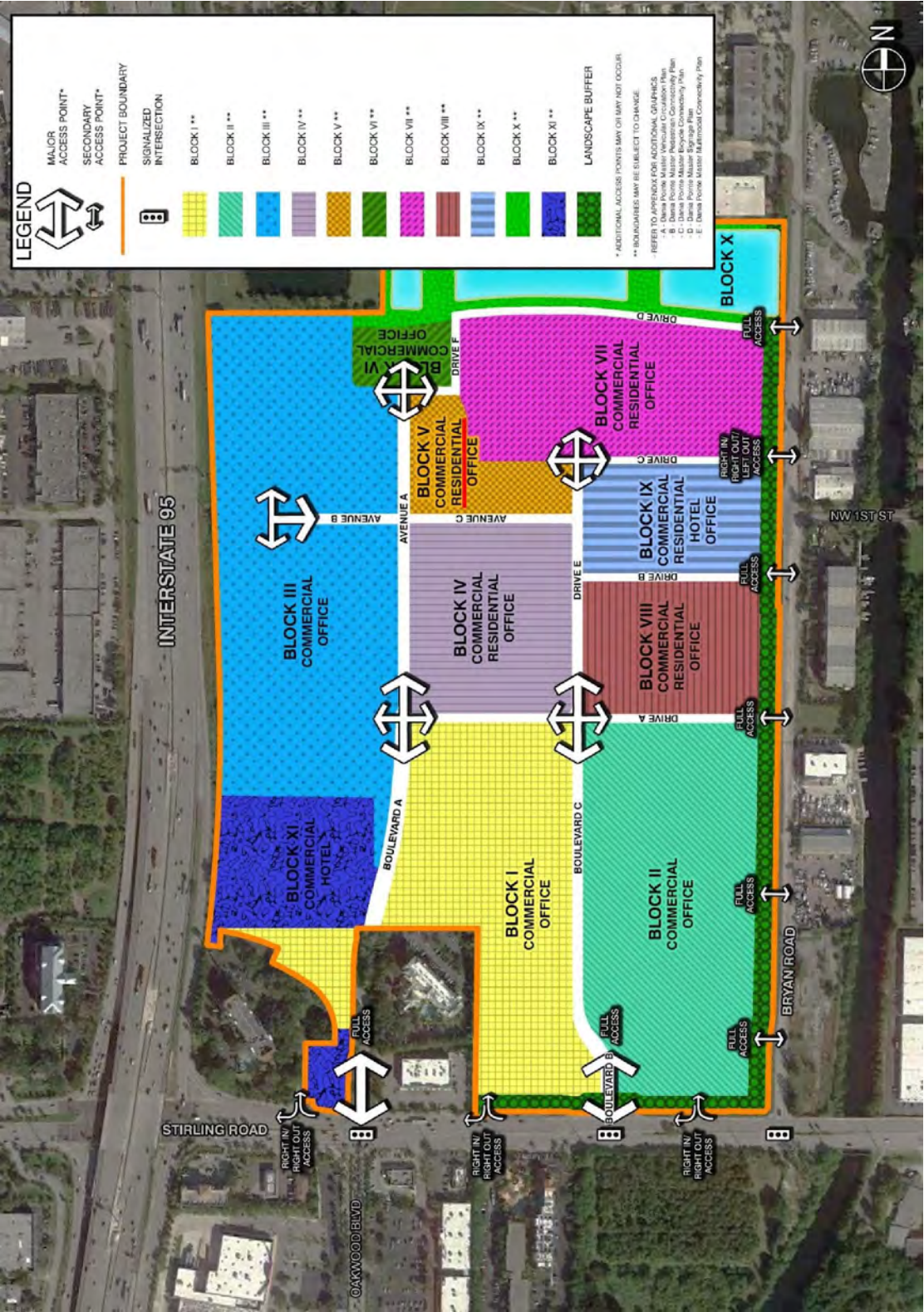


Figure 2: Master Development Plan



(A) BLOCKS

The Master Development Plan identifies eleven (11) Blocks of development including the primary land use types. The Blocks, primary uses and maximum levels of development (per Block) are identified in Table 1. Boulevard A, Boulevard B and Drive A are intended to function as the development's main internal roadways, serving as connectivity corridors within and between the blocks and also generally serve as "dividing lines" between blocks. The maximum, individual Block permitted development shall be as follows:

Table 1: Blocks

Block I – Commercial / Office
Commercial – 190,000 s.f.
Office – 50,000 s.f.
Block II – Commercial / Office
Commercial – 215,000 s.f.
Office – 50,000 s.f.
Block III – Commercial / Office
Commercial – 365,000 s.f.
Office – 500,000 s.f.
Block IV – Commercial / Residential / Office
Commercial – 115,000 s.f.
Residential – 400 Units
Office – 500,000 s.f.
Block V – Commercial/ <u>Residential</u>
Commercial – 106,000 s.f.
Office – 500,000 s.f.
<u>Residential – 150 Units</u>
Block VI – Commercial
Commercial – 70,000 s.f.
Office – 500,000 s.f.
Block VII – Commercial / Residential / Office
Commercial – 145,000 s.f.
Residential – 1,250 units
Office – 1,000,000 s.f.
Block VIII – Commercial / Residential / Office
Commercial – 57,000 s.f.



Residential – 1,000 units
Office – 600,000 s.f.
Block IX – Commercial / Residential / Hotel / Office
Commercial – 128,000 s.f.
Residential – 500 units
Hotel – 400 550 Rooms
Office – 600,000 s.f.
Block X - Block for Non-Building Uses (see below for development standards)
Block XI – Commercial / Hotel
Commercial – 10,000 s.f.
Hotel –500 Rooms
Office – 500,000 s.f.

Blocks I, II and XI are generally identified for “Destination Retail” and may include larger scale commercial uses, either as single use or series of buildings, offices, community oriented retail uses, restaurants, as well as a mix of smaller scale buildings and uses served by interconnected surface parking (may be located in the front of buildings), pedestrian connections and similar facilities. Blocks I-II and XI are generally bounded by Stirling Road, Bryan Road and Drive A. The primary access points are from Stirling Road, Bryan Road, and access to SW 18th Avenue, with additional internal connections within and the adjacent Blocks and those areas identified as “Existing”. Block XI includes those properties previously developed however, may be redeveloped through this process including Burger King, Hyatt Place and Hyatt House.

Blocks III, IV, V, VI, VII, VIII and IX are generally referred to as the “Town Center” districts and may be also referred to as Lifestyle Uses. These areas are generally located in the northern portion of the site north of Drive A (note: a portion of Block III is located south and west of the intersection of Drive A and Drive E).

This area is envisioned to include commercial, office, hotel, restaurants, entertainment, and residential uses designed and developed in a compact, walkable environment served by both surface (on-street and off-street) and structured parking options. The primary access points for these Blocks are from Bryan Road with internal connections through Blocks I and II via a publicly accessible, private



extension of SW 18th Avenue, Boulevard A, Boulevard B and an additional private access from Stirling Road. These blocks include enhanced design and development features consistent with the street type and the adopted plat including but not limited to on-street parking, pedestrian



amenities, plazas and public spaces, landscaping, multimodal improvements, art and architecture, and a mixture of building styles and heights.

Block X includes the area identified on the Master Development Plan as “Block for Non-Building Use” is included within the PMUD and DDG. Uses within this area may include utilities, including but not limited to FP&L, paving, driveways, stormwater, open space and recreation, landscape and buffering, bus stop, vehicular turnaround, and parking.



SEC (2) PERMITTED USES

Permitted Uses for Dania Pointe shall be as consistent with the Dania Beach Regional Activity Center (RAC).

- (1) Residential
- (2) Hotel
- (3) Commercial
- (4) Office
- (5) Employment Center
- (6) Parks and Recreation
- (7) Community Facilities
- (8) Transportation
- (9) Conservation
- (10) Utilities

Specific uses include the following:

- (1) Community meeting rooms, auditoriums, community centers, recreational facilities, libraries, halls, business center, conference center, private clubs and other places of public assembly
- (2) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery store, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores; no free standing stores shall be permitted fronting Stirling Road and or Bryan Road except as accessory to the big-box or big box liquor store and shall be in excess of 12,000 square feet in size. Large scale retail uses ("Big-Box") including uses such as warehouse club, discount retailer or similar, inclusive of accessory gas stations limited to one (1) gas station within Dania Pointe
- (3) Art studios and shops, museums



- (4) Parking lots and structures (may also be referred to as parking garage throughout the DDG. See also Section (5) Building (A) Building Types – Building Type 5 Parking Structures/Garages
- (5) Banks and financial institutions with and without drive-thru facilities
- (6) Open-air cafes, restaurants, with or without a drive-thru facility, and bars or taverns, including those with outdoor, rooftop and or sidewalk seating areas. Such uses shall be exempt from the standards within Section 110-200
- (7) Outdoor recreation, including commercial oriented recreational uses
- (8) Outdoor performance venues, stages and similar
- (9) Residential including multi-family/condominium
- (10) "Aging In Place" uses, residential assisted living/adult congregate care facilities, nursing homes, rest homes, convalescent homes, homes for the aged, and assisted living facilities
- (11) Hotels and lodging uses. Such uses shall provide internal room access only; no external individual room access is permitted
- (12) Business, medical, dental and professional offices and laboratories
- (13) Auto Sales, display/showrooms and related services including accessory service facilities, within a building.
- (14) Cell phone / cellular telecommunications tower (as existing or as may be relocated within Dania Pointe; however, shall not be placed adjacent to Stirling Road or Bryan Road.



Conditional Uses, Special Exceptions or Restricted Uses

No conditional uses or restricted uses shall be permitted.

Underage and teen club uses require a Special Exception for approval in accordance with Chapter 28, Article 630 of the City Code.

Prohibited Uses

- (1) Unscreened parking lots and parking garages not consistent with Permitted Uses-Specific Uses (4) identified above and as designed pursuant to Section (5) Buildings below
- (2) Adult Entertainment Businesses
- (3) Tattoo Parlor/shops



- (4) Veterinary hospital, including boarding kennel (whether overnight or daily), stockyard or animal raising establishment
- (5) Industrial, Warehousing or Manufacturing use which is determined to be a principle use.
- (6) Pawn shops
- (7) Auto Salvage Facility
- (8) Agricultural uses
- (9) Medical marijuana facilities/uses
- (10) Motels (lodging facilities with external room access(es))
- (11) Free-standing liquor stores facing Bryan Road or Stirling Road
- (12) Vehicle Storage, outdoor auto sales, and overnight parking except in association with residential and hotel uses.

SEC (3) DENSITY/INTENSITY

Dania Pointe shall be entitled to develop consistent with the following residential density and non-residential intensity standards in accordance with the MDP. The following standards including those provided on the MDP except where noted otherwise, shall be applied to Dania Pointe as a whole; Blocks identified on the MDP shall permit up to the maximum density and or intensity noted, providing the overall (total) number of units and square feet of non-residential uses are not exceeded. Any use existing within the boundaries identified shall not be included in the density and/or intensity calculations including maximum levels of development as identified within this section. In accordance with the approved RAC, Dania Pointe shall be limited to a maximum of ~~1,125,000~~ 950,000 square feet Commercial, 1,000,000 square feet Office, ~~400~~ 550 Hotel Rooms, 1,400 residential dwelling units (see also Sec (1)(A) Master Development Plan); exclusive of currently approved commercial square feet and hotel rooms in Block XI. It is understood that ancillary uses including those within hotels including but not limited to breakfast areas, business/meeting rooms, service areas, storage, etc., shall not be included in the maximum development totals above (see also Building Type – Hotel identified on page 16 of these DDG). Ancillary uses are understood to be subordinate to the primary (principle) use. Consistent with the Section 340-40(E) of the City Land Development Code and as previously identified, those entitlements within Dania Pointe which have not been permitted, applied for and/or reserved (as may be approved by the City) by December 31, ~~2030~~ 2035, shall be returned to the RAC and reapplied for. While the initial development of all parcels within Dania Pointe is to be completed by December 31, 2035, redevelopment of Dania Pointe may continue beyond December 31, 2035. Note that any request to change the vesting date in the future must go through City Commission for approval.

SEC (4) BUILDING/LOT COVERAGE/LOT SIZE STANDARDS

Building/lot coverage standards and impervious area standards apply to the Dania Pointe development as a whole; standards shall not be applied to individual lot(s) or development sites within the boundaries of Dania Pointe. The maximum building/lot coverage standards are calculated based on buildings and vertical structures only. Impervious area standards are calculated based on buildings, vertical structures, roadways, driveways, sidewalks and parking facilities.

- (1) Lot Size Standards (acreage/sq.ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.



- (3) The maximum lot (building) coverage shall be 75 percent.
- (4) The maximum impervious coverage shall be 90 percent.
- (5) Corner lots, multiple frontage lots and through lots shall be permitted in Dania Pointe; setbacks shall be provided in accordance with Section (5)(B) below.
- (6) Open Space: Open space inclusive of pervious spaces as well as plazas, public spaces, sidewalks, pedestrian amenities, amenity areas, public lakes, stormwater facilities or similar shall comprise a minimum of five percent of the total Dania Pointe acreage.

SEC (5) BUILDINGS

Building standards include those items generally pertaining to the height, perimeter setbacks and orientation; may also contain general design standards pertaining to development themes and visual appearance. As a mixed-use redevelopment project Dania Pointe has the potential for a variety of building heights and building uses per Block, according to the MDP. The building types provided in Table 2 are a template for the potential buildings within Dania Pointe. These building types are intended to provide a more predictable image of the buildings.

General Building Comments and Notes:

- (1) Building Height. Building height will be measured as indicated in Table 2. This provides flexibility considering the different uses proposed and the possible variety in floor to floor height requirements. Building height shall be consistent with Table 2 Building Types and shall comply with Article 220-20. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
- (2) Building Use. Building use identifies the types and combinations of uses that may be utilized within Dania Pointe.
- (3) Buildings shall comply with the Florida Building Code, latest edition.
- (4) Building Materials shall be per those listed in subsection (E) below.
- (5) Building Separation: Buildings shall meet the applicable Florida Building Code requirements for separation.

(A) BUILDING TYPE

The following table provides a representative list of potential building types for Dania Pointe. Ancillary uses as noted below in Table 2 are understood to be supportive in nature and include up to 49 percent of the floor area. Overall Building Heights are regulated as described in the "Building Height" section below.



Table 2: Building Types

Building Type	Building Height* ¹	Primary Use	Block(s)
Type 1. Commercial			
One-Story	Maximum: 40 feet	Commercial	I – IX, XI
Two-Stories	Maximum: 50 feet* ¹	Commercial	I – IX, XI
Three-Stories	Maximum: 75 feet	Commercial	III – IV, XI
Type 2. Office			
Low Rise	Maximum: 6 Stories (100 feet)	Office: may include ancillary commercial	I – IX, XI
High Rise	Maximum: 20 Stories (250 feet)	Office: may include residential and ancillary commercial, as allowed	I – IV; VII – IX
Type 3. Hotel			
	Maximum: 25 Stories (250 feet)	Hotel: may include ancillary commercial	IX, XI
Type 4. Residential			
Townhouse	Maximum: 3 Stories (60 feet)	Residential	IV, V, VII – IX
Low Rise	Maximum: 6 Stories (100 feet)	Residential: may include ancillary commercial	IV, V, VII – IX
<u>Mid Rise</u>	<u>Maximum: 8 Stories (135 feet)</u>	<u>Residential: may include ancillary commercial</u>	<u>IV, V, VII – IX</u>
High Rise	Maximum: 25 Stories (250 feet)	Residential: may include ancillary commercial	IV, VII – IX
Type 5. Parking Structure			
	Maximum: 10 Stories (120 feet). <i>Note: Parking Structures may be as tall as the adjacent residential building</i>	Parking: may include ground floor commercial or office	I – IX, XI
Type 6. Flex/ Other Building			
	250 feet	May include ancillary and accessory uses	I – IX, XI
* ¹ = appurtenances, architectural features, front facades or similar design features may be attached to a building and where such features are provided, the maximum building height may be increased, specific to these features, up an additional 50% of the maximum building height.			



Building Type 1 – Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. The building heights range from one story up to three stories. The primary facade for Building Type 1 is located adjacent to pedestrian areas. Entrances will be from the sidewalk or pedestrian areas. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.



Building Type 2 – Office

This building type is primarily office and may include residential and/or ancillary commercial. The building heights range from one story to six stories (low rise) and seven stories to twenty stories (high rise). It is likely that this building type will include multiple entrances located at sidewalk level, but may also be accessed from upper stories via an attached or detached parking structure.



Building Type 3 – Hotel

This building type is primarily a facility offering lodging accommodations to the general public and may provide ancillary services and other uses. These ancillary services may include commercial, restaurants, meeting rooms, entertainment and recreational facilities. The building may be a high rise structure up to 25 stories.



Building Type 4 – Residential

This building type is primarily residential and may include ancillary commercial in the low to high rise subtype. The building height range from one to three stories (townhouse), one to six stories (low rise), seven to eight stories (mid rise) and seven nine to twenty-five stories (high rise). Building entrances to be located from the sidewalk or pedestrian areas. Building entrances may also be located within parking structures and internal accessways which may not necessarily be public in nature and provide access to the residents of the building.



Building Type 5 - Parking Structures/Garages

This building type is primarily for parking and may consist of either an independent parking structure or a parking structure with ground floor commercial, 1 to 2 story liner buildings and other similar uses and may be attached or detached. Where such building types are located adjacent to Boulevard A, Boulevard B, the first two stories shall be screened consistent with Section (2) Permitted Uses – Specific Uses (5) Parking Lots and Garages. Parking garages may also be attached to the residential building and be the same height as the residential building. This is intended to allow for tenant parking on the same floor/level as their residential unit.



Building Type 6 – Flex/Other

Building Type 6 is intended to provide alternative building types which may, as part of the mixed use nature of Dania Pointe, provide for alternative building types not identified in Building Types 1 through 5 above. Although not illustrated, Building Type 6 may be provided as part of the subsequent permitting process and may include industrial, park buildings, restrooms, mobility hubs, cellular telecommunication towers and accessory (related uses) for such towers, enclosed dumpster and/or similar uses.

(B) SETBACKS

- (1) Except as provided below, a 15' building setback shall be required from the external PMUD property lines.

Dania Pointe shall provide a minimum 25' building setback, specific to principal structures, where adjacent to the following:



- (1) Bryan Road
- (2) Stirling Road
- (3) 18th Avenue (public portion)

A building setback shall not be required where adjacent to existing buildings not included within the Master Development Plan, SW 18th Avenue and/or the private extension of SW 18th Avenue (Boulevard A).

- (2) Buildings and structures with rear facades adjacent to Bryan Road or Stirling Road south of Drive A shall increase the property perimeter setback along the width of the building adjacent to the road to 30 feet unless the building/structure is designed to appear like the front of the respective building through the use of similar building materials, appurtenances, articulation, spacing of alternative building and design materials, if provided, etc.
- (3) Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within Dania Pointe. Except where necessary to provide intersection site distance(s), minimum 5' setback for building frontages shall be provided along internal roadways measured from the face of curb to the face of the building. This standard shall apply to all parcels, lots or similar including corner lots, multiple frontage lots and through lots.
- (4) Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PMUD property line or at the right-of-way line.
- (5) Building Attachments as identified in Section (D) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements and proposed landscape buffer, or restrict utilities. Building Attachments included in this section and Dania Pointe are not subject to City Code Sec. 215-10 (B).
- (6) Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

(C) ORIENTATION

Except for existing buildings located in Block XI, buildings shall be generally oriented internal to the development, toward public rights-of-way, and the major roadways as identified on the Master Development Plan including Boulevard A, Boulevard B and Boulevard C. Building storefronts, public spaces and similar are to be oriented towards the internal roadway network including the major roadways; garages, loading areas and service areas including service driveways are intended to be located to the side or rear of buildings. Driveways and access to parking lots and garages may be oriented and located to the major roadways; however, shall be minimized in number where practical. Exceptions to this standard include small scale (pad) buildings and uses and those buildings adjacent to (facing) I-95 and Stirling Road. Buildings that are adjacent to property perimeters are to provide façade enhancements facing Bryan Road, Stirling Road and Interstate 95. See also Section (B) above.

This standard is not intended to restrict the placement of buildings and/or the location of building entrances.



(D) BUILDING ATTACHMENTS

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures may be provided and may encroach into prescribed building setbacks provided they do not interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the DDG.

(E) BUILDING ARCHITECTURE

(1) Design Intent

- i. The buildings of Dania Pointe are to be designed to create a high quality signature character while providing a visually interesting mixed-use development. Buildings are exempt from the specific standards of Section 510 and 515; buildings, building features and articulation are to be provided with the respective Site Plans and as provided below.

(2) Building Design

- i. Building facades shall be designed to continue the character established by the front or primary building facade. Buildings located within Blocks III, IV, V, VI, VII, VIII, and IX and at an internal roadway corner shall feature a distinct corner element.



- ii. Building facades shall include articulation of the building facade to reduce the overall mass of the walls. This articulation shall include:



1. Façade projections and recesses that may be coordinated with changes in wall color or material
 2. Variation in overall building height
 3. Arcade/colonnade, Canopies or Balconies
- iii. Buildings adjacent to FP&L: Those portions of the building facing the FP&L easement will not require articulation. Adjustments will be provided for rooflines and materials only; landscaping will be provided where possible.
 - iv. Exemption to this standard includes Service Areas. Those portions of the building enclosed or screened for service and/or facing the FP&L easement will not require articulation.
 - v. There are no maximum building dimensions/lengths as required in Section 230-10.



(3) Building Materials

- i. The building materials will serve as a reinforcement to the objective of creating a high quality signature character for Dania Pointe and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials as provided below in subsection (6) such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile are encouraged.
- ii. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
- iii. Glass used as an exterior material shall be clear or lightly tinted. The use of reflective glass will require coordination and approval with the Federal Aviation Administration and/or Florida Department of Transportation (Aviation Division).
- iv. Existing buildings within Block XI shall be exempt from this standard until redeveloped consistent with Sec (15)(l).
- v. Materials listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan.



1. Paver Options:

- a. Slab Pavers
- b. Narrow Modular Pavers
- c. Precast Concrete Pavers

2. Vehicular Paver:

- a. Stamped Asphalt
- b. Color Concrete
- c. Stamped Concrete
- d. Colored Asphalt



3. Decorative Wood Tile:

- a. Preservation Wood Tiles with Concrete Subsurface

4. Seat Wall Options:

- a. Poured in Place Concrete Seat Wall
- b. Concrete Block Wall with Smooth Stucco Finish

5. Planter Pot Options:

- a. Cascade Concrete Planter Pot
- b. Wilshire Rectangular Planter
- c. Pots as approved by the ownership entity

6. Building Materials (see Subsection (4) below for additional information regarding colors):

- a. Composite Panel



- i. CP-1 Trespa Meteon (Various sizes, colors and textures)
 - ii. CP-2 Prodema (Various sizes and colors)
- b. Masonry
 - i. CMU-1 Arriscraft Renaissance (Georgia, USA) 4" Veneer Masonry Units (Various sizes, colors and textures)
 - ii. CMU-2 Arriscraft Arris tile Renaissance (1" tile unit) (Various sizes, colors and textures)
 - iii. CMU-3 Arriscraft Contemporary Brick (Various colors)
 - iv. CMU-4 Arriscraft ArrisStack (Various colors)
 - v. CMU-5 Arriscraft Old Country (Various colors)
 - vi. CMU-6 Arriscraft Quoins
 - vii. CMU-7 Arriscraft Sills
 - viii. CMU-8 Integrally Colored CMU
 - ix. CMU-9 Arriscraft Matterhorn
- c. Synthetic stucco
 - i. Dryvit - Limestone Finish (Various Colors)
 - ii. Dryvit - Reflectit (Various Colors)
 - iii. Dryvit - Standard Finishes (Various Colors)
- d. Tile
 - i. T-1 Emser Tile 15 X 30 Exterior Panel

(4) Building Colors

The color palette for the exterior building materials shall be neutral earth tones with accent colors. An accent color may be used to emphasize architectural form or material texture.

Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

(F) LOADING/UNLOADING SPACES

Service areas including loading/unloading spaces, areas or similar serving semi-trailers not located within the interior of the building and within 100' of the identified perimeter located along Bryan Road and Stirling Road, shall be designed to include screen walls, landscaping, and other treatments to limit the visibility of the service area to the adjacent public street. Service areas shall be located outside of a public roadway and off of private boulevards, where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the road/driveway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic.

Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of Dania Pointe, no minimum number of loading/unloading spaces shall be required. The sharing of such spaces (areas) between individual tenants, uses and buildings within Dania Pointe shall be permitted.



(G) SERVICE STRUCTURES AND USES

These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.

- (1) Building Mechanical, Electrical, Communication and Service Equipment
 - i. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area. Screening shall be as required under building service and loading areas per Section F Loading / Unloading Spaces.
 - ii. All rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include: air conditioning units, large vents, heat pumps and mechanical equipment.
- (2) Building Refuse Collection
 - i. Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are of a durable, complementary material as the adjacent building; landscaping may be provided to screen these areas as well. Dumpsters, compactors and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
 - ii. Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas per Section F Loading / Unloading Spaces.
 - iii. There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required but can be provided. Trucks accessing dumpsters are not allowed to back into public roadways or private boulevards but are allowed to utilize all other street types. Dumpsters shall follow the same setback requirements as principal structures.
- (3) Cart Storage
 - i. If a use within Dania Pointe requires exterior storage of shopping carts, the shopping cart storage area shall be screened with screen walls that are of the same material as the associated building. This section does not apply to cart corrals located within parking lots.
- (4) Vehicular service areas for multiple buildings shall be consolidated whenever practical.

SEC (6) CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Dania Pointe project including incorporating internal multi-modal opportunities. The private roads and sidewalks for Dania Pointe will generally connect to the existing City, County and or State roadway and sidewalk network. Note: SW 18th Avenue is public until the point at which the southern property line of Hyatt intersects with the (generally) northern property line of Hilton



Garden Inn. From that point to the north, SW 18th Avenue becomes Boulevard A and is private. Publicly maintained roads proposed or modified in association with Dania Pointe will be designed to applicable roadway standards, such as FDOT and Broward County. Onsite roadways will be designed to these DDG and the applicable portions of the City Code.

For reference purposes, the following Plans are provided in the Appendix:

- A. Vehicular Circulation Plan (Appendix A),
- B. Pedestrian Connectivity Plan (Appendix B),
- C. Bicycle Connectivity Plan (Appendix C).
- D. Multimodal Connectivity Plan (Appendix D).

(A) ROUTES/ROADS/DRIVEWAYS

Major Roadways are identified as Boulevard A, Boulevard B, Boulevard C, Avenue A, Avenue B, and Avenue C; Minor Roadways are identified as Drive A, Drive B, Drive C, Drive D, Drive E, Drive F and Accessway. Roadway Types are described in in Table 3 and the crosssections provided below. All new internal vehicular circulation routes/ drives within Dania Pointe including major roadways, are private; roadways shall be constructed to the standards below. Such vehicular routes include roadways, sidewalks, pedestrian crossings, on-street parking, landscape areas/verge, lighting, drainage, bike lanes, irrigation, utilities, signing/markings, street furniture and bus/shuttle stops and route information, as applicable. Driveways are intended to provide public access to buildings and uses.

Roadways, as identified on Appendix A, can be used by the general public and maintained at the expense of the Master Developer.

Vehicular Circulation Types within Dania Pointe are all private and shall generally conform to the following standards:

- Roadways shall provide drainage facilities either through curb and gutter system, crown, inverted crown or alternate.
- Traffic calming measures including but not limited to roundabouts, traffic circles, signage, striping, raised pedestrian crossings, etc., may be provided within the internal roadways.
- Roadways shall include the following items, as applicable:
 - o Sidewalk along both sides, except along those roads as shown on the Pedestrian Connectivity Plan
 - o Drainage structures
 - o At least a 6" vertical curb, or curb and gutter section (as may be modified); breaks in curbs are allowed to facility drainage as necessary. Extruded curb placed on top of asphalt is not allowed.
 - o Flumes, sidewalk chases, sidewalk flumes
 - o Manhole lids, drainage structures/lids permitted in sidewalks
 - o High emphasis or decorative cross-walks, accessible ramps or similar
 - o Bike lanes
 - o Sharrows



- o Trench drains and linear-type drainage collection systems
- o Encroachments such as awnings and canopies may be allowed where the height provided does not conflict with vehicular traffic and landscape materials.
- o Pavers and other surface treatments are allowed for use on all internal drives, streets, sidewalks, parking and crosswalks.
- o Bus/shuttle stops with benches and shelters.



- Onsite private roadway pavement sections shall be constructed to designs as recommended by a licensed geotechnical engineer.
- Sight triangles at intersections with public roadways shall conform to State/County requirements. Internal sight distance requirements do not apply within Dania Pointe; however, a ten (10) to fifteen (15) foot standard shall be considered.

The roads and driveways proposed to be constructed within Dania Pointe will be part of a greater street hierarchy developed to organize building uses and activities. The street hierarchy includes the Major Roadways and Minor Roadways as identified in Table 3 below which provide increased accessibility throughout Dania Pointe connecting to the external public roadways and help define blocks, and minor roadways which generally provide internal connections within and between blocks and the major roadways. Minor roadways typically do not include a median. The goal is to balance vehicle mobility and access with pedestrian comfort, accessibility and safety in mind. The following table provides a representative list of potential Vehicular Circulation Types for Dania Pointe. Note: Roadway cross-sections may be amended to meet FDOT or County requirements where Dania Pointe's roadways intersect these (FDOT or County) roadways.



Table 3: Vehicular Circulation Types (1)

Vehicular Circulation							
Type	Travel Lanes		Median	On-Street Parking (3)		Adjacent Non-Vehicular Circulation	
	Number	Width (2)		Parallel	Angled	Sidewalk (4)	Bike Lane (5)
Major Roadways							
Boulevard A	4	11 feet (6)	5 feet	N/A	N/A	7 feet	4 feet
Boulevard B	4	11 feet (6)	5 feet	N/A	N/A	6 feet	4 feet
Boulevard C	2	11 feet	5 feet	N/A	N/A	6 feet	4 feet
Avenue A	2	15 feet	5 feet	8 feet	18 feet	10 feet	N/A
Avenue B (7)	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Avenue C	2	15 feet	N/A	8 feet	18 feet	10 feet	N/A
Minor Roadways							
Drive A	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive B	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive C	2	11 feet (8)	N/A	N/A	N/A	6 feet	4 feet
Drive D	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Drive E	2	11 feet	N/A	N/A	N/A	6 feet	4 feet
Drive F	2	15 feet	N/A	N/A	N/A	6 feet	N/A
Accessway	1	11 feet	N/A	N/A	N/A	6 feet	N/A

Notes:

- (1) The dimensions provided in Table 3 represent minimum required dimensions.
- (2) The lane widths refer to single travel lane widths. Travel lanes do not include turn lanes.
- (3) On-street parking to be either angled or parallel parking adjacent to a travel lane.
- (4) The minimum sidewalk dimension refers to the width of the sidewalk. The widths of the sidewalks are intended to provide unobstructed pedestrian movement. Refer to Section 6(B)
- (5) Refer to the Bicycle Connectivity Plan, Appendix C, for the location of bike lanes
- (6) Roads with four lane sections may have a 10 feet inside lane
- (7) A pedestrian plaza occurs, refer to Avenue B (see below)
- (8) Where bike lanes do not occur, minimum lane width to be 15 feet. Refer to Appendix C Dania Pointe Master Bicycle Connectivity Plan. Sharrows may be provided on 15' wide lanes.



Landscaping types shown below are graphical. Landscape will be submitted as part of the site plan submittal and will be per Section (8) Landscaping - Buffering.

Boulevard

Boulevards within Dania Pointe are a formal entrance to Dania Pointe with a landscape median. A pedestrian connection shall be provided on at least one side of the boulevard to connect Dania Pointe with the City's, County's or FDOT's sidewalk network. Note: no landscape is required along the boulevard where a patio or storefront are located adjacent to the roadway. Sidewalks shall be unobstructed except for traffic control devices.



Boulevard A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE
LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS



Boulevard B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE
LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS





Boulevard C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

Avenue

Avenue A and B shall include a landscape median, public space or a water feature; Avenue C shall not be required to provide these features. Off-street parking may also be incorporated in certain sections. In general, avenues are adjacent to commercial, office and hotels that will generate a higher pedestrian volume. To support the higher volumes of pedestrians, the avenue provides a shorter pedestrian crossing distance and sidewalk buffering with on-street parking.



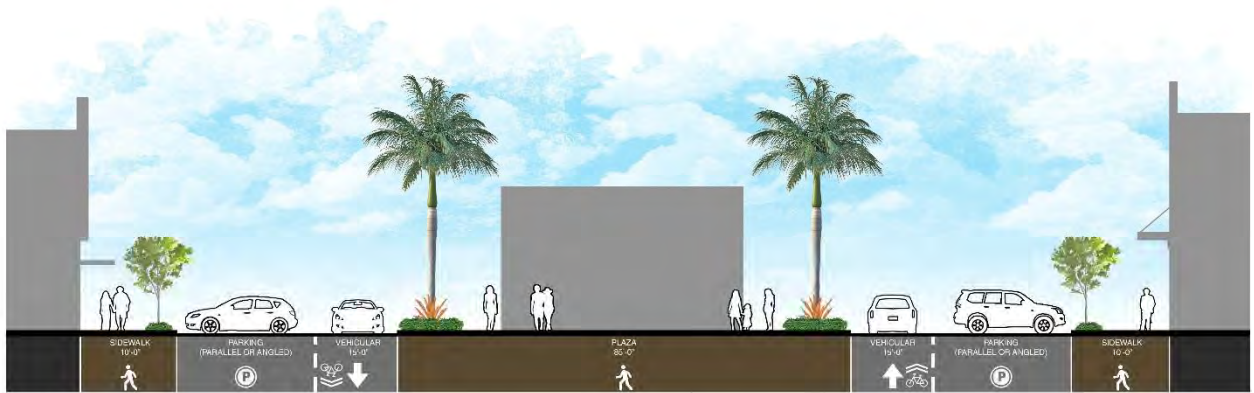
Avenue A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



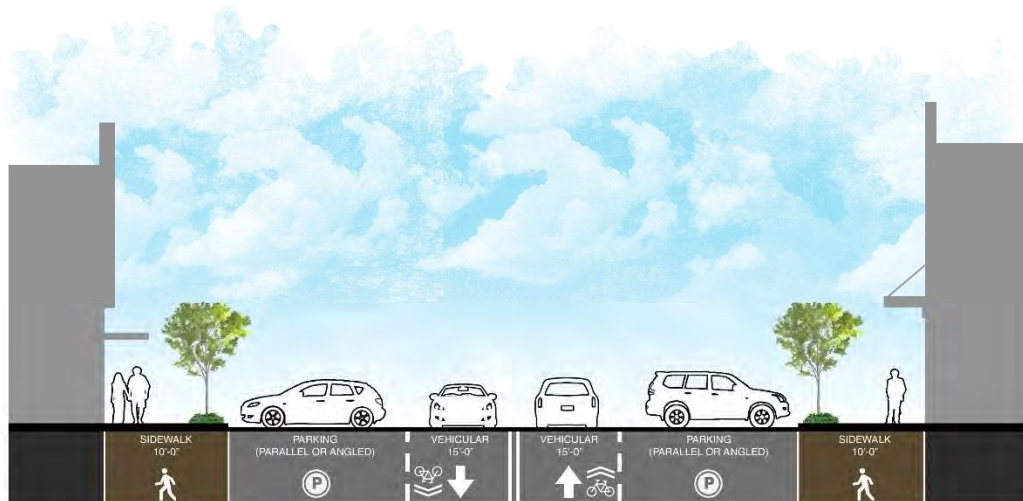


Avenue B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



Avenue C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED

Drives

Drives do not include a median or on-street parking. A non-vehicular connection shall be provided on at least one side of the drive to connect Dania Pointe with the City's, County's or FDOT's sidewalk network.



Drives may be located within areas where buildings front the drive on one or both sides and may also provide, albeit not intended to, access to service areas (unloading/loading); however, drives are not required to front a building and may also front pedestrian areas, parking facilities, landscape/buffering or similar. Drive aisles (i.e., those areas providing direct access to parking spaces typically within a parking facility and/or structure) are not included in this definition and standard.



Drive A

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS



Drive B

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



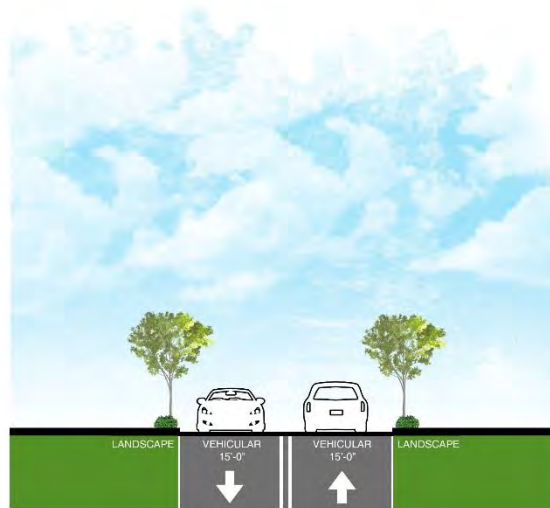


Drive C

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES, UNLESS NOTED OTHERWISE

LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS

SHARROWS MAY BE PROVIDED



Drive D

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.

* 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.





Drive E

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

- * LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- * SHARROWS WITH 15'-0" TRAVEL LANES MAY BE USED IN LIEU OF BIKE LANES.



Drive F

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE 3: VEHICULAR CIRCULATION TYPES

- * LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE GRATES OR PLANTERS.
- * 6'-0" MINIMUM SIDEWALKS TO BE PROVIDED ON SIDE OF STREET WHERE OCCUPIABLE BUILDINGS OCCUR.



Accessway

An Accessway is typically more single-purpose than the other vehicular circulation types, providing access to parking areas, parking structures, loading areas and service bays. This roadway type provides additional circulation opportunities to the entire street network within Dania Pointe. Sidewalks along this type are typically smaller as the volume of pedestrians is less. Landscaping is also generally minimal along this type to minimize the width of the cross section and allowing for wider pedestrian and landscape areas along other vehicular circulation types.



Accessway

DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS PER TABLE
3: VEHICULAR CIRCULATION TYPES

* LANDSCAPE NEAR BUILDINGS SHALL BE PROVIDED IN TREE
GRATES OR PLANTERS.

(B) SIDEWALKS

- (1) Sidewalks within Dania Pointe will serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within Dania Pointe shall maintain a clear unobstructed width and maximum slopes as required by the Florida Accessibility Code.
- (2) Sidewalks can be attached to curbs or detached.



- (3) Sidewalks shall be constructed to meet minimum density requirements set forth by the Florida Building Code and as recommended by a licensed geotechnical engineer. The criteria within the City Land Development Code Article 225 and 245 shall not apply to Dania Pointe.
- (4) Pedestrian crossings will be highlighted by changes in material, finish treatment, and or elevation, including, but not limited to, stamped or colored concrete and pavers. Striping may also be used. In addition, appropriate pedestrian treatments, such as handicap ramps will be provided at all intersections and pedestrian crossings, where needed, to accommodate the mobility needs of patrons.
- (5) Internal vehicular circulation will include, at a minimum, a sidewalk at least 5' in width. Sidewalks along major roadways are outlined on the Major Pedestrian Connectivity Plan and Roadway (Vehicular Circulation) Types (Table 3 and the accompanying cross-sections).
- (6) "Squeeze" points along sidewalks and pathways shall maintain a minimum 42" width.

(C) PUBLIC SPACES

Public Spaces shall also be counted towards open space standards and may be used within Dania Pointe to highlight prominent areas of the project and to provide opportunities for formal and informal gatherings, pedestrian congregation and other social encounters. A public space would include open space, plazas, arcades, courtyards, multipurpose fields and will be in the areas noted currently in the DDG Entertainment District (Appendix F) would occur at Blocks VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space. Public spaces may include storm water facilities or similar, the storm water facility shall be designed to complement the public space through the use of pedestrian pathways, benches, shade structures, signage or similar features. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project. At a minimum, a public space area on Avenue B and in Block IX shall be provided.



(1) Water Features

Water features may be used within open space areas of Dania Pointe, within medians or within lots/blocks within Dania Pointe. The water features may include large or small fountains that are either interactive or formal.

(2) Site Amenities/Hardscape



Pedestrian-scale site amenities and hardscape features shall be included within Dania Pointe. These may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables and chairs. Predominately, amenities are to be located within Blocks III, IV and V. Site Amenities listed below are the recommended materials within Dania Pointe. Materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan:

- a. Tree Grate – Chinook
- b. Bike Rack (Ring or FGP)
- c. Bench (Parc Vue or SCB 1600)
- d. Litter Bin (Chase Park or MLWR200)
- e. Lounge Furniture (Madagascar)
- f. Permanent and Retractable Bollard (Stainless)
- g. Additional Items include but not limited to (materials to be determined at Site Plan):
- h. Public Art
- i. Fountains
- j. Statuary
- k. Accent Lighting
- l. Landscape planters



(D) TRANSIT

Dania Pointe proposes to add two new bus stop pads; one on Bryan Road towards the north of the development, and one on Stirling Road towards Bryan Road. Also, an existing bus stop is located in front of the Frontier parcel on Stirling Road near NW 18th Street. The site circulation is laid out such that buses may route internally should transit route onsite (internal). See also Appendix D Multimodal Connectivity Plan.

SEC (7) PARKING

Dania Pointe has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective Mixed Use Areas. In addition, parking facilities shall be subject to the following:

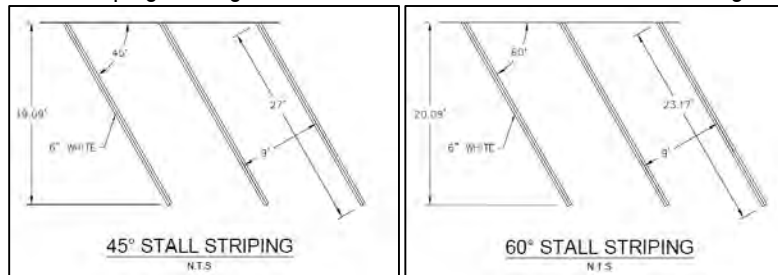
General:

- (1) Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/unparked without moving



another, except for parking structures which may be designed to allow tandem parking and/or valet services.

- (2) No parking space may encroach, hinder or otherwise block a public roadway or an internal Boulevard.
- (3) Combined loading areas. Collective, joint or combined provisions for loading areas for two or more buildings or uses may be made.
- (4) Due to the nature of valet parking, no minimum parking space standard shall be required with regard to spacing, size/dimensions and minimum aisle widths.
- (5) Parking spaces may be located within required building setbacks.
- (6) Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- (7) Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking stalls with a minimum dimension of nine feet wide (9') by eighteen (18) feet deep with a minimum drive-aisle of twenty-four (24) feet wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
- (8) Designated Ride Share service pick-up and drop-off locations will be provided at points of interest and near available parking areas.
- (9) Dania Pointe will allow for two bicycle docking stations on the premise that are to be used by the City's bicycle sharing program.
- (10) Angled parking (45 degree and 60 degree) may be used within Dania Pointe. For 45-degree angle spaces, on-street parking spaces shall be a minimum of nine (9) feet by 19'1" measured as shown on 45 degree stall striping image below; for 60 degree angle parking spaces, on-street parking spaces shall be a minimum of nine (9) feet by 20'-1" measured as shown on 60 degree stall striping image below. *Editorial Note: the images below are added*



Accessible spaces shall be 12' wide with a 5' access aisle; length for angled parking will match lengths shown above for 45 and 60-degree angle parking spaces. Drive aisles with two-way angled parking may be a minimum of twenty-two (22') feet wide. Parallel parking spaces shall be a minimum of eight (8') feet wide by twenty-three (23') feet long.



- (11) On-street parking provides additional parking opportunities and greater access to businesses. On-street parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) long for angled parking or eight (8) feet wide by twenty-three (23) feet long for parallel; this length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained. Where on-street parking occurs, mid-block crossing opportunities will be provided.
- (12) Vehicle stacking spaces shall measure nine (9) feet wide by eighteen (18) feet long and shall be provided in a number sufficient for the use of the tenant. A bypass lane is not required.
- (13) Structured parking provides an increase in the amount of parking provided within a smaller footprint. Some surface parking may be converted to structured parking. Structured parking may be provided as part of proposed commercial, residential, hotel or office uses or independent of any other use.
- (14) Up to 15 percent of the total required parking may be provided through grass parking. Consistent with Sec 265-110, twenty-five percent of the total grass parking area may count towards satisfying required pervious area. Parking provided pursuant to this standard shall be identified on the Site Plan.
- (15) The design and outward appearance of parking facilities and structures (garages) shall incorporate design elements of Dania Pointe. Structured parking shall be considered a building and be held to the same requirements noted for buildings. Such uses must be screened landscape features, hardscape features including but not limited to pedestrian facilities, benches, signage, kiosks, or similar. Parking structures /facades shall be screened by either liner buildings not to exceed two stories in height or through the use of building design/architectural features; such features shall not exceed 50 percent of the façade to allow for increased light and ventilation.
- (16) Parking within structures may be eight feet, six inches (8'-6") wide by eighteen (18') feet long. A one (1') foot clearance from columns and walls is allowed. Parking garage slopes



may vary per structure design. If sanitation, emergency or maintenance vehicles are designed to be allowed to the lower floor of structures, a fourteen (14)' foot clearance shall be provided. The Florida Building Code minimum width and clearance must be maintained at all times.

- (17) Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16') feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed. No more than 10 percent of Dania Pointe's parking spaces may be compact spaces.
- (18) Dead end parking aisles are permitted when a bump out or back up area is provided. These areas are not permitted to serve as loading/unloading areas unless otherwise noted on the site plan.
- (19) There is no minimum or maximum distance from a parking facility and its associated use.
- (20) The use of wheel stops is discouraged within Dania Pointe. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Dania Pointe Master Developer's approval.
- (21) Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of Dania Pointe.

Required Number of Spaces for Parking. Dania Pointe is a mixed use project incorporating commercial/retail, office, hotel, residential and related open spaces. It is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office: 4.0 spaces per 1,000 square feet GLA (including outdoor seating areas)

Hotel/Lodging: 0.5 spaces per room

(2) Residential Uses

Studio/1BDR: 1.0 spaces per dwelling unit

2 or more BDR: 1.5 spaces per dwelling unit

(3) Bicycle parking: No more than 3 percent of the total required automobile spaces. Outparcels shall provide at least one 3-space bicycle rack per building to satisfy this requirement.

Within Residential and Office uses, bicycle parking shall be provided within the respective site and identified on the Site Plan; Retail uses may provide bicycle parking across the entire Block and within centrally located facilities. Bicycle parking may be provided within structures including parking garages.



Supporting uses provided as part of a hotel or similar use (i.e., restaurant, offices, and convention/meeting space) shall provide parking spaces at 50 percent of the Minimum Parking Standard noted.

Exempt Parking Uses: Due to the nature of Dania Pointe and the number and/or location of parking facilities available, the following uses are exempt to the minimum parking standards:

- (1) Community centers,
- (2) Recreational facilities,
- (3) Other places of public assembly,
- (4) Outdoor theaters/amphitheater,
- (5) Similar uses.

SEC (8) LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas, within Dania Pointe shall be integrally designed to enhance the high quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development as outlined within the DDGs. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. The purpose of these provisions is to assure compliance with the Dania Pointe buffering and landscaping guidelines. The project has been designed to require increased buffering and landscaping provisions based upon the proximity and style of buildings near public right of way. Buffers are not required to be relocated if the setback is reduced due to future right-of-way dedication(s).



- (1) Buffer Dimension and Design. The following establishes the minimum buffer design requirements and minimum widths:
 1. Type 1 Buffer: 10' width – one (1) canopy tree and five (5) shrubs for every 40 linear feet.
 2. Type 2 Buffer: 20' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
 3. Type 3 Buffer: 30' width – one (1) canopy tree and one (1) intermediate or small Tree and five (5) shrubs for every 40 linear feet. Trees shall be staggered within the buffer width to provide a tiered effect.
- (2) Buffer Application. The following establishes required buffers for the following and may be exceeded by the applicant:
 1. Stirling Road and Bryan Road (from the intersection with Stirling Road to the first right in/right out): Type 1 Buffer. Zero buffer may be utilized if a pedestrian amenity area, outdoor seating, or plaza is provided with no intervening vehicle use area.



2. Bryan Road: Type 3 Buffer with the following exceptions: A Type 2 Buffer may be implemented utilizing one of the following:
 - a. At locations where buildings abutting the public right-of-way, adjacent to front building facades that feature entrances or adjacent to rear or side facades that provide substantive fenestration to give the appearance of a front (entrance) façade or provide the appearance through the use of similar building materials, appurtenances, articulation, spacing or alternative building and design materials.
 - b. Type 2 (Enhanced): one (1) canopy tree and two (2) intermediate or small Trees for every 40 linear feet and a continuous hedge.
 - c. Type 2 (Standard): including a wall up to six (6) feet in height.
 - d. Type 2 (Standard) including a berm.

Type 2 Buffer may also be implemented where no building is provided along the right-of-way. Buffers may be reduced and are not required to be relocated if the setbacks and or buffer width is reduced due to future right-of-way dedication(s) or the platting process.

2. I-95: Type 1 Buffer. The buffer may be provided along the back of curb rather than along the right-of-way. No trees are required within the portion of the buffer that encroaches an FDOT drainage easement.
3. Buffers between the PMUD and all other boundaries, including along public roads such as SW 18th Street: Type 1 Buffer. The buffer width may be reduced to 5' if the buffer includes an opaque fence or wall that is 6' in height.
4. No buffer is required between the FP&L easement and adjacent property, and between the existing hotels and Dania Pointe. Specific to Block XI, no buffer is required where a travel lane, driveway, roadway or similar is bifurcated by a property line or where the PMUD Boundary is located adjacent to a driveway, parking area or travel lane.
5. Within Buffers, the required trees and shrubs may be clustered to provide view corridors to signage and allow for clearance for utilities, drainage, and visibility at intersections. The distance between landscape cluster areas shall not exceed 80 feet subject to the location of roadways, driveways, signage and or infrastructure.
6. The area in front of Burger King is potentially utilized for interstate signage, light poles, traffic signal poles, power poles, and other signage. As this is a densely commercial area, the area between Burger King and Stirling Road is not intended to be utilized as a buffer. If the Burger King parcel is redeveloped, a minimum 6' width buffer will be provided if possible with no fences or walls. If right-of-way is required to be dedicated by FDOT in the future and the effective width of the buffer is reduced, plantings will be provided to the extent possible given the remaining width.

(3) Additional Buffering Standards:

1. No buffers are required between areas within the District including between Blocks.
2. Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is ten (10)



feet in height for screening purposes. Fences and walls proposed for ornamentation purposes are allowed to a height of maximum five (5) feet. Barbed wire fences are prohibited.

(4) General Landscape Standards:

1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings or signs.
2. Landscape and Irrigation Plans may be at a consistent scale as the site plans provided as part of specific submittals to the City; however, plans, specifically irrigation plans, may be provided at a maximum scale of 1"-50'.
3. Tree grates within sidewalks and other publicly accessible areas shall be provided for trees planted within sidewalks less than 10' in width. Where tree grates are not provided, raised curbs, shrubs, or other material will be provided.
4. Root Barriers:
 - a. Trees installed within five (5) feet of utilities or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
5. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
 - a. One (1) large Palm with a typical DBH at maturity larger than 12 inches or greater shall be the equivalent of one (1) canopy tree.
 - b. A grouping of three (3) palm trees with a typical DBH at maturity of less than 12 inches shall be the equivalent of one (1) canopy tree.
 - c. Palms with typical DBH at maturity of less than 12 inches that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
6. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
7. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
8. Mitigation replacement trees, replacing trees removed as a part of a permitted activity, may be counted towards trees required under development standards. For example, trees required for buffers, street trees, and non-buffer areas per this DDG document or City Code may be counted toward mitigation for trees removed.

(5) Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:

1. Boulevard street trees: One (1) Canopy tree, intermediate tree or palm at 50 feet on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.



2. Drive and Avenue street trees: One (1) Canopy tree, intermediate tree, or palm at 40 feet on center (max) spacing at road edges, planted in a min 4'x4' tree grate, tree planter or as part of a landscaped strip at the road edge.
- (6) Landscaping within non-buffer areas shall be consistent with the following:
1. Parking structures and garages shall be exempt from landscaping requirements
 2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall Dania Pointe and is not required for each block, parcel, or individual development.
 3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
 - a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety zones), grass amphitheaters, stormwater treatment areas, swales, or similar.
 4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
 5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of 7' wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of 7' wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
 6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
 7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- (7) Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these DDGs.
- (8) Plants
1. The plant palette used for Dania Pointe shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Dania Beach Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Dania Pointe, applying the design precedence observed for previously-approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Dania Beach Landscape Technical Manual shall be utilized for at least 90% of all plantings per landscape plan application.



SEC (9) SIGNAGE

Signage shall be designed to complement the architecture and designs within the District and shall adhere to the following:

General provisions:

- (1) The types of signs permitted within Dania Pointe include, monument, pylon, and pedestal signs, blade signs and letters fixed directly to building walls, projecting and hanging signs, over-canopy signs, and neon and dynamic LED Digital Display signs for media uses; billboard and similar signage types as regulated by FDOT are also permitted. Digital signs including those identified in Subsection (4).2 and (4).3 below, and or oriented to FDOT right-of-way shall follow FDOT requirements.
- (2) Internally illuminated cabinet signs (i.e., box signs) directly mounted to the wall are not permitted.
- (3) The Dania Pointe Master Sign Plan (Site Sign Plan) (Appendix E) will include all ground signage, excluding tenant and building signage. The Master Sign Plan is schematic in nature and individual signs may be relocated during the Site Plan process providing the size (i.e., sign copy) and sign type is not exceeded. In addition, sign structure, details, colors and materials that do not impact the sign copy may be modified through design process.
 1. Signage including Project Identification Signage, located not closer than 100' to Bryan Road, Stirling Road and I-95 are exempt from signage requirements. Those signs within 100' of Bryan Road, Stirling Road and I-95 will be regulated as per Section (4) below.
 2. Maps/Map Stands and Kiosks are exempt from signage requirements.
 3. Wayfinding and similar internal signage including valet parking signage, shall be governed by the standards listed below.
 - a. Wayfinding signs shall only be used on a localized level in close proximity to the destination when there is no conflict with traffic signs.
 - b. Wayfinding signs shall have a standardized character, and be constructed of attractive and durable materials.
 - c. Wayfinding signs shall be developed as a family of signs for different uses.
 - d. Wayfinding signage shall be designed at an appropriate size to relate to the intended reader. For instance, vehicular wayfinding signs shall be larger to be readable at greater speeds, whereas pedestrian signs shall be smaller and on shorter bases.
 - e. Where located within Florida Department of Transportation (FDOT) facilities, wayfinding signage must adhere to the FDOT Plans Preparation Manual as may be amended.
- (4) Sign standards: in addition to those signs provided above, the following sign standards shall apply within Dania Pointe. Signs are identified on Exhibit E Site Sign Plan
 1. Existing Billboards located along I-95 may be relocated and reconstructed in accordance with F.S. 70.20, subject to a relocation and reconstruction agreement between the City and Dania Pointe Master Developer. No Billboards shall be permitted along Bryan Road and Stirling Road.
 2. Advertising Pylons: Two (2) advertising pylons are proposed adjacent to I-95 in the Northwest parking area. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. These signs may include digital displays and may be used for off-site advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign.



3. Dania Pointe Project Identification Monument: One (1) project identity sign is proposed adjacent to I-95 in the Northwest parking area, One (1) may be provided at the public right of way leading from Stirling to Boulevard A and One (1) may be provided at Stirling and Boulevard B. These signs may be up to fifty (50) feet in height as measured from the adjacent finished grade. Signs may include digital displays and may only be used for onsite advertising. Digital displays may be up to six hundred seventy-five (675) square feet per sign. See also Sec (9)(1) above. Specific to Stirling Road, these signs may be placed directly against the property line except however, shall be setback two (2) feet from the back edge of the sidewalk but in all cases, cannot be located in the right-of-way.
4. Dania Pointe Tenant Identification Monuments: Monument signs are proposed that will identify Dania Pointe as well as the delineation in blocks. These signs will have tenant identification panels and will include design elements that help to identify the development. These structures will be architecturally compatible with the main design theme of Dania Pointe.
 - a. Primary Tenant Monument Signs: Each block is permitted one (1) primary monument signs for each five hundred (500) feet in length. These signs may contain up to 300 square feet of signage per sign face, maximum height shall be thirty-five (35) feet. Signs may include digital displays for on-site advertising. No offsite advertising shall be permitted.
 - b. Secondary Tenant Monument Signs: Each block with frontage on more than one right-of-way may have one secondary ground-mounted sign. These signs will have tenant identification panels that do not exceed 17 feet in height from grade and will include a 4–6 feet high design element that identifies the development. These structures will be architecturally compatible with the main design theme of Dania Pointe. Tenant signage panels will not exceed 100 square feet.
 - c. Secondary Project Identity Monument Signs: A series of three (3) vertical signs grouped together to identify the project and may include tenant identification panels. The maximum height shall be twenty (20) feet as measured from the adjacent finish grade; maximum width is six (6) feet. Tenant Identification panels, if provided, may not exceed 20 square feet each.
 - d. Tenant Monument/Outparcel Signs: A freestanding sign may be permitted on developed outparcels and for tenants located on Stirling Rd. An outparcel, or tenant whether a corner or interior parcel, may have no more than one freestanding sign. Freestanding outparcel signs may be placed with the leading edge of the sign directly on the property line, but in all cases, shall be setback two (2) feet from the back edge of the sidewalk and cannot be located in the right-of-way. Freestanding signs may not be placed in the vision triangle. Signs may contain up to 65 square feet of signage per sign face, maximum height shall be 13 feet measured to the top of the sign.
5. Vehicular Directional Signage: Signs directing and guiding traffic to parking areas, entrances, exits, and service areas shall not be required to be shown on the Site Sign Plan. Signs may contain up to twenty square feet of signage per sign face on Bryan Road and Stirling Road, maximum height shall be ten (10) feet.
6. Tenant Signs:
 - a. Primary wall mounted signs: These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant



- is located. Two square foot per linear foot of building face where the sign is to be located with a maximum of 300 square feet.
- b. Secondary Wall Mounted Signs: Tenants are also permitted up to two (2) secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenants' space. These signs shall be permitted with a maximum (total) of 150 square feet.
 - c. Primary and Secondary wall mounted signage may be traded based on the orientation of the primary customer entrance location and building orientation.
 - d. Under Canopy Signs: In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian oriented under-canopy sign with a maximum area of four square feet. These under-canopy signs are not permitted to be internally illuminated, must maintain nine feet vertical clearance above pedestrian walkways.
 - e. Single use retail tenants greater than 25,000 square feet gross leasable area consistent with Sec. 2 Permitted Uses (2) shall be permitted one (1) primary wall sign per frontage up to three (3) total signs with a maximum of 300 square feet for each sign. Two (2) secondary wall mounted signs shall also be permitted. Specific to fueling stations/canopy, one (1) sign shall be permitted per canopy face with a maximum of 25 square feet per sign; canopy not to exceed 100 square feet total for the canopy signage.
 - f. Banners affixed to light poles, lighting structures or similar, and signs less than two square feet in size (i.e., including signage located on fuel pumps, cart storage barns, or similar), shall be exempt from the signage requirements.
- 7. Hotel, Residential and Office Towers: These buildings may include wall signs at or below the roof parapet per City of Dania Beach zoning code allowances.
 - 8. Service/Loading: Signs identifying service and loading areas. These signs may be wall mounted or freestanding. Signs may contain up to fifteen (15) square feet of signage.
 - 9. Within Block XI, existing and or previously permitted building and property signage shall be allowed to remain until redevelopment is proposed consistent with Sec (15)(l).

SEC (10) LIGHTING

Lighting for Dania Pointe shall be designed to provide safety and security for motorists and pedestrians as well as to enhance the overall character and design of the development after dusk. CPTED (Crime Prevention Through Environmental Design) guidelines will be used in lighting design. Lighting may include skyline lighting for buildings taller than ten (10) stories which will require coordination and approval from FAA / FDOT, accent lighting for building facades accenting key design aspects, decorative building lighting, landscape lighting, pedestrian walkway lighting, parking lot lighting, fountain lighting, up-lighting on buildings and building security lights. Lighting shall be used to provide safety and security for motorists and pedestrians while not adversely effecting properties sharing a property line. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:



1. Fixture. The light source shall be concealed behind an opaque surface and recessed within an opaque housing and shall not be visible from adjacent properties.
2. Fixture Height. Lighting fixtures shall be a maximum of 35 feet in height within a parking lot or along a pedestrian way.
3. Light Source (Lamp). Incandescent, florescent, LED, metal halide, or color corrected high-pressure sodium may be used.
4. Pedestrian scale lighting is provided along Boulevard A and Boulevard B specifically within Blocks III, IV and V.
5. Mounting. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross the boundaries of the District.
6. Limit Lighting to Periods of Activity. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be provided to conserve energy, provide safety, and promote compatibility between the different Permitted Land Use Areas within the District.



SEC (11) UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Dania Beach. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as follows:

- 10' where utility lines are installed separately or
- 20' where utility lines are co-located.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.



Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

SEC (12) STORMWATER

Stormwater design shall meet Broward County criteria and requirements. Finish floor, minimum inlet, pavement and roadway elevations shall all meet Broward County criteria as part of an approved Environmental Resource Permit (ERP). Finish floor elevations shall meet FEMA requirements, as applicable. The City of Dania Beach Code for minimum finish floors, roadway and parking lot elevations shall not apply in Dania Pointe. Areas shall be drained so as not to cause a nuisance on adjoining or nearby properties and shall be permitted in accordance with Broward County standards. Lots shall be filled in accordance with Broward County approved plans and permits.

SEC (13) OFF-SITE IMPROVEMENTS

Off-Site Improvements required by FDOT, Broward County and the City of Dania Beach shall be provided by the Master Developer in a timely and coordinated manner. The Master Developer will provide a statement as part of the site plan approval process describing such improvements. The Off-Site Improvements include certain required improvements and other non-required voluntary improvements provided by the Master Developer for the betterment of Dania Pointe as shall be specified and negotiated in a development agreement between the Master Developer and the City. The provisions of the agreement concerning voluntary Off-Site Improvements shall apply without rendering such improvements ineligible for the purposes of calculating impact fee credits. The development agreement will be adopted and executed prior to issuance of the first building for vertical construction.

SEC (14) SITE PLAN SUBMITTALS

Site Plan submittals shall provide the following additional information in graphic or text format. Site Plans shall be reviewed consistent with these DDG and the PMUD:

1. Pedestrian Connectivity Plan
2. Bicycle Connectivity Plan
3. Transit Plan (circulation)
4. Fire Access Plan (vehicle turning movements)

Plans as may be provided in the Appendix are for reference purposes and supplement subsequent submittals.

Section 635-100.A is modified as follows: the Dania Pointe Site Plan shall be vested for a period of five (5) years from the date of City Commission approval subject to the application and approval of building permits within this time frame. Extensions of this time period may be granted by the City for good cause.



SEC (15) OTHER PROVISIONS

- (a) Entertainment District. Dania Pointe includes an Entertainment District identified in Appendix F which is generally described as occurring at Avenue B, and Blocks III, VI and IX and would be where band stands / stages / amphitheater would be limited to. Entertainment district could also include the same amenities of a public space.
- (b) Alcohol Sales and Consumption
 - 1. Consistent with Section (2), Permitted Uses, bars, taverns and night clubs are permitted uses within Dania Pointe. These facilities may provide both the on and/or off-premise consumption of alcoholic beverages. Due to the nature of Dania Pointe and the creation of a mixed-use district encompassing entertainment type uses and venues, the following are permitted:
 - a. Minimum distance requirements. There shall be no minimum distance required between any place of business licensed by the state to sell alcoholic beverages within Dania Pointe either for consumption on or off premises and any other place of business licensed for the sale and/or service of alcoholic beverages. There shall be no minimum distance requirement between any establishment licensed to sell alcoholic beverages either for consumption on or off premises within Dania Pointe and establishments similarly licensed outside of Dania Pointe.
 - b. Hours of operation. Establishments licensed by the state of Florida to sell alcoholic beverage either on or off premises within Dania Pointe shall comply with the City's hours of sale regulations as set forth in City Code Section 4-18 as may be amended in the future. Extended hours beyond this time may be permitted pursuant to City Code Section 4-18.1 "Extended House License." Sunday alcohol sales may commence at 9:00 a.m.
 - c. Consumption and possession of alcoholic beverages within Dania Pointe. Alcoholic beverages sold for consumption on the premises by a vendor within Dania Pointe, shall be transported in a non-glass container, at any location within the Entertainment District, either indoors or outdoors to the extent it is permitted by the state. This provision shall not permit any consumption in parking lots or parking garage facilities.
 - d. Hours for music and entertainment. Music and other forms of live entertainment whether amplified or not, shall be permitted indoors at any time during regular business hours of any business within Dania Pointe, and in addition music and live entertainment shall be permitted outdoors within the Entertainment District until 2 a.m.; all other areas within Dania Pointe until 12:00 a.m. Underage and teen clubs uses require a Special Exception for approval in accordance with Article 630.
 - e. Outdoor sales of alcoholic beverages. Vendors located within the Entertainment Districts licensed under the state beverage laws, may sell and serve alcoholic beverages licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes and outdoor areas in compliance with s. 561.01(11), F.S., provided all such operators of any outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the state, and permitted to operate pursuant to the City Code.



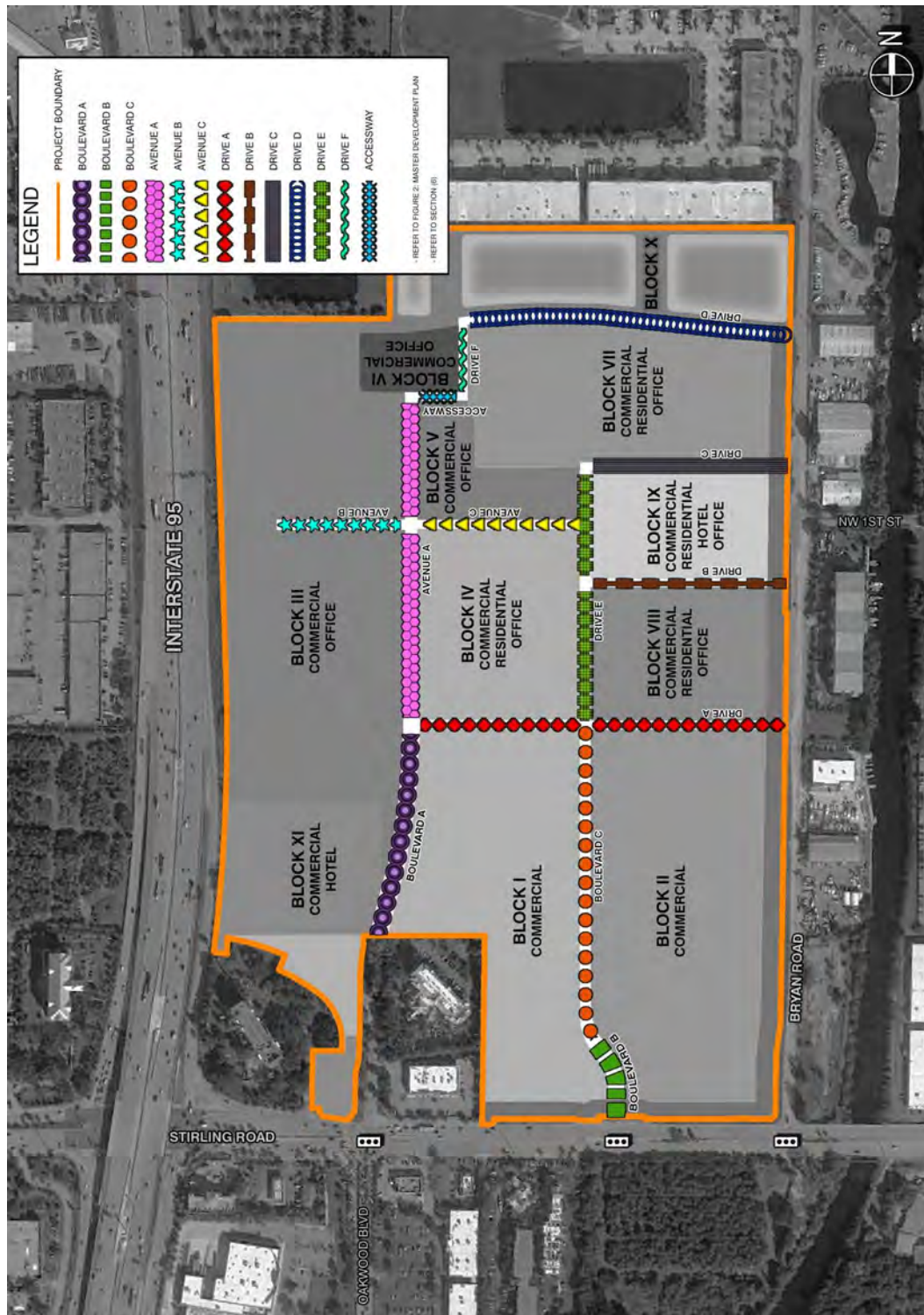
- (c) Commencing in 2017: Dania Pointe shall provide the City on an annual basis a Security and Emergency Services Response Plan approved by the Police and Fire Chiefs to include but not limited to:
 - 1. Security Service contract
 - 2. Police and Fire substations provided at no cost to the City
 - 3. List of any events with greater than 1,000 attendees
 - 4. Special duty details for additional enforcement
 - 5. Crime and prevention methods; incident data, projections and service demands
- (d) Police and Fire Protection shall be provided unfettered access to the property to perform their duties. Access for fire hydrant maintenance and repair will be provided by easement.
- (e) Emergency Generators
 - 1. Generators may be located no less than 10 feet from the external perimeter of the PMUD; no other setback requirements shall be required; however, generators cannot be located within a perimeter buffer and must be screened from public view.
- (f) Accessory Gasoline Service Stations as identified in Section 2 shall be exempt from Sec. 515 of the City Code. Such uses shall incorporate design elements of the primary building including building accents, colors, design features; however, this standard is not intended to require consistent use of materials and or mirror the primary building.
- (g) Temporary easements for construction shall be permitted on-site by the Master Developer.
- (h) Amendments to the DDG shall only require the approval of the affected property owner(s) within the PMUD boundary and the master developer, and follow procedures of 340 (d) of the City's Land Development Code.
- (i) Due to the nature of Dania Pointe and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. Dania Pointe Property will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
- (j) Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
- (k) These DDG do not amend Section 505 of the City Code specific to the conditions for permits (i.e., submittal, review and approval of sign permits) except that any permit, building or similar, submitted by a third-party applicant requires approval in writing by the Dania Pointe Master Developer prior to submittal to the City of Dania Beach. These DDG modify the location, size and height of signs within Dania Pointe.
- (l) Redevelopment. Existing uses including those located within Block XI may continue as currently approved and or developed including but not limited to building height, signage, parking, buffers, landscape areas, etc. Minor redevelopment, expansion defined as improvements equating to less than 50 percent of the total structure value, may redevelop consistent with the standards of the C-2 Zoning or these DDG.



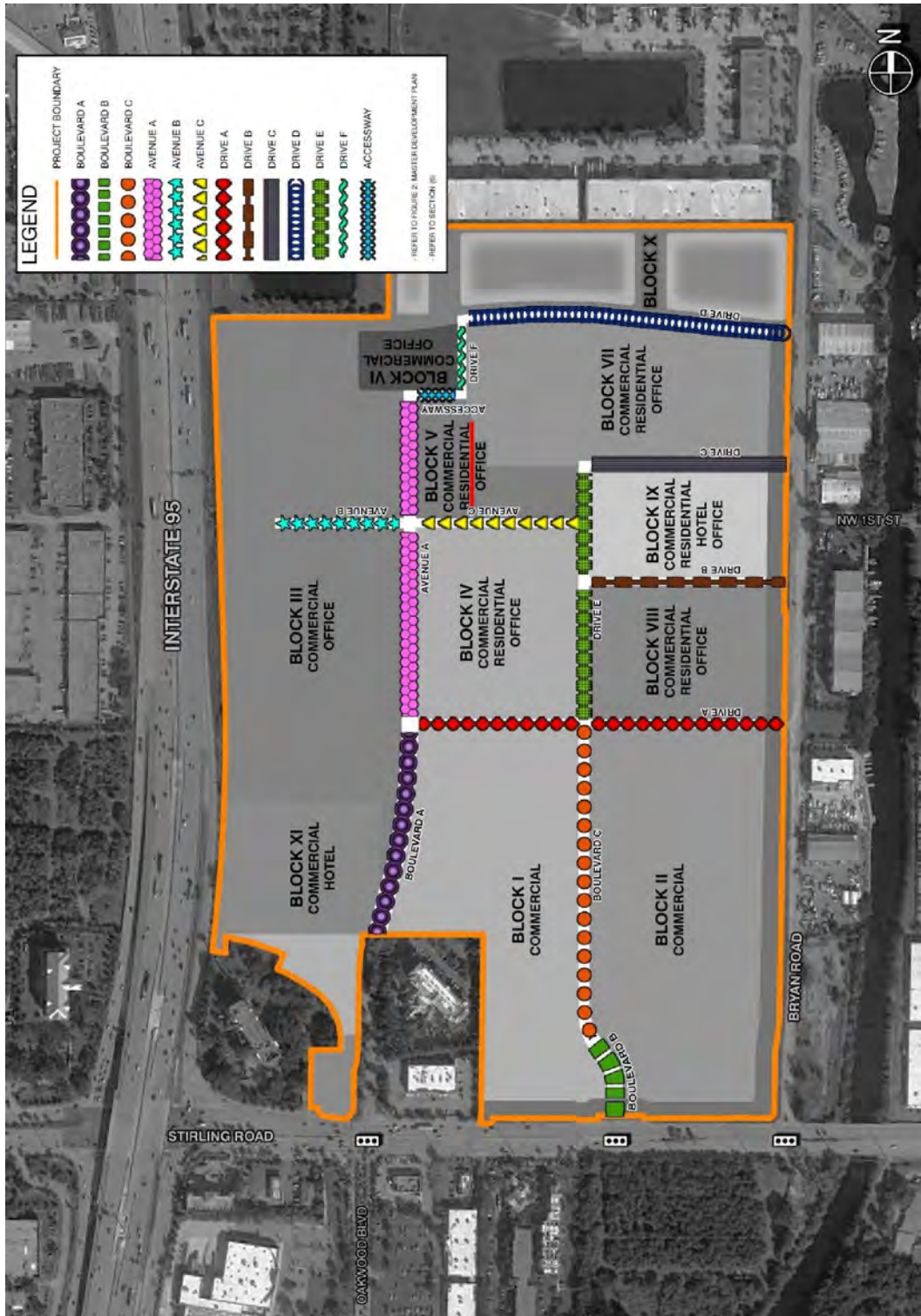
APPENDIX



A - DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



A – DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



LEGEND

- PROJECT BOUNDARY
- PEDESTRIAN ACCESS
- PEDESTRIAN CONNECTION

REFER TO FIGURE 2: MASTER DEVELOPMENT PLAN
REFER TO SECTION 8000

INTERSTATE 95

STIRLING ROAD

OAKWOOD BLVD

BOULEVARD A

AVENUE B

AVENUE C

DRIVE A

DRIVE B

DRIVE C

DRIVE E

BRYAN ROAD

NW 1ST ST

BLOCK I
COMMERCIAL OFFICE

BLOCK II
COMMERCIAL OFFICE

BLOCK III
COMMERCIAL OFFICE

BLOCK IV
COMMERCIAL RESIDENTIAL OFFICE

BLOCK V
COMMERCIAL OFFICE

BLOCK VI
COMMERCIAL OFFICE

BLOCK VII
COMMERCIAL RESIDENTIAL OFFICE

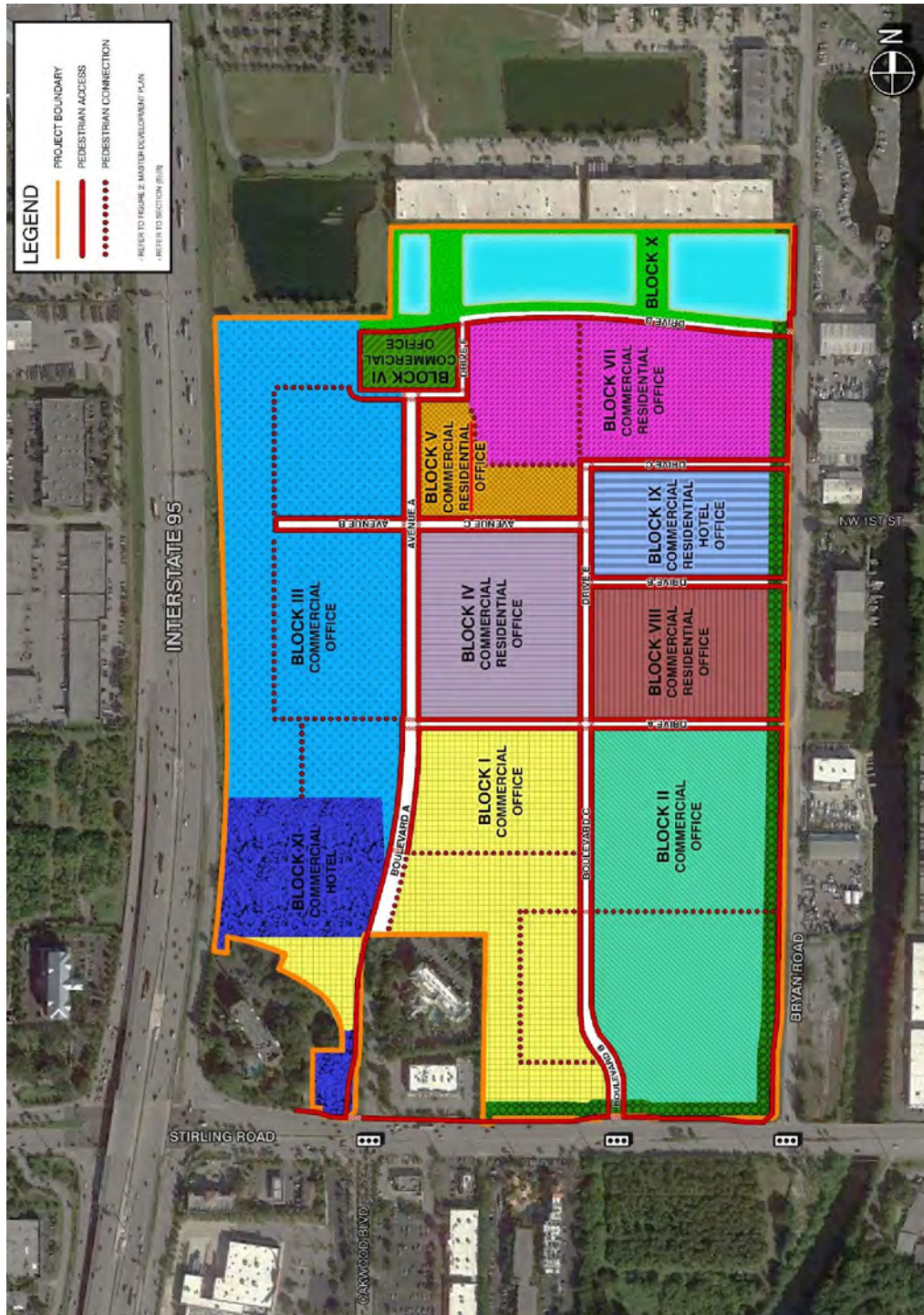
BLOCK VIII
COMMERCIAL RESIDENTIAL OFFICE

BLOCK IX
COMMERCIAL RESIDENTIAL HOTEL OFFICE

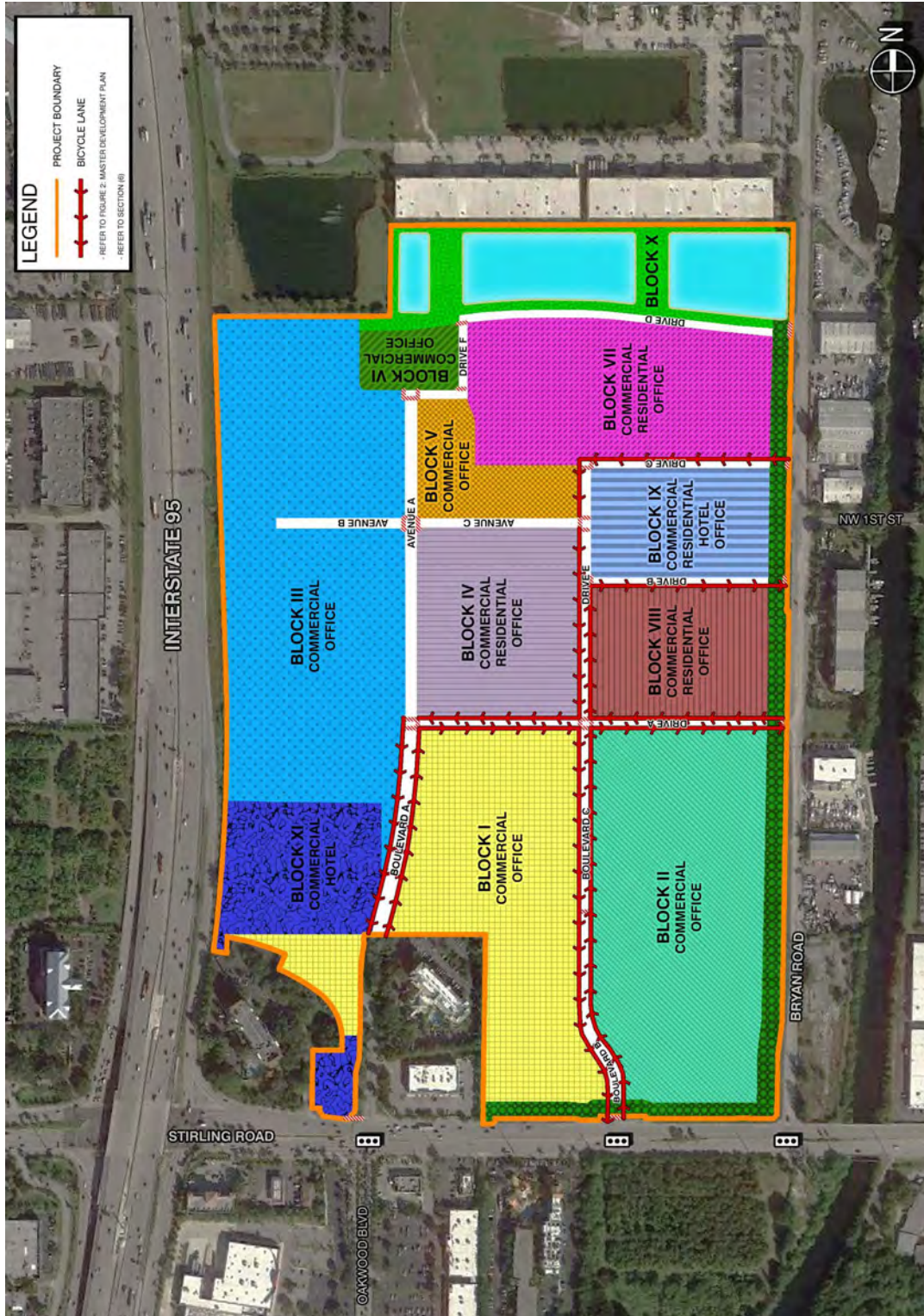
BLOCK X

BLOCK XI
COMMERCIAL HOTEL

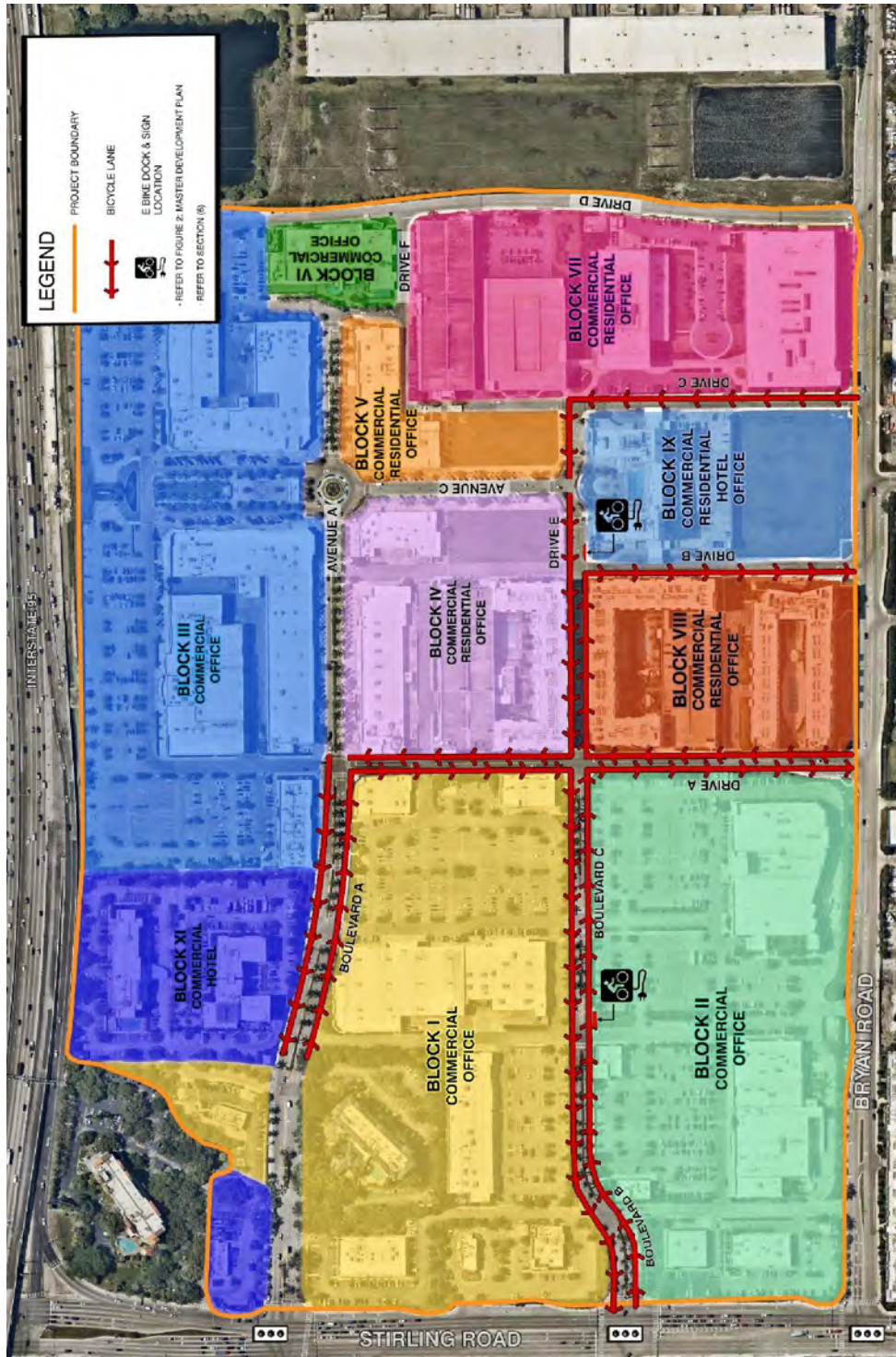
B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN

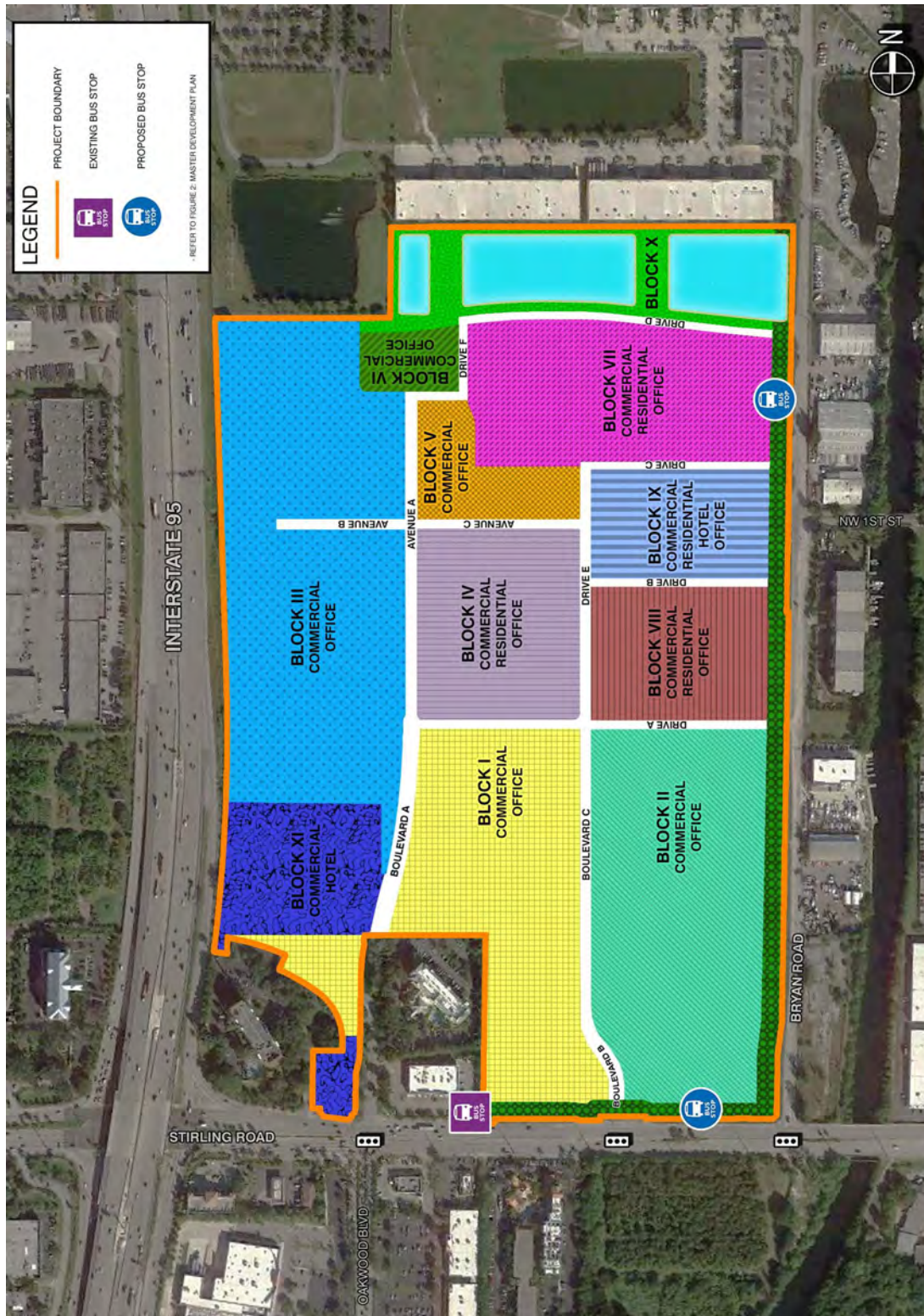


C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN

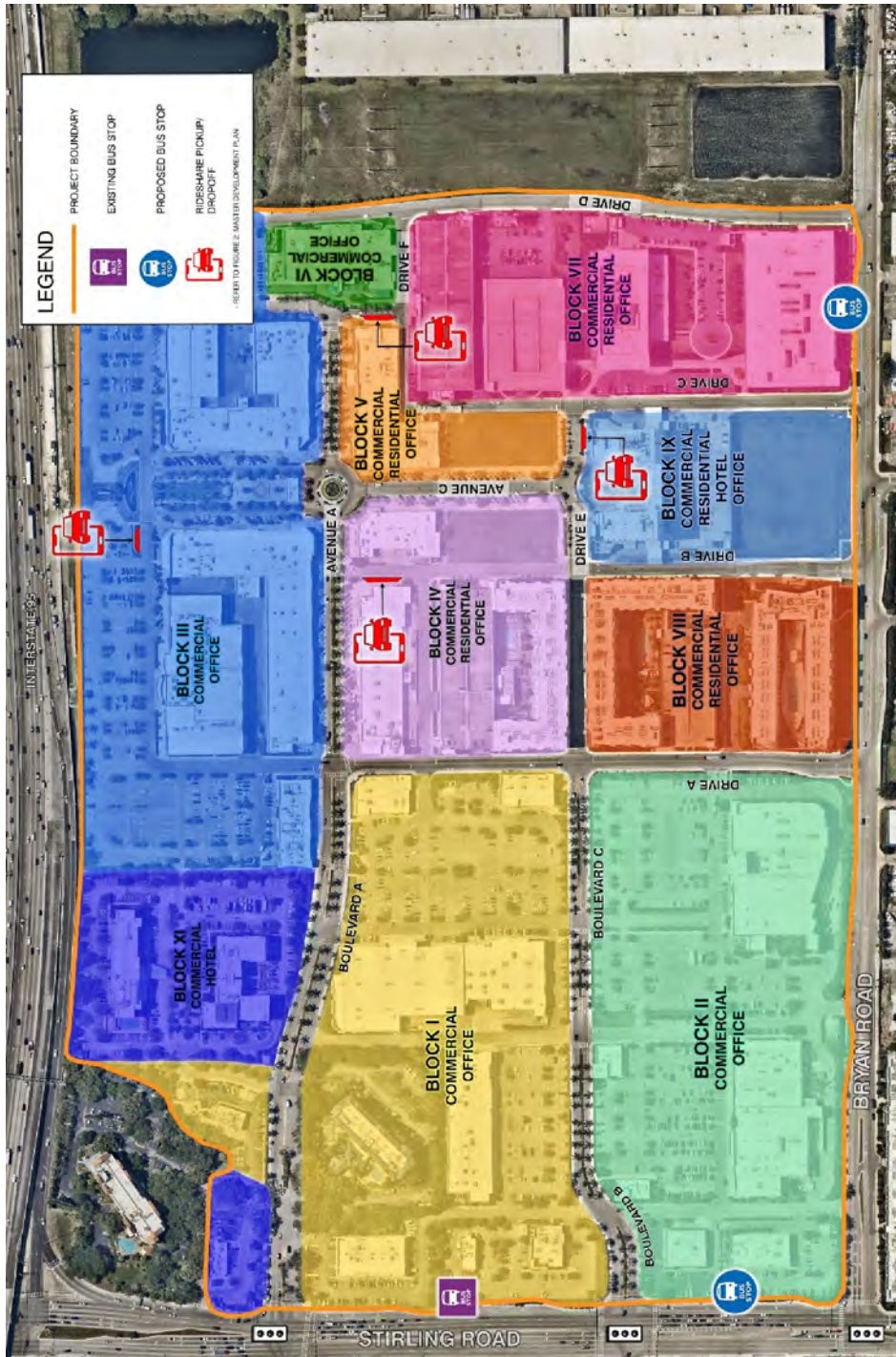


C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN

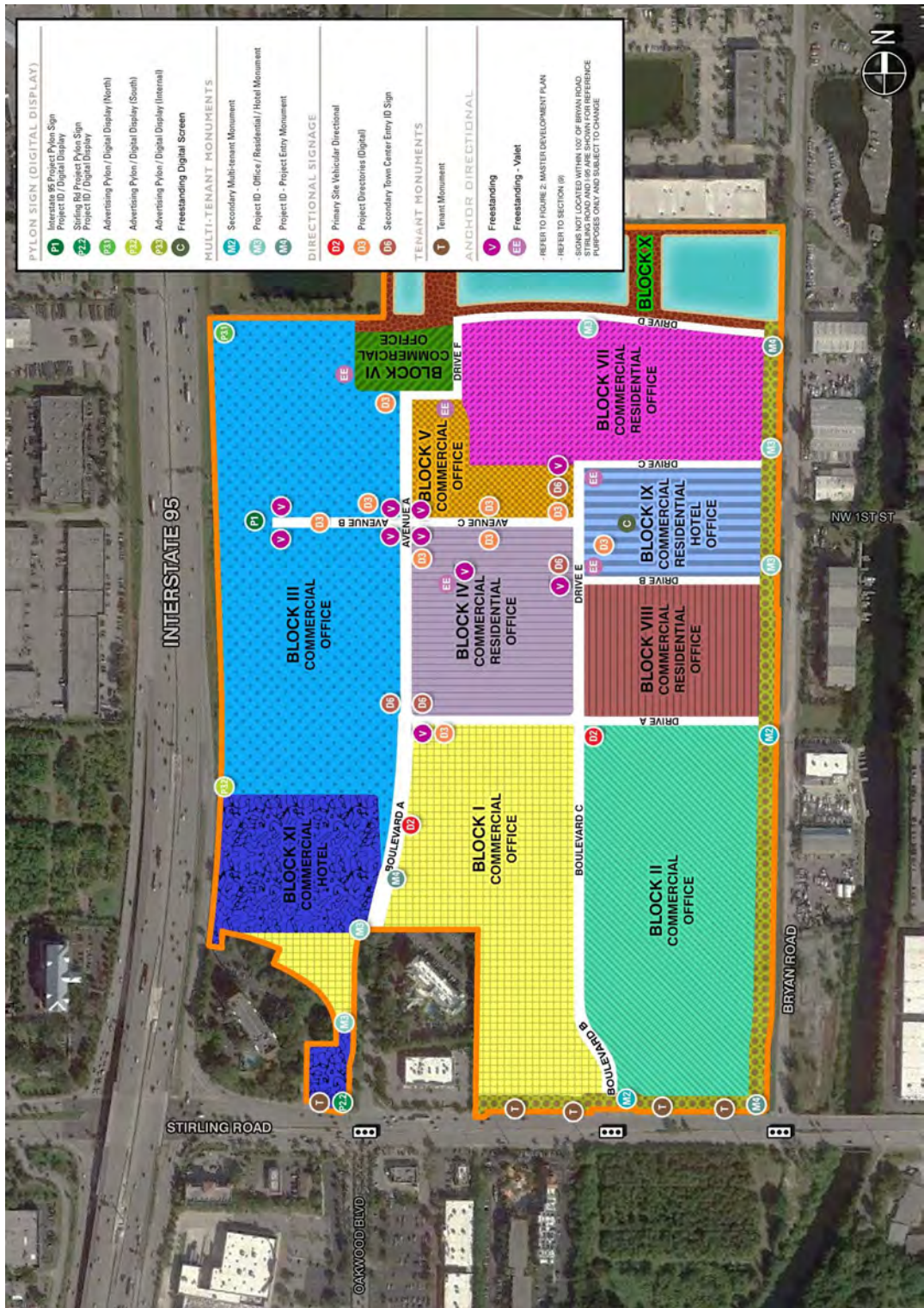




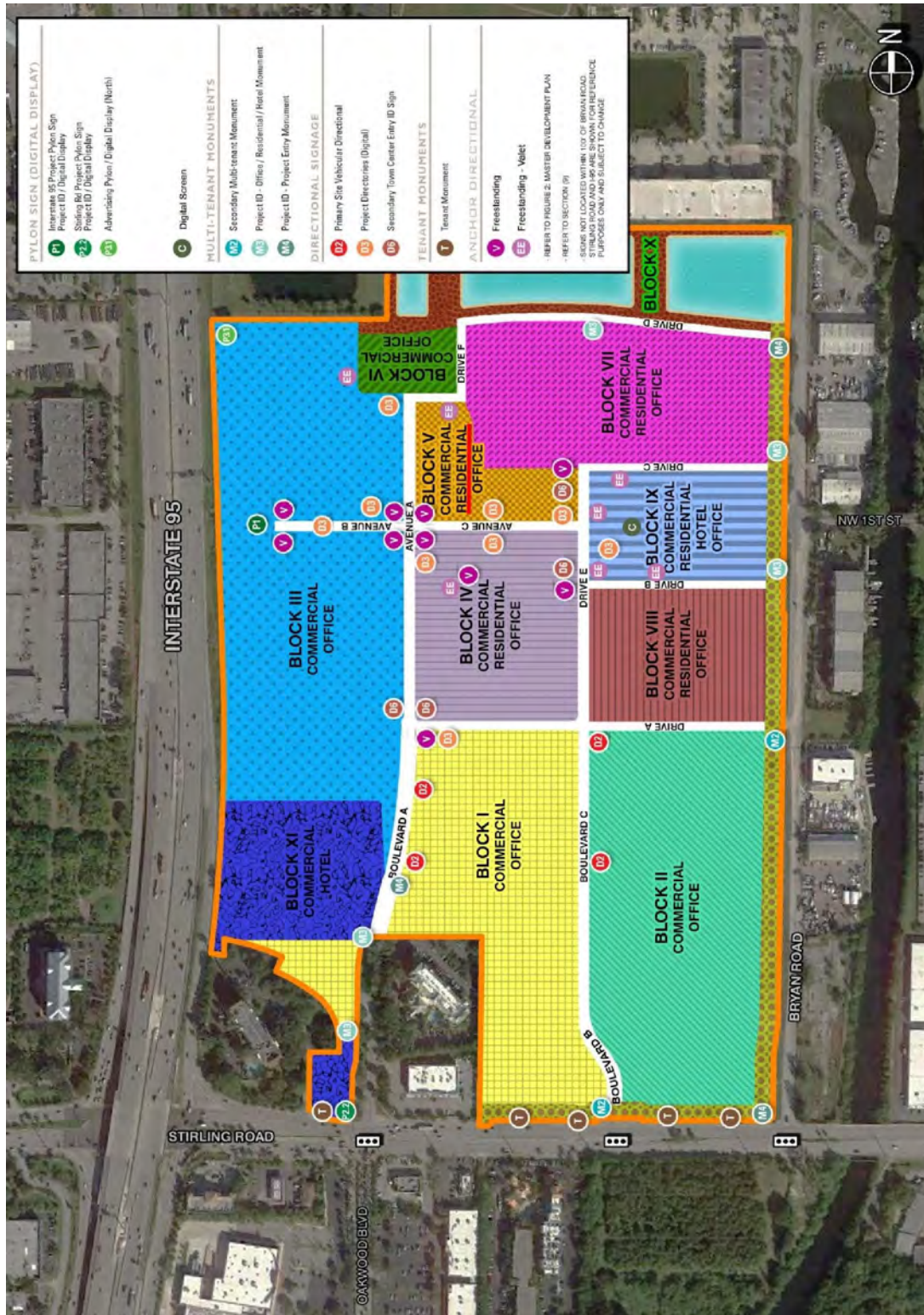
D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN

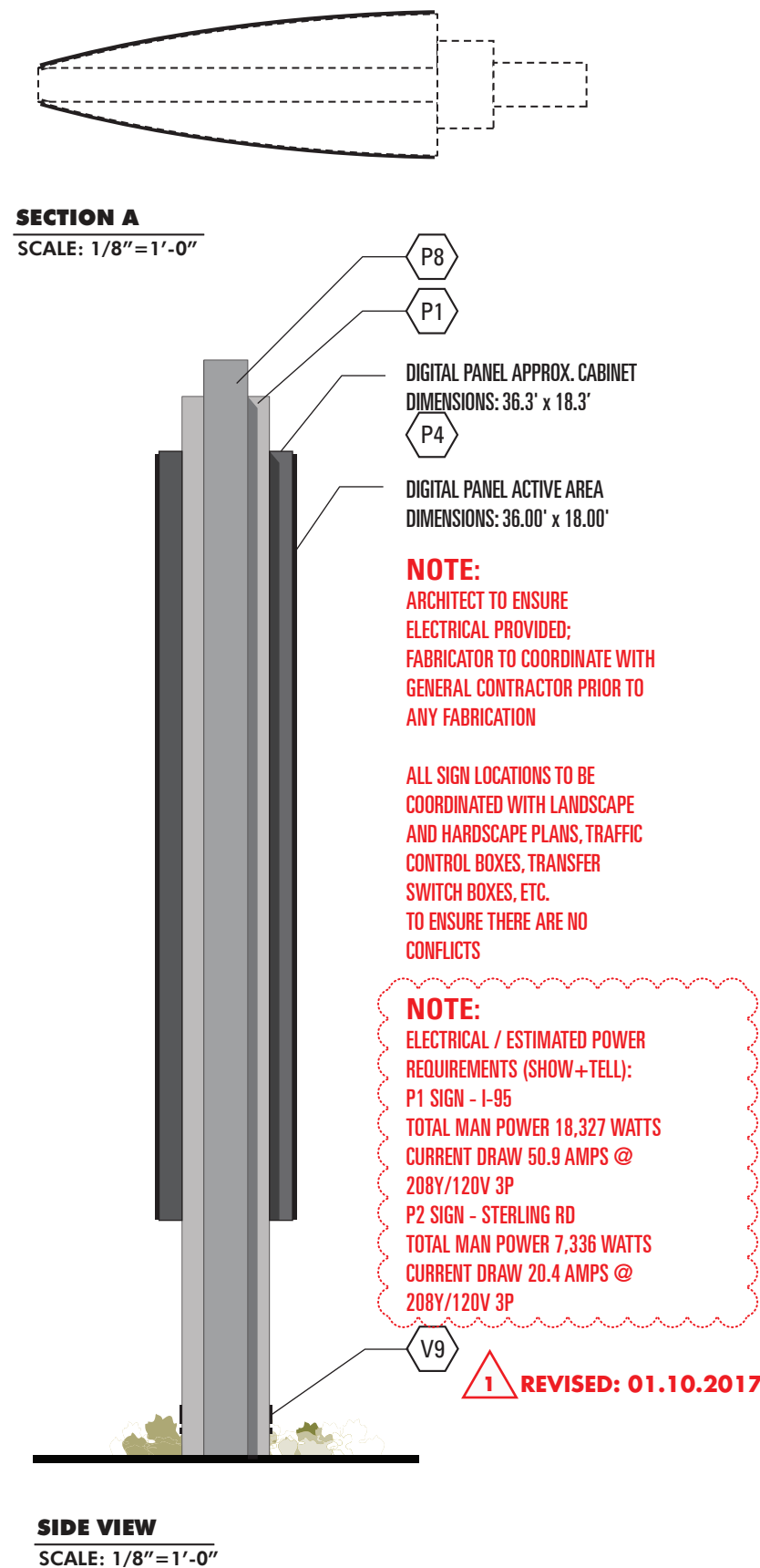
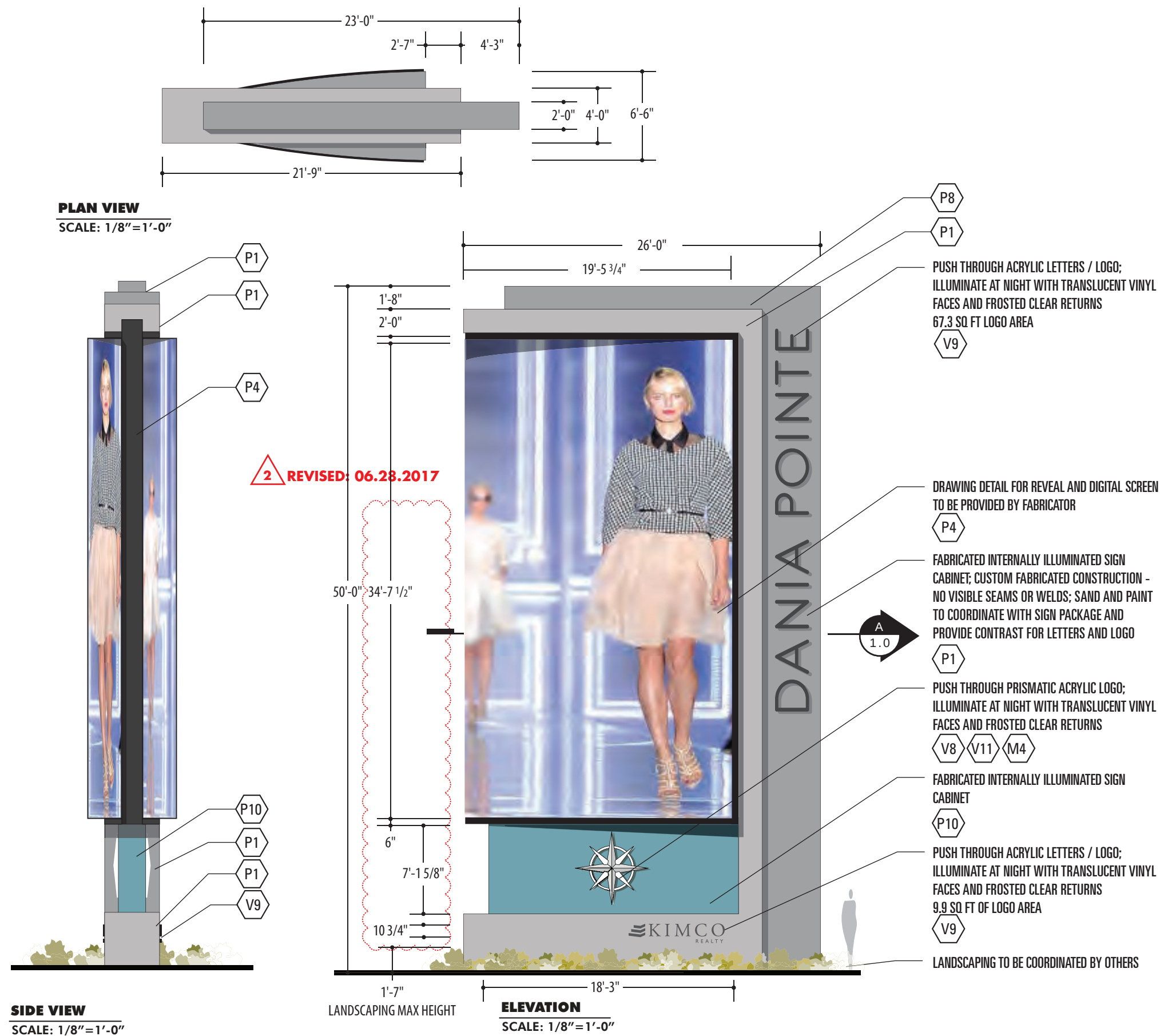


~~E - SITE SIGN PLAN~~

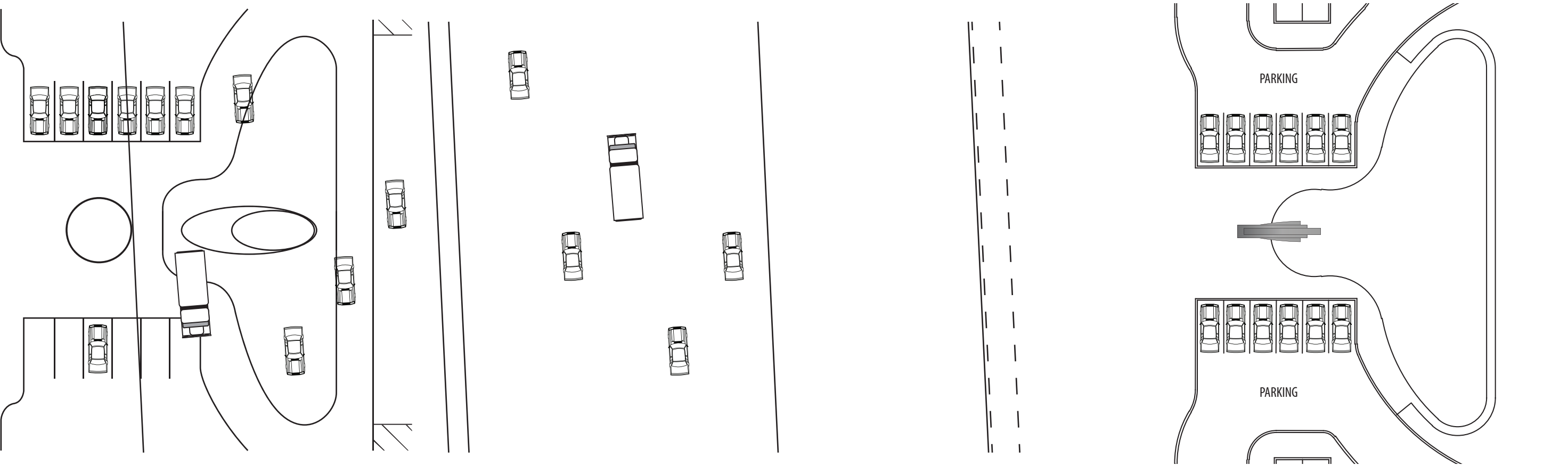


E – SITE SIGN PLAN





	PROJECT	DANIA POINTE Exterior Sign System	DWG TITLE	PROJECT ID AT I-95 Sign Type P.1	SCALE	DATE	REVISIONS	1	01-10-2017	2	06-28-2017	3		1.0	
					AS NOTED	11-30-2016	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

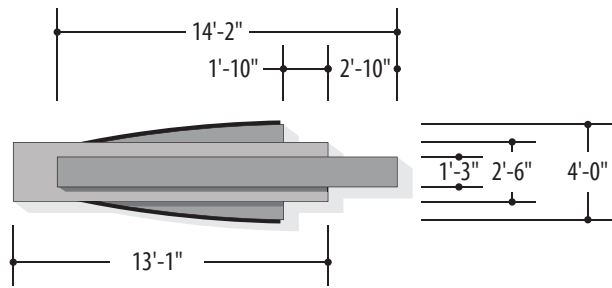


P1 PROJECT ID AT I-95: PLAN VIEW
SCALE: 1/32"=1'-0"

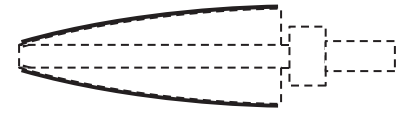
P1 PROJECT ID AT I-95: FRONT VIEW
SCALE: 1/32"=1'-0"

1 **REVISED: 06.28.2017**

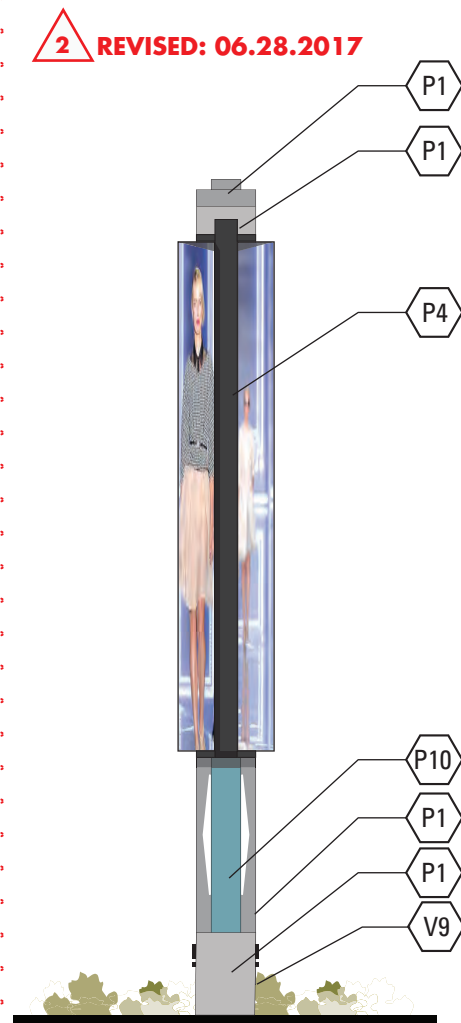
	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID AT I-95	SCALE	DATE	REVISIONS	1	01-10-2017	2	06-28-2017	3		1.2	
		Exterior Sign System		Sign Type P.1	AS NOTED	11-30-2016	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



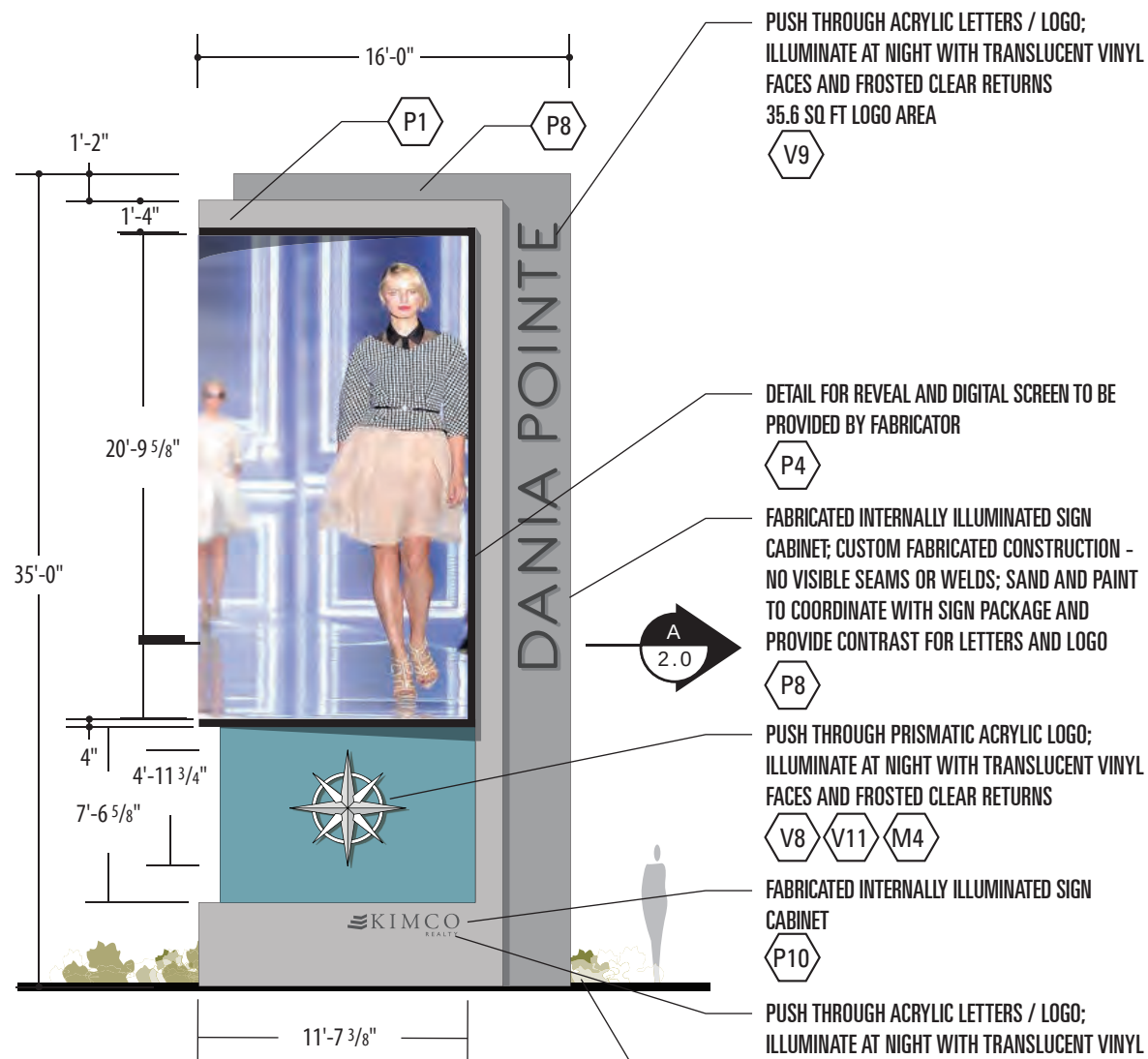
PLAN VIEW
SCALE: 1/8"=1'-0"



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



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



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

PUSH THROUGH ACRYLIC LETTERS / LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
35.6 SQ FT LOGO AREA
V9

DETAIL FOR REVEAL AND DIGITAL SCREEN TO BE
PROVIDED BY FABRICATOR
P4

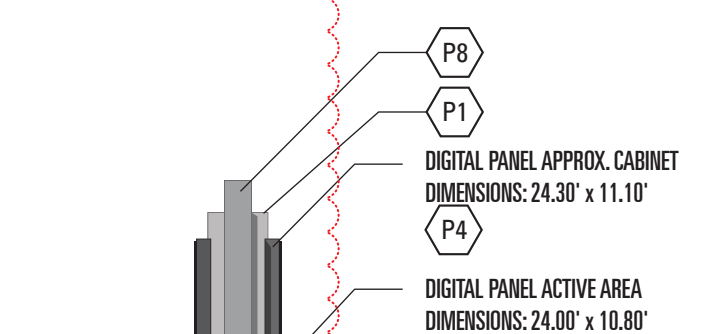
FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO
P8

PUSH THROUGH PRISMATIC ACRYLIC LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
V8 V11 M4

FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET
P10

PUSH THROUGH ACRYLIC LETTERS / LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
4.8 SQ FT OF LOGO AREA
V9

LANDSCAPING TO BE COORDINATED BY OTHERS



NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

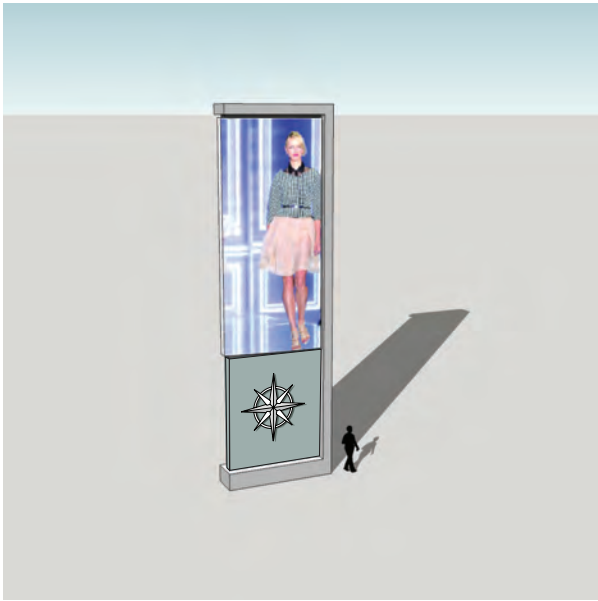
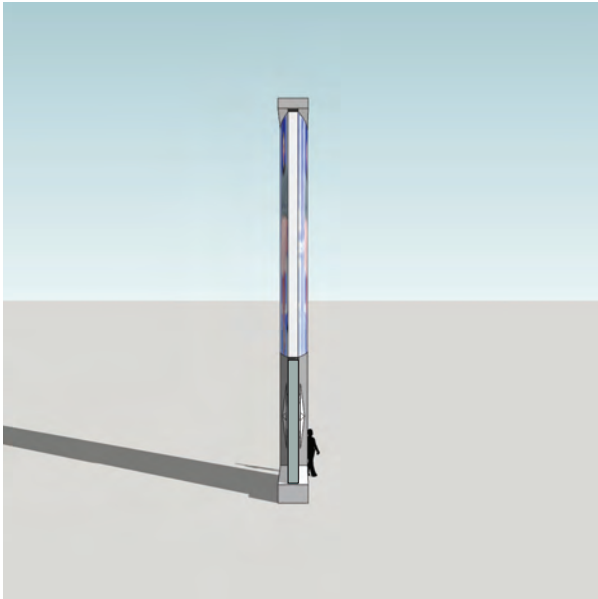
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS

NOTE:
ELECTRICAL / ESTIMATED POWER
REQUIREMENTS (SHOW+TELL):
P2 SIGN - STERLING RD
TOTAL MAN POWER 7,336 WATTS
CURRENT DRAW 20.4 AMPS @ 208Y/120V 3P

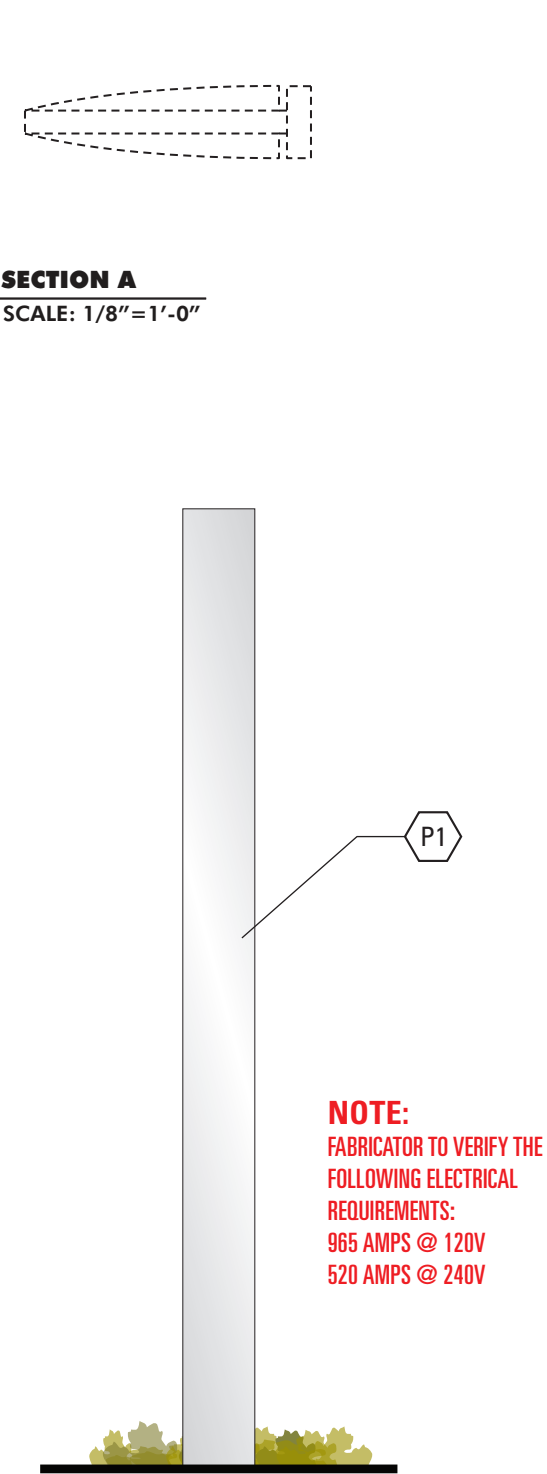
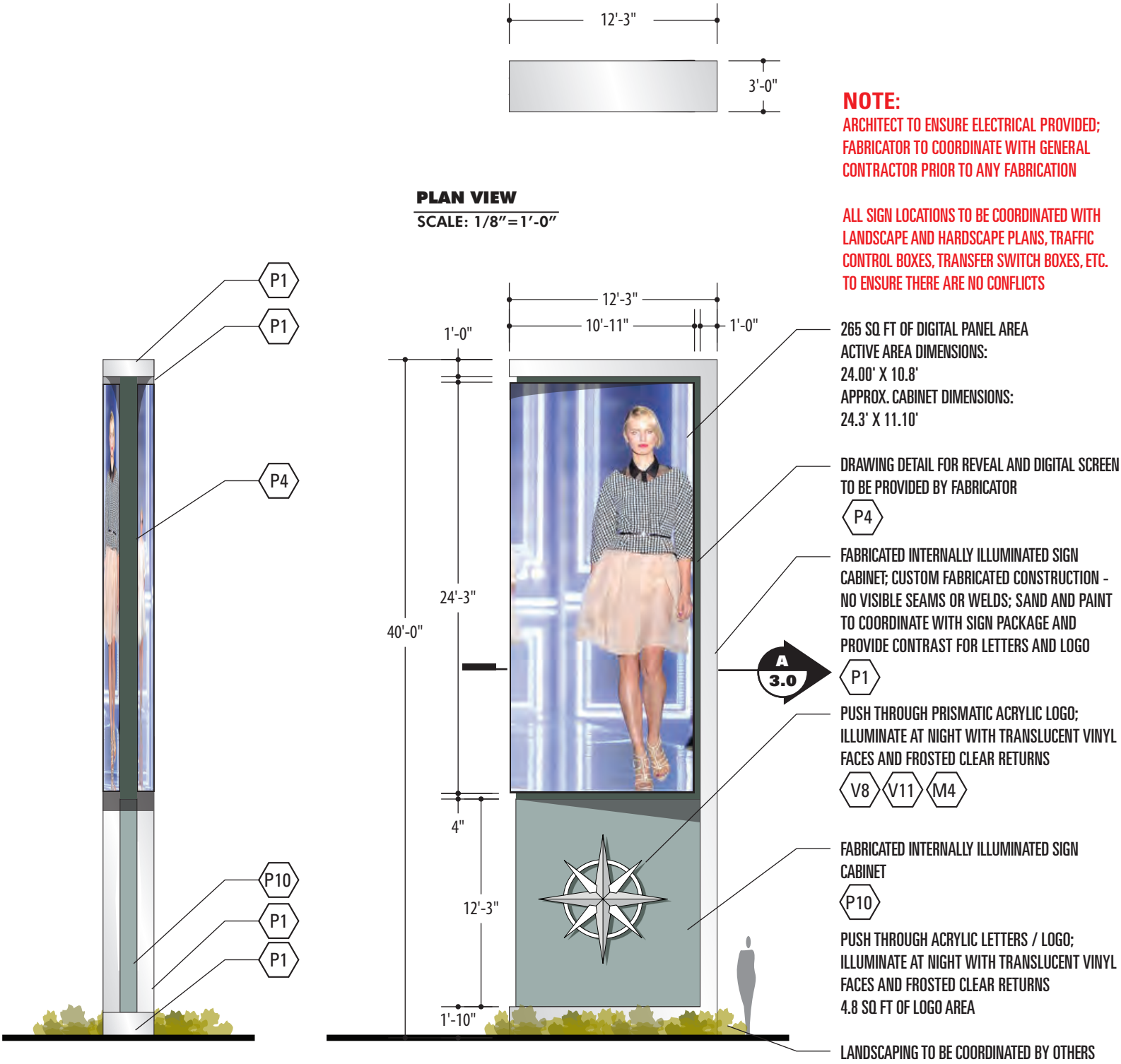
1 REVISED: 01.10.2017

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

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	PYLON AT STIRLING RD <i>Sign Type P2.2</i>	SCALE	DATE	REVISIONS	1	01-10-2017	2	06-28-2017	3		2.0	
					AS NOTED	11-30-2016	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

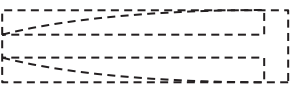


3D MODELS
SCALE: NTS

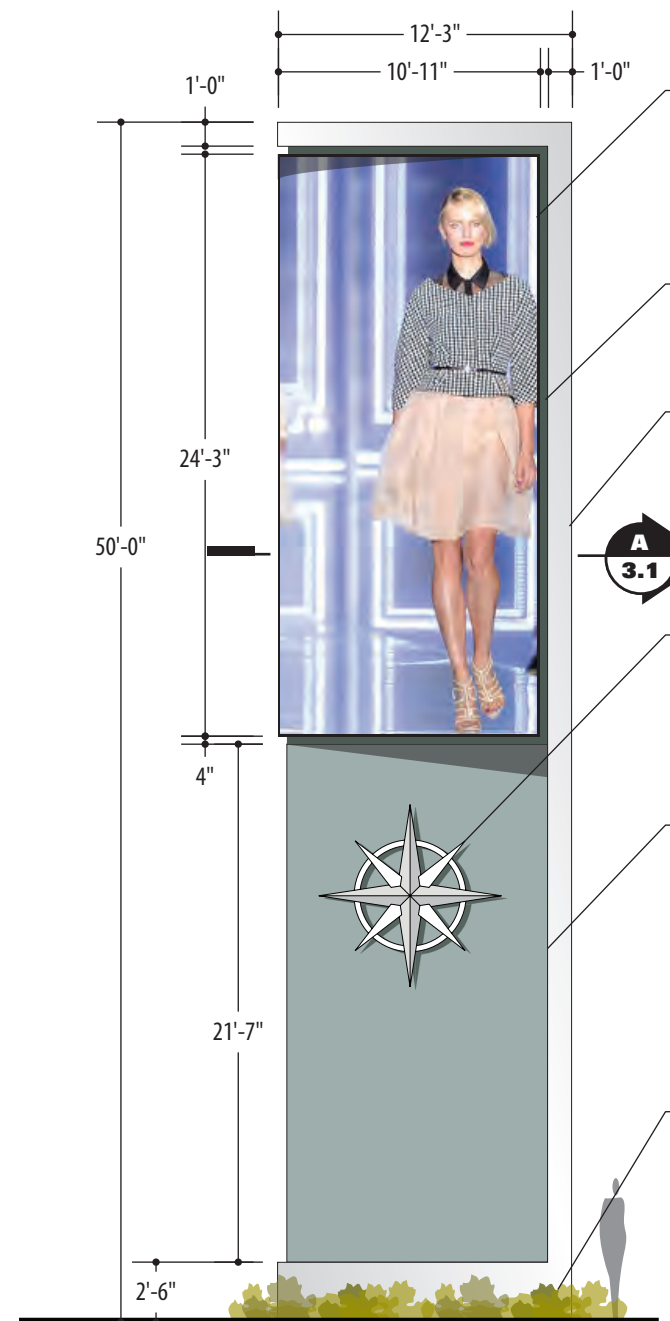


SIDE VIEW
SCALE: 1/8"=1'-0"

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	ADV. PYLON - NORTH <i>Sign Type P3.1</i>	SCALE	DATE	REVISIONS	1	2	3	3.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



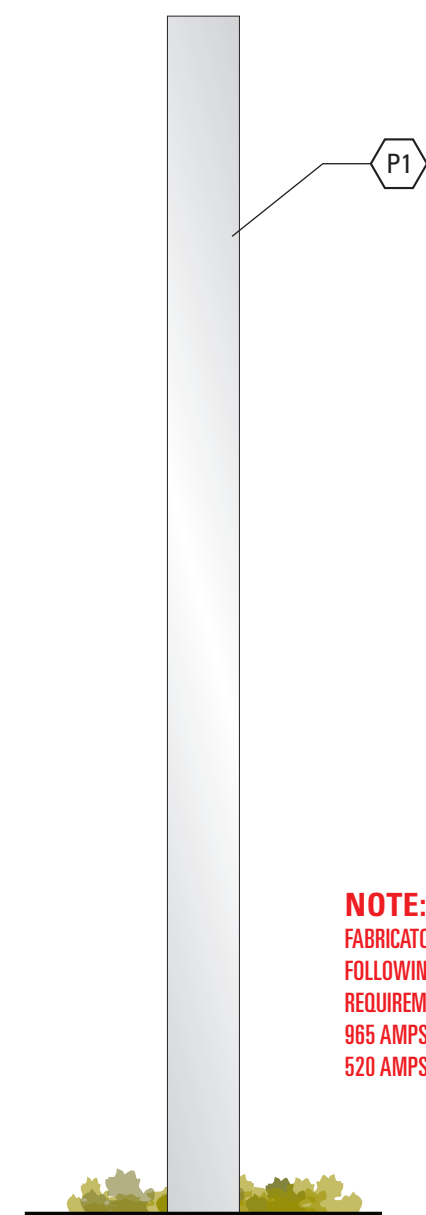
SCALE: 1/8"=1'-0"



- LANDSCAPING TO BE COORDINATED BY OTHERS

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

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



NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
965 AMPS @ 120V
520 AMPS @ 240V

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



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

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

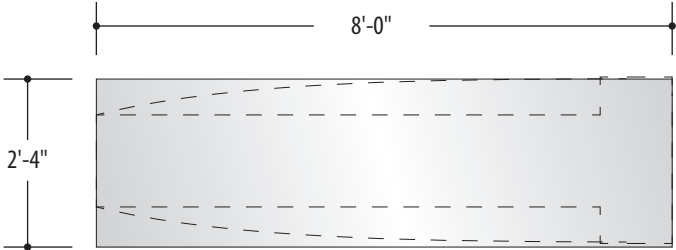
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	ADV. PYLON - SOUTH <i>Sign Type P3.2</i>	SCALE	DATE	REVISIONS	1		2		3		3.1	
					AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



3D MODEL
SCALE: NTS



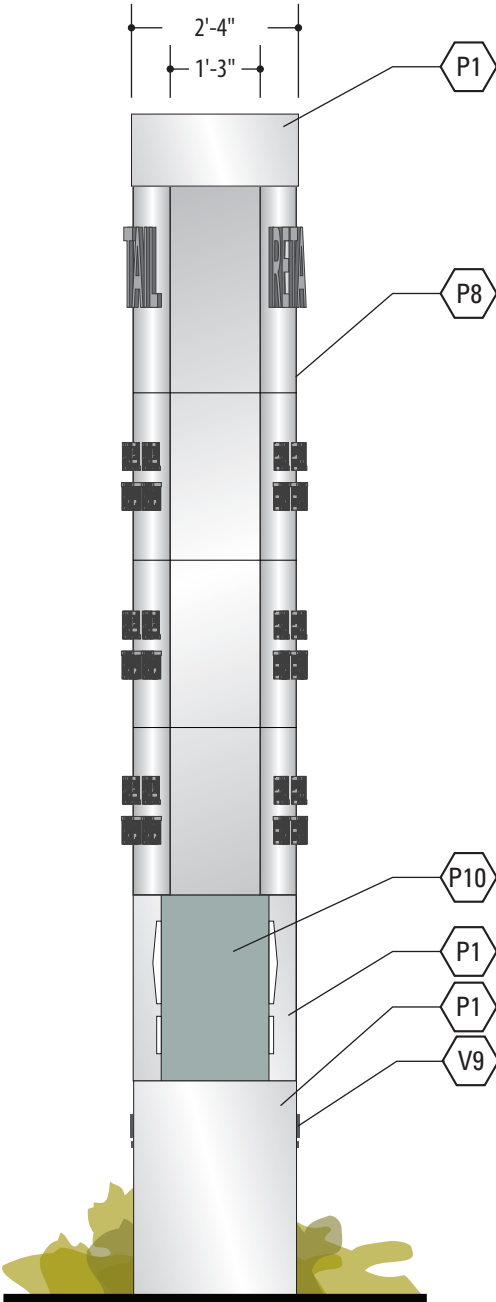
LOGO DETAIL
SCALE: NTS



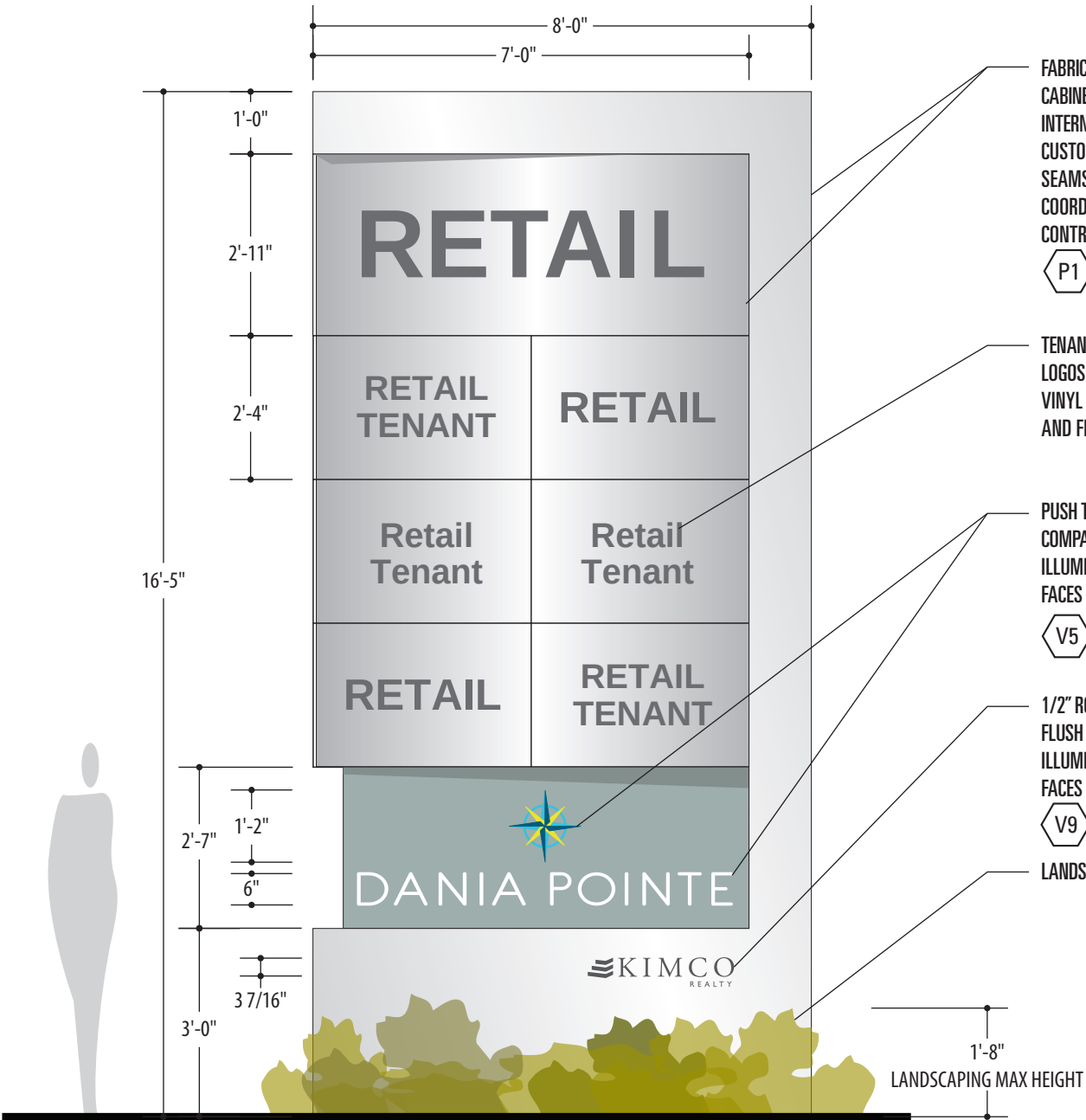
PLAN VIEW
SCALE: 3/8"=1'-0"

NOTE:
FABRICATOR TO VERIFY
THE FOLLOWING
ELECTRICAL
REQUIREMENTS:
34AMPS @ 120V

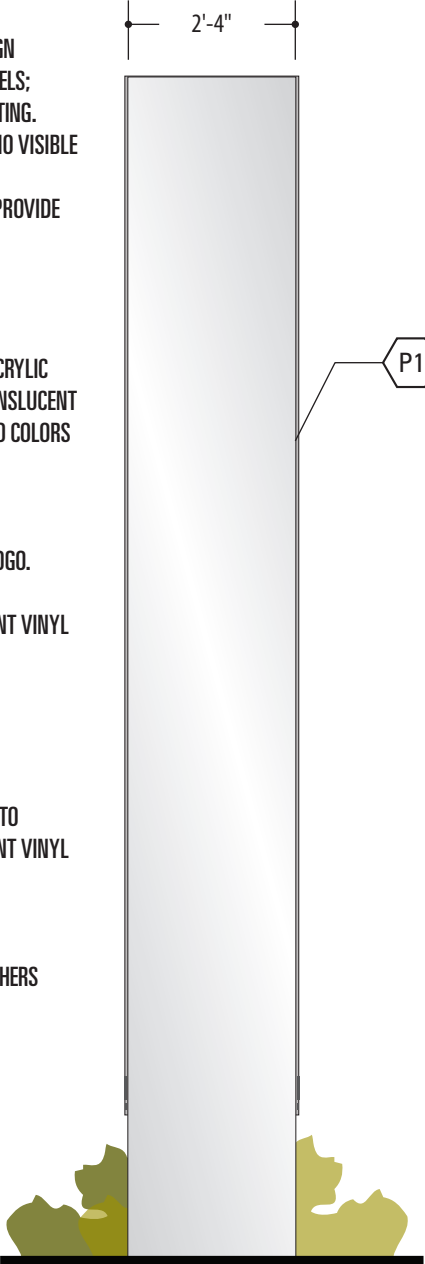
NOTE:
ELECTRICAL: M2.1-1-002
MONUMENT SIGN TO BE DESIGNED
FOR 277V-1PH OR 208V-3PH AS
PER ENGINEER



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



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



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

	PROJECT	DANIA POINTE	DWG TITLE	MULTI-TENANT MONUMENT	SCALE	DATE	REVISIONS	1	2	3	4.0
		Exterior Sign System		Sign Type M2.1	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM
READABILITY 6" MINIMUM READABLE LETTER

12" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

CLOSELY SPACED MESSAGES WILL "BLOCK-UP" AND BECOME LESS RECOGNIZABLE AT LONGER VIEWING DISTANCES; DO NOT RECOMMEND STACKED MESSAGES

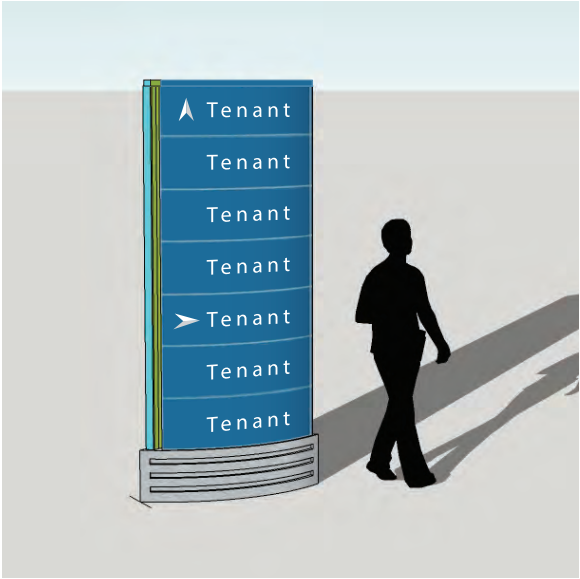
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



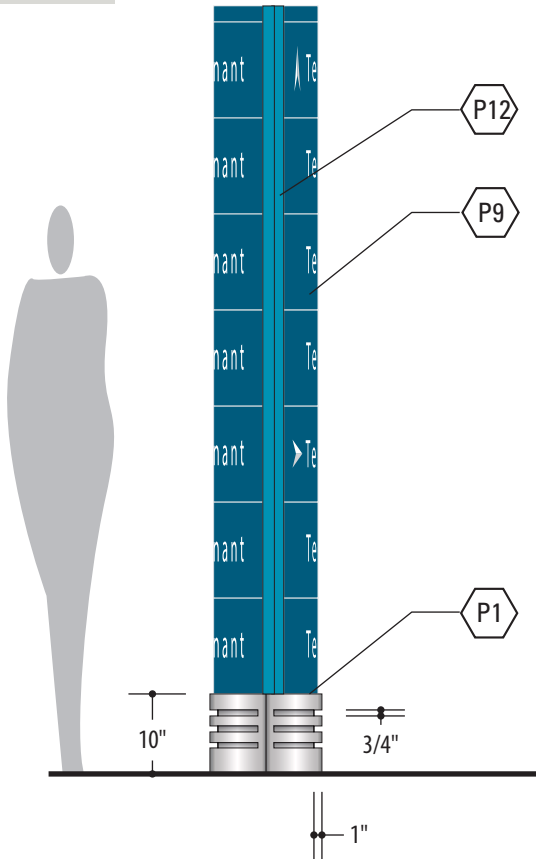
**FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
16 AMPS @ 120V PER SIGN**



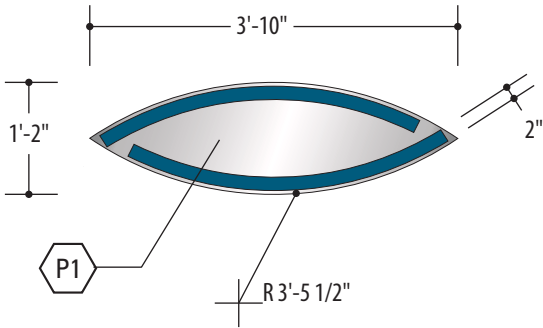
	PROJECT	DANIA POINTE Exterior Sign System	DWG TITLE	PROJECT ID Sign Type M4	SCALE	DATE	REVISIONS	1	2	3	5.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



3D MODEL
SCALE: NTS



SIDE VIEW
SCALE: 1/2"=1'-0"

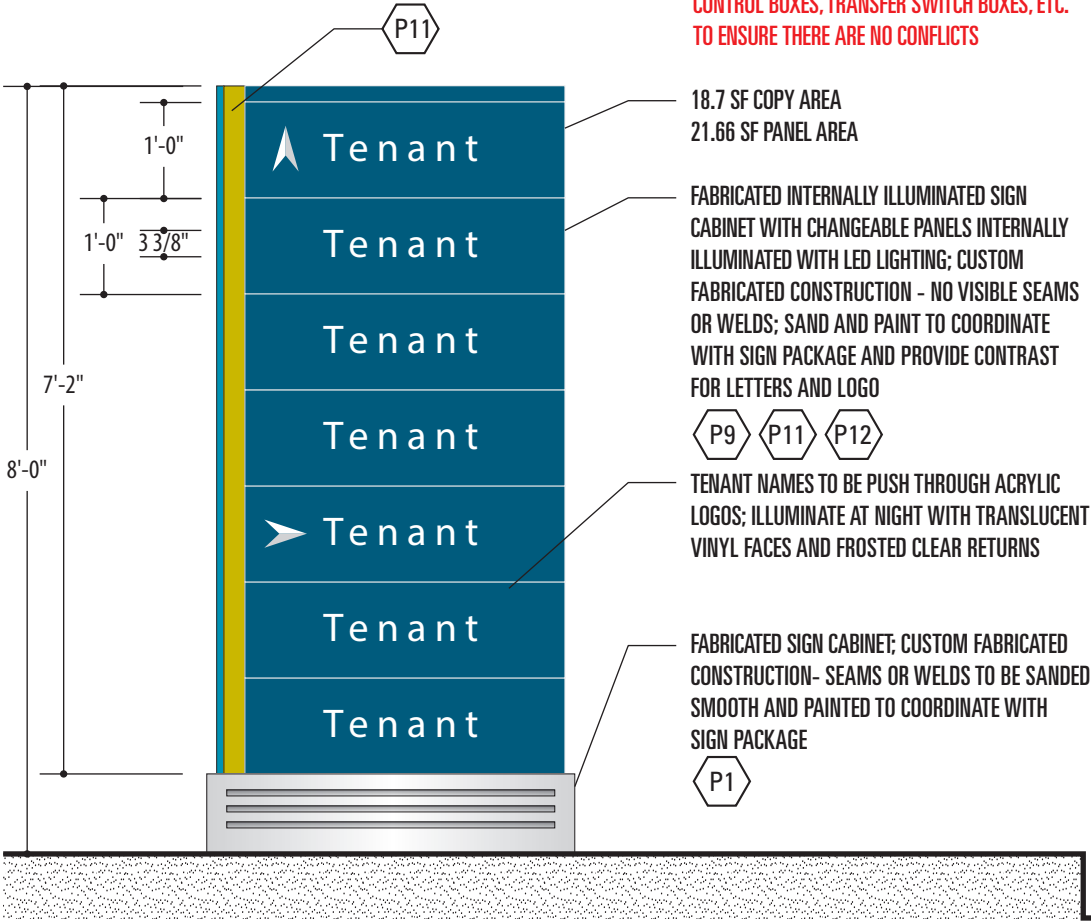


PLAN VIEW
SCALE: 1/2"=1'-0"

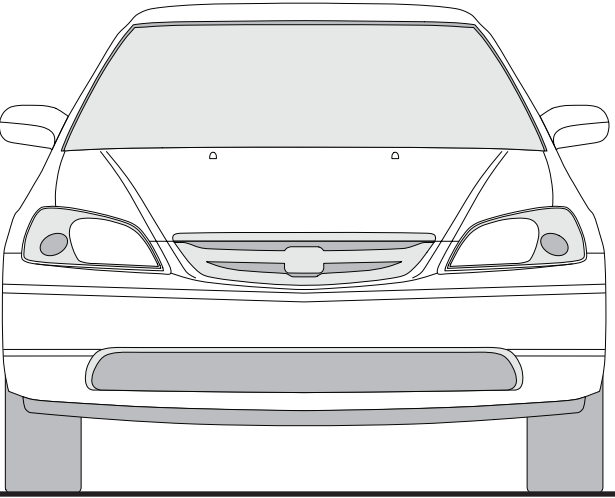
NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
8 AMPS @ 120V

1 REVISED: 01.16.2017

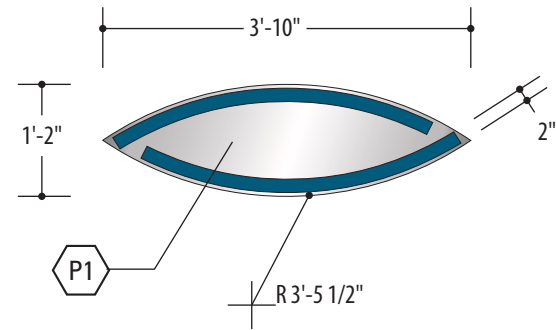
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



ELEVATION
SCALE: 1/2"=1'-0"



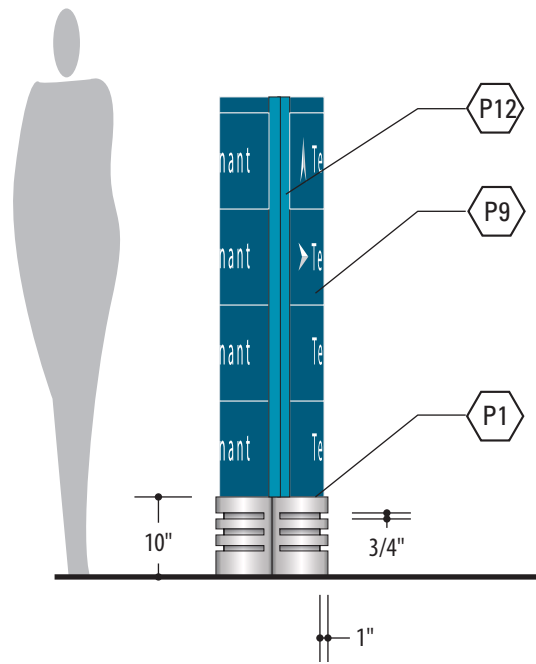
	PROJECT	DANIA POINTE	DWG TITLE	VEHICULAR DIRECTIONAL	SCALE	DATE	REVISIONS	1		2		3		6.0	
		Exterior Sign System		Sign Type D2	AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



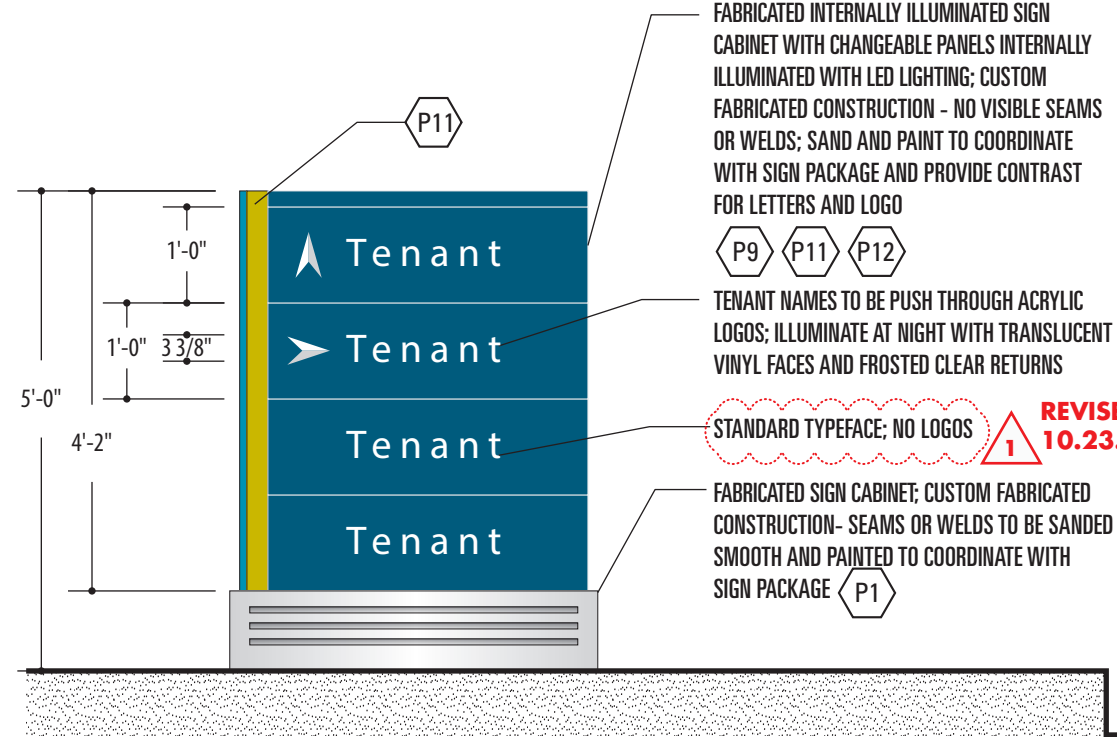
PLAN VIEW
SCALE: 1/2"=1'-0"

NOTE:
FABRICATOR TO VERIFY THE FOLLOWING
ELECTRICAL REQUIREMENTS:
8 AMPS @ 120V

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



SIDE VIEW
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"

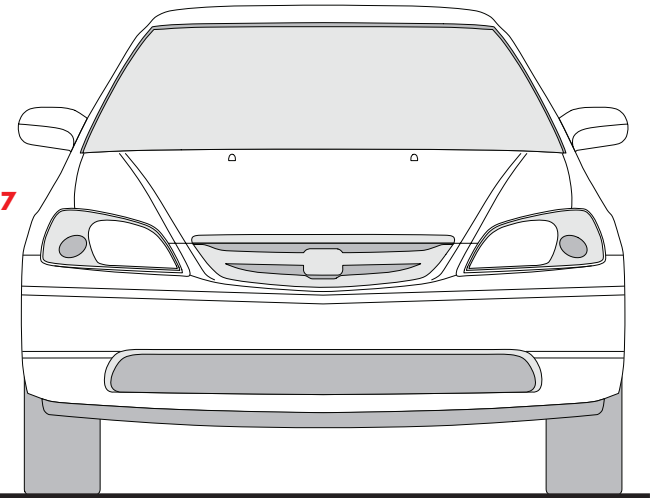
FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET WITH CHANGEABLE PANELS INTERNALLY
ILLUMINATED WITH LED LIGHTING; CUSTOM
FABRICATED CONSTRUCTION - NO VISIBLE SEAMS
OR WELDS; SAND AND PAINT TO COORDINATE
WITH SIGN PACKAGE AND PROVIDE CONTRAST
FOR LETTERS AND LOGO

P9 P11 P12

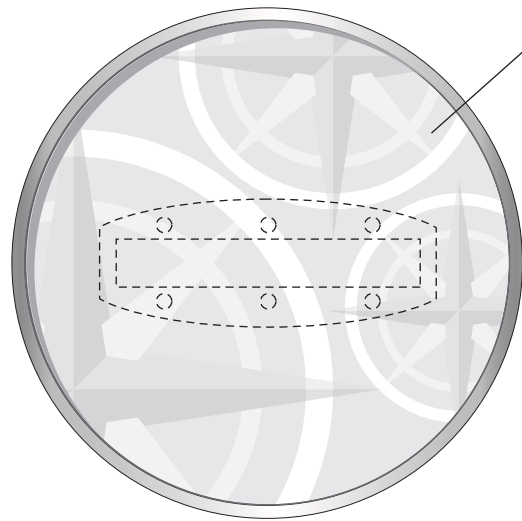
TENANT NAMES TO BE PUSH THROUGH ACRYLIC
LOGOS; ILLUMINATE AT NIGHT WITH TRANSLUCENT
VINYL FACES AND FROSTED CLEAR RETURNS

STANDARD TYPEFACE; NO LOGOS **REVISD: 10.23.2017**

FABRICATED SIGN CABINET; CUSTOM FABRICATED
CONSTRUCTION- SEAMS OR WELDS TO BE SANDED
SMOOTH AND PAINTED TO COORDINATE WITH
SIGN PACKAGE



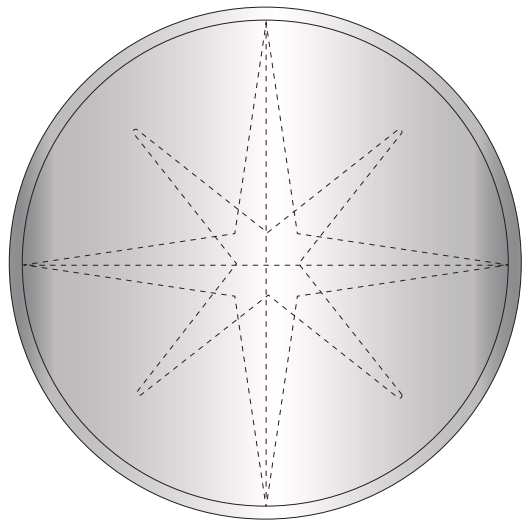
	PROJECT	DANIA POINTE	DWG TITLE	VEHICULAR DIRECTIONAL	SCALE	DATE	REVISIONS	1	10.23.2017	2		3		6.1	
		Exterior Sign System		Sign Type D2.1	AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



FABRICATED ALUMINUM CANOPY

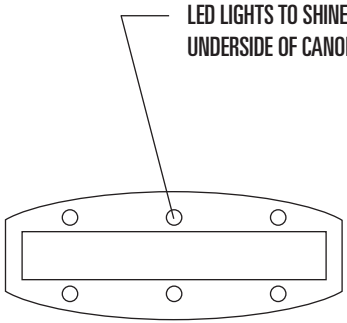
PLAN VIEW

SCALE: 1/2"=1'-0"



RCP

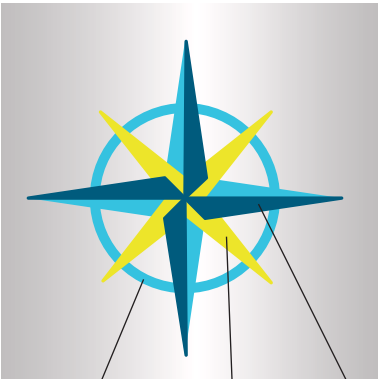
SCALE: 1/2"=1'-0"



LED LIGHTS TO SHINE UP ON
UNDERSIDE OF CANOPY

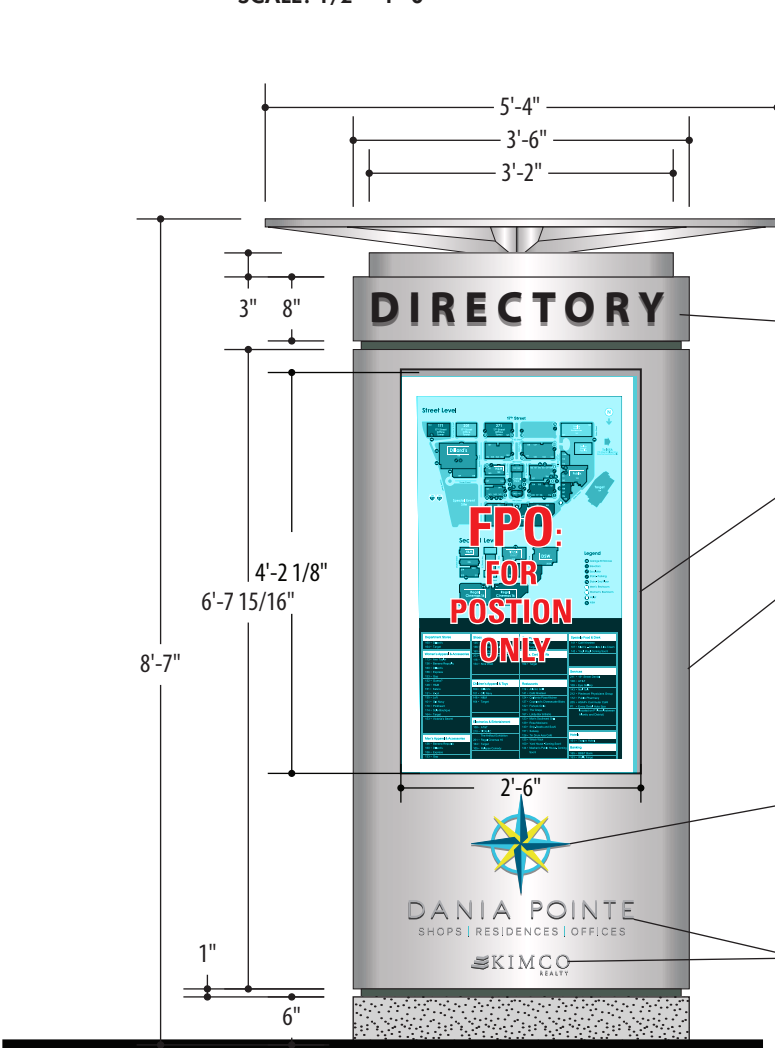
SECTION A

SCALE: 1/2"=1'-0"



LOGO DETAIL

SCALE: NTS



ELEVATION

SCALE: 1/2"=1'-0"

NOTE:

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER
SWITCH BOXES, ETC. TO ENSURE THERE
ARE NO CONFLICTS

TO UNDERSIDE OF CANOPY

1/2" PUSH THROUGH ACRYLIC LETTERS
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS

V9

55" LCD MONITOR; APPROX. CABINET
DIM. 50.5" X 30.0" X 2.0"

FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO

P1

1/2" PUSH THROUGH ACRYLIC LETTERS AND LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS

V5

V7

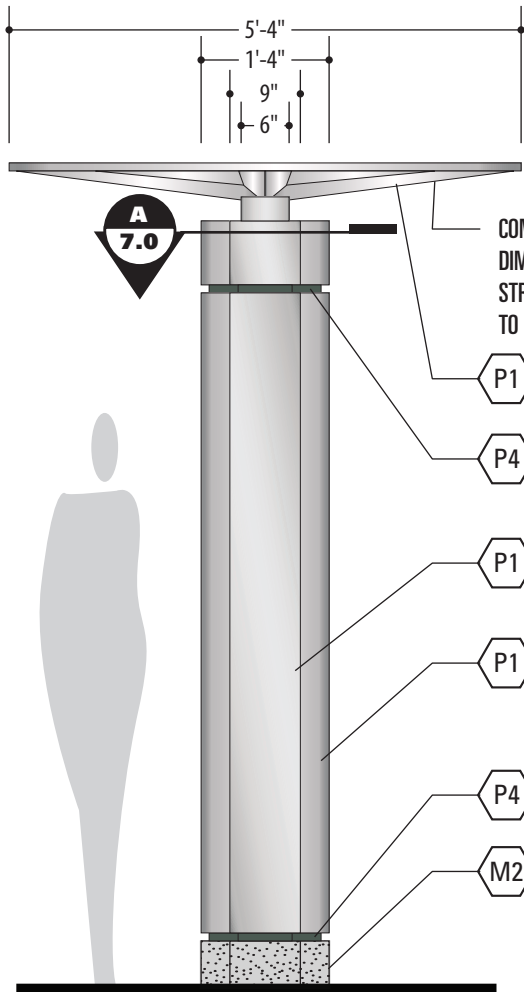
V12

1/2" PUSH THROUGH ACRYLIC LETTERS AND LOGO;
ILLUMINATE AT NIGHT WITH OPAQUE VINYL FACES
AND FROSTED CLEAR RETURNS

V15

MASONRY BASE; COORDINATE WITH LANDSCAPE

M2



SIDE VIEW

SCALE: 1/2"=1'-0"

COMPASS USED AS
DIMENSIONAL
STRUCTURE
TO HOLD CANOPY

P1

P4

P1

P1

P4

M2

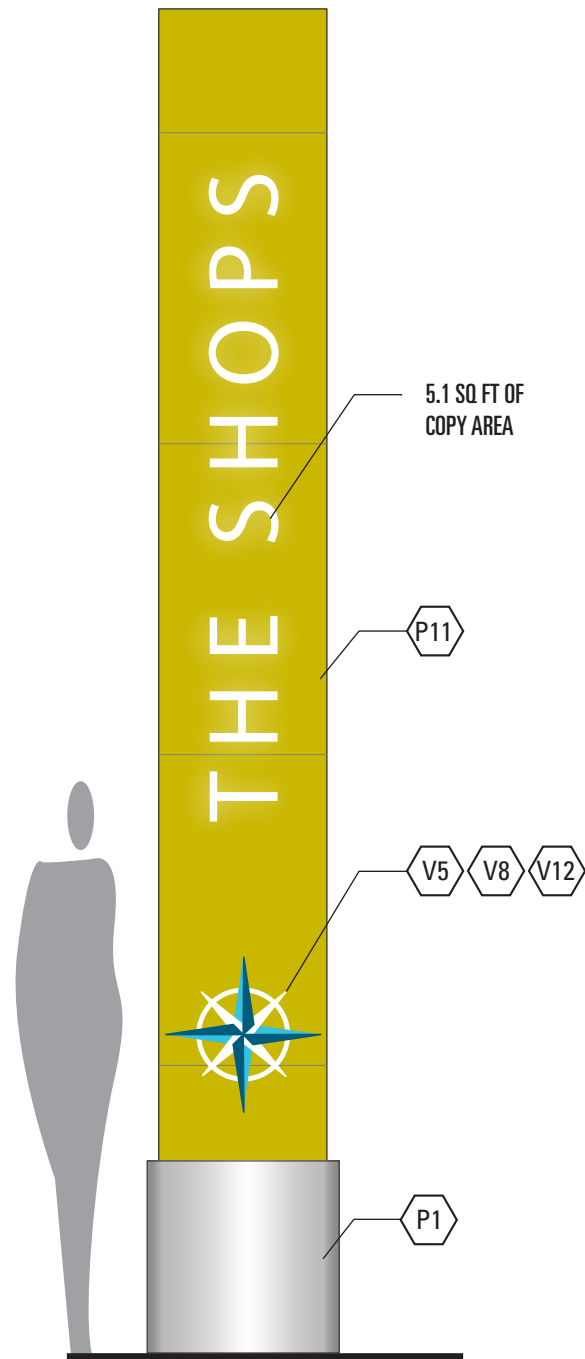


3D MODELS

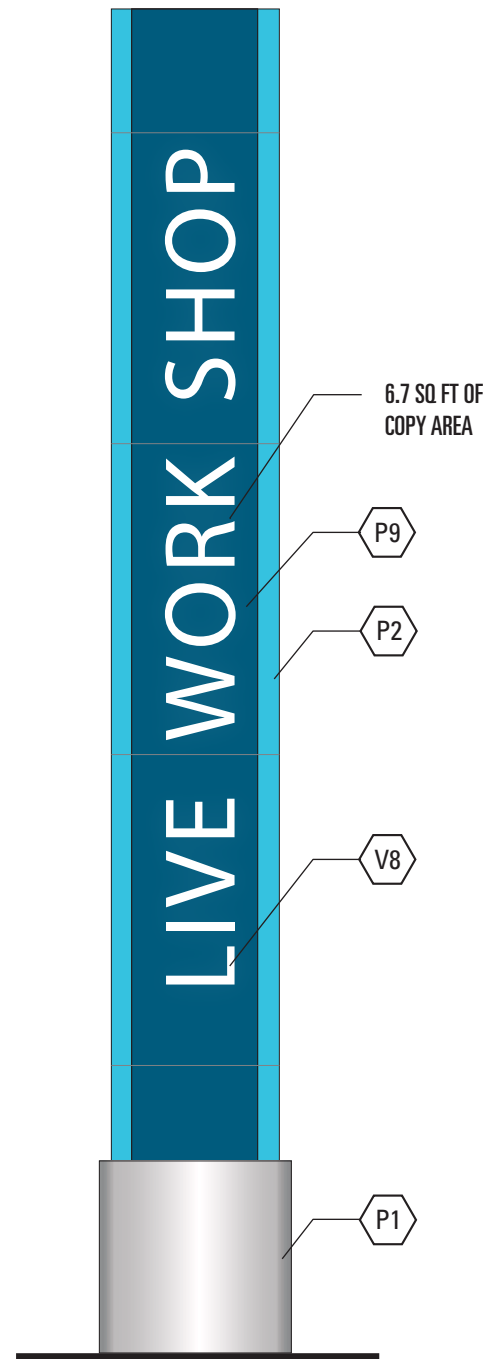
SCALE: NTS



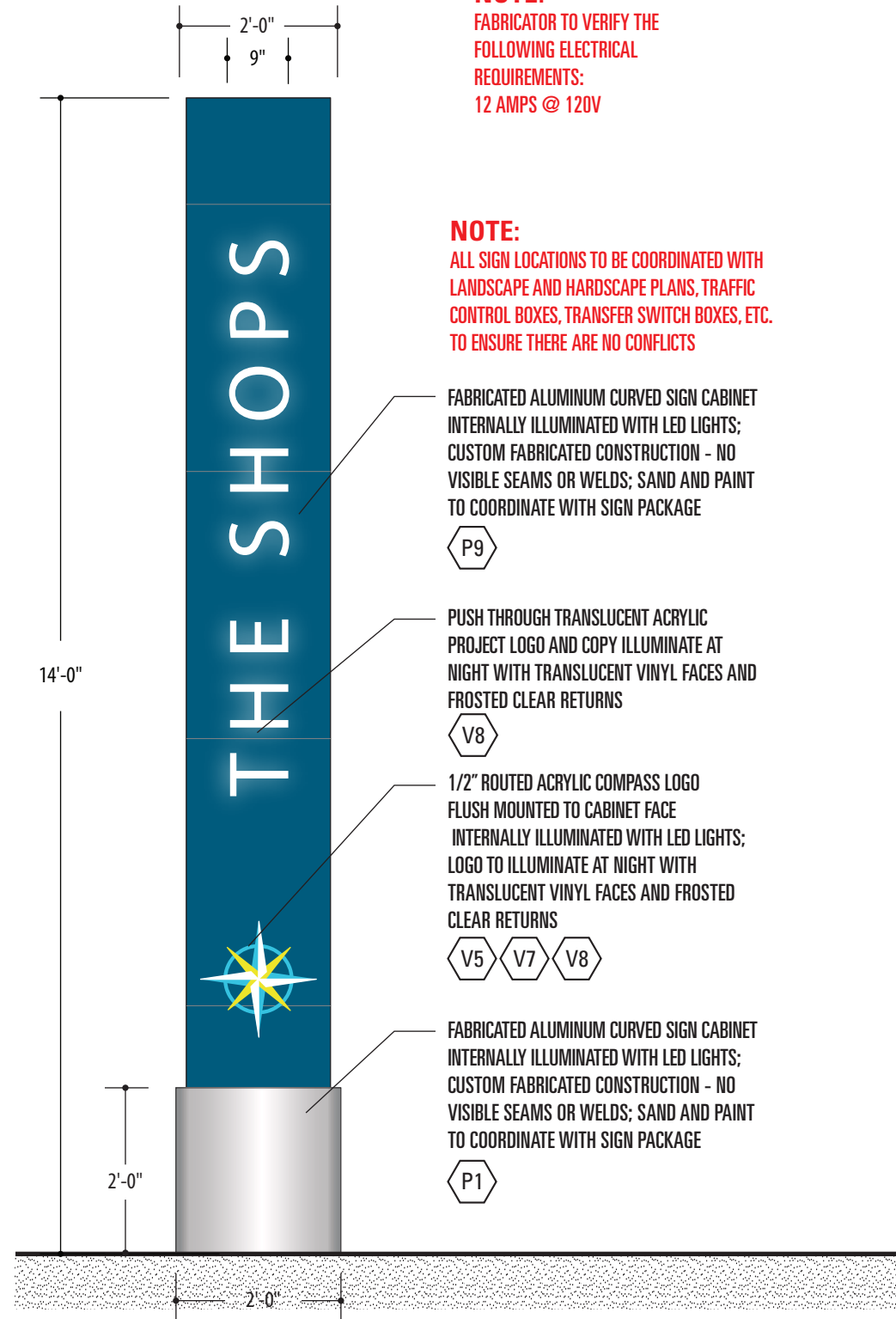
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	DIRECTORY <i>Sign Type D3</i>	SCALE	DATE	REVISIONS	1	2	3	7.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



ALTERNATE COLOR
SCALE: 1/2" = 1'- 0"



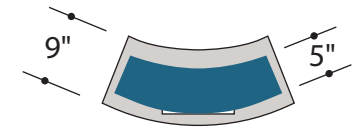
BACK VIEW
SCALE: 1/2" = 1'- 0"



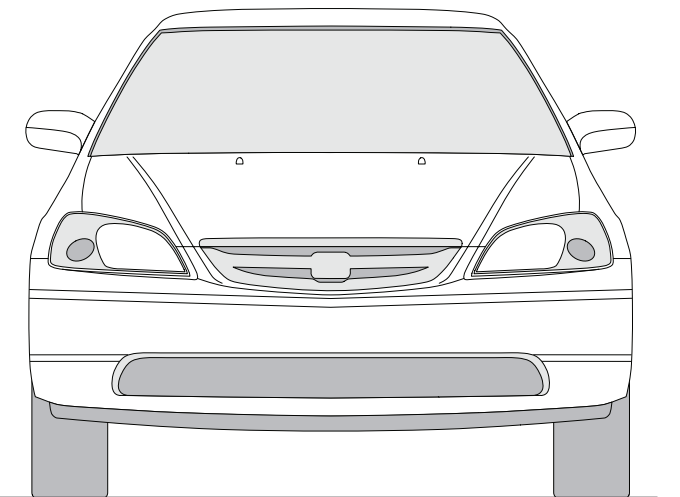
ELEVATION
SCALE: 1/2" = 1'- 0"

NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
12 AMPS @ 120V

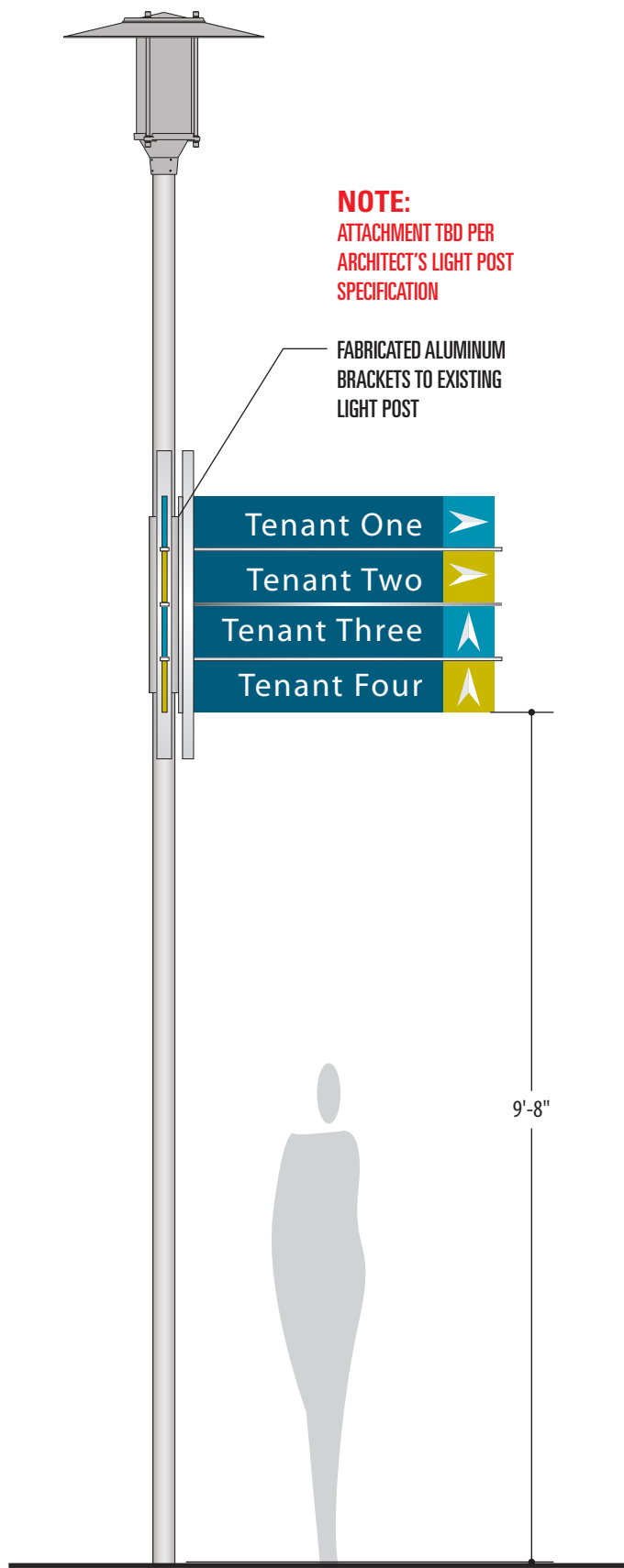
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



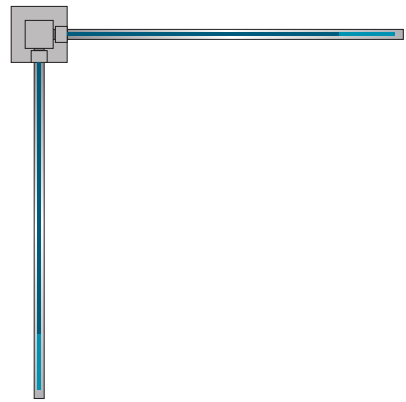
PLAN VIEW
SCALE: 1/2" = 1'- 0"



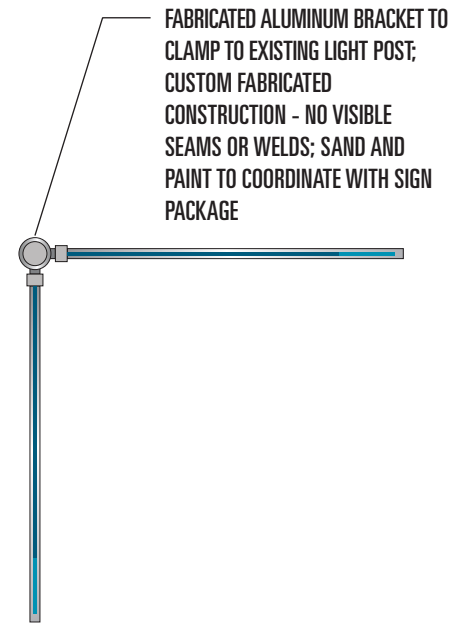
	PROJECT	DANIA POINTE Exterior Sign System	DWG TITLE	SECONDARY TOWN CENTER ENTRY ID Sign Type D6	SCALE	DATE	REVISIONS	1		2		3		8.0	
					AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



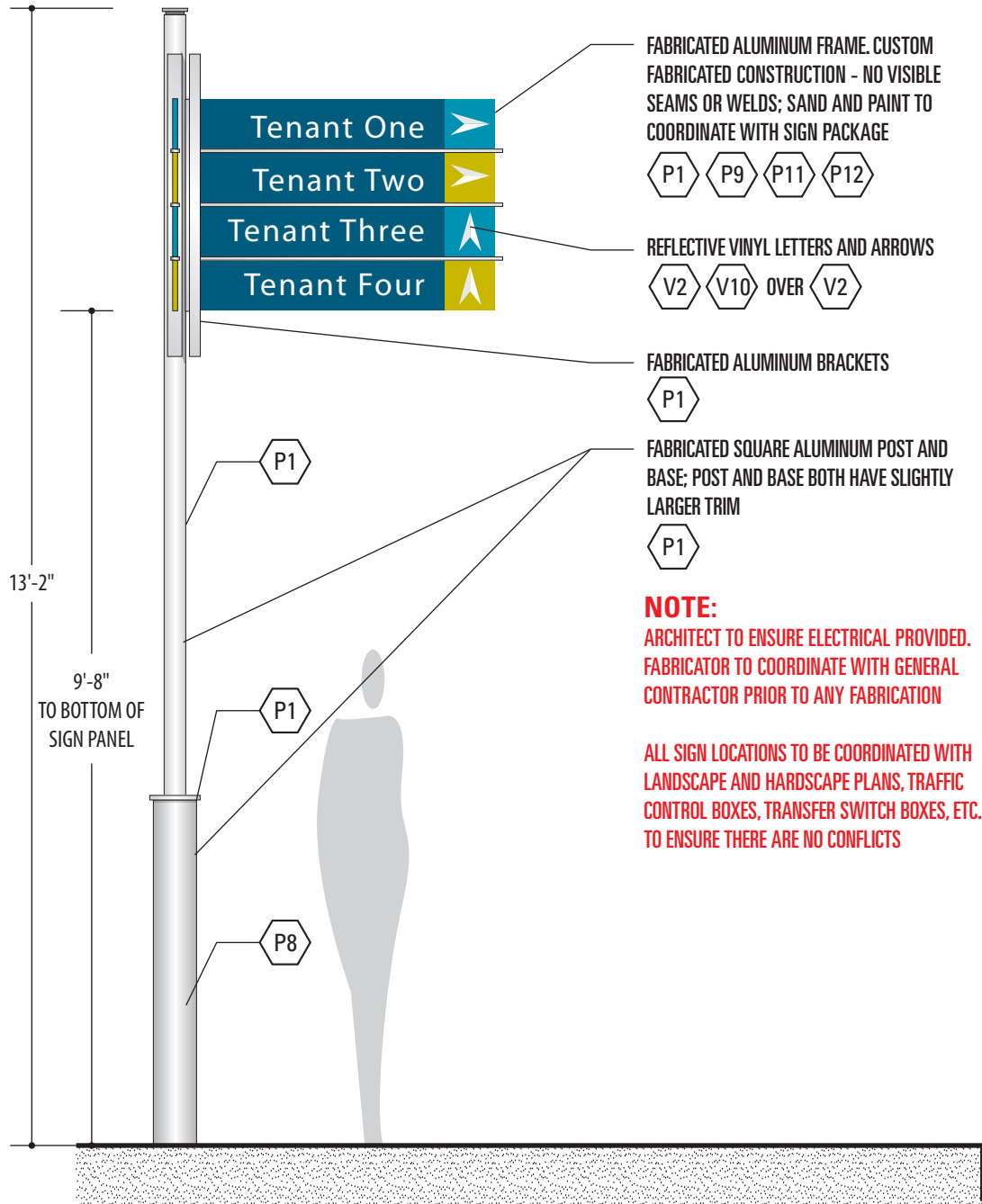
SIGN TYPE U - EXISTING LIGHT POST
SCALE: 1/2" = 1'-0"



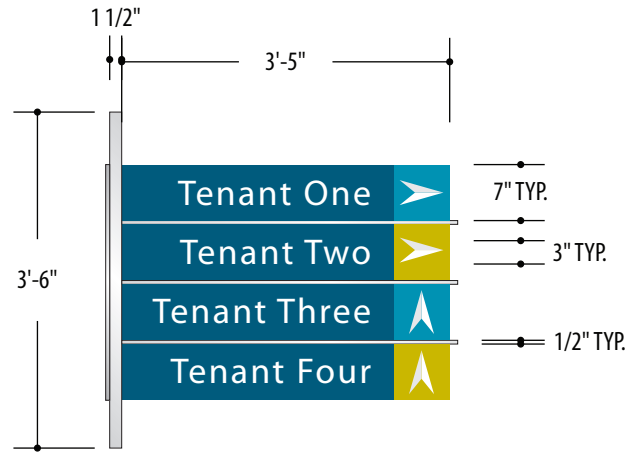
DEDICATED POST - PLAN VIEW
SCALE: 1/2" = 1'-0"



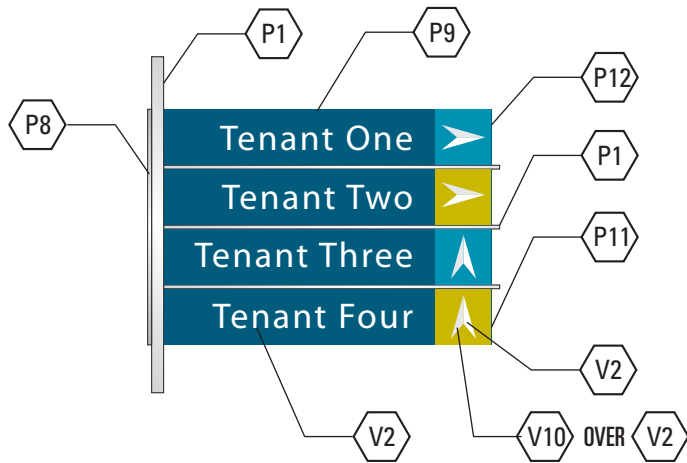
EXISTING LIGHT POST - PLAN
SCALE: 1/2" = 1'-0"



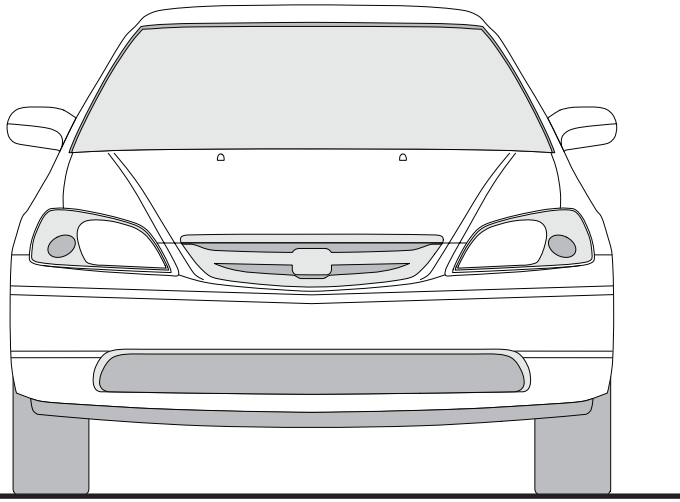
SIGN TYPE V - DEDICATED POST
SCALE: 1/2" = 1'-0"



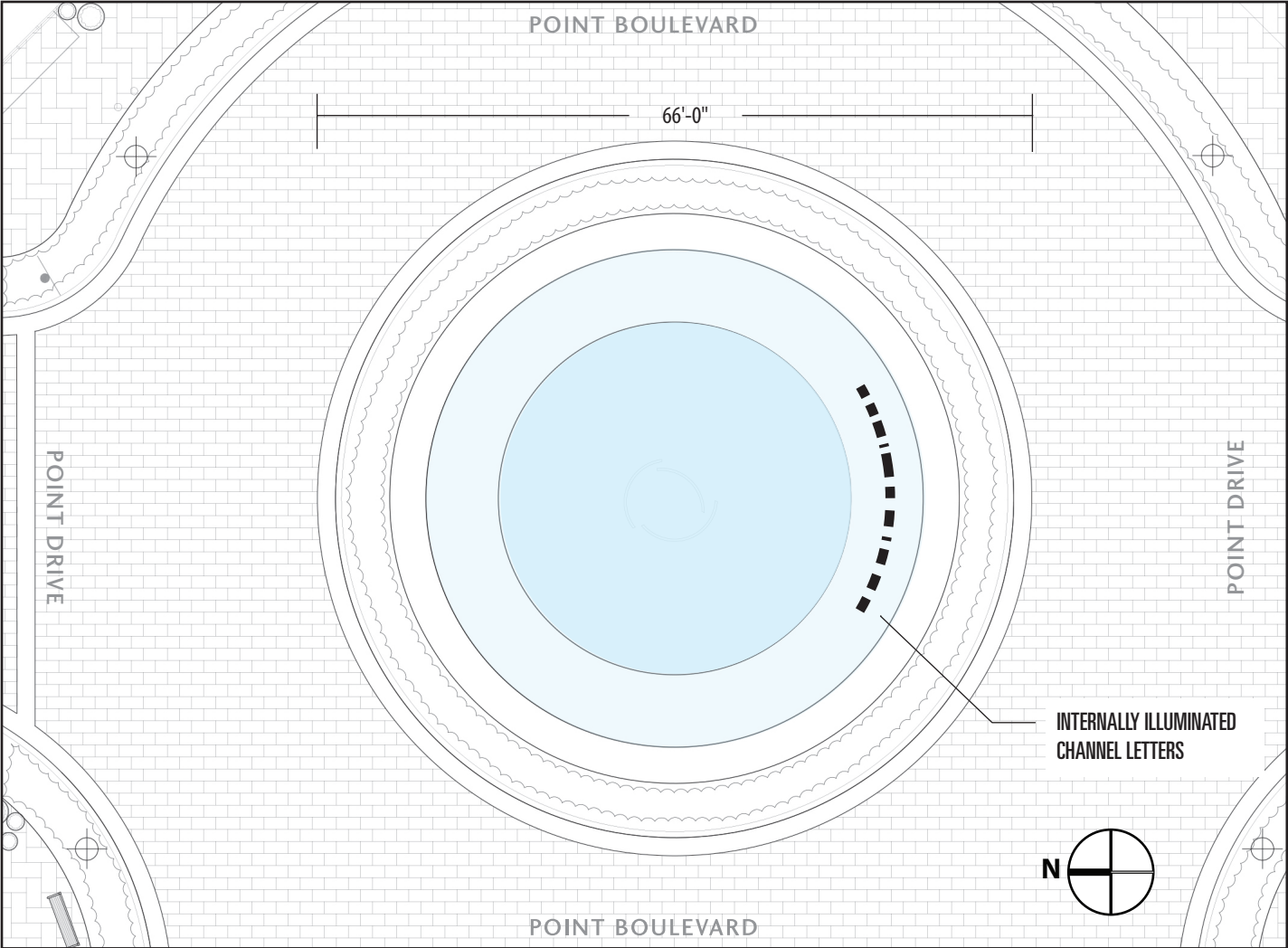
SIGN TYPE U - DEDICATED POST: DETAIL
SCALE: 1/2" = 1'-0"



DETAIL
SCALE: 1/2" = 1'-0"



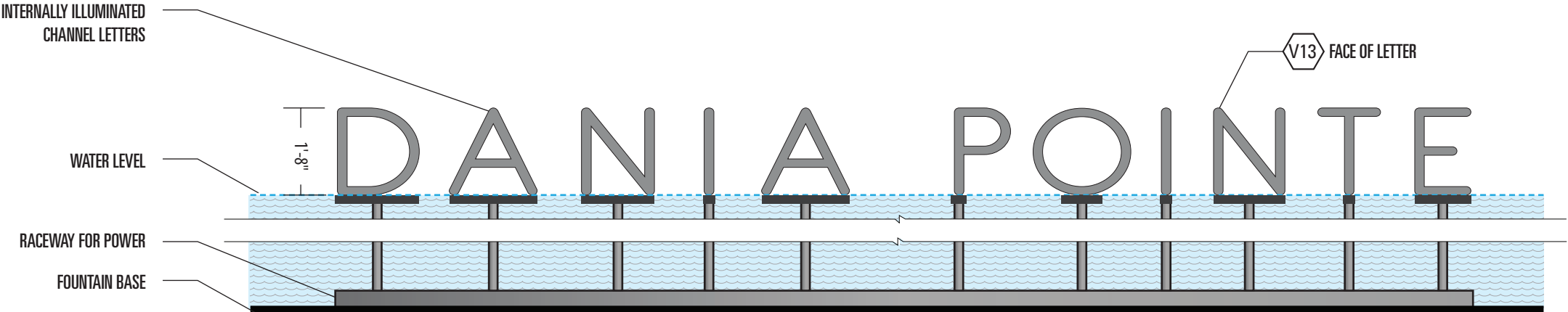
	PROJECT	DANIA POINTE	DWG TITLE	ANCHOR DIRECTIONAL -	SCALE	DATE	REVISIONS	1	2	3	9.0
		Exterior Sign System		LIGHT POST, FREESTANDING	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



FOUNTAIN GRAPHICS PLAN VIEW
SCALE: 1/16"=1'-0"

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

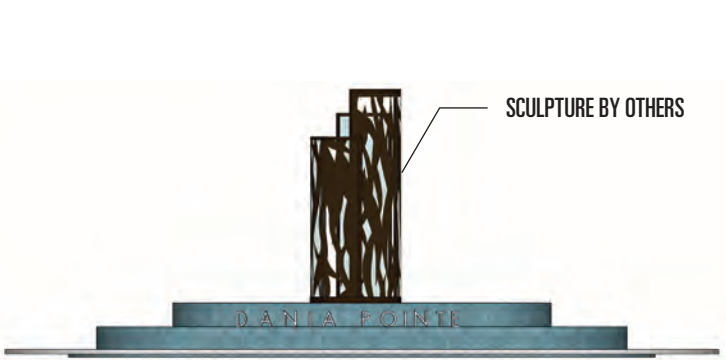
COLOR MUST BE REVIEWED BY ARCHITECT IN RELATION TO FOUNTAIN COLOR BEHIND LETTERS FOR CONTRAST AND VISIBILITY



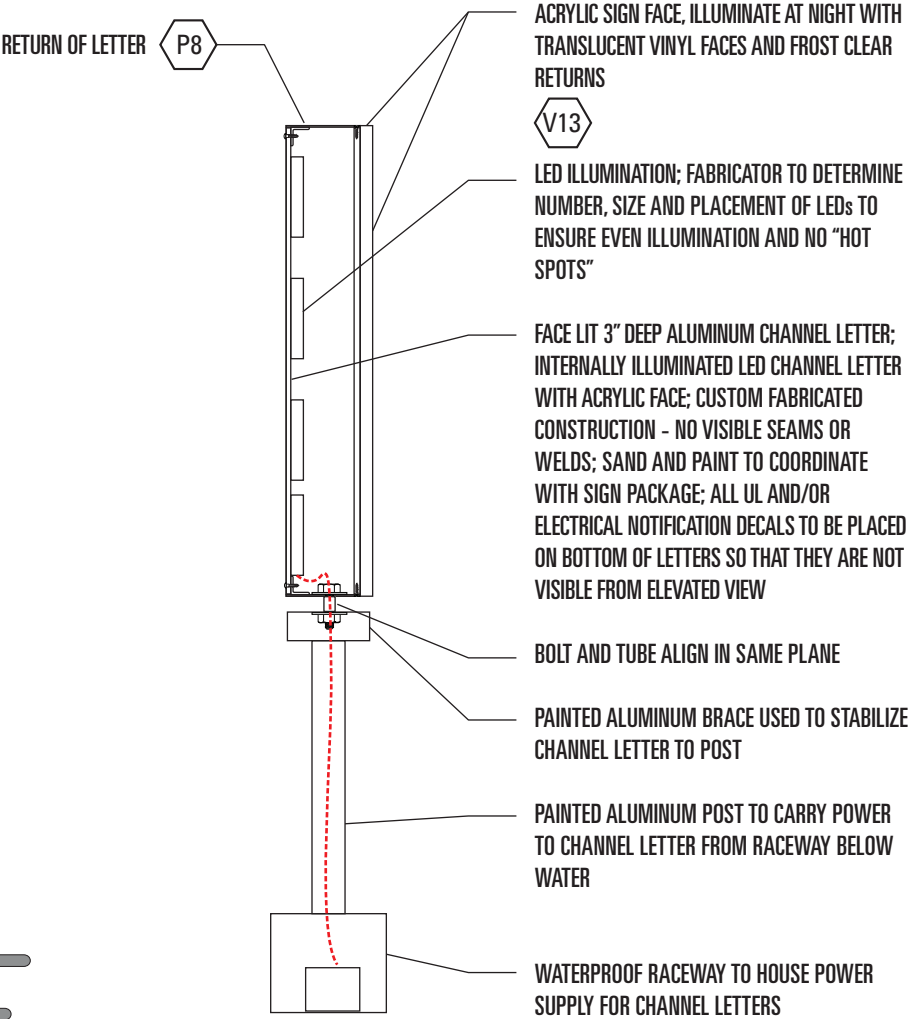
FOUNTAIN GRAPHICS FRONT VIEW
SCALE: 3/8"=1'-0"



FOUNTAIN GRAPHICS DAY RENDERING
SCALE: NTS



FOUNTAIN GRAPHICS ELEVATION FACING STIRLING RD
SCALE: NTS



NOTE:
SIGN FABRICATOR RESPONSIBLE FOR PROVIDING DRAWINGS SHOWING STRUCTURAL ATTACHMENT

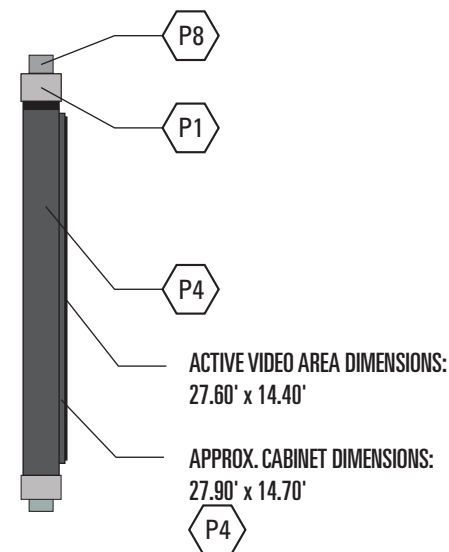
TYP. CHANNEL LETTER DETAIL
SCALE: NTS

	PROJECT	DANIA POINTE	DWG TITLE	FOUNTAIN GRAPHICS	SCALE	DATE	REVISIONS	1	2	3	10.0
		Exterior Sign System		Sign Type RR	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



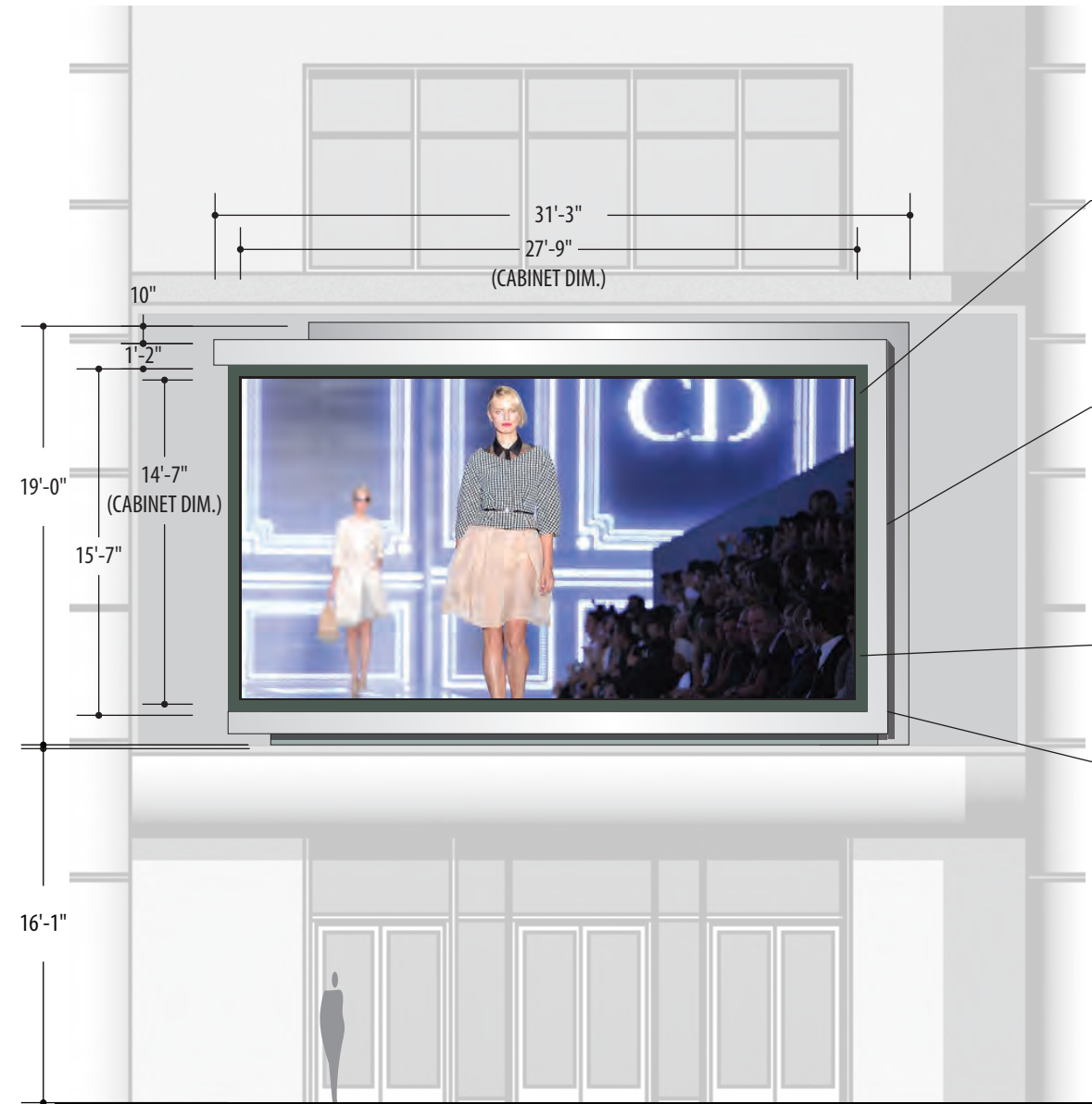
PLAN VIEW

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



SIDE VIEW

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



ELEVATION

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

NOTE:

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

COLOR LED PANELS AND VIDEO PLAYER
458.3 SQ FT OF DIGITAL PANEL AREA
ACTIVE VIDEO AREA DIMENSIONS:
27.60' x 14.40'
APPROX. CABINET DIMENSIONS:
27.90' x 14.70'

PAINTED FABRICATED ALUMINUM
SIGN CABINET; CUSTOM FABRICATED
CONSTRUCTION - NO VISIBLE SEAMS OR
WELDS; SAND AND PAINT TO COORDINATE
WITH SIGN PACKAGE AND PROVIDE
CONTRAST TO KIMCO LOGO

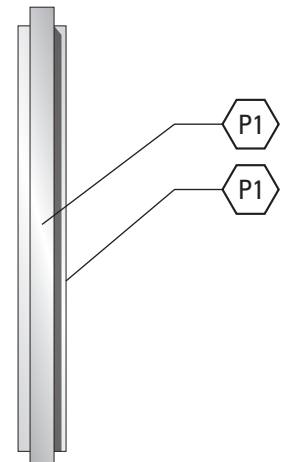
— DRAWING DETAIL FOR REVEAL AND DIGITAL
SCREEN TO BE PROVIDED BY DAKTRONICS

PAINTED FABRICATED ALUMINUM SIGN
CABINET; CUSTOM FABRICATED
CONSTRUCTION - NO VISIBLE SEAMS OR
WELDS; SAND AND PAINT TO COORDINATE
WITH SIGN PACKAGE

NOTE:

**DIGITAL SCREEN ATTACHED TO HOTEL FACADE;
KIMCO TO COORDINATE WITH HOTEL**

ALL DIMENSIONS SHOWN ARE APPROXIMATE
PENDING FINAL HOTEL ELEVATIONS



NOTE:

**FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
1505 AMPS @ 120V
915 AMPS @ 240V**

SIDE VIEW

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

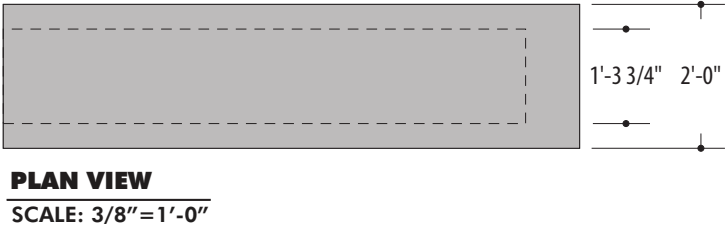
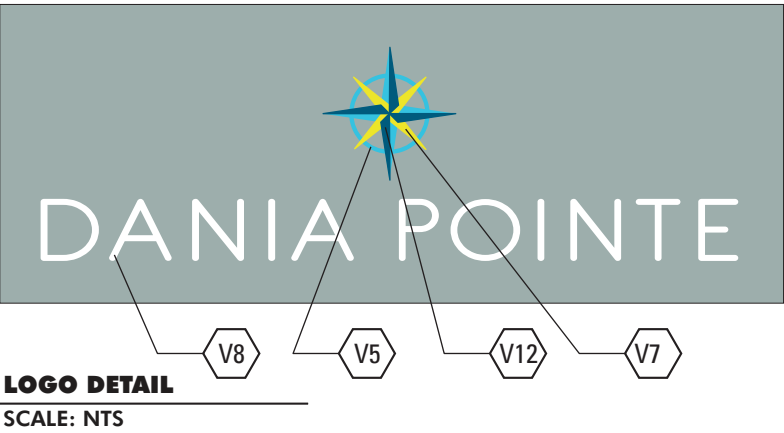
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	FRAMED & WALL MOUNTED DIGITAL SCREEN <i>Sign Type C.2</i>	SCALE	DATE	REVISIONS	1	10.23.2017	2		3		11.0	
					AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

PROJECT ID MESSAGE
6 3/8" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

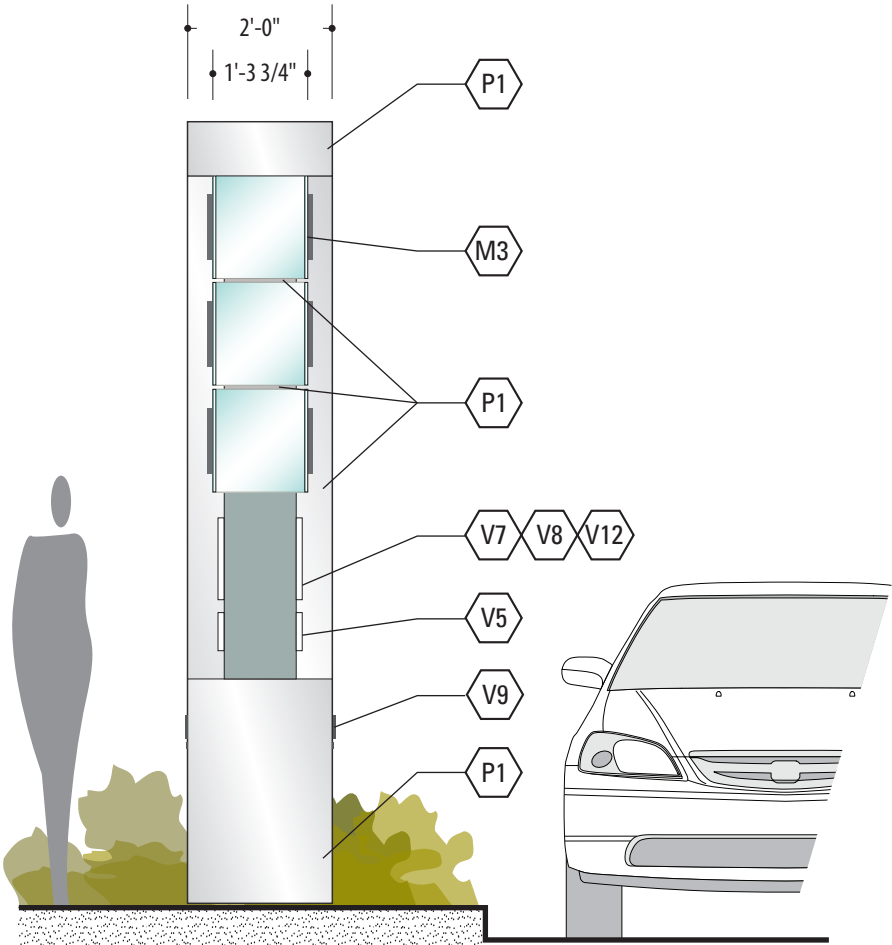
TENANT ID MESSAGE
TENANT PANEL 1'-5" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



NOTE:
FABRICATOR TO VERIFY THE FOLLOWING ELECTRICAL REQUIREMENTS:
14 AMPS @ 120V

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



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



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

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS; SAND AND PAINT TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

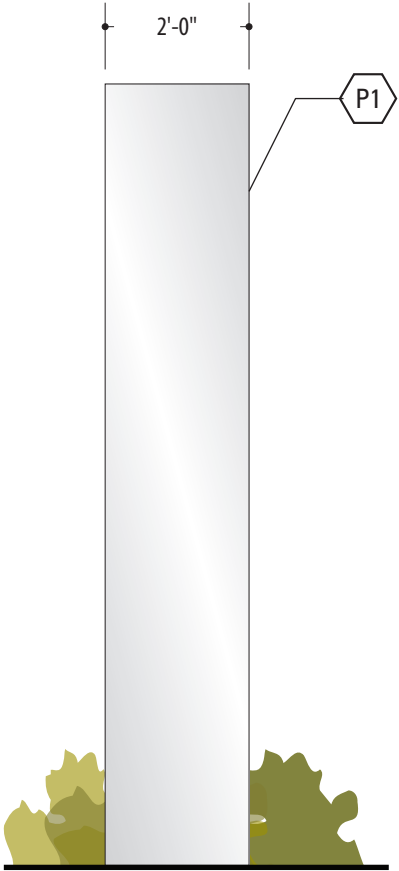
CHANGEABLE FACES

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING

PUSH THROUGH DANIA POINTE ACRYLIC LOGO; COMPASS ROSE IS TO BE PRISM SHAPED; ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

LANDSCAPING TO BE COORDINATED BY OTHERS



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

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID-OFFICE/RES/HOTEL	SCALE	DATE	REVISIONS	1	2	3	12.0
		Exterior Sign System		Sign Type M3	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		

MESSAGE VISIBILITY - STIRLING RD & POINTE DRIVE

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

TENANT ID MESSAGE

TENANT PANEL 8" MAX HEIGHT - SINGLE LINE MESSAGE

NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



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

NOTE:
FABRICATOR TO VERIFY THE FOLLOWING ELECTRICAL REQUIREMENTS:
10 AMPS @ 120V

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

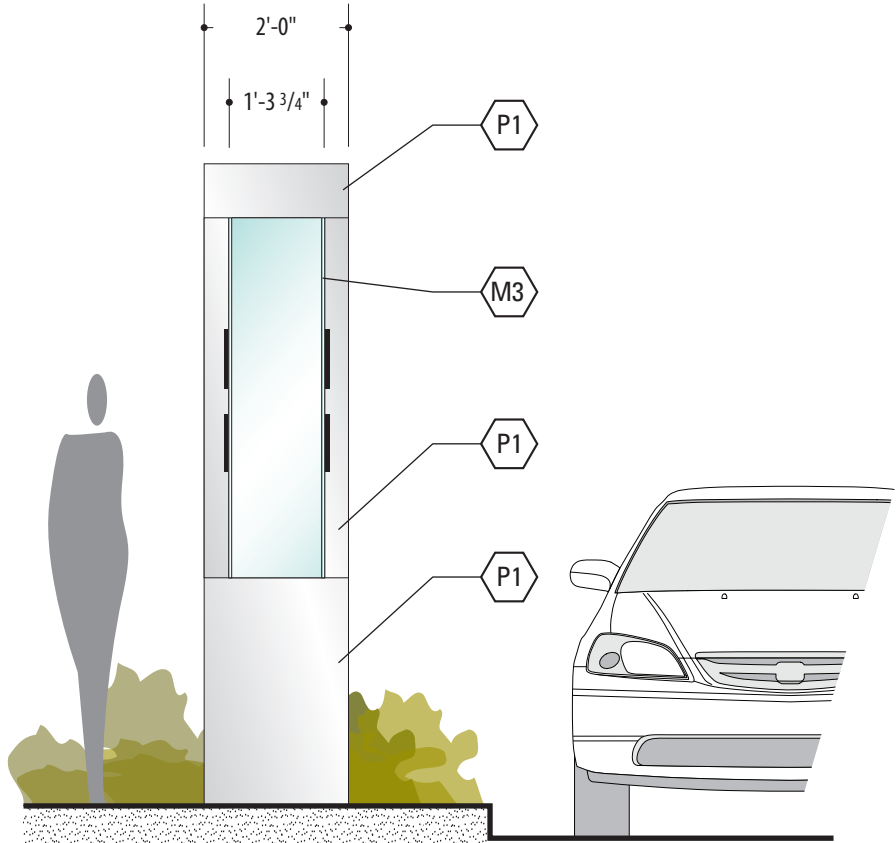
FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS; SAND AND PAINT TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

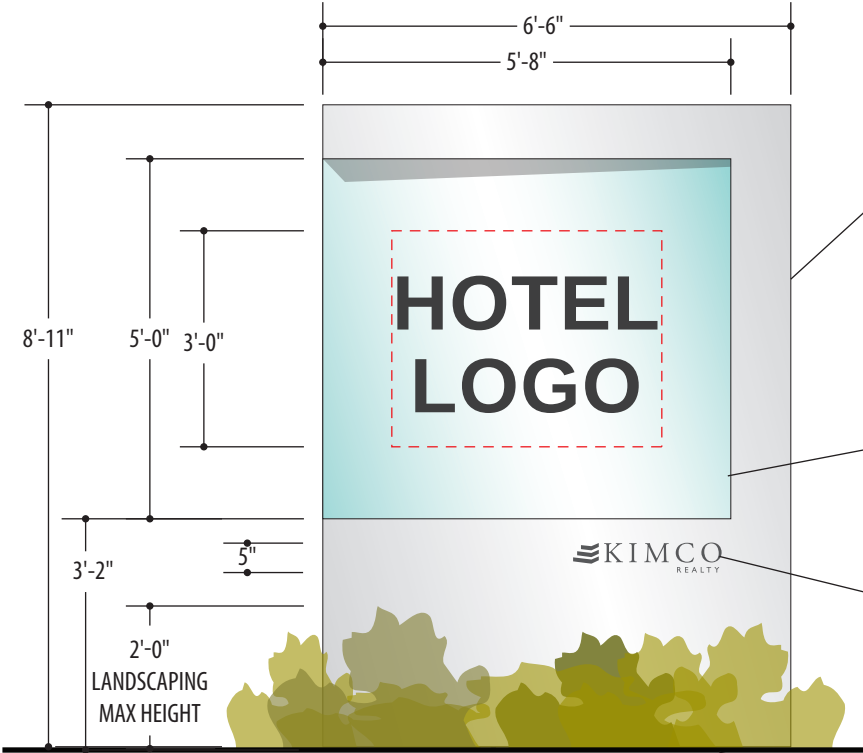
CHANGEABLE FACES

1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

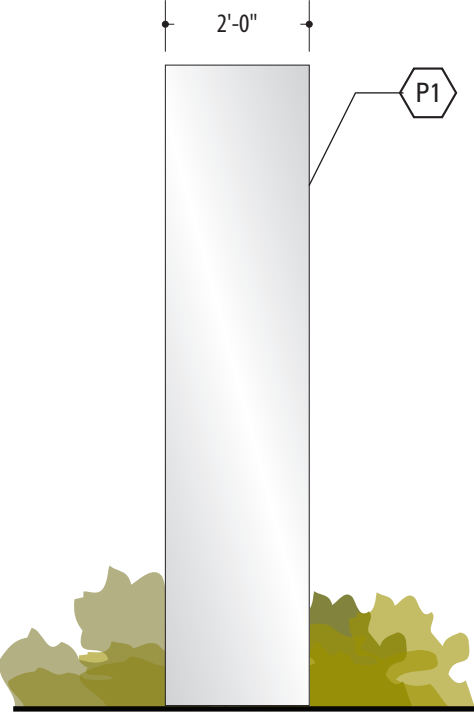
REVISED: 12.04.2017
LANDSCAPING TO BE COORDINATED BY OTHERS



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



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



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

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID - HOTEL	SCALE	DATE	REVISIONS	1	12.04.2017	2		3		12.1	
		Exterior Sign System		Sign Type M3.1	AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

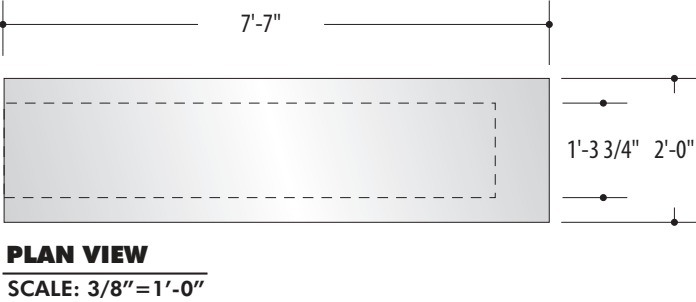
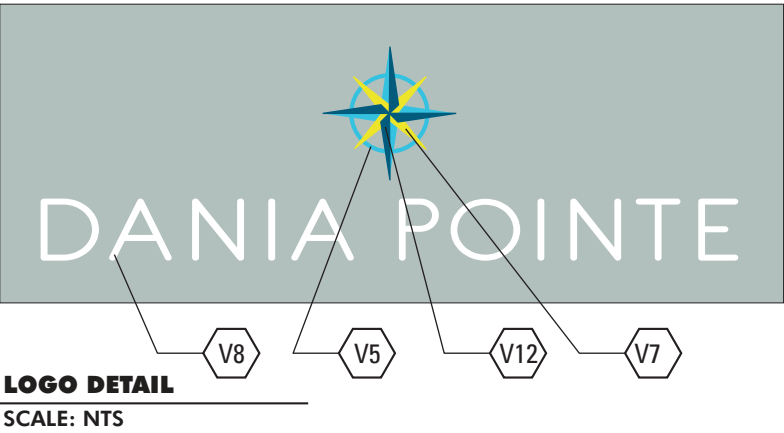
PROJECT ID MESSAGE

6" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

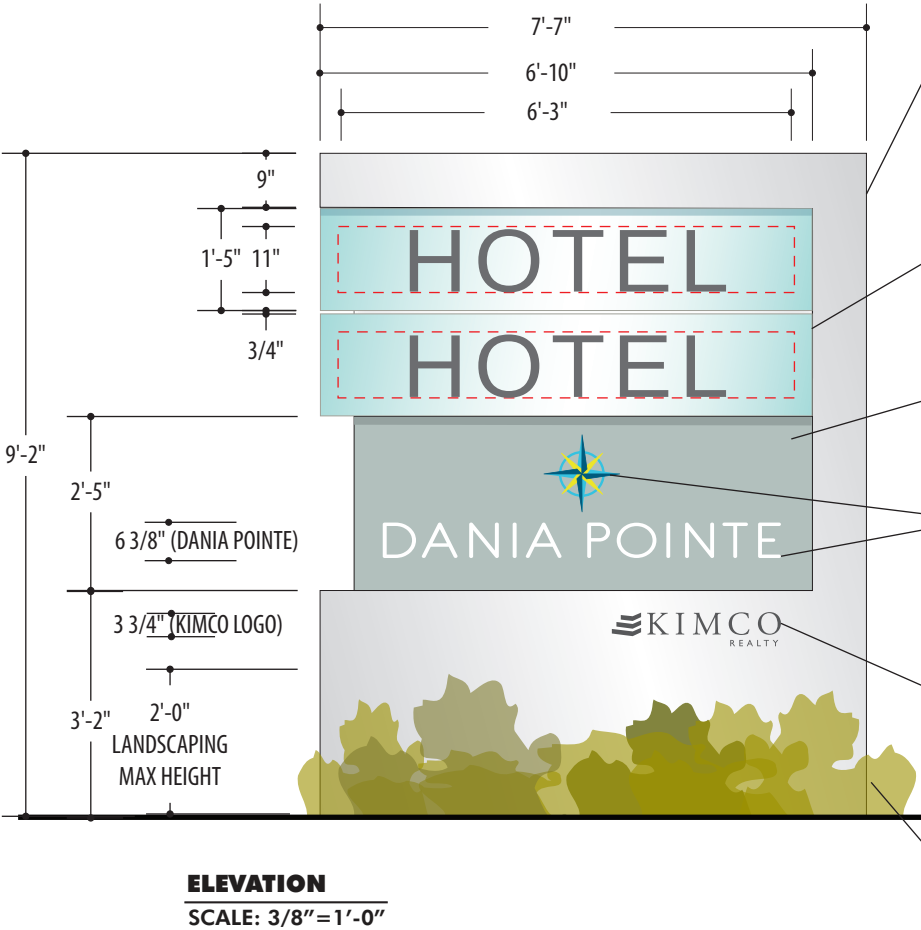
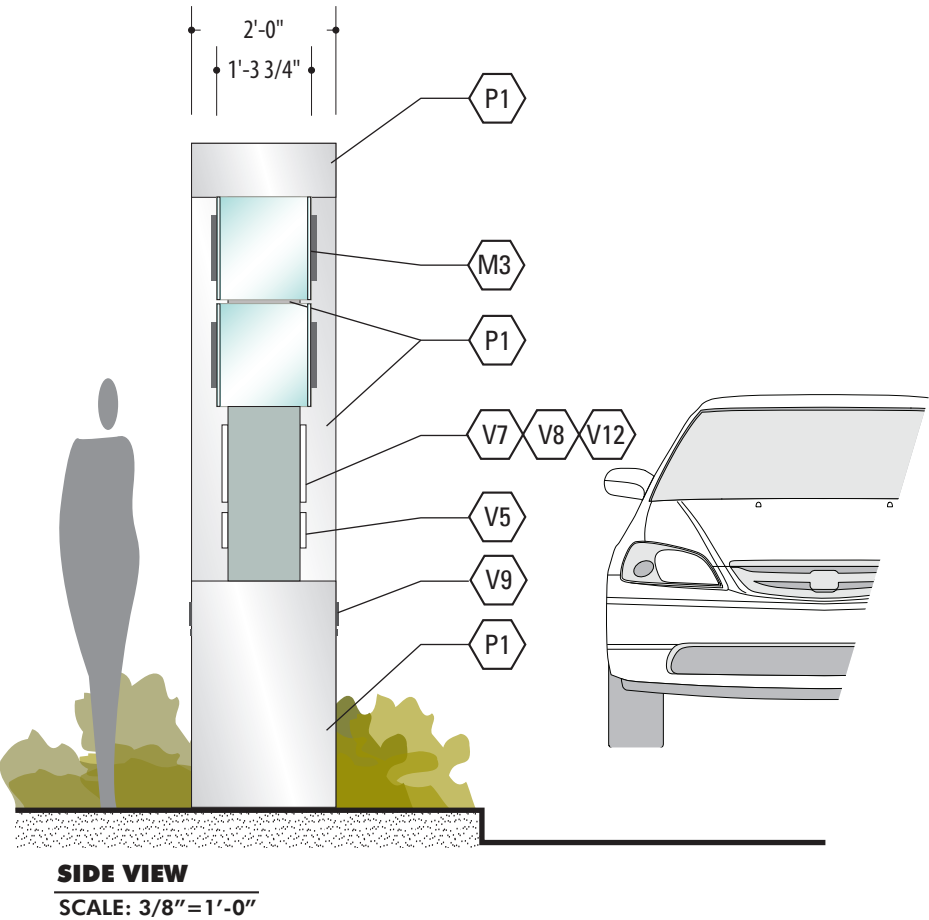
TENANT PANEL 1'-5" 1/8" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



NOTE:
FABRICATOR TO VERIFY THE FOLLOWING ELECTRICAL REQUIREMENTS:
10 AMPS @ 120V

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS; SAND AND PAINT TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

P1

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

M3 CHANGEABLE FACES

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING

P10

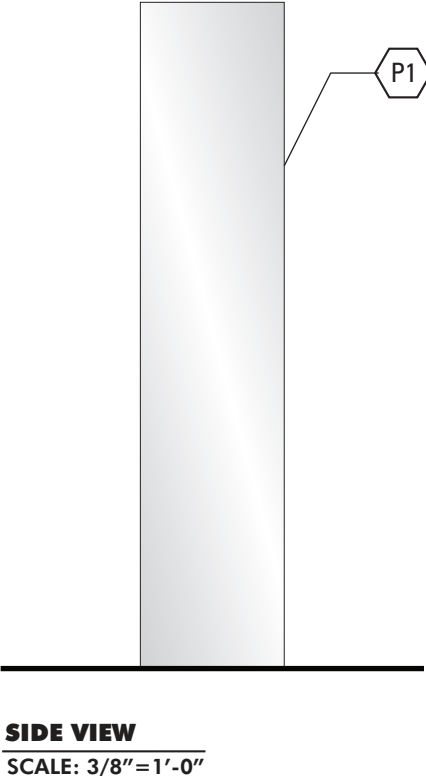
PUSH THROUGH DANIA POINTE ACRYLIC LOGO; COMPASS ROSE IS TO BE PRISM SHAPED; ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V5 V7 V8 V12

1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V9

LANDSCAPING TO BE COORDINATED BY OTHERS



	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID - HOTEL	SCALE	DATE	REVISIONS	1	2	3	12.2
		Exterior Sign System		Sign Type M3.2	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		

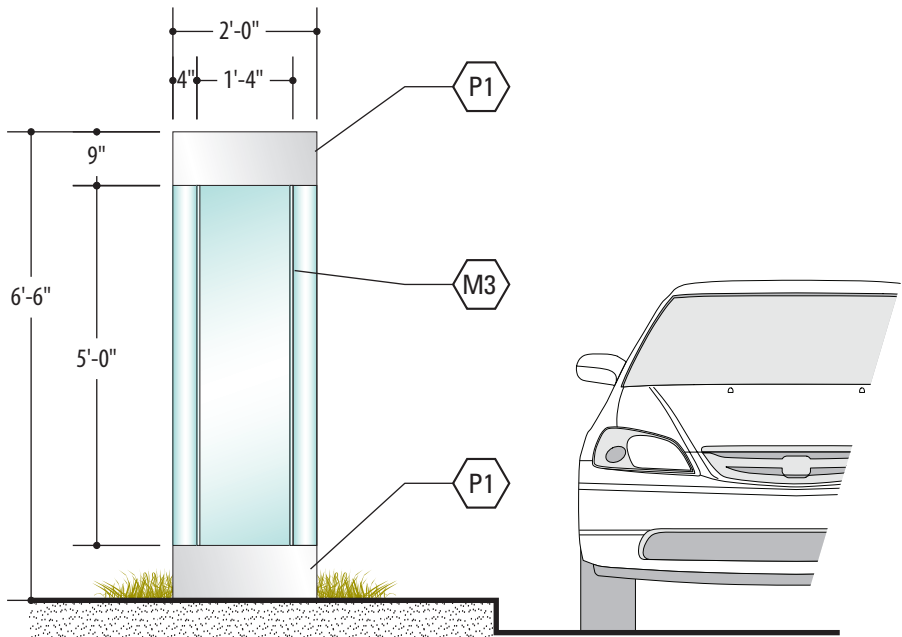
MESSAGE VISIBILITY - STIRLING ROAD
45 MPH / 4 SECONDS VISIBILITY / 294' VIEWING DISTANCE
26" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
7" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" -16" HEIGHT STACKED MESSAGE/LOGO

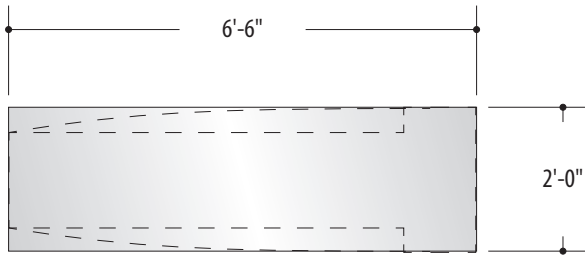
MESSAGE VISIBILITY - BRYAN ROAD
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" -16" HEIGHT STACKED MESSAGE/LOGO

NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO GROUND COVER OR MULCH TO ENSURE LOGOS AND SIGN BASE ARE VISIBLE. IF SIGN CAN BE INSTALLED ON A LANDSCAPED BERM, THE MAXIMUM HEIGHT OF LANDSCAPING MAY BE INCREASED ACCORDINGLY, BUT MUST ENSURE SIGN / LOGOS ARE VISIBLE EVEN WHEN LANDSCAPING IS MATURE



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

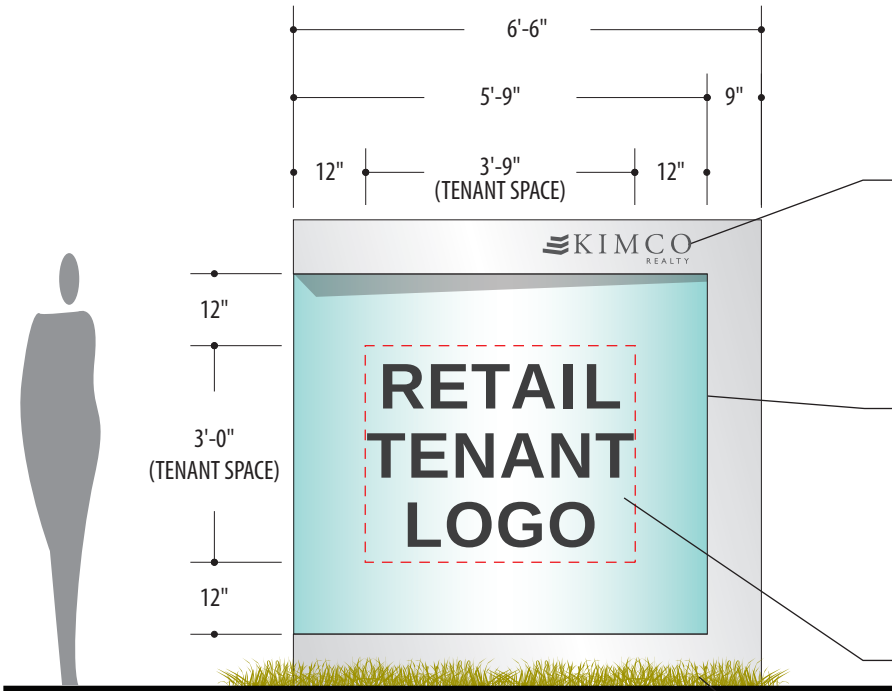


PLAN VIEW
SCALE: 3/8"=1'-0"

NOTE:
FABRICATOR TO VERIFY THE FOLLOWING ELECTRICAL REQUIREMENTS:
10 AMPS @ 120V

NOTE:
PANEL TO BE PROVIDED BY TENANT

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



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

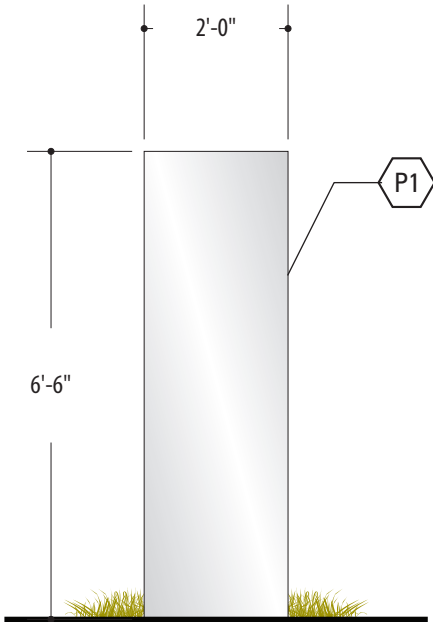
1 REVISED: 12.04.2017
1/2" ROUTED ACRYLIC KIMCO LOGO
FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS; SAND AND PAINT TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

CHANGEABLE FACES

LANDSCAPING TO BE COORDINATED BY OTHERS; LIMIT TO GROUND COVER ONLY



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

	PROJECT	DANIA POINTE	DWG TITLE	TENANT MONUMENT - 1 PANEL	SCALE	DATE	REVISIONS	1	10.23.2017	2	12.04.2017	3		13.0	
		Exterior Sign System		Sign Type T1	AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

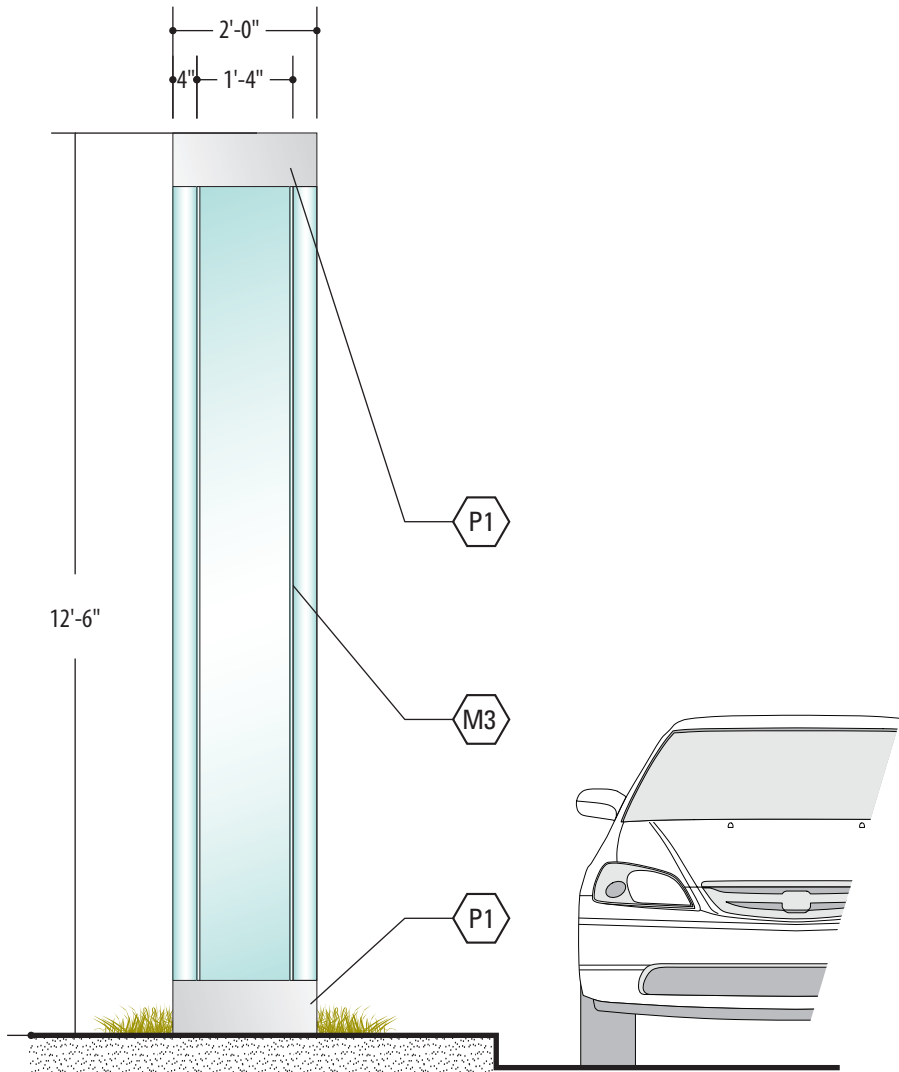
MESSAGE VISIBILITY - STIRLING ROAD
45 MPH / 4 SECONDS VISIBILITY / 294' VIEWING DISTANCE
26" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
7" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" - 16" HEIGHT STACKED MESSAGE/LOGO

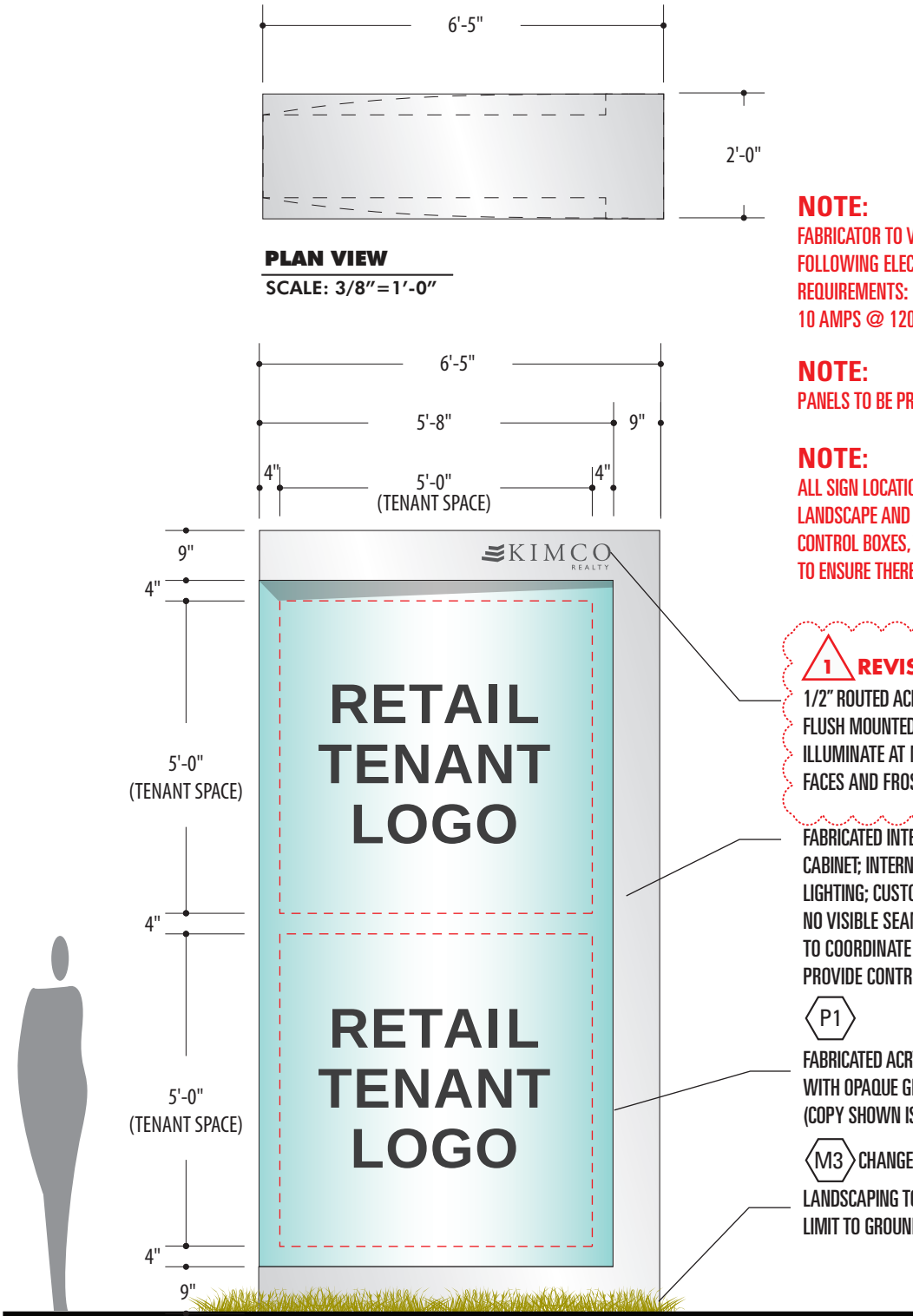
MESSAGE VISIBILITY - BRYAN ROAD
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" - 16" HEIGHT STACKED MESSAGE/LOGO

NOTE:
LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO GROUND COVER OR MULCH TO ENSURE LOGOS AND SIGN BASE ARE VISIBLE. IF SIGN CAN BE INSTALLED ON A LANDSCAPED BERM, THE MAXIMUM HEIGHT OF LANDSCAPING MAY BE INCREASED ACCORDINGLY, BUT MUST ENSURE SIGN / LOGOS ARE VISIBLE EVEN WHEN LANDSCAPING IS MATURE



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

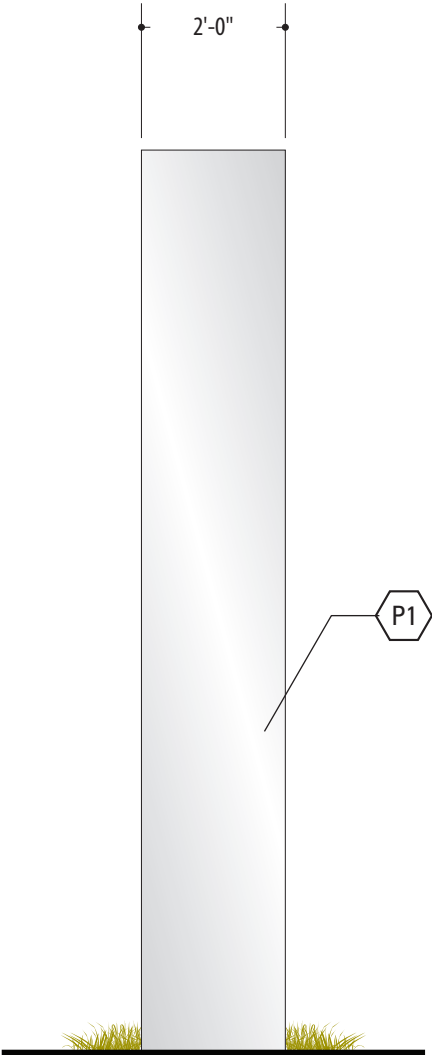


ELEVATION
SCALE: 3/8"=1'-0"

NOTE:
FABRICATOR TO VERIFY THE FOLLOWING ELECTRICAL REQUIREMENTS:
10 AMPS @ 120V

NOTE:
PANELS TO BE PROVIDED BY TENANT

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



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

	PROJECT	DANIA POINTE	DWG TITLE	TENANT MONUMENT - 2 PANEL	SCALE	DATE	REVISIONS	1	12.04.2017	2		3		13.1	
		Exterior Sign System		Sign Type T2	AS NOTED	11.06.2017	4		5		6		7		
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					SHC		SHC		LD						

MESSAGE VISIBILITY - BRYAN ROAD & NORTH STREET

30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

PROJECT ID MESSAGE

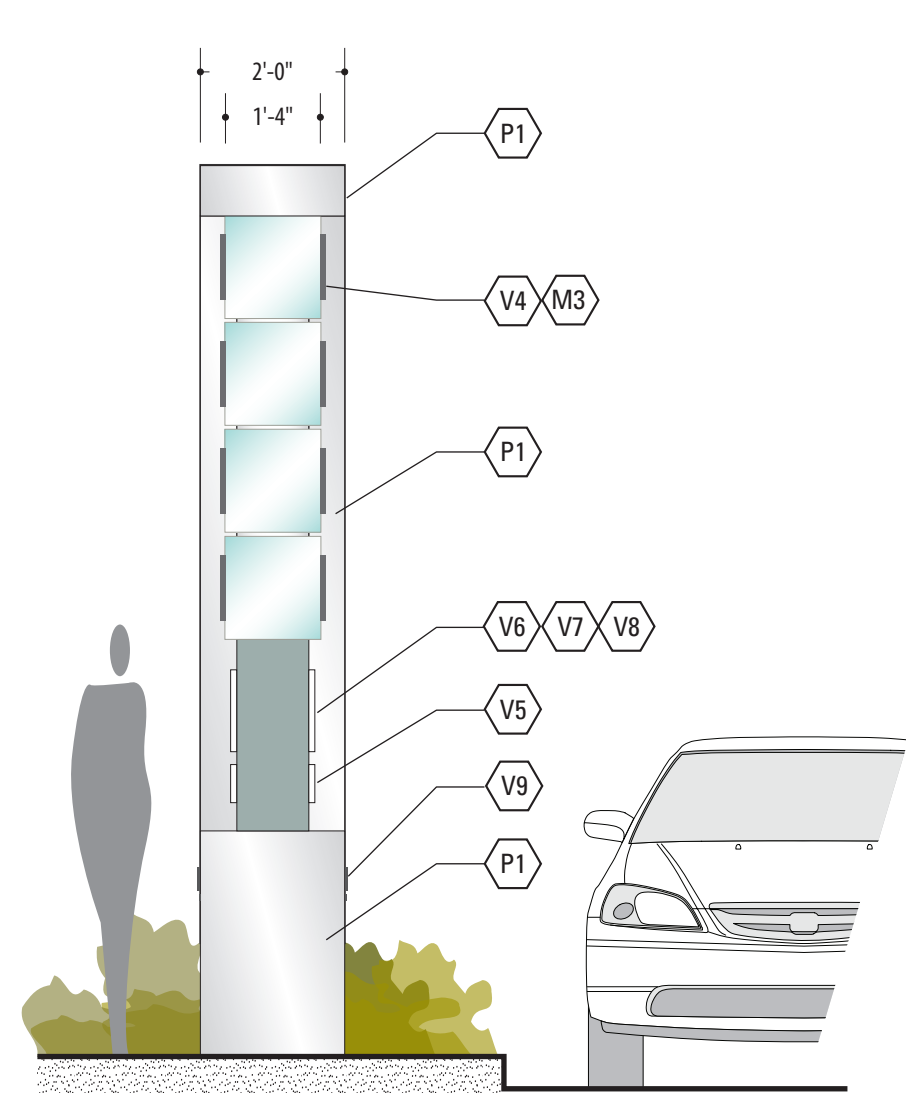
6 3/8" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

TENANT PANEL 1'-5" 1/8" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

NOTE:

LANDSCAPING IN FRONT OF SIGN SHOULD BE LIMITED TO A MAXIMUM HEIGHT OF 24" WHEN MATURE TO ENSURE LOGO VISIBILITY



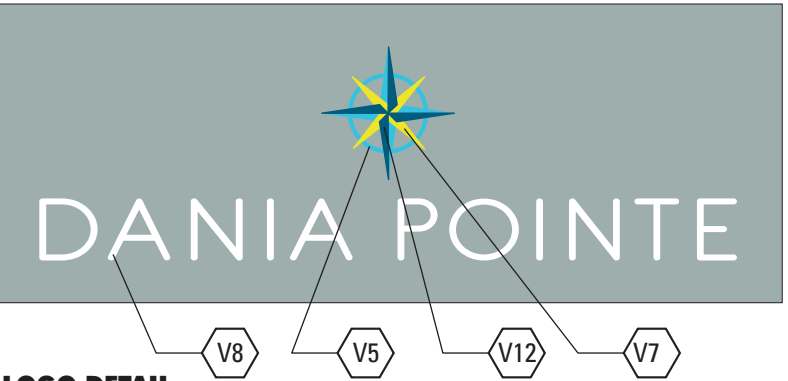
SIDE VIEW

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



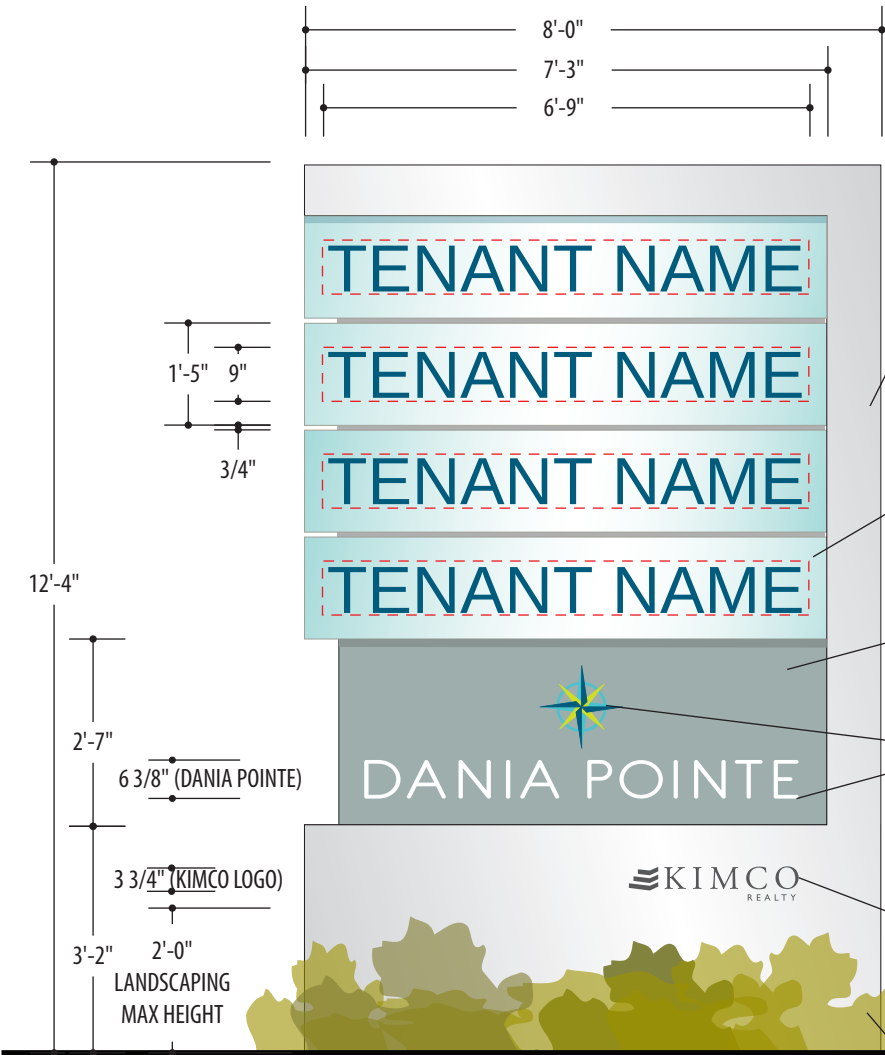
PLAN VIEW

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



LOGO DETAIL

SCALE: NTS



ELEVATION

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

NOTE:

ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS PAINTED TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

P1

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

V4 M3

FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING

P10

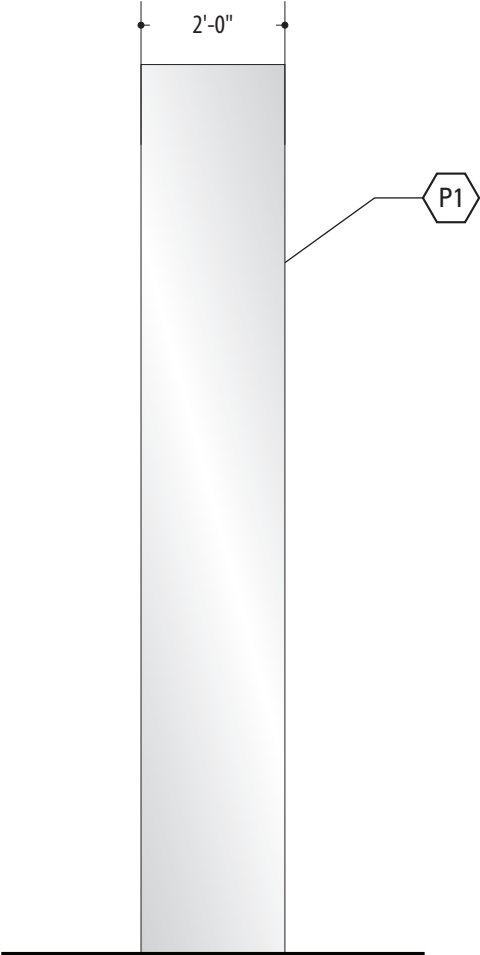
PUSH THROUGH DANIA POINTE ACRYLIC LOGO; COMPASS ROSE IS TO BE PRISM SHAPED; ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V5 V7 V8 V12

1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

V9

LANDSCAPING TO BE COORDINATED BY OTHERS



SIDE VIEW

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

	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID-RETAIL	SCALE	DATE	REVISIONS	1	2	3	13.2
		Exterior Sign System		Sign Type T4	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					MD/SHC		SHC		LD		



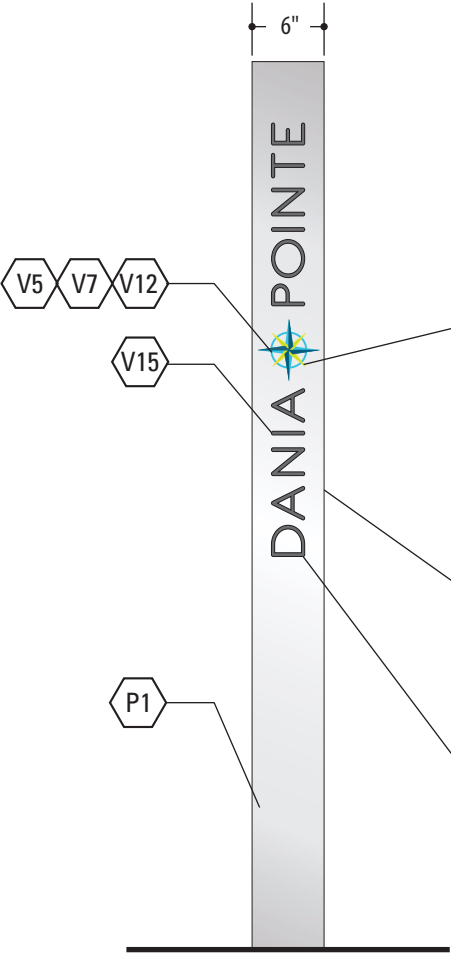
EE: ICON
SCALE: NTS



EE: PLAN VIEW
SCALE: 3/4" = 1'- 0"

NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
6 AMPS @ 120V

NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



EE: SIDE VIEW
SCALE: 3/4" = 1'- 0"

1/2" PUSH THROUGH ACRYLIC SYMBOL;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS



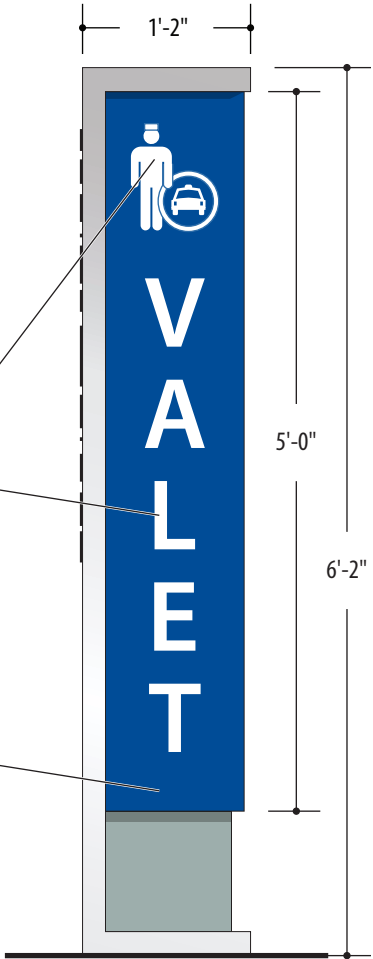
1/2" PUSH THROUGH ACRYLIC LETTERS / SYMBOL;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS



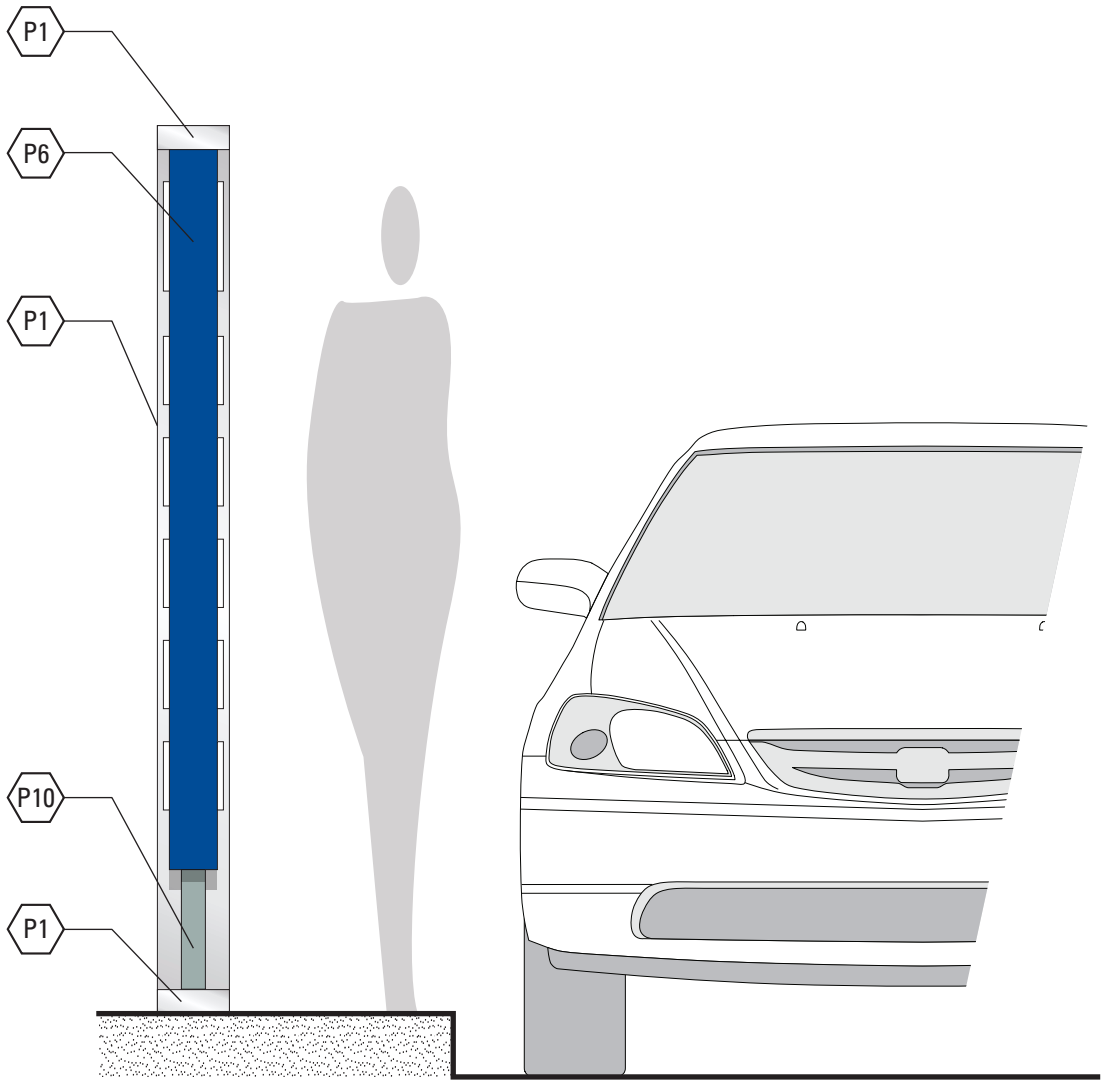
FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO



1/2" PUSH THROUGH ACRYLIC LETTERS HALO LIT
AT NIGHT WITH OPAQUE VINYL FACES AND FROSTED
CLEAR RETURNS



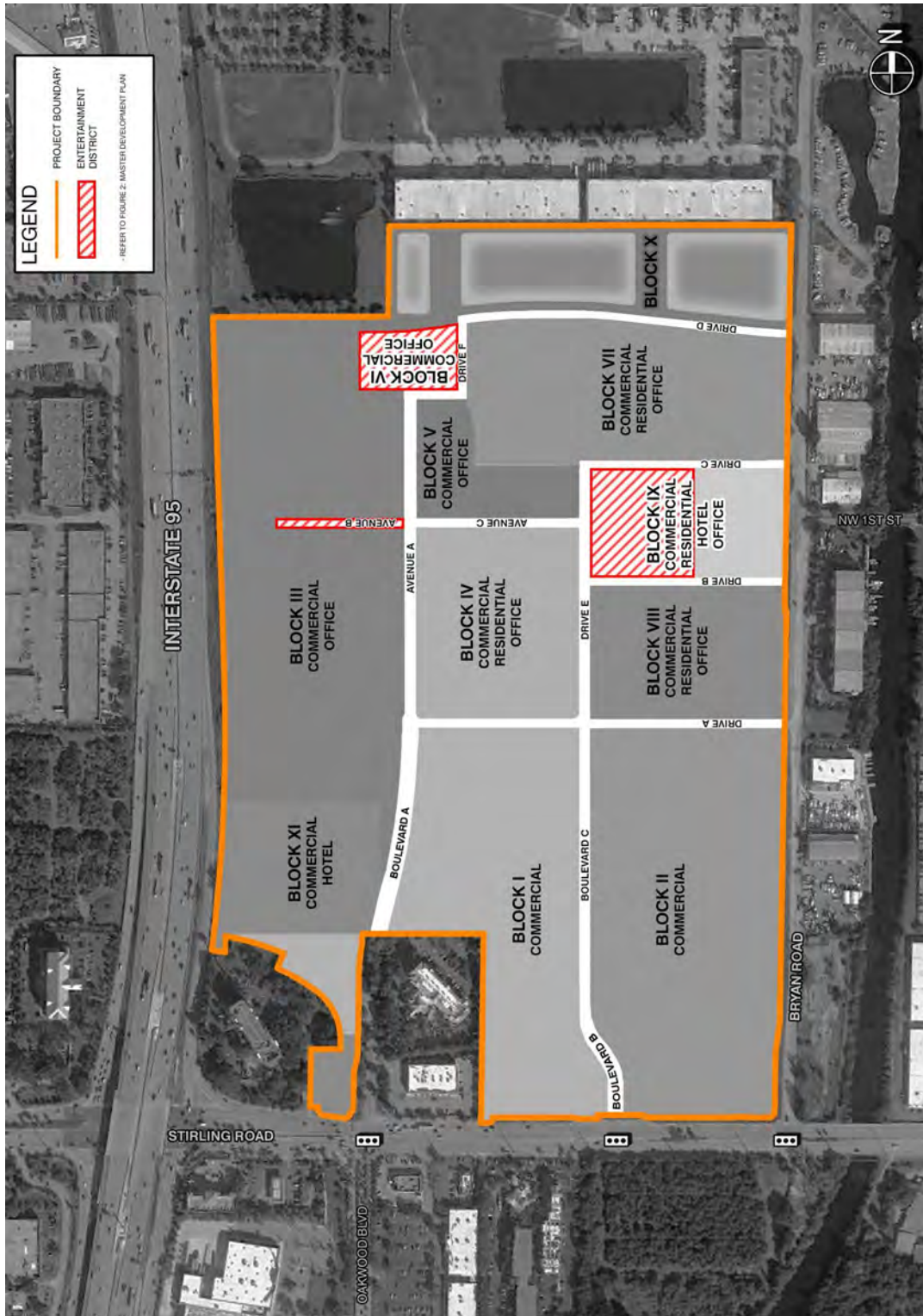
EE: FRONT ELEVATION
SCALE: 3/4" = 1'- 0"



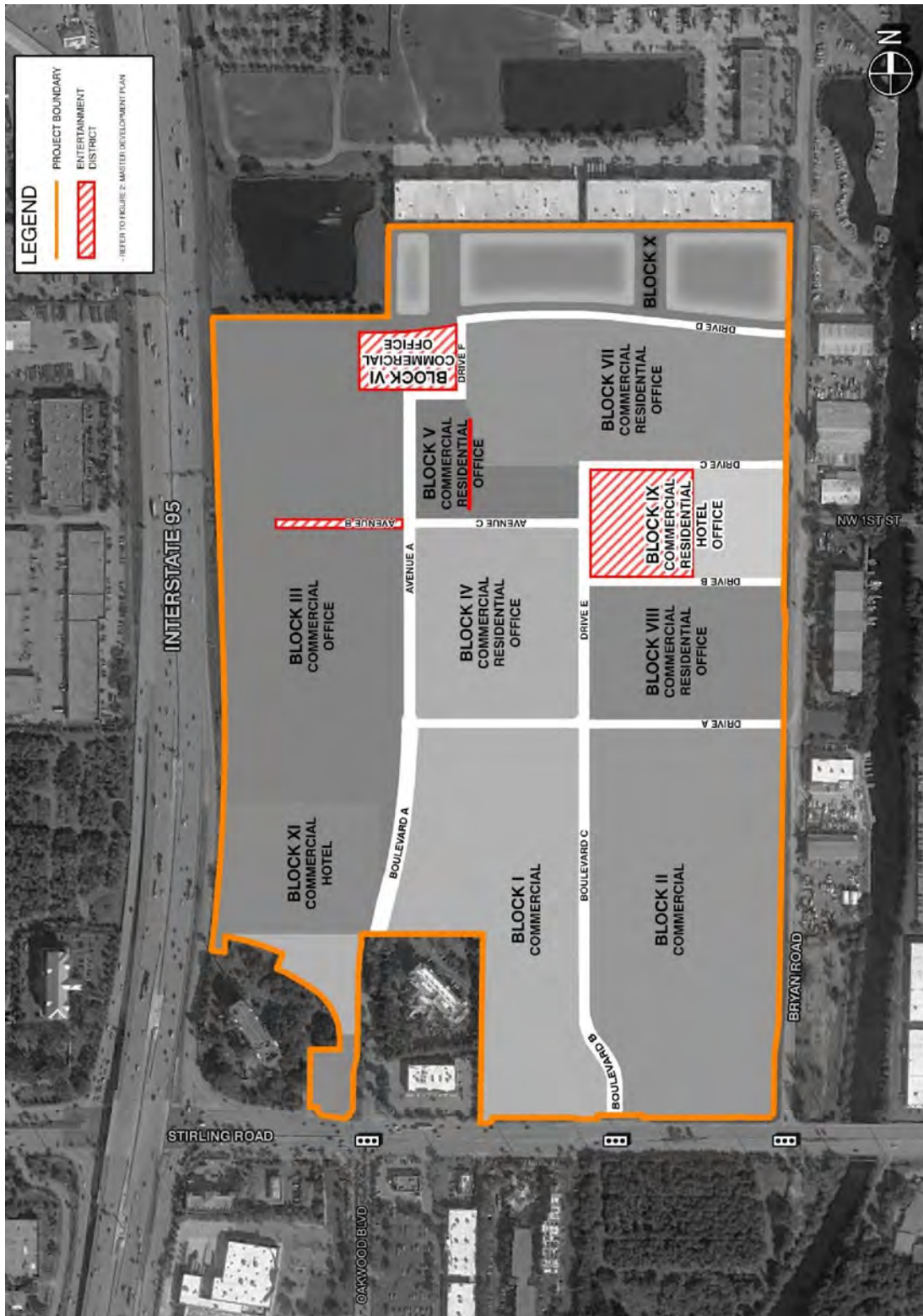
EE: SIDE VIEW
SCALE: 3/4" = 1'- 0"

	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	VALET ID <i>Sign Type EE</i>	SCALE	DATE	REVISIONS	1	2	3	17.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR/SW		SHC		LD		

F - ENTERTAINMENT DISTRICT



F – ENTERTAINMENT DISTRICT





ORDINANCE NO. 2015-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 "LAND DEVELOPMENT CODE" OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS", ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS" TO PROVIDE FOR AND ESTABLISH PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) AND AMENDING ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) REGULATIONS; AMENDING PART 2 "SITE DEVELOPMENT REGULATIONS TO REFERENCE AND PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 3 "SPECIAL ZONING DISTRICTS" TO ESTABLISH SUBPART 5 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)" AND ARTICLE 340 "PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD),AMENDING SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 4 "SUBDIVISION AND OFF-SITE REGULATIONS" TO PROVIDE FOR STANDARDS AND REGULATIONS RELATED TO PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD); AMENDING PART 5 "SIGNAGE AND DESIGN REGULATIONS" TO PROVIDE FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) SIGNAGE AND DESIGN REGULATIONS; AND FURTHER AMENDING PART 6 "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS" PROVIDING FOR PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD) DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach ("City Commission") finds it periodically necessary to amend its Code of Ordinances ("Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, Article VII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance thereof; and

WHEREAS, Objective V of the Future Land Use Element of the City of Dania Beach Comprehensive Plan provides that the City of Dania Beach will maintain land development regulations and zoning regulations to implement the City's Comprehensive Plan;

and

WHEREAS, the City has adopted a vision and mission statement that includes promoting development, redevelopment and economic development within the City; and

WHEREAS, the City has established a Regional Activity Center (RAC) land use designation to provide for development of a mixed land uses of regional significance; and

WHEREAS, the City's traditional development standards do not afford sufficient flexibility to accommodate development of a large-scale mix of uses within the RAC in a complementary and integrated manner; and

WHEREAS, the City's land development code does not include a planned mixed-use development district designed to facilitate development of large parcels of land with direct access to major roads and within close proximity to airports and cruise ship facilities; and

WHEREAS, the Planning and Zoning Board, sitting as the City's Local Planning Agency, has reviewed this Ordinance, and has determined that it is consistent with the City's Comprehensive Plan; and

WHEREAS, pursuant to Section 166.041 (c)(2), Florida Statutes, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Ordinance and of the time and dates of the public hearings; and

WHEREAS, two (2) public hearings before the City Commission were held pursuant to the published notice described above; and

WHEREAS, the City Commission finds that adoption of this Ordinance through its police powers will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the City's Comprehensive Plan;

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

Section 1. That the preceding "Whereas" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying To All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 100. - GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

Sec. 100-20. - How to use Part I of this code.

(B) Commercial and mixed-use districts.

(3) The permitted uses within the planned mixed-use district (PMUD) are subject to density and intensity limitations established by the city's comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter. The General use regulations of Part I shall apply to the PMUD only as specified in Article 340 and in the approved PMUD DDG.

Sec. 100-60. - Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
<u>PMUD</u>	<u>Planned Mixed-Use Development District</u>	<u>Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for large-scale mixed use development with direct access to an arterial roadway(s) which serves as a transit</u>

		<u>route or located within close proximity to a mobility hub.</u>
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Section 3. That Part 1 “Use Regulations,” Article 110 “Use Regulations For Commercial And Mixed-Use Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS

Sec. 110-10. Applicability.

The detailed use regulations of this article do not apply within the CRA form-based districts or Planned Mixed Use Development district (PMUD) of part 3 of this code unless otherwise provided.

Sec. 110-20. List of permitted, special exception and prohibited uses.

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the residential office (RO) district, the Marine district, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development district (PMUD). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter .

Sec. 110-50. Proximity of alcoholic beverage establishments to other establishments and uses.

(A) *[Applicability.]* The distance separation requirements of this section shall not apply to:

(1) The sale of beer for consumption off-premises; ~~and~~

(2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only, that are located within the Community Redevelopment Area form-based code districts; and-

(3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development district (PMUD).

Section 4. That Part 2 “Site Development Regulations,” Article 200 “User Guide for Part 2 of the Code” of the City of Dania Beach Land Development Code is amended to read as follows:

Sec. 200-40. How part 2 of this code relates to the CRA form-based and PMUD regulations.

(A) The site development regulations for the CRA form-based districts (CC, EDBB-MU, SFED-MU, GTWY-MU, NBHD-MU, NBHD-RES) are not contained in the article 205 schedule of site development regulations. Instead, they are located in part 3 of this code. However, the detailed site development regulations of the remainder of part 2 apply to the CRA form-based districts unless otherwise noted. In the event of a conflict between part 2 and part 3, the standards of part 3 shall take precedence for areas zoned in one of the CRA form-based districts.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development district (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD district.

Section 5. That Part 3 “Special Zoning Districts,” Subpart 5 “Planned Mixed-Use Development District (PMUD)” of the City of Dania Beach Land Development Code is established and created to read as follows:

PART 3. – SPECIAL ZONING DISTRICTS

Part 3 addresses the special zoning districts created by the City. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

SUBPART 5. - PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)

ARTICLE 340. – PLANNED MIXED-USE DEVELOPMENT DISTRICT (PMUD)

Sec. 340-10. - Purpose.

(A) The Planned Mixed-Use Development zoning district (PMUD) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for large-scale development accommodating a mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. This density and intensity of use is appropriate for large parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.

(B) The adopted PMUD Development Design Guidelines (DDG) is intended to regulate development within the PMUD in much the same manner as the City's Land Development Code controls development in other zoning districts. A PMUD may be developed in one or more phases, as set forth in the adopted PMUD DDG.

(C) Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, development within a PMUD shall be governed by those regulations of this chapter.

Sec. 340-20. - Uses permitted.

The PMUD may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, office and employment center. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Article 340 of this chapter. Uses may be

horizontally and vertically mixed within a building(s) as well as within the PMUD as regulated by the DDG.

Sec. 340-30. – General development standards.

(A) Minimum size. The minimum size for a PMUD shall be fifty (50) acres of contiguous land.

(B) Density and intensity: The density and intensity of land uses within a PMUD shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the City's Comprehensive Plan. The maximum permissible residential densities and square footages of non-residential uses within a PMUD shall be established in the PMUD DDG approved by the City Commission. No building permit may be issued for development of property within a PMUD except in compliance with the density and intensity limits of the PMUD DDG.

(C) Public access. Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The City shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.

(D) Maximum height. Unless a more restrictive height is specified in the approved Development Design Guidelines (DDG), the height limitations for a building or structure are those prescribed by the Federal Aviation Administration. The other requirements of Article 220, "Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations", shall apply unless otherwise specified in the Development Design Guidelines (DDG).

(E) Minimum lot size or width. No minimum lot size or width applies within a PMUD, except as specified by the approved Development Design Guidelines (DDG).

(F) Minimum setbacks. There shall be a minimum setback for all principal structures of not less than fifteen (15) feet in depth abutting all public road rights-of-way adjacent to the PMUD. Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG). All other required setbacks shall be as specified in the approved DDG.

- (G) Minimum distance between structures. Minimum distance between structures within a PMUD shall be as specified in the approved Development Design Guidelines (DDG).
- (H) Offstreet parking. The standards and requirements of Article 265 “Off-street Parking Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (I) Offstreet loading. The requirements of Article 270 “Off-street Loading Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (J) Outdoor lighting. The requirements of Article 280 “Outdoor Lighting Standards,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (K) Landscaping. The requirements of Article 275 “Landscaping Requirements,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (L) Walls, fences and hedges. The requirements of Article 235 “Walls, Fences and Hedges,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (M) Signage. The requirements of Article 505 “Sign Regulations,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).
- (N) Roadways. Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.
- (O) Pedestrian circulation and connectivity. The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD for all buildings and uses, parking, transit and common areas with safe convenient connection to off-site public pedestrianways and sidewalks.
- (P) Multi-modal transportation. The PMUD shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which will include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information.
- (Q) Common areas. The PMUD shall provide open space areas, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD and the general public.

(R) Stormwater management. Internal stormwater facilities, as defined within the Design Development Guidelines (DDG), shall be designed and integrated as a site or building amenity or accommodated underground.

(S) Site plan approval. Unless otherwise provided, site development shall comply with PMUD regulations established pursuant to Article 340 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this Article 340 and an approved PMUD DDG fail to address any matter regulated by this chapter, a site plan within a PMUD shall be governed by those regulations of this chapter.

Sec. 340-40. – Development Design Guidelines (DDG).

(A) Development Design Guidelines (DDG) required for Planned Mixed-Use Development District (PMUD) zoning. No building permit for a structure or building may be issued pursuant to PMUD zoning except in conformance with City Commission approval of Development Design Guidelines (DDG) including a Master Development Plan (MDP).

(B) Required information. Any proposed DDG shall include the following:

- (1) Master Development Plan (MDP) graphically depicting, at a minimum, the general location of density/intensity of land uses in building areas, building types, landscaped areas, vehicular use areas and access, street network and street types, and pedestrian and multimodal systems;
- (2) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;
- (3) Maximum (and minimum, if any) nonresidential square footage permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (4) Maximum (and minimum, if any) number of dwelling units permitted, by Dania Beach Regional Activity Center (RAC) Future Land Use category;
- (5) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;
- (6) Maximum height of all proposed structures;
- (7) References to the specific City Land Development Code (LDC) sections which shall apply without modification;
- (8) Standards specific to the PMUD which differ from those in the City Land Development Code (LDC), which shall include:

- (a) Minimum building setback standards;
- (b) Building separation requirements;
- (c) Minimum pervious area for the PMUD;
- (d) Minimum offstreet parking space ratios by use and provisions for shared or reduced parking;
- (e) Minimum loading zone standards;
- (f) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials;
- (g) Guidelines for residential units, including minimum habitable floor area and building design standards;
- (h) Guidelines to ensure compatibility between residential and non-residential uses;
- (i) Landscape standards for perimeter/common landscape areas;
- (j) Guidelines for common open and public space areas and provisions for public art, as applicable;
- (k) Signage standards;
- (l) Outdoor lighting standards;
- (m) Applicable green design practices; and
- (n) Other standards, guidelines or criteria applying to the PMUD.
- (9) Utility provider and conceptual discussion of utility service;
- (10) Supplemental application and data requirements for site plans
- (11) Additional relevant information as reasonably requested by the Director of Community Development.

(C) Conformance with Development Design Guidelines (DDG). After rezoning to the Planned Mixed Use Development District (PMUD), no building permit for a structure or building shall be issued by the City and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG), unless a change or deviation is approved by the City of Dania Beach as provided in Section 340-40(D).

- (1) No building permit for a building or structure shall be issued for any portion of a PMUD until a final site plan for that portion of the PMUD has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD shall be controlled by the applicable final approved site plan.

(D) Major and Minor Deviations. Any proposed change, modification or amendment to the approved DDG, including the Master Development Plan (MDP), or site plan shall be reviewed pursuant to the criteria and standards established within this section for determining whether a proposed change, modification or amendment is deemed to be a major or minor deviation.

(1) PMUD Boundary Changes. Any proposed amendment of the approved PMUD which constitutes a change in the boundary of the approved PMUD shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD.

(2) Major Deviations. Any proposed change, modification or amendment shall be considered a major deviation if it includes any of the following:

- (a) A change to the maximum non-residential square footage established in the DDG;
- (b) A change to the maximum number of dwelling units established in the DDG;
- (c) A change to the permitted uses, which includes accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and permitted use trade-offs established in the DDG;
- (d) A change to the maximum height limitations for a building or structure established in the DDG;
- (e) A change to the minimum setback requirements established in the DDG;
- (f) A change to the off-street parking requirements, which includes minimum off-street parking space ratios by use and provisions for shared or reduced parking established in the DDG;
- (g) A change to the off-street loading requirements established in the DDG;
- (h) A change to the location of land uses inconsistent with the MDP; a change to building areas, building types, common and landscaped areas, vehicular use areas and access shown on the MDP, to street network and street types, including major internal roadways and connections and ingress/egress to or from public roadways, as well as pedestrian and multimodal systems shown on the MDP, all as established in the DDG;
- (i) A change requiring an amendment to the recorded plat.

(3) Minor Deviations. Any proposed change, modification or amendment not meeting the criteria for a major deviation shall be deemed a minor deviation, including, but not limited to the following:

(a) Revisions to landscape plans which reduce the amount of provided landscape area by less than fifteen (15) percent. This provision does not apply to landscaping for buffers and plazas; and

(b) Increase of permitted signage area by less than ten (10) percent;

(c) Relocation, placement or replacement of a permitted sign with another permitted sign providing the sign meets other applicable standards;

(d) Increase in size/area of public spaces and public use areas including their location;

(e) Relocation, redesign or both, of utilities subject to applicable permitting;

(f) Revisions to building elevations and materials meeting the design intent of the DDG, or site plan, or both as applicable.

(4) *Determination of Major and Minor Deviations.* The Community Development Director (Director) shall consider whether a proposed change, modification or amendment satisfies the criteria established above and is a minor or major deviation to the DDG or a site plan. The Director shall have the discretionary authority to require the review and approval of the City Commission, as to whether any such proposed change, modification or amendment is deemed to be a minor or major deviation.

(5) *Review of Major Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for major deviations (criteria 340-40 D(2)a through i) shall be reviewed by staff and approved by the City Commission by resolution.

(6) *Review of Minor Deviations.* Any proposed change, modification or amendment to all or a portion of the approved PMUD or DDG or revisions to site plans within a PMUD which meet the criteria of this section for minor deviations (criteria 340-40D(3) a through f) may be approved administratively by the Community Development Director and may become effective upon filing an addendum to the approved DDG. The Director's determination concerning approval or denial of a minor deviation may be appealed to the City Commission in accordance with Article 615, "Appeal of Administrative Decisions" of this chapter.

(E) *Vesting of RAC Land Use Allocations.* The DDG will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall become unless said unused allocations have already been voluntarily returned to the City by virtue of affidavit from the officially designated

agent for the PMUD, or a deadline extension is granted by amendment to the PMUD by the City Commission.

Section 6. That Part 3 “Special Zoning Districts,” Subpart 1 “Community Redevelopment Area (CRA) Formed-Based Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. - COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

ARTICLE 300. - HOW TO USE

Sec. 300-10. - The CRA includes ~~is divided into six~~ form-based districts.

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the planned mixed-use development district (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

Section 7. That Part 4 “Subdivisions and Off-Site Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 400. - STREET DEDICATIONS AND DESIGN STANDARDS

Sec. 400-30. - Geometric street design standards.

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

Sec. 400-50. - Access standards for development.

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

Sec. 400-60. - Street drainage.

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 405. - UTILITIES IN NEW SUBDIVISIONS

Sec. 405-10. - Water and sewer infrastructure.

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 410. - DRAINAGE FACILITIES

(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved planned mixed-use development district (PMUD) Development Design Guidelines (DDG).

ARTICLE 420. - APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS

Sec. 420-20. - Construction drawings.

(A) ***Profiles to be submitted.*** Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the planned mixed-use development district (PMUD) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) ***Paved streets.*** Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

Section 8. That Part 5 “Signage And Design Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

PART 5 SIGNAGE AND DESIGN REGULATIONS

ARTICLE 500. – General Provisions; How To Use

Sec. 500-20. - Applicability.

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is

regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the signage regulations in Article 505 of this chapter, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede the design standards in part 5 of this chapter, “Signage and Design Regulations”.

ARTICLE 505. – SIGN REGULATIONS

Sec. 505-130. - Special signage regulations for certain locations and uses.

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

(H) *PMUD.* Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD supersede all conflicting requirements of Article 505, Sign Regulations, except that signs prohibited by Article 505 shall remain prohibited.

ARTICLE 510. - PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

Sec. 510-20. - Applicability.

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania:

(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

ARTICLE 511. - INDUSTRIAL DESIGN STANDARDS

Sec. 511-20. - Applicability.

(A) This article shall apply to all new construction on industrially zoned property and new industrial development including any modifications, additions, or renovations to building exteriors fronting on a listed arterial.

(E) Any design standards for industrial development established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) shall supersede the standards of article 511 Industrial Design Standards.

ARTICLE 515. - GASOLINE SERVICE STATIONS

Sec. 515-20. - Applicability.

(A) This article shall apply to all new service stations, and additions or renovations valued in excess of five thousand dollars (\$5,000.00) according to the city building permit valuation for any work done on all above ground structures and fixtures as determined by the city. It shall further apply to all work valued in excess of one hundred thousand dollars (\$100,000.00) for any work done on below ground equipment and infrastructure. These amounts represent the measured amounts within any twelve-month period.

(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD.

ARTICLE 520. - LARGE RETAIL ESTABLISHMENT STANDARDS

Sec. 520-10. - Applicability.

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

ARTICLE 530. - PARKING STRUCTURE DESIGN

As referenced in section 500-20 (B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) supersede the design standards of article 530 Parking Structure Design.

Section 9. That Part 6 "Development Review Procedures And Requirements" of the City of Dania Beach Land Development Code is amended to read as follows:

PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

ARTICLE 600. - GENERAL PROVISIONS AND APPLICATION REQUIREMENTS

Sec. 600-20. - Applicability.

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use

development district (PMUD) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

ARTICLE 635. – SITE PLANS

Sec. 635-40. - Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved planned mixed-use development district (PMUD), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

Sec. 635-50. - Site plan data requirements.

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a planned mixed-use development district (PMUD). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

Sec. 635-70. - Site plan processing.

(E) Planned Mixed-Use Development District (PMUD) site plans. Site plans submitted for property zoned PMUD, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

~~(E)(F)~~ *{Approval.}* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a planned mixed-use development district (PMUD) for which any alternative procedures and standards for review established in section 340-40D or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

~~(F)(G)~~ *{Appeals.}* Decisions of the director and planning and zoning board may be appealed to the city commission pursuant to the procedures of article 615.

~~(G)(H)~~ *{Quasi-judicial hearing procedures.}* Site plan applications decided by the planning and zoning board and city commission are matters that are quasi-judicial in nature as defined by section 2-1.3, Quasi-judicial proceedings. All matters which are defined as quasi-judicial in nature shall utilize the quasi-judicial hearing procedures set forth in the code. The petitioner shall bear the burden of providing competent substantial evidence that the site plan should be granted.

Sec. 635-80. - Site plan modifications or deviations.

(A) Any changes or deviations of approved site plans must be reviewed and approved under the same procedures that apply to new site plans, except as follows for non-material modifications which meet the criteria of this section and except for properties zoned planned mixed-use development district (PMUD) for which the criteria and procedures established in section 340-40(D) shall apply. The community development director shall consider whether a modification satisfies the criteria below and is a non-material modification. The director shall have the discretionary authority to require the review and approval of the planning and zoning board (for small-scale site plans) or city commission (for large-scale site plans), as applicable, whether non-material or material.

(D)The criteria and procedures for modifications to any approved site plans for properties zoned planned mixed-use development district (PMUD) established by section 340-40(D) shall govern over the requirements of this section.

Section 10. 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 11. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 12. This Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 13. This Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 8, 2015.

PASSED AND ADOPTED on second reading on October 13, 2015.

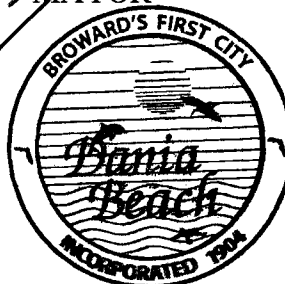
ATTEST:

for Louise Stilson, CMC
LOUISE STILSON, CMC
CITY CLERK

Marco Salvino, Sr.
MARCO SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro
THOMAS J. ANSBRO
CITY ATTORNEY



H – LEGAL DESCRIPTION AND PLAT NOTE AMENDMENT

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A" AND PARCEL "B", KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19; A PORTION OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; A PORTION OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; A PORTION OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET;

THENCE N.01°41'47"W., A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;



THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'01"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS" ;

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,303.07 FEET, TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 33;

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET, TO A POINT ON A LINE 46.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 245.03 FEET;

THENCE S.88°30'24"W., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 46.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 675.31 FEET;

THENCE N.88°30'24"E., A DISTANCE OF 6.00 FEET TO A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1,335.27 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET, TO A POINT ON A LINE 52.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE;

THENCE S.01°29'36"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET;

THENCE S.43°02'17"W. A DISTANCE OF 16.74 FEET, TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 77.86 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 72.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;



THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 70.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 296.00 FEET;

THENCE N.02°25'49"W., A DISTANCE OF 8.00 FEET TO A POINT ON A LINE 78.76 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 11.76 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 79.50 FEET,

THENCE N.02°25'49"W., A DISTANCE OF 4.00 FEET, TO A POINT ON A LINE 71.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 269.72 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 12.00 FEET, TO A POINT ON A LINE 59.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE;

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 30.15 FEET, TO THE SOUTHEAST CORNER OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 609.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W., ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 57.51 FEET, TO THE POINT OF BEGINNING;

THENCE S.08°21'27"W., A DISTANCE OF 15.66 FEET;



THENCE S.11°24'33"E., A DISTANCE OF 13.76 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH POINT HAVE A BEARING OF N.80°42'17" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'38" AND A RADIUS OF 515.00 FEET, FOR AN ARC DISTANCE OF 96.57 FEET, TO A POINT OF TANGENCY;

THENCE S.01°44'06"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.12 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL;

THENCE S.87°26'49"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT;

THENCE S.01°42'12"E., ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 'B';

THENCE S.87°25'54"W., ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.02 FEET;

THENCE N.01°50'27"W., A DISTANCE OF 31.71 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET, TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.21°48'15"E. ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'12" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 198.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.01°43'03"W. A DISTANCE OF 7.45 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A", OF DUKE & DUKE SUBDIVISION;

THENCE N.87°32'08"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 445.14 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.93. ACRES (4,483,634 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Hyatt Parcel):



A PARCEL OF LAND BEING A PORTION OF PARCEL 'A', OF DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, AND A PORTION OF PARCEL 'A', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; AND A PORTION OF LOT 1, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 45 AND A PORTION OF S.W. 18th COURT AND S.W. 1st STREET ABANDONED BY RESOLUTION OF THE BROWARD COUNTY BOARD OF COMMISSIONERS BY RESOLUTION NO. 1999-602, RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803, ALL OF THE ABOVE BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S. 87°32'08" W. ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 49.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.87°32'08"W. ALONG SAID SOUTH LINE, A DISTANCE OF 2.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.77°24'18"E., INTO THE RADIUS POINT;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°17'37" AND A RADIUS OF 518.33 FEET FOR AN ARC DISTANCE OF 29.80 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°24'43" AND A RADIUS OF 512.44 FEET FOR AN ARC DISTANCE OF 21.57 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.80°03'50"W. A DISTANCE OF 9.57 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.09°00'42"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.01°43'03"E. A DISTANCE OF 52.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.07°27'18"W., INTO THE RADIUS POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'27" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A



RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.85°32'51"W, INTO THE RADIUS POINT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°43'13" AND A RADIUS OF 5929.65 FEET FOR AN ARC DISTANCE OF 488.52 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.88°18'13"E. A DISTANCE OF 513.30 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE S.01°41'47"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 231.30 FEET;

THENCE S.12°26'03"W. A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 5.28 ACRES (230,183 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (Burger King Parcel):

A PARCEL OF LAND BEING A PORTION OF LOTS 7, 8, 9, 10, 12, 13, 14, 15, 16 AND 17, BLOCK 1, AND A PORTION OF S.W. 18TH COURT (FORMERLY KNOWN AS FERN STREET), AS SHOWN ON THE DOUGLAS HILL PLAT, RECORDED IN PLAT BOOK 12, PAGE 45, AND A PORTION OF PARCEL 'B', KRILICH PLAT, RECORDED IN PLAT BOOK 142, PAGE 19, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL SITUATES WITHIN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4);

THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 110.66 FEET;

THENCE N.01°16'43"W., A DISTANCE OF 69.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.01°16'43"W. A DISTANCE OF 30.46 FEET;

THENCE N.88°43'19"E. A DISTANCE OF 17.88 FEET;

THENCE N.01°16'59"W. A DISTANCE OF 76.93 FEET;

THENCE N.06°39'16"E. A DISTANCE OF 103.83 FEET;

THENCE N.01°26'55"W. A DISTANCE OF 28.35 FEET;

THENCE S.88°36'27"W. A DISTANCE OF 48.76 FEET;

THENCE S.01°50'27"E. A DISTANCE OF 14.27 FEET TO THE NORTH LINE OF SAID LOT 17;

THENCE S.87°25'58"W. ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION A DISTANCE OF 94.98 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SW. 18th COURT (FERN STREET);

THENCE S.01°42'38"E. ALONG SAID CENTERLINE, A DISTANCE OF 189.29 FEET;

THENCE S.88°21'23"E. A DISTANCE OF 25.04 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE S.01°42'38"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 8.01 FEET;

THENCE S.40°10'48"E. A DISTANCE OF 20.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.05°50'37"W.



THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°51'24" AND A RADIUS OF 2245.34 FEET FOR AN ARC DISTANCE OF 72.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.66 ACRES (28,534 SQUARE FEET), MORE OR LESS.

PLAT NOTE AMENDMENT

THE PLAT IS RESTRICTED TO 865,000 SQUARE FEET OF COMMERCIAL USE; 473,000 SQUARE FEET OF OFFICE USE; 550 HOTEL ROOMS; AND 1,110 MID-RISE UNITS.





DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-006-25

FOLIO:

5042-33-59-0060; 5042-33-59-0061;
5042-33-59-0062; 5042-33-59-0010;
5042-33-59-0070; 5042-33-59-0014;
5042-33-59-0015; 5042-33-59-0016;
5042-33-59-0080; 5042-33-59-0081;
5042-33-59-0082; 5042-33-59-0017;
5042-33-59-0018; 5042-33-59-0013;
5042-33-59-0012; 5042-33-09-0030;
5042-33-39-0011; 5042-33-AC-0010;
5042-33-AC-0020; 5042-33-39-0012;
5042-33-39-0015; 5042-33-39-0014;
5042-33-39-0013; 5042-33-59-0019;
5042-33-59-0030; 5042-33-43-0050;
5042-33-43-0040; 5042-33-43-0030;
5042-33-55-0020; 5042-33-59-0040;
5042-33-59-0050

ADDRESS:

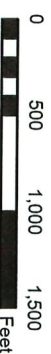
Dania Pointe

REQUEST:

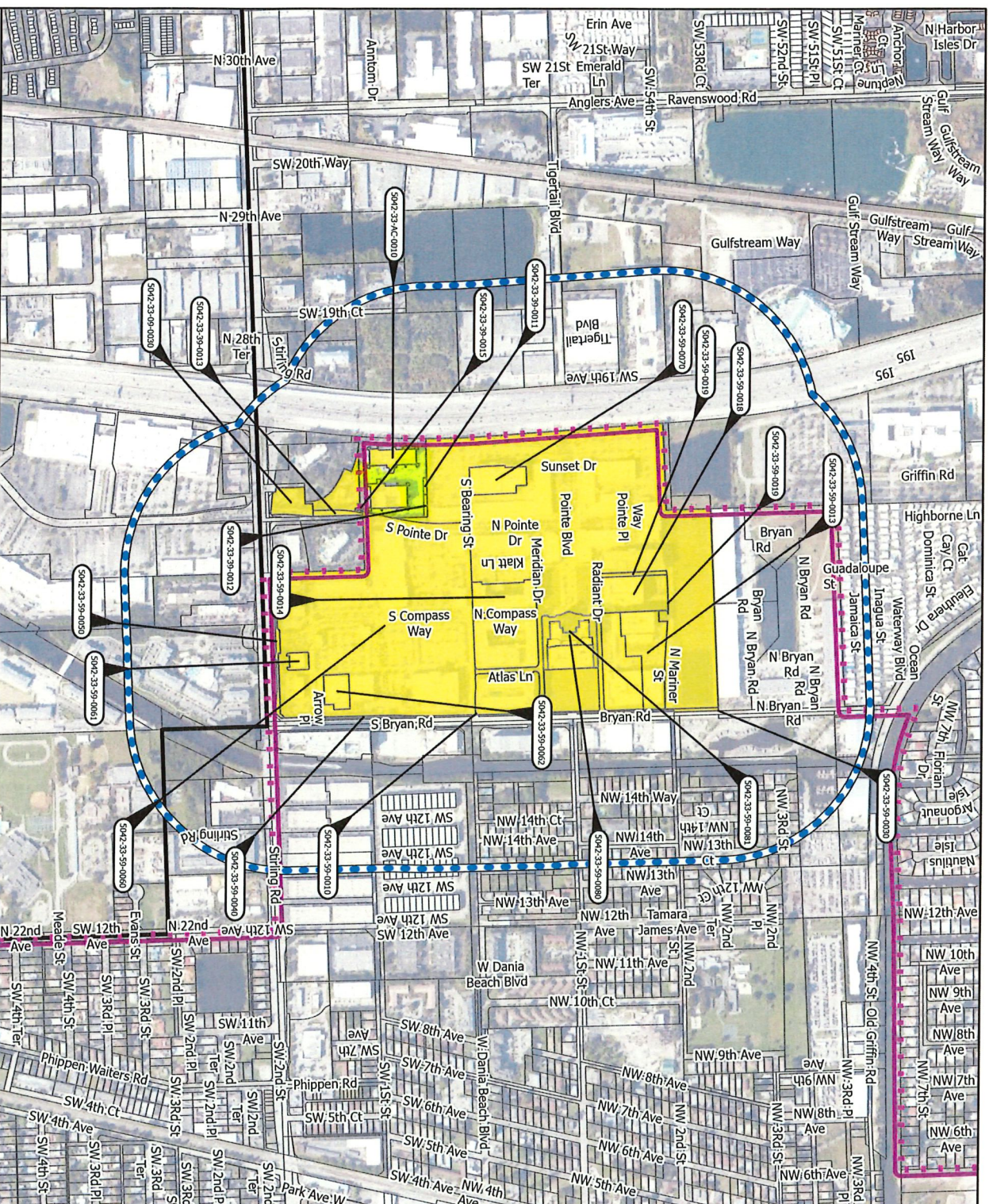
Amendments to Rezoning

When Printed on 8 1/2" x 11"

1 inch equals 1,000 feet



Florida Technical Consultants



Legend

Dania Beach Boundary

Parcels

CRA Boundary

Proposed Parcels

1,000 Ft Buffer

Date: 8/28/2025



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:** Change of Zoning (Rezoning)

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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. Failure to attend may impact the disposition of the application. 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.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: Multiple: north side of Stirling Rd., west side of Bryan Rd., east of I-95

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: Dania Pointe (Plat Book 183, Pg 91)

Folio Number(s): Please see attached Legal Description: Please see attached

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder LLP

Address of Applicant: 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2459 Home: n/a Fax: n/a

E-mail address: elizabeth.somerstein@gmlaw.com cc: shane.zalonis@gmlaw.com

Name of Property Owner: Please see attached table of properties and owners

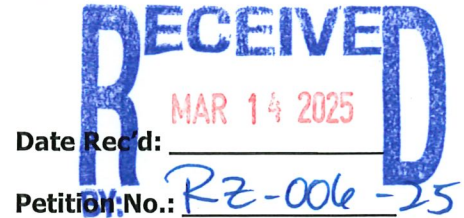
Address of Property Owner: Please see attached table ownership information

Business Telephone: Please see attached Home: n/a Fax: n/a

Explanation of Request: Proposed revisions to the Design Development Guidelines for Dania Pointe
Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code**.

Prop. Net Acreage: 102.03 Ac Gross Acreage: _____ Prop. Square Footage: Please see attached

Existing Use: Commercial, office, hotel, mid rise residential units Proposed Use: Commercial, office, hotel, mid rise residential units



Is property owned individually, by a corporation, association, or a joint venture? A foreign limited liability company (DANIA LIVE 1748, LLC).

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 Greenspoon Marder LLP (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*)

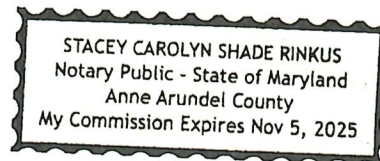
BEFORE ME THIS 24th DAY OF February, 2025

By:

Stacey Carolyn Shade-Rinkus
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Stacey Carolyn Shade-Rinkus
(Signature of Notary Public – State of Maryland)



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.***

Is property owned individually, by a corporation, association, or a joint venture? A foreign limited liability company (DANIA LIVE 1748 II, LLC).

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 Greenspoon Marder LLP (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.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

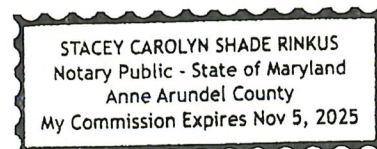
BEFORE ME THIS 24TH DAY OF FEBRUARY, 2025

By:

Stacey Carolyn Shade Rinkus
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Maryland)



Personally known [Signature] 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.***

Is property owned individually, by a corporation, association, or a joint venture? A foreign profit corporation (SPIRIT AIRLINES, INC.).

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 Greenspoon Marder LLP (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.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

C.W. Sandifer
VP - Corp RE

BEFORE ME THIS 24th DAY OF February, 2025

By:

Chip Sandifer

(Print name of person acknowledging)

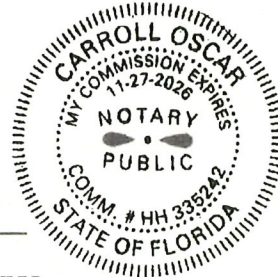
(Joint owner signature if applicable)

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.**

Is property owned individually, by a corporation, association, or a joint venture? A foreign limited liability company (DISCOUNT AUTO PARTS, LLC).

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 Greenspoon Marder LLP (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

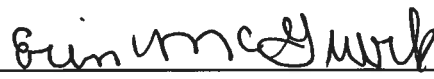
By: 
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF July, 2025

By:

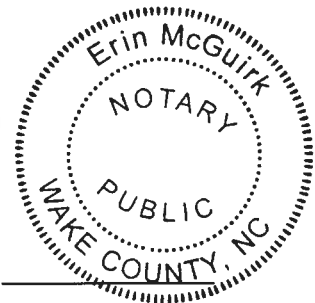
Todd Davenport
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public – State of NC)

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.***

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State statutes and the Dania Beach Land Development Code. Should any applicant have more than one type of request submitted to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board, City Commission, or both. It is the obligation of each applicant to review the appropriate City Codes and design standards related to the proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,600.00 ★ Greater than 2 acres - \$6,200.00 ★ <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Amendment	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00
PLAT	(Perimeter) Filing fee = \$3,000.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$3,000.00 plus \$100 per acre or portion of such area Cost Recovery Fee: \$10,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 Cost Recovery Fee: \$10,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Site Plan	Filing Fee: \$3,000.00 Plus , retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) Cost Recovery= \$10,000.00 Fire Plan Review Fee: \$1,120.00 Minimum fee: \$14,120.00 <i>Includes Staff processing, two (2) review cycles, advertising and notice costs</i>
Site Plan Revisions	Filing Fee: \$1,500.00 Fire Plan Review Fee: \$200.00 Cost Recovery Fee: \$10,000.00 <i>Two (2) review cycles.</i> <i>(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

Attachment to DDG Revision Application to City of Dania Beach

Dania Pointe Design Development Guidelines

Table of Properties and Associated Ownership

	Folio Number	Address	Property Owner
1	<u>504233590060</u>	140 S COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 LLC % KIM REALTY
2	<u>504233590061</u>	1750 STIRLING RD DANIA BEACH FL 33004	DISCOUNT AUTO PARTS LLC
3	<u>504233590062</u>	150 S COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 LLC %KIM REALTY
4	<u>504233590010</u>	101 BRYAN RD DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC %KIMCO REALTY CORPORATION
5	<u>504233590070</u>	128 SUNSET DR DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC %KIMCO REALY CORPORATION
6	<u>504233590014</u>	121 N COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
7	<u>504233590015</u>	120 N COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
8	<u>504233590016</u>	1700 MERIDIAN DR DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
9	<u>504233590080</u>	154-166 N COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
10	<u>504233590081</u>	N COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CO
11	<u>504233590082</u>	154-166 N COMPASS WAY DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
12	<u>504233590017</u>	BRYAN RD DANIA BEACH FL 33004	DANIA LIVE 1748 II LLC % KIMCO REALTY CORP
13	<u>504233590018</u>	1741 RADIANT DR DANIA BEACH FL 33004	SPIRIT AIRLINES INC
14	<u>504233590013</u>	1721-1731 RADIANT DR DANIA BEACH FL 33004	SPIRIT AIRLINES INC
15	<u>504233590012</u>	1701 RADIANT DR DANIA BEACH FL 33004	SPIRIT AIRLINES INC

Attachment to Plat Note Amendment Application to City of Dania Beach

Dania Pointe Plat

Property Owner Contact Information

Property Owner	Owner's Address	Business Telephone
Dania Live 1748, LLC	500 North Broadway, Suite 201 Jericho, NY 11753	754-208-5217 Joshua Gelfman of Kimco Realty Corp
Dania Live 1748 II, LLC	500 North Broadway, Suite 201 Jericho, NY 11753	754-208-5217 Joshua Gelfman of Kimco Realty Corp
Discount Auto Parts, LLC	5008 Airport Road Roanoke, VA 24012	TBD
Spirit Airlines, Inc.	2800 Executive Way Miramar, FL 33025	C/O Corporate Real Estate Chip Sandifer 832-285-4081



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

No:

0001774

Date: March 13, 2025

RECEIVED FROM:

Name: KIMLEY HORN & ASSO
Address: 421 FAYETTEVILLE ST
Address 2: SUITE 60
City/St/ZIP: RALEIGH NC 27601

Service or Item	Amount
PSP - Public Hearing Items Application fee	\$2,000.00

P/Z ITEM # RZ-006-25
LOCATION: DANIA POINTE
APPLICANT: GREENSPOON MARDER LLP

PREPARED BY: Ibel Larios

TOTAL DUE: \$2,000.00

REZONING TO REVISE DDGS FOR DANIA
POINTE

RZ-006-25
DANIA POINTE

CHECK #: 21689492



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$25,186,630	\$75,945,110	\$101,131,740	\$101,131,740	
2024	\$25,186,630	\$56,535,150	\$81,721,780	\$81,721,780	\$1,961,487.50
2023	\$24,636,720	\$107,168,170	\$131,804,890	\$131,804,890	\$3,098,856.04

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$101,131,740	\$101,131,740	\$101,131,740	\$101,131,740
Portability	0	0	0	0
Assessed/SOH	\$101,131,740	\$101,131,740	\$101,131,740	\$101,131,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$101,131,740	\$101,131,740	\$101,131,740	\$101,131,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/31/2018	DR*-T	\$100	115245496	\$13.00	1,937,433	SF
7/31/2018	WD*-T	\$100	115244605			
				Adj. Bldg. S.F. (Card, Sketch)		835943
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2020/2019		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
835943						479.27		



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
543212						49.6		



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$971,090	\$69,145,650	\$70,116,740	\$70,116,740	
2024	\$971,090	\$64,701,030	\$65,672,120	\$65,672,120	\$1,319,725.32
2023	\$971,090	\$60,528,910	\$61,500,000	\$61,500,000	\$1,241,291.37

	County	School Board	Municipal	Independent
Just Value	\$70,116,740	\$70,116,740	\$70,116,740	\$70,116,740
Portability	0	0	0	0
Assessed/SOH	\$70,116,740	\$70,116,740	\$70,116,740	\$70,116,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$70,116,740	\$70,116,740	\$70,116,740	\$70,116,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/31/2018	DR*-T	\$100	115245496	\$12.00	80,924	SF
7/31/2018	WD*-T	\$100	115244605			
				Adj. Bldg. S.F. (Card, Sketch)		296691
				Units		264
				Eff./Act. Year Built: 2021/2020		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
296691						27.29		



Site Address	128 SUNSET DRIVE, DANIA BEACH FL 33004	ID #	5042 33 59 0070
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	%KIMCO REALY CORPORATION 500 N BROADWAY #201 JERICHO NY 11753	Use	32-01
Abbr Legal Description	DANIA POINTE 183-91 B PORTION PARCEL A DESC AS COMM AT MOST WLY NW COR PAR A,SE 915.03, NE 216.67 TO POB,NE 122.46,SE 69.87,NE 47.81,SE 299.69,SW 9.16 SW 173.86,NW 64.49,SW 2.50,NW 53.01,SW 1.69,NW 11.40,NE 2.26, NW 49.54,SW 2.26,NW 11.40,NE 1.69,NW 48.63,NE 12.56,NW 138.57 TO POB,AKA:REGAL PARCEL		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$952,700	\$20,841,080	\$21,793,780	\$21,793,780	
2024	\$952,700	\$20,017,300	\$20,970,000	\$20,970,000	\$432,901.70
2023	\$952,700	\$18,577,300	\$19,530,000	\$19,530,000	\$416,127.20

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$21,793,780	\$21,793,780	\$21,793,780	\$21,793,780
Portability	0	0	0	0
Assessed/SOH	\$21,793,780	\$21,793,780	\$21,793,780	\$21,793,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$21,793,780	\$21,793,780	\$21,793,780	\$21,793,780

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$15.00	63,513	SF
				Adj. Bldg. S.F. (Card, Sketch)		72617
				Eff./Act. Year Built: 2023/2022		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
72617						27.32		



Site Address	140 S COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0060
Property Owner	DANIA LIVE 1748 LLC	Millage	0413
Mailing Address	% KIM REALTY 500 N BROADWAY #201 JERICHO NY 11753	Use	16-01
Abbr Legal Description	DANIA POINTE 183-91 B POR PAR A AKA DANIA POINTE PHASE 1 PARCEL IN INST# 115247962 LESS POR DESC IN INST# 115233829, TOG/W THE GADDIS PLAT 112-7 B LESS OR 22120-521 & OR 31840- 1416 & LESS POR DESC AS:COMM SW COR OF SE 1/4 SEC 33-50-42,E 1339.75,N 538.66,W 100.13 TO POB ,W 228.06,S 164.80,E 128.36,S 0.69,E 65.92,N 59.69,E 33.78,N 105.80 TO POB		

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* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$16,928,390	\$76,675,090	\$93,603,480	\$93,603,480	
2024	\$16,928,390	\$69,688,210	\$86,616,600	\$86,616,600	\$1,820,956.96
2023	\$16,928,390	\$69,688,540	\$86,616,930	\$86,616,930	\$1,778,659.21

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$93,603,480	\$93,603,480	\$93,603,480	\$93,603,480
Portability	0	0	0	0
Assessed/SOH	\$93,603,480	\$93,603,480	\$93,603,480	\$93,603,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$93,603,480	\$93,603,480	\$93,603,480	\$93,603,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2019	QC*-T	\$100	116222495	\$12.00	1,410,699	SF
12/4/2019	WD*-T	\$100	116222494			
7/27/2018	SW*-E	\$526,000	115233855			
				Adj. Bldg. S.F. (Card, Sketch)		272634
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2019/2018		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
272634						482.53		



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$427,640	\$6,386,320	\$6,813,960	\$4,899,900	
2024	\$427,640	\$6,074,280	\$6,501,920	\$4,454,460	\$112,140.71
2023	\$427,640	\$6,074,280	\$6,501,920	\$4,049,510	\$106,142.71

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,813,960	\$6,813,960	\$6,813,960	\$6,813,960
Portability	0	0	0	0
Assessed/SOH	\$4,899,900	\$6,813,960	\$4,899,900	\$4,899,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,899,900	\$6,813,960	\$4,899,900	\$4,899,900

Sales History

Date	Type	Price	Book/Page or CIN
7/27/2018	SW*-E	\$526,000	115233855

Land Calculations

Price	Factor	Type
\$12.00	35,637	SF
Adj. Bldg. S.F. (Card, Sketch)		29386

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
29386						14.67		



Site Address	154-166 N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0080
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICHO NY 11753	Use	39-03
Abbr Legal Description	DANIA POINTE 183-91 B A POR OF PAR A DESC AS: COMM SW COR OF SE1/4 SEC 33-50-42,E 850.75,N 1858.80 TO POB,N 19.50, W 99.28,S 1.50, W 14.83,N 37.41, E 1.94,N 28.14,E 42.89,N 19.95,E 30,N 88,W 30,N 20,W 40,N 27.67,W 4.83,N 37.85,E 14.84,S 1.51,E 99.45,N 19.42,E 35.04,N 3.58,E 14.83,S 51.83,W 4.33,S 198.42,E 4.33,S 29.58,E 5.84,S 22.17,W 20.67,N 3.5, W 35.22 TO POB AKA: AC HOTEL BY MARRIOT DANIA		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$417,980	\$63,268,410	\$63,686,390	\$53,517,540	
2024	\$417,980	\$52,384,100	\$52,802,080	\$48,652,310	\$1,086,524.30
2023					

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$63,686,390	\$63,686,390	\$63,686,390	\$63,686,390
Portability	0	0	0	0
Assessed/SOH	\$53,517,540	\$63,686,390	\$53,517,540	\$53,517,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$53,517,540	\$63,686,390	\$53,517,540	\$53,517,540

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$12.00	34,832	SF
Adj. Bldg. S.F. (Card, Sketch)		313850
Units		350
Eff./Act. Year Built: 2022/2021		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
313850						14.03		



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Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,204,440	\$6,204,440	\$6,204,440	\$6,204,440
Portability	0	0	0	0
Assessed/SOH	\$6,204,440	\$6,204,440	\$6,204,440	\$6,204,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,204,440	\$6,204,440	\$6,204,440	\$6,204,440

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
94338						17.4		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1700 MERIDIAN DRIVE, DANIA BEACH FL 33004	ID #	5042 33 59 0016
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICO NY 11753	Use	03-03
Abbr Legal Description	DANIA POINTE 183-91 B PORTION OF PARCEL A DESC AS: COMM AT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1382.31, W 40 TO POB, SWLY 37.78, W 85.42, NWLY 30.14, NWLY 45.37, W 54.81, NWLY 31.42, N 257.50, NE 16.97, N 85.50, NW 16.97, N 10.15, NELY 39.27, E 81.59, SELY 52.22, SELY 52.85, E 48.58, SELY 16.17, S 398.72 TO POB AKA: RESIDENTIAL C LEASE		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$2,030,150	\$52,662,510	\$54,692,660	\$54,692,660	
2024	\$1,917,360		\$1,917,360	\$1,917,360	\$39,979.03
2023	\$1,804,580		\$1,804,580	\$1,801,400	\$34,992.16

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$54,692,660	\$54,692,660	\$54,692,660	\$54,692,660
Portability	0	0	0	0
Assessed/SOH	\$54,692,660	\$54,692,660	\$54,692,660	\$54,692,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$54,692,660	\$54,692,660	\$54,692,660	\$54,692,660

Sales History			
Date	Type	Price	Book/Page or CIN
7/31/2018	DR*-T	\$100	115245496
7/31/2018	WD*-T	\$100	115244605

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$18.00	112,786	SF
Adj. Bldg. S.F. (Card, Sketch)		398151
Units		200
Eff./Act. Year Built: 2025/2024		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
398151						27.28		



Site Address	1721-1731 RADIANT DRIVE, DANIA BEACH FL 33004	ID #	5042 33 59 0013
Property Owner	SPIRIT AIRLINES INC	Millage	0413
Mailing Address	1731 RADIANT DR DANIA BEACH FL 33004-2437	Use	18-01
Abbr Legal Description	DANIA POINTE 183-91 B PORTION OF PARCEL A DESC AS: COMM AT NE COR OF NW 1/4 OF SE 1/4 SEC 33-50-42, W 46.01, S 60.02 TO POB, S 185.04, W 2, S 40, E 2, S 161.65 TO N/T/C, SWLY WLY 31.12, W 845.98, N 448.29 TO N/T/C, NELY ELY 92.53, E 80.15, E 85.12 TO N/T/C, WLY SWLY 37.75, S 36.79, E 71.45, N 56.59, E 220.52 TO P/C, SELY ELY 178.29, E 162.35 TO P/C, ELY SELY 15.58 TO POB AKA: OFFICE PARCEL I, II & III		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$6,664,190	\$126,634,110	\$133,298,300	\$133,298,300	
2024	\$2,275,380		\$2,275,380	\$2,275,380	\$47,188.94
2023	\$2,141,540		\$2,141,540	\$2,137,770	\$41,525.97

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$133,298,300	\$133,298,300	\$133,298,300	\$133,298,300
Portability	0	0	0	0
Assessed/SOH	\$133,298,300	\$133,298,300	\$133,298,300	\$133,298,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$133,298,300	\$133,298,300	\$133,298,300	\$133,298,300

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/16/2019	SW*-D	\$32,500,000	116250560	\$18.00	370,233	SF
7/31/2018	DR*-T	\$100	115245496			
7/31/2018	WD*-T	\$100	115244605			
Adj. Bldg. S.F. (Card, Sketch)					615595	
					Eff./Act. Year Built: 2025/2024	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
615595						82.68		



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

[illegible]



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0081
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CO 500 N BROADWAY #201 JERICO NY 11753	Use	07-02
Abbr Legal Description	DANIA POINTE 183-91 B POR OF PAR A DESC AS COMM SW COR SE1/4 SEC 33-50-42,NE 1339.75,N 1827.07,W 322.84 TO POB,W 3.49,W 51.71,W 285.11,NW 23.56,N 20.19, NELY 7.62,NE 7.36,NELY 11.43,N 22.87,NW 17.29,NW 9.60,N 6.38, NLY 46.58,NLY 49.67,NLY 50.15,N 5.50,NE 7.67,NE 7.22,NE 11.51,N 33.12,NW 15.08,NW 10.06,N 7.44, NE 31.42,E 334.90,S 360.89 TO POB,LESS PARKING GAR & AC HOTEL BY MARRIOTT DESC SHEET 2 SURVEY BY STONER LB NO 6633		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$565,070	\$26,000	\$591,070	\$591,070	
2024	\$565,070	\$26,000	\$591,070	\$544,430	\$12,219.75
2023					

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$591,070	\$591,070	\$591,070	\$591,070
Portability	0	0	0	0
Assessed/SOH	\$591,070	\$591,070	\$591,070	\$591,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$591,070	\$591,070	\$591,070	\$591,070

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$12.00	47,089	SF

Adj. Bldg. S.F. (Card, Sketch)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
108						12.22		



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$228,510	\$228,510	\$228,510	\$228,510
Portability	0	0	0	0
Assessed/SOH	\$228,510	\$228,510	\$228,510	\$228,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$228,510	\$228,510	\$228,510	\$228,510

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
27						.36		



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 22-01 Restaurants - Fast Food, franchise	Deputy Appraiser: Commercial Department
Property ID: 504233090030	Millage Code: 0413	Appraisers Number: 954-357-6835
Property Owner(s): DANIA LIVE 1748 LLC	Adj. Bldg. S.F: 2809	Email: commercialtrim@bcpa.net
Mailing Address: 500 N BROADWAY #201 JERICO, NY 11753	Bldg Under Air S.F:	Zoning : PMUD - PLANNED MIXED USE DEVELOPMENT
Physical Address: 1800 STIRLING ROAD DANIA BEACH, 33004	Effective Year: 2019	Abbr. Legal Des.: DOUGLAS HILL 12-45 B LOTS 7,8,9,10&11,LESS RD R/W; LOTS 12 LESS RD,13 & 14,BOTHLESS S 28 FOR R/W,15,16 & 17 & LESS PARCEL 109 OF CA 95-6388 FROM LOTS 11 THRU 14 BLK 1 TOG WITH POR OF VAC'D SW 18 CT AS DESC IN INSTR # 114276464
	Year Built: 2018	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$858,260	\$1,207,440	0	\$2,065,700	\$2,065,700	
2024	\$858,260	\$1,207,440	0	\$2,065,700	\$2,065,700	\$42,266.82
2023	\$858,260	\$1,148,740	0	\$2,007,000	\$2,007,000	\$40,575.82

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,065,700	\$2,065,700	\$2,065,700	\$2,065,700
Portability	0	0	0	0
Assessed / SOH	\$2,065,700	\$2,065,700	\$2,065,700	\$2,065,700
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,065,700	\$2,065,700	\$2,065,700	\$2,065,700

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/08/2018	Special Warranty Deed Disqualified Sale	\$4,250,000	114826933
04/28/2009	Warranty Deed Qualified Sale	\$1,600,000	46350 / 1832

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	42,913 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin	
06/25/2004	Warranty Deed	\$1,350,000	37756 / 592	
06/01/1994	Quit Claim Deed		22552 / 305	

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
-------------	------	------	-------------------------	-------	-----	------------------

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Dania Fire (04)						Dania Beach Stormwater (DS)			Collins Elementary School: B
Commercial (C)									Attucks Middle School: C
2,809						14.80			Hollywood Hills High School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Maura McCarthy Bulman

Kimco Realty Corporation
500 North Broadway, Suite 201
Jericho, NY 11753

Corinne Lajoie, AICP, Deputy Director
City of Dania Beach
Community Development
Planning and Zoning
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Dania Pointe – Unauthorized Construction

Dear Ms. Lajoie:

Dania Live 1748 II, LLC, a Delaware limited liability company (the “Owner”), is the current owner of the property commonly known as Dania Pointe (Phase II), located in Dania Beach, Florida (the “Property”). As authorized agent of the Owner, please accept this letter as confirmation that unauthorized construction activities will cease for the Property.

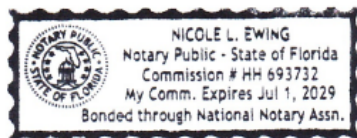
Sincerely,

By: 
Name: Brandon Reynolds
Title: Director of Development, and
Authorized Agent for Dania Live 1748 II, LLC

Sworn to before me this
18th day of August, 2025.

Nicole L Ewing

Notary Public





February 27, 2025

Corinne Lajoie, AICP
Community Development Deputy Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

RE: *Dania Pointe - Design Development Guideline Revisions*

Dear Corinne,

On behalf of Kimco Realty Corporation (the "Applicant"), we are requesting a revision to the Design Development Guidelines ("DDGs") for the Dania Pointe development generally located on the north side of Stirling Road between Bryan Road and I-95 in the City of Dania Beach (the "City"). Our request includes the following

- A reduction in commercial square footage from 1,125,000 sf to 950,000 sf
- An increase in hotel rooms from 400 rooms to 550 rooms
- The addition of residential use within Block V (updated in table and on exhibits)
- The addition of mid-rise residential units to the building types
- Adjusted development dates for the overall Dania Pointe development

The increase in the hotel rooms and reduction in commercial square footage is based upon the Plat Note Amendment Trip Equivalency Statement prepared by Kimley-Horn. The proposed modifications to the entitlements result in a net reduction in daily and peak hour trips in comparison to the existing approvals. Therefore, the proposed revisions to the allowable uses represent a decrease in potential site intensity.

All revisions to the DDG document are shown in red text to assist in the review.

Please let me know if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Liz Meeks".

Liz Meeks
Project Manager

Dania Pointe Shared Parking Summary	Units		Parking Code Ratio	Required	Provided
Existing	696,68				
Commercial	3	S.F.	(4 Spaces/1000 SF)	2787	3203
Outdoor Seating	31,873	S.F.	(4 Spaces/1000 SF)	128	
Avery I (Resi)	116	1 BR	(1 Space/1BR)	116	414
	148	2 BR	(1.5 Space/2BR+)	222	
Marriott & AC (Hotels)	350	Keys	(0.5Space/Key)	175	175
Meeting Rooms (Hotel)	23,138	S.F.	(2 Spaces/1000 SF)	47	56
Proposed					
Phase IV Resi	160	1 BR	(1 Space/1BR)	160	160
	107	2 BR	(1.5 Space/2BR+)	161	161
Phase IV Commercial	47,077	S.F.	(4 Spaces/1000 SF)	189	168
Phase IV Commercial Outdoor Seating	4,000	S.F.	(4 Spaces/1000 SF)	16	
Total				3985	4337

Dania Pointe Self-Parked Summary	Units		Parking Code Ratio	Required	Provided
Existing	301,70				
Spirit Headquarters (Office)	7	S.F.	(3 Spaces/1000 SF)**	906	1119
Spirit Residential	200	2 BR	(1.5 Space/2BR+)	300	301
Avery II (Resi)	159	1 BR	(1 Space/1BR)	159	486
	177	2 BR	(1.5 Space/2BR+)	266	
Future					
Additional Hotel Keys	200	Keys	(0.5Space/Key)	100	100
	171,18				
Spirit Headquarters (Ph 2 Office)	7	S.F.	(3 Spaces/1000 SF)**	514	472
Total				2245	2478

** Based on approved alternative parking analysis

Dania Pointe Bicycle Parking Summary	Parking Code Ratio	Required	Provided
Existing Phase I & Phase II	3% Req'd Parking	105	278
Proposed Phase IV	3% Req'd Parking	16	
Total		121	278



February 25, 2025

City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: ***Dania Pointe – Plat Note Amendment Trip Equivalency Statement***
Dania Beach, Florida
Kimley-Horn # 147507000

To Whom It May Concern:

The following trip generation calculations have been undertaken to evaluate the trip generation impacts associated with amending the existing Dania Pointe entitlements under the Plat Note. The overall site is located on the north side of Stirling Road between I-95 and Bryan Road and has received master plan approval for a mix of commercial, office, hotel, and residential uses. Table 1 below provides a summary of the total Master Plan entitlements defined on the existing Plat Note, as well as a summary of the proposed Master Plan entitlements under the Plat Note Amendment.

Table 1
Dania Pointe – Entitlement Summary

Use	Existing Master Site Entitlements (Plat Note)	Proposed Master Site Entitlements (Plat Note Amendment)
Commercial	944,000 SF	865,000 SF
General Office	506,000 SF	472,894 SF
Hotel	350 Rooms	550 Rooms
Mid-Rise Residential	1,000 Units	1,110 Units
High-Rise Residential	400 Units	0 Units

Trip Generation Determination

A trip generation determination was prepared to determine the total trip generation potential of the existing Master Plan entitlements under the Plat Note and the total trip generation potential of the proposed Master Plan entitlements under the Plat Note Amendment. Rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition* were utilized to determine the trip generation potential of the existing and proposed entitlements. Table 2 provides this summary of existing and proposed trip generation potential. As shown in Table 2, the proposed Plat Note Amendment results in a decrease in trip generation potential of -746 daily trips, -10 AM peak hour trips (-10 in, 0 out), and -42 PM peak hour trips (-13 in, -29 out).

Table 2
Dania Pointe – Trip Generation Summary

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour				
					Total	In	Out	Total	In	Out		
Existing Plat Note Entitlements												
ITE	Shop Center (>150ksf)	ITE 820	944 ksf	30,512	691	428	263	2,842	1,364	1,478		
ITE	General Office Building	ITE 710	506 ksf	4,756	675	594	81	638	108	530		
ITE	Hotel	ITE 310	350 room(s)	3,370	168	94	74	231	118	113		
ITE	Multifamily Housing (High-Rise)	ITE 222	400 DU	1,881	107	28	79	127	79	48		
ITE	Multifamily Housing (Mid-Rise)	ITE 221	1000 DU	4,724	428	98	330	390	238	152		
			Subtotal	45,243	2,069	1,242	827	4,228	1,907	2,321		
Internal Capture			% Daily	% AM	% PM							
	Shop Center (>150ksf)		9.0%	10.0%	14.0%	2,894	71	44	27	404	208	196
	General Office Building		24.0%	11.0%	24.0%	1,158	73	50	23	155	38	117
	Hotel		15.0%	21.0%	19.0%	490	35	0	35	44	26	18
	Multifamily Housing (High-Rise)		26.0%	3.0%	50.0%	481	3	1	2	63	39	24
	Multifamily Housing (Mid-Rise)		26.0%	3.0%	49.0%	1,207	12	2	10	192	118	74
			Subtotal			6,230	194	97	97	858	429	429
Pass-By Capture			Daily	AM	PM							
	Shop Center (>150ksf)		15.0%	0.0%	29.0%	4,143	0	0	0	707	335	372
	General Office Building		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Hotel		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Multifamily Housing (High-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Multifamily Housing (Mid-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
			Subtotal			4,143	0	0	0	707	335	372
Driveway Volumes				39,013	1,875	1,145	730	3,370	1,478	1,892		
Net New External Trips				34,870	1,875	1,145	730	2,663	1,143	1,520		
Proposed Entitlements												
ITE	Shop Center (>150ksf)	ITE 820	865 ksf	28,449	644	399	245	2,668	1,281	1,387		
ITE	General Office Building	ITE 710	472,894 ksf	4,484	637	561	76	603	103	500		
ITE	Hotel	ITE 310	550 room(s)	5,538	268	150	118	379	193	186		
ITE	Multifamily Housing (High-Rise)	ITE 222	0 DU	377	19	5	14	23	14	9		
ITE	Multifamily Housing (Mid-Rise)	ITE 221	1110 DU	5,248	477	110	367	433	264	169		
			Subtotal	44,096	2,045	1,225	820	4,106	1,855	2,251		
Internal Capture			% Daily	% AM	% PM							
	Shop Center (>150ksf)		10.0%	10.0%	15.0%	2,874	65	41	24	390	201	189
	General Office Building		24.0%	11.0%	24.0%	1,082	68	47	21	145	35	110
	Hotel		13.0%	12.0%	17.0%	740	33	0	33	64	38	26
	Multifamily Housing (High-Rise)		26.0%	0.0%	48.0%	97	0	0	0	11	7	4
	Multifamily Housing (Mid-Rise)		26.0%	3.0%	49.0%	1,343	14	2	12	214	131	83
			Subtotal			6,136	180	90	90	824	412	412
Pass-By Capture			Daily	AM	PM							
	Shop Center (>150ksf)		15.0%	0.0%	29.0%	3,836	0	0	0	661	313	348
	General Office Building		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Hotel		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Multifamily Housing (High-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
	Multifamily Housing (Mid-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
			Subtotal			3,836	0	0	0	661	313	348
Driveway Volumes				37,960	1,865	1,135	730	3,282	1,443	1,839		
Net New External Trips				34,124	1,865	1,135	730	2,621	1,130	1,491		
Trip Differential (Proposed - Existing Entitlements)				-746	-10	-10	0	-42	-13	-29		
Land Use		Daily		AM Peak Hour			PM Peak Hour			Pass By		
Shop Center (>150ksf)		Trips = 26.11(X) +5863.73		Trips = 0.59(X) +133.55 (62% in, 38% out)			Ln(T) = 0.72*Ln(X) +0.72 (49% in, 52% out)			15.0%		
General Office Building		Ln(T) = 0.87*Ln(X) +3.05		Ln(T) = 0.86*Ln(X) +1.16 (88% in, 12% out)			Ln(T) = 0.83*Ln(X) +0.83 (17% in, 83% out)			0.0%		
Hotel		Trips = 10.84(X) -423.51		Trips = 0.50(X) -7.45 (56% in, 44% out)			Trips = 0.74(X) 0.74 (51% in, 49% out)			0.0%		
Multifamily Housing (High-Rise)		Trips = 3.76(X) +377.04		Trips = 0.22(X) +18.85 (26% in, 74% out)			Trips = 0.26(X) +0.26 (62% in, 38% out)			0.0%		
Multifamily Housing (Mid-Rise)		Trips = 4.77(X) -46.46		Trips = 0.44(X) -11.61 (23% in, 77% out)			Trips = 0.39(X) +0.39 (61% in, 39% out)			0.0%		

Conclusion

As determined herein, the proposed Plat Note Amendment for the Dania Pointe site results in a decrease in trip generation potential of -746 daily trips, -10 AM peak hour trips (-10 in, 0 out), and -42 PM peak hour trips (-13 in, -29 out). Therefore, because the proposed Plat Note Amendment results in a reduction in trips on a daily and peak hour basis, no further analysis is required.

Please contact me via telephone at (561) 840-0852 or via e-mail at stephanie.guerra@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Registry No. 35106

Attachments

k:\wpb_tpto\1475\147507000 dania pointe\2025-2-25-plat-note-amendment-trip-generation-statement.docx

APPROVED SCENARIO - INTERNAL CAPTURE

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on the Trip Generation Handbook, 3rd Edition, published by the Institute of Transportation Engineers.

Methodology for Daily based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour.

SUMMARY

GROSS TRIP GENERATION

INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	2,378	2,378	594	81	108	530
	Retail	15,256	15,256	428	263	1,364	1,478
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	3,303	3,303	126	409	317	200
	Hotel	1,722	1,722	212	187	118	113
		22,659	22,659	1,360	940	1,907	2,321

INTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	551	607	50	23	38	117
	Retail	1,539	1,355	44	27	208	196
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	829	859	3	12	157	98
	Hotel	196	294	0	35	26	18
		3,115	3,115	97	97	429	429
	% Reduction	13.7%		8.4%		20.3%	

EXTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	1,827	1,771	544	58	70	413
	Retail	13,717	13,901	384	236	1,156	1,282
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	2,474	2,444	123	397	160	102
	Hotel	1,526	1,428	212	152	92	95
		19,544	19,544	1,263	843	1,478	1,892

PROPOSED SCENARIO - INTERNAL CAPTURE

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour based on the Trip Generation Handbook, 3rd Edition, published by the Institute of Transportation Engineers.

Methodology for Daily based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour.

SUMMARY

GROSS TRIP GENERATION

INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	2,242	2,242	561	76	103	500
	Retail	14,225	14,225	399	245	1,281	1,387
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	2,813	2,813	115	381	278	178
	Hotel	2,828	2,828	343	304	193	186
		22,108	22,108	1,418	1,006	1,855	2,251

INTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	510	572	47	21	35	110
	Retail	1,567	1,307	41	24	201	189
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	709	731	2	12	138	87
	Hotel	282	458	0	33	38	26
		3,068	3,068	90	90	412	412
	% Reduction	13.9%		7.4%		20.1%	

EXTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	1,732	1,670	514	55	68	390
	Retail	12,658	12,918	358	221	1,080	1,198
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	2,104	2,082	113	369	140	91
	Hotel	2,546	2,370	343	271	155	160
		19,040	19,040	1,328	916	1,443	1,839

Amended 117911685

Amended
115038864

Amended
115038864

amended
115317018

DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DEDICATION:
STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: THAT DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS DANIA POINTE, A REPLAT.

THE RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE RIGHTS-OF-WAY ADJACENT TO STIRLING ROAD (SR-948) ARE DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT TRANSPORTATION (F.D.O.T) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, THAT SAID DANIA LIVE 1748, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH DENIS VICE PRESIDENT THIS 26TH DAY OF APRIL, A.D. 2016.

WITNESSES:

PRINT NAME: Peter S. Fliet
M. T. ROMMADO
PRINT NAME: M. T. ROMMADO

BY: DANIA LIVE 1748, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: JOSEPH DENIS
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT:

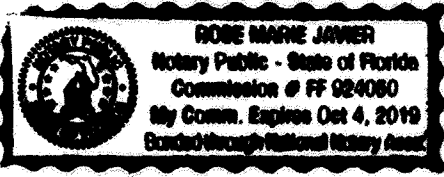
STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JOSEPH DENIS AS VICE PRESIDENT OF DANIA LIVE 1748, LLC A DELAWARE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS: MY HAND AND SEAL THIS 26 DAY OF APRIL, A.D. 2016.

COMMISSION NO.: FF 924050
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: 10/4/19 PRINT NAME: Rose Marie Javier



CITY COMMISSION

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH STATE OF FLORIDA, COUNTY OF BROWARD BY ORDINANCE NO. 2016-003, ADOPTED THIS 23rd DAY OF FEBRUARY, A.D. 2016.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 3 DAY OF MAY, A.D. 2016.

BY: Louise Stilson LOUISE STILSON CITY CLERK
BY: Marco Salvino MAYOR, MARCO SALVINO, SR.,

CITY OF DANIA BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

BY: Bill Harris BILL HARRIS CHAIRPERSON
DATE: May 2, 2016

CITY OF DANIA BEACH, STATE OF FLORIDA, COUNTY OF BROWARD ENGINEERING DIVISION:

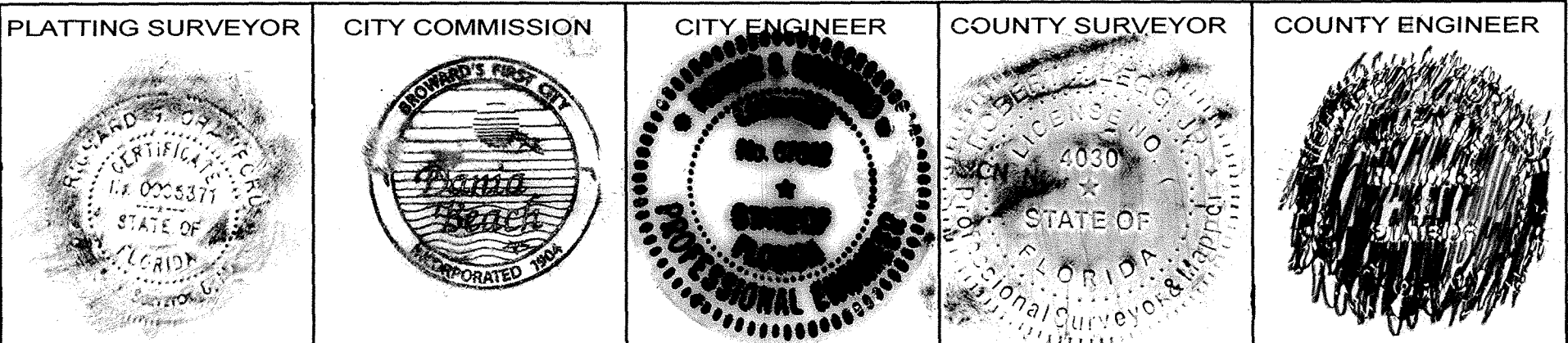
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 2nd DAY OF MAY, A.D. 2016.

BY: Ronnie Navarro RONNIE NAVARRO, P.E. CITY ENGINEER FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 67642

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

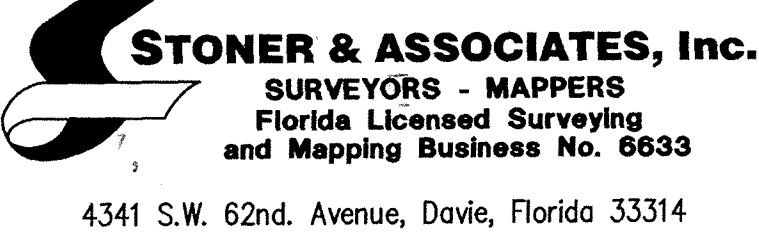
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

BY: Marc LaFrierre MARC LAFERRIER, AICP DIRECTOR
DATE: 5-2-16



PLAT BOOK 183 PAGE 91
INSTR # 114485103, Plats 183/91
Page 1 of 9
Recorded 07/06/2017 at 11:17 AM

PREPARED BY :



BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 19 DAY OF JUNE, A.D. 2017.

BY: Jo Scodia DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 17 DAY OF DECEMBER, A.D. 2015.

BY: Ame Cato 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 30th DAY OF JUNE, A.D. 2017.

BY: DVN Stetina EXECUTIVE DIRECTOR OR DESIGNEE

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 14th DAY OF JUNE, A.D. 2016.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: Margaret Ruff DEPUTY
BY: Brian Fox MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 6th DAY OF JULY, A.D. 2017, AND RECORDED IN PLAT BOOK 183 AT PAGE 91-99, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: Deputy DEPUTY



BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Leggo ROBERT P. LEGGO, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER LS4030
DATE: 6/30/17

BY: Richard Tornese RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NUMBER 40263
DATE: 6/30/17

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 20 DAY OF OCTOBER, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: Richard G. Brown RICHARD G. BROWN, JR. PROFESSIONAL SURVEYOR AND MAPPER NO. LS5371
STONER & ASSOCIATES, INC. 4341 S.W. 62nd AVENUE DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION NUMBER LB6633

DATE: 4/25/16
PLANNING FILE NO. 035-MP-1

DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 3, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 12+, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT OF WAY AS DEDICATED BY SAID SAN-MAR PLAT, ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50, SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH BROWARD COUNTY, FLORIDA

INSTR #114485103
Plats 183/91
Page 2 of 9

PREPARED BY :

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd Avenue, Davie, Florida 33314

THE RIGHTS-OF-WAY ADJACENT TO STIRLING ROAD (SR-848) ARE DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

DEDICATION:
STATE OF VIRGINIA } SS
COUNTY OF ROANOKE

KNOW ALL MEN BY THESE PRESENTS: THAT DISCOUNT AUTO PARTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS DANIA POINTE, A REPLAT.

THE RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR DRAINAGE AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF: THAT SAID DISCOUNT AUTO PARTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM H. CARTER ITS VICE PRESIDENT THIS 2 DAY OF May, A.D. 2016.

WITNESS:

BY: William H. Carter
WILLIAM H. CARTER, VICE PRESIDENT

PRINT NAME: Jordan Vance

WITNESS:

Joanne M. Hamner
PRINT NAME: Joanne M. Hamner

ACKNOWLEDGMENT:

STATE OF VIRGINIA } SS
COUNTY OF ROANOKE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME WILLIAM H. CARTER AS VICE PRESIDENT OF DISCOUNT AUTO PARTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS: MY HAND AND SEAL THIS 2 DAY OF May, A.D. 2016.

COMMISSION NO.: 7301160

Michelle Lickiter Clark
NOTARY PUBLIC - STATE OF VIRGINIA

MY COMMISSION EXPIRES: 2/28/2017

PRINT NAME: Michelle Lickiter Clark

Michelle Lickiter Clark
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7301160
My Commission Expires 2/28/2017

PREPARED BY :
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd. Avenue, Davie, Florida 33314

INSTR #114485103
Plats 183/91
Page 3 of 9

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83 ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", DUKE & DUKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 49.21 FEET;

THENCE N.12°26'03"E., A DISTANCE OF 201.54 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", SAID DUKE & DUKE SUBDIVISION;

THENCE N.01°41'47"W., ALONG SAID EAST LINE AND THE WEST LINE OF PARCEL "A", OF SAID SAN-MAR PLAT, A DISTANCE OF 231.30 FEET;

THENCE S.88°18'13"W., A DISTANCE OF 513.30 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°43'55"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°00'14" AND A RADIUS OF 5,929.65 FEET, FOR AN ARC DISTANCE OF 414.38 FEET, TO A POINT OF TANGENCY;

THENCE N.04°16'19"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1,158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'02"E., ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID TRACT "A";

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1,324.07 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID EAST LINE, A DISTANCE OF 295.03 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°26'02"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 2,295.74 FEET;

THENCE S.05°20'43"W., A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E., A DISTANCE OF 200.00 FEET, TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE S.43°02'17"W., A DISTANCE OF 42.08 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", (THE FOLLOWING THREE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A");

THENCE S.87°34'11"W., A DISTANCE OF 53.26 FEET;

THENCE N.85°35'15"W., A DISTANCE OF 100.72 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 200.03 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING A POINT ON THE EAST LINE OF SAID TRACT "A", "THE GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 10.00 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET;

THENCE S.87°34'11"W., A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 269.97 FEET;

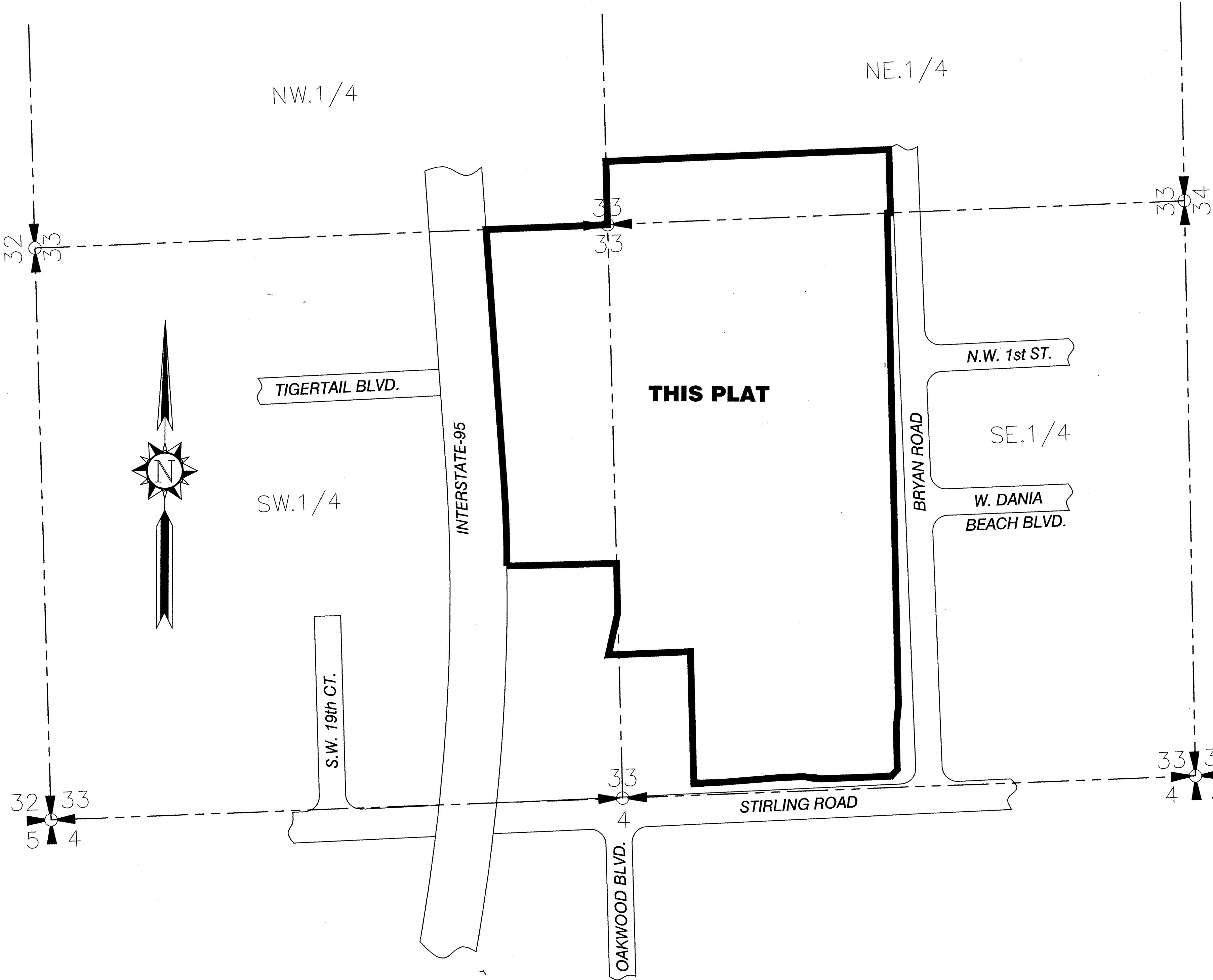
THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET; TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 102.03 ACRES, (4,444,235 SQUARE FEET), MORE OR LESS.



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.

LOCATION MAP
SCALE: 1"=300'

DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

RIGHT-OF-WAY DEDICATION AREA TABLE		
TOTAL PLAT BOUNDARY PARCEL	4,444,235.46	102.03
NORTH BRYAN ROAD R/W PARCEL	11,237.75	0.258
SOUTH BRYAN ROAD R/W PARCEL	6,448.57	0.148
STIRLING ROAD R/W PARCEL	21,201.08	0.487
TOTAL RIGHT-OF-WAY PARCEL	38,887.39	0.893
PARCEL A	4,405,348.06	101.132

NOTES:

- THE BEARINGS SHOWN ON THIS PLAT, ARE BASED ON STATE PLANE COORDINATES, TRANSVERSE MERCATOR, FLORIDA EAST ZONE, N.A.D. 83 WITH THE 1990 ADJUSTMENT AS SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL CONTROL NETWORK. CONTROL MONUMENTS THAT WERE UTILIZED IN THIS SURVEY WERE E38, E39 & G38 WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 33-50-42 HAVING A BEARING OF N.87°34'11"W.
- THIS PLAT IS RESTRICTED TO 893,000 SQUARE FEET OF COMMERCIAL USE; 506,000 SQUARE FEET OF OFFICE USE; 7,000 SQUARE FEET OF BANK, A SERVICE STATION WITH 12 FUEL POSITIONS; 300 HOTEL ROOMS; AND 1,000 HIGH RISE UNITS. BANKS AND/OR COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE PROPOSED OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ADDITION, FREESTANDING OR DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE PROPOSED COMMERCIAL USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE ASSESSED AS COMMERCIAL USE.

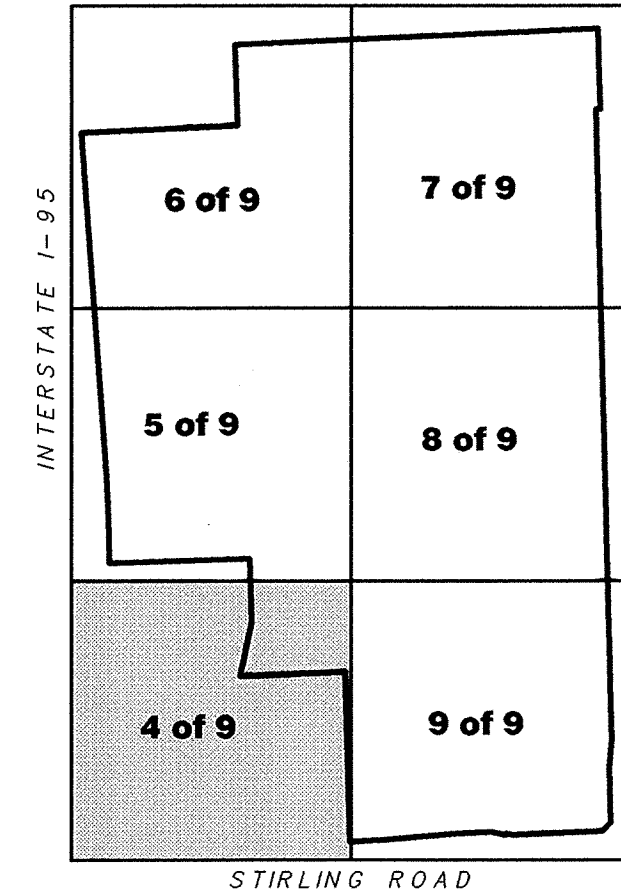
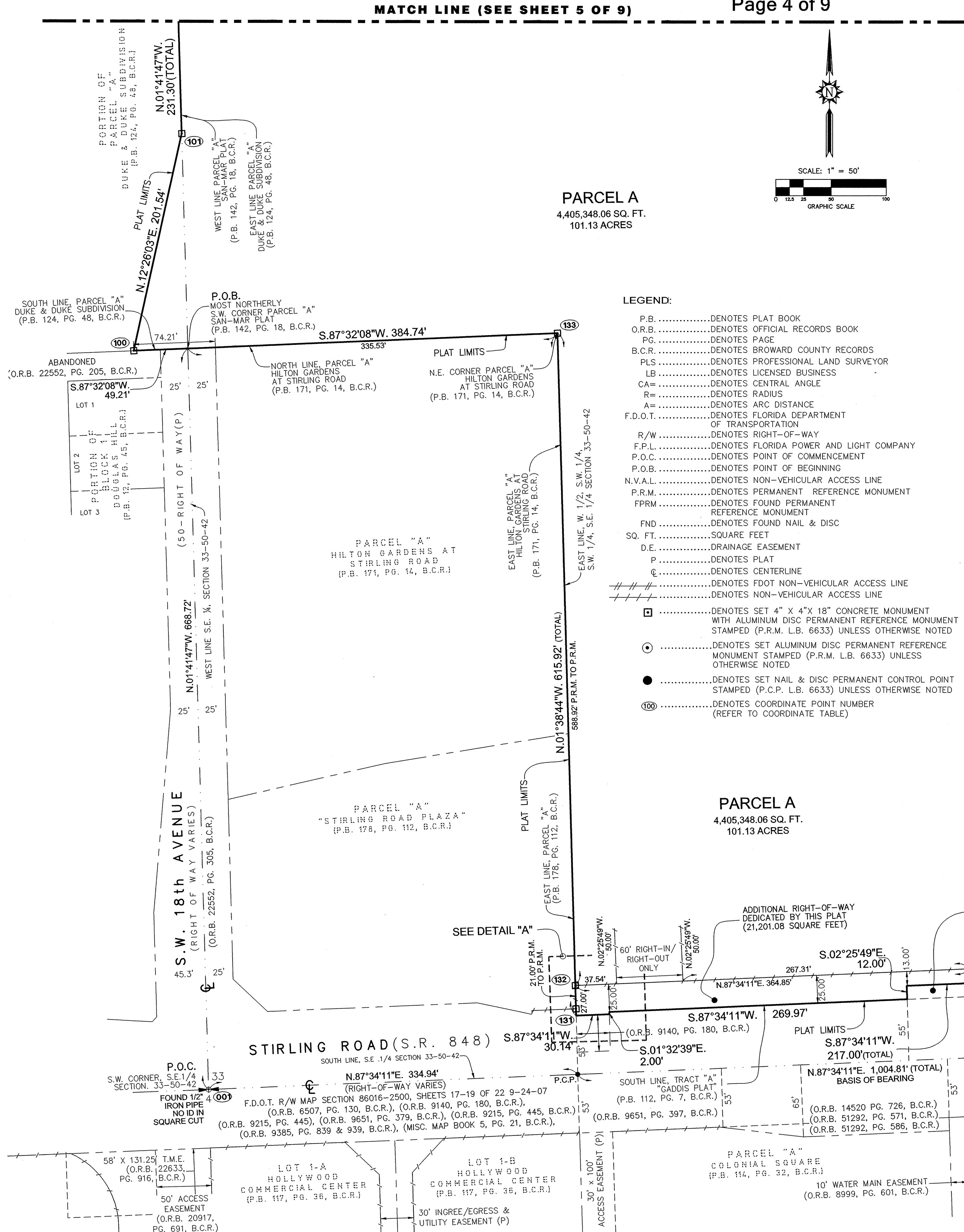
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND 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 IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 14, 2021 THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

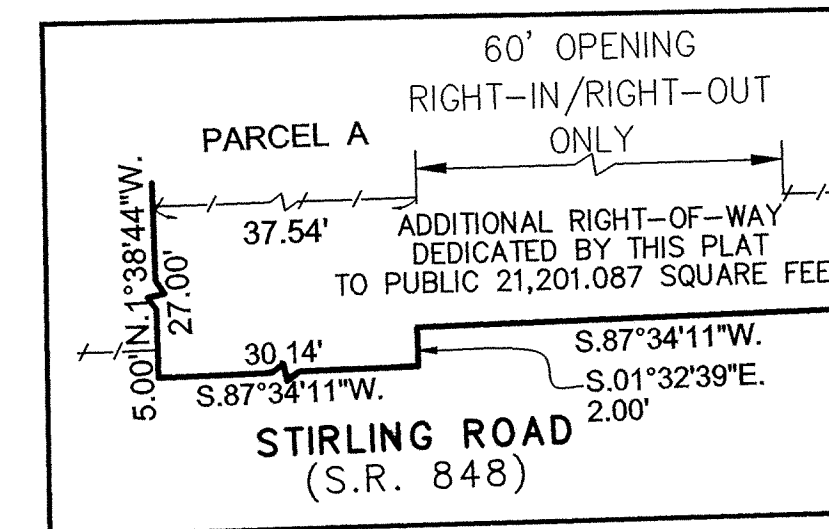
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JUNE 14, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 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 NOTE 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.

NOTICE:

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MATCH LINE (SEE SHEET 9 OF 9)



ADDITIONAL RIGHT-OF-WAY TO THE PUBLIC PER (O.R.B. 22120 PG. 521, B.C.R.)

COORDINATE TABLE		
NUMBER	NORTHING	EASTING
001	624077.0030	931972.9730
100	624743.3112	931904.0162
101	624940.1239	931947.4118
131	624150.1862	932305.9143
132	624171.1795	932305.3124
133	624759.8542	932288.3997

PREPARED BY :

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd Avenue, Davie, Florida 33314

DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE, RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

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COORDINATE TABLE		
NUMBER	NORTHING	EASTING
102	625171.3183	931940.5651
103	625156.1235	931427.4853
104	625570.0902	931411.0760

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4341 S.W. 62nd. Avenue, Davie, Florida 33314

INSTR #114485103

Plats 183/91

Page 6 of 9

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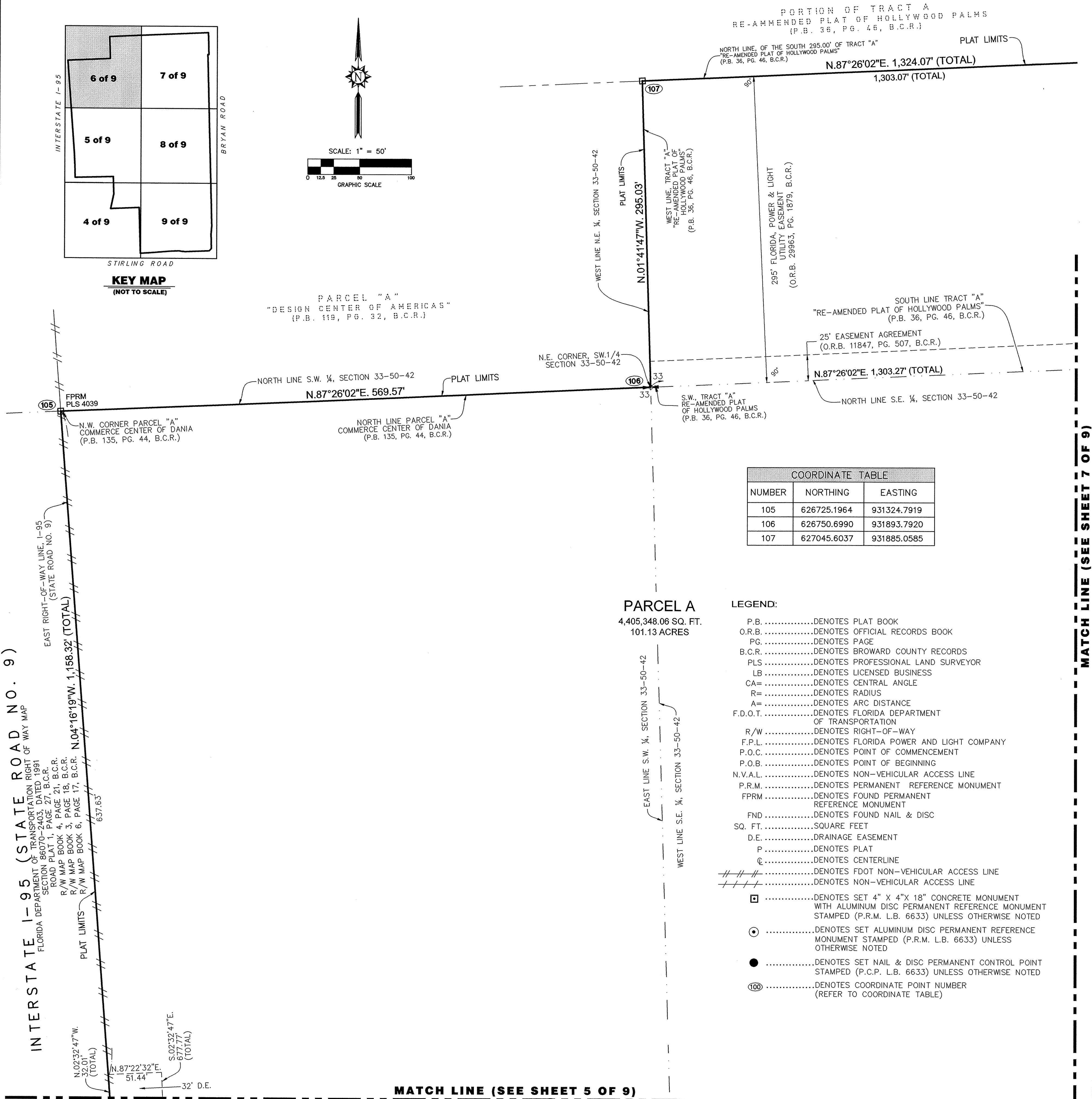
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4341 S.W. 62nd Avenue, Davie, Florida 33314

PLANNING FILE NO. 035-MP-15



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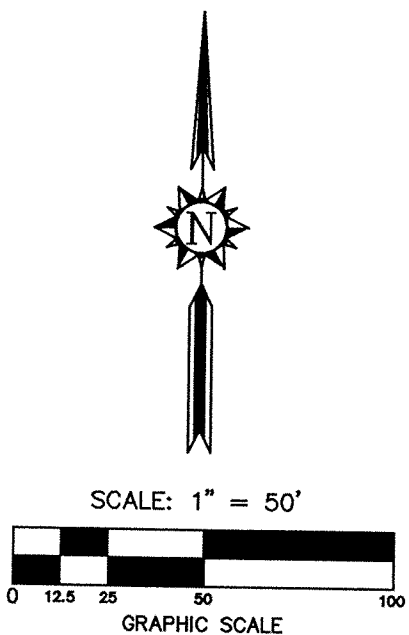
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PREPARED BY :



4341 S.W. 62nd Avenue, Davie, Florida 33314

PORTION OF TRACT A
RE-AMENDED PLAT OF HOLLYWOOD PALMS
(P.B. 36, PG. 46, B.C.R.)



PLAT LIMITS
N.87°26'02"E. 1,324.07' (TOTAL)
1,303.07' (TOTAL)

295' FLORIDA POWER & LIGHT
UTILITY EASEMENT
(O.R.B. 29963, PG. 1879, B.C.R.)

ADDITIONAL RIGHT-OF-WAY
DEDICATED BY
THIS PLAT TO PUBLIC
11,237.75 SQUARE FEET

EAST LINE, TRACT "A"
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(P.B. 36, PG. 46, B.C.R.)

P.C.P.
& DISC "K&A"

FOUND NAIL
& DISC "K&A"

FOUND NAIL
& DISC "K&A"

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FOUND NAIL
& DISC "K&A"

SOUTH LINE TRACT "A"
"RE-AMENDED PLAT OF HOLLYWOOD PALMS"
(P.B. 36, PG. 46, B.C.R.)

N.87°26'02"E. 1,303.27' (TOTAL)
NORTH LINE S.E. 1/4, SECTION 33-50-42

25' EASEMENT AGREEMENT
(O.R.B. 11847, PG. 507, B.C.R.)

S.87°26'02"W. 15.00'

N.E. CORNER, PARCEL "A"
"DANIA OFFICE PARK"
(P.B. 130, PG. 29, B.C.R.)

10' ADDITIONAL RIGHT-OF-WAY
TO THE PUBLIC PER
(P.B. 130, PG. 29, B.C.R.)

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(P.B. 130, PG. 29, B.C.R.)

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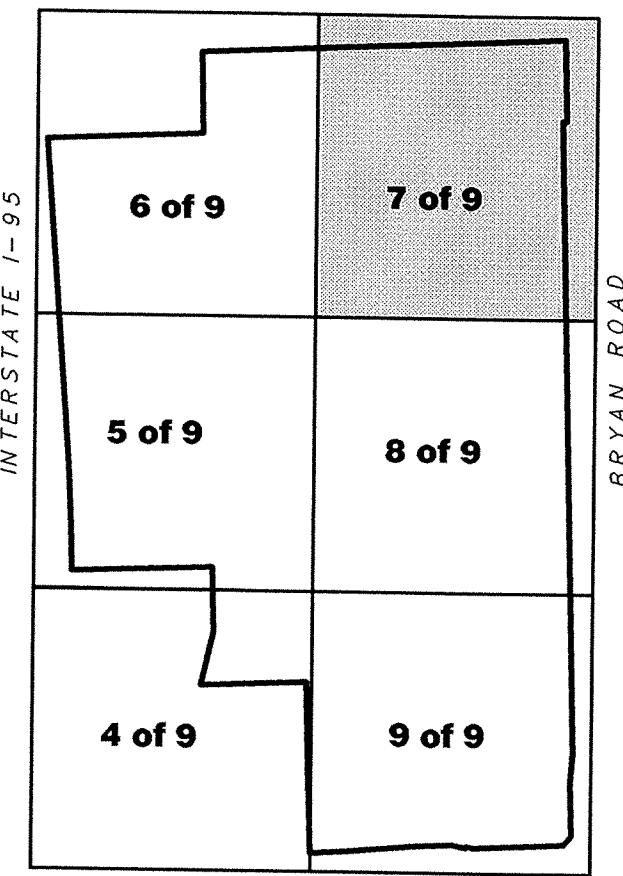
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LEGEND:

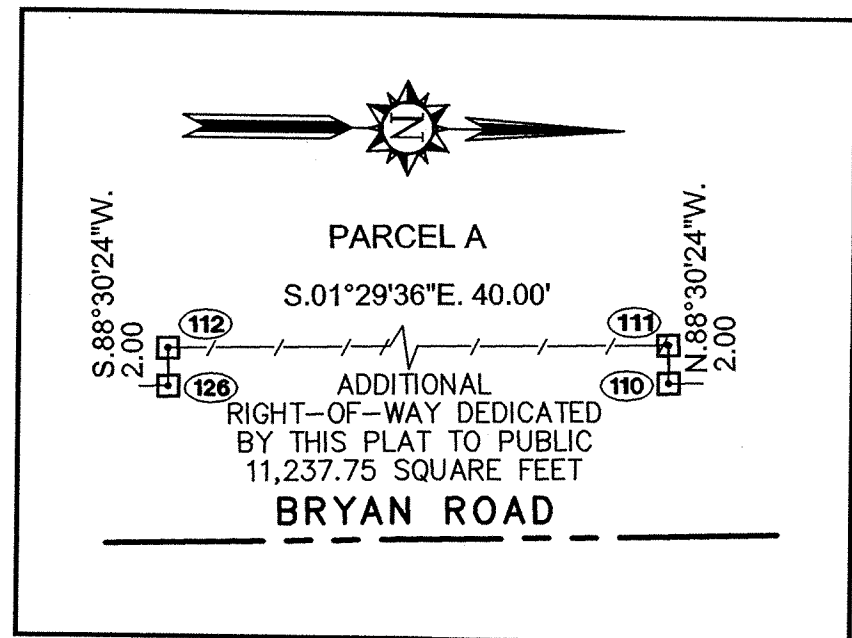
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FNDDENOTES FOUND NAIL & DISC
SQ. FT.SQUARE FEET
D.E.DRAINAGE EASEMENT
PDENOTES PLAT
CDENOTES CENTERLINE
// // //DENOTES FDOT NON-VEHICULAR ACCESS LINE
+ + + + +DENOTES NON-VEHICULAR ACCESS LINE
-DENOTES SET 4" X 4" X 18" CONCRETE MONUMENT
WITH ALUMINUM DISC PERMANENT REFERENCE MONUMENT
STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
-DENOTES SET ALUMINUM DISC PERMANENT REFERENCE
MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS
OTHERWISE NOTED
-DENOTES SET NAIL & DISC PERMANENT CONTROL POINT
STAMPED (P.C.P. L.B. 6633) UNLESS OTHERWISE NOTED
- ⑩DENOTES COORDINATE POINT NUMBER
(REFER TO COORDINATE TABLE)



KEY MAP
(NOT TO SCALE)

COORDINATE TABLE		
NUMBER	NORTHING	EASTING
108	627103.9464	933186.8213
109	626809.0565	933195.7546
110	626564.0910	933202.1410
111	626564.0389	933200.1417
112	626524.0524	933201.1841
113	626524.1046	933203.1835

RIGHT-OF-WAY DEDICATION AREA TABLE		
TOTAL PLAT BOUNDARY PARCEL	4,444,235.46	102.03
NORTH BRYAN ROAD R/W PARCEL	11,237.75	0.258
SOUTH BRYAN ROAD R/W PARCEL	6,448.57	0.148
STIRLING ROAD R/W PARCEL	21,201.08	0.487
TOTAL RIGHT-OF-WAY PARCEL	38,887.39	0.893
PARCEL A	4,405,348.06	101.132



PARCEL A
4,405,348.06 SQ. FT.
101.13 ACRES

ADDITIONAL RIGHT-OF-WAY
DEDICATED BY
THIS PLAT TO PUBLIC
11,237.75 SQUARE FEET

10' ADDITIONAL RIGHT-OF-WAY
TO THE PUBLIC PER
(P.B. 130, PG. 29, B.C.R.)

10' ADDITIONAL RIGHT-OF-WAY
TO THE PUBLIC PER
(P.B. 130, PG. 29, B.C.R.)

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10' ADDITIONAL RIGHT-OF-WAY
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S.01°29'36"E. 2,295.74' (TOTAL)

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PORTION OF TRACT A
WEST MOORLAND
(P.B. 19, PG. 8, B.C.R.)

PORTION OF TRACT A
WEST MOORLAND
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(P.B. 19, PG. 8, B.C.R.)

PORTION OF TRACT A
WEST MOORLAND
(P.B. 19, PG. 8, B.C.R.)

PORTION OF PARCEL "A"
BRYAN ROAD WAREHOUSES
(P.B. 179, PG. 112, B.C.R.)

ADDITIONAL RIGHT-OF-WAY
TO THE PUBLIC PER
(P.B. 170, PG. 112, B.C.R.)

MATCH LINE (SEE SHEET 8 OF 9)

MATCH LINE (SEE SHEET 6 OF 9)

NOTES:

1. THE BEARINGS SHOWN ON THIS PLAT, ARE BASED ON STATE PLANE COORDINATES, TRANSVERSE MERCATOR, FLORIDA EAST ZONE, N.A.D. 83 WITH THE 1990 ADJUSTMENT AS SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL CONTROL NETWORK. CONTROL MONUMENTS THAT WERE UTILIZED IN THIS SURVEY WERE E38, E39 & G38 WITH THE SOUTH LINE OF THE SE ¼ OF SECTION 33-50-42 HAVING A BEARING OF N.87°34'11"W.
2. THIS PLAT IS RESTRICTED TO 893,000 SQUARE FEET OF COMMERCIAL USE; 506,000 SQUARE FEET OF OFFICE USE; 7,000 SQUARE FEET OF BANK, A SERVICE STATION WITH 12 FUEL POSITIONS; 300 HOTEL ROOMS; AND 1,000 HIGH RISE UNITS. BANKS AND/OR COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE PROPOSED OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ADDITION, FREESTANDING OR DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE PROPOSED COMMERCIAL USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN CASES WHERE A BUILDING FLOOR MAY HAVE BOTH COMMERCIAL AND OFFICE USES, THE ENTIRE FLOOR WILL BE ASSESSED AS COMMERCIAL USE.
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- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JUNE 14, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
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COORDINATE TABLE		
NUMBER	NORTHING	EASTING
114	625982.3326	933217.3078
115	625982.4889	933223.3047
116	625470.7715	933236.6466
117	625165.3017	933244.6104

RIGHT-OF-WAY DEDICATION AREA TABLE		
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NORTH BRYAN ROAD R/W PARCEL	11,237.75	0.258
SOUTH BRYAN ROAD R/W PARCEL	6,448.57	0.148
STIRLING ROAD R/W PARCEL	21,201.08	0.487
TOTAL RIGHT-OF-WAY PARCEL	38,887.39	0.893
PARCEL A	4,405,348.06	101.132

PREPARED BY :



STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd. Avenue, Davie, Florida 33314

PLANNING FILE NO. 035-MP-15

LEGEND:

P.B.DENOTES PLAT BOOK
O.R.B.DENOTES OFFICIAL RECORDS BOOK
P.G.DENOTES PAGE
B.C.R.DENOTES BROWARD COUNTY RECORDS
P.L.S.DENOTES PROFESSIONAL LAND SURVEYOR
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PDENOTES PLAT
@DENOTES CENTERLINE
// // //DENOTES FDOT NON-VEHICULAR ACCESS LINE
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- ☐ DENOTES SET 4" X 4" X 18" CONCRETE MONUMENT WITH ALUMINUM DISC PERMANENT REFERENCE MONUMENT STAMPED (P.R.M. L.B. 6633) UNLESS OTHERWISE NOTED
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- ① DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)

PARCEL A
4,405,348.06 SQ. FT.
101.13 ACRES

MATCH LINE (SEE SHEET 5 OF 9)

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DANIA POINTE

A REPLAT OF ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE, RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF BRYAN ROAD RIGHT-OF-WAY AS DEDICATED BY SAID SAN-MAR PLAT. ALL BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE WITHIN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

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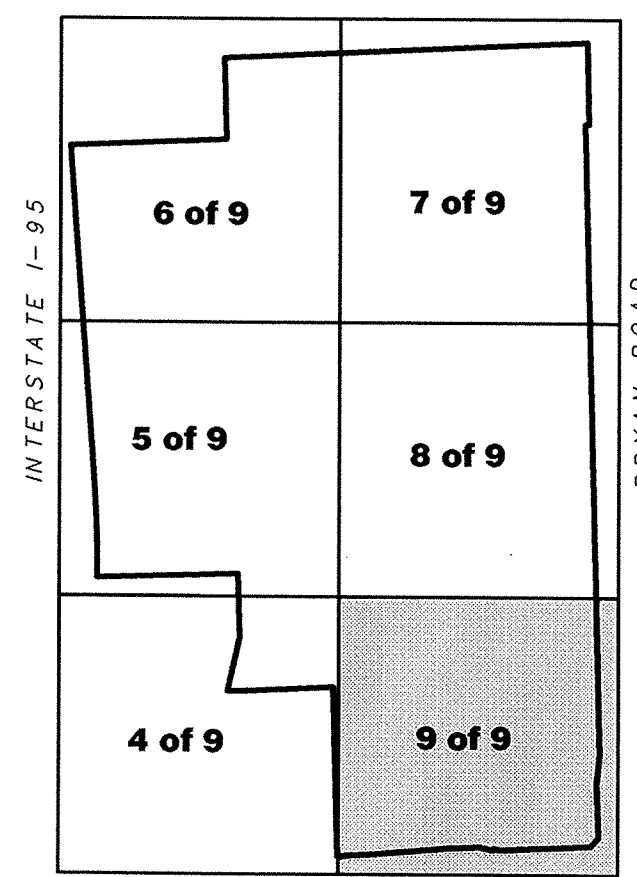
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KEY MAP
(NOT TO SCALE)

LEGEND:

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O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
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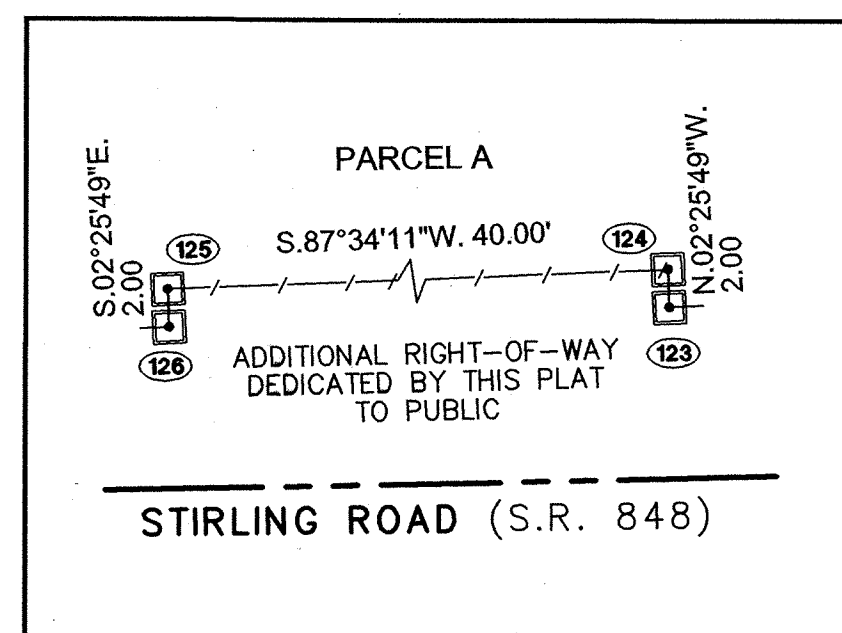
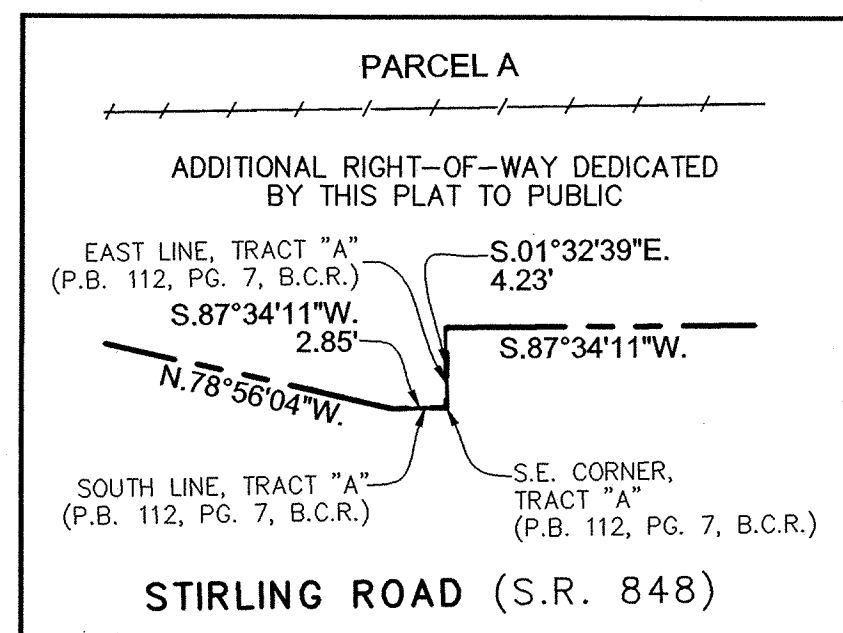
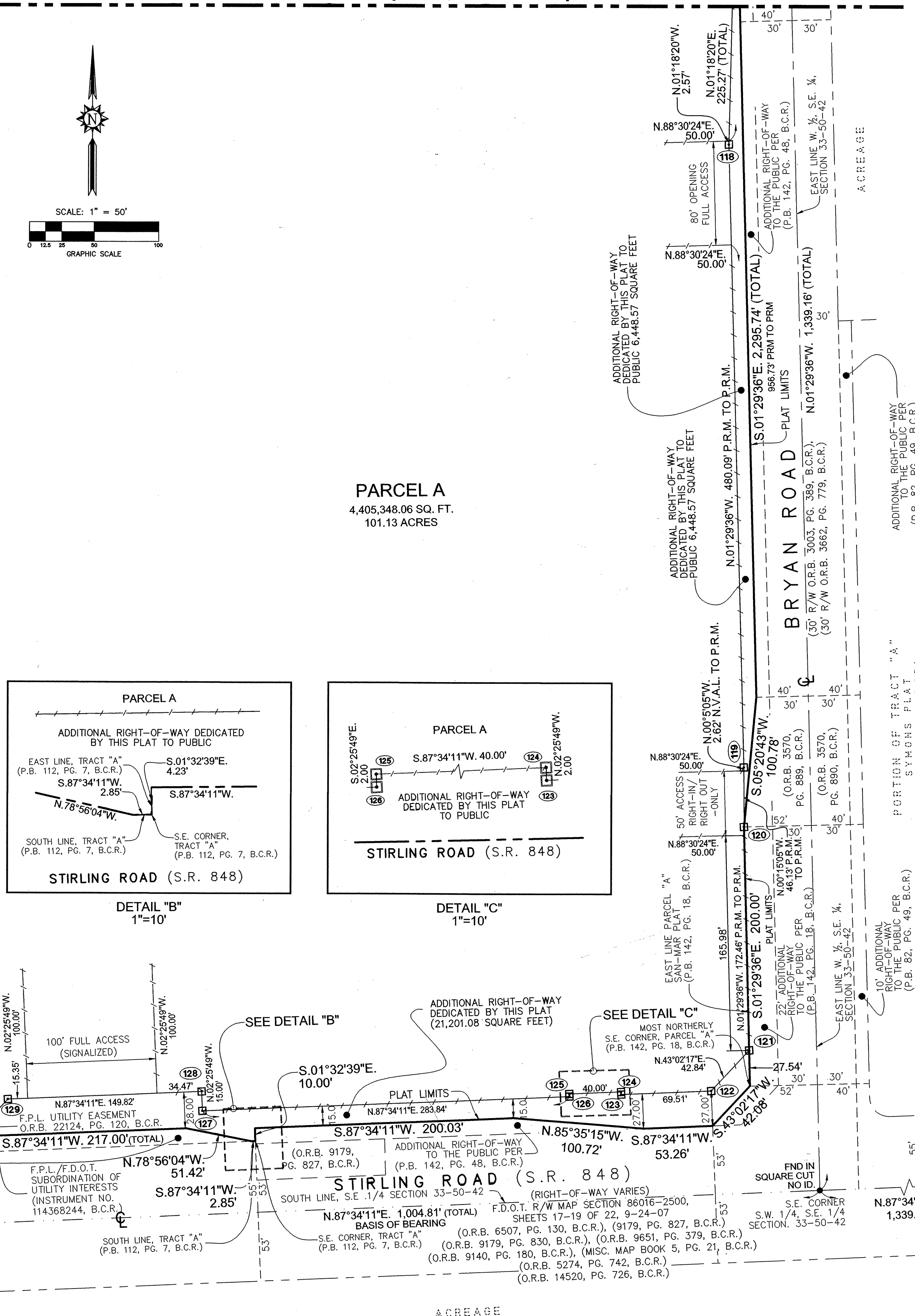
COORDINATE TABLE		
NUMBER	NORTHING	EASTING
002	624077.0030	931972.9730
118	624940.0915	933239.4781
119	624460.1637	933251.9901
120	624414.0303	933252.1926
121	624241.6274	933256.6874
122	624210.3151	933227.4491
123	624207.3697	933158.0492
124	624209.3679	933157.9644
125	624207.6718	933118.0002
126	624205.6736	933118.0850
127	624193.6383	932834.5016
128	624208.6249	932833.8655
129	624202.2722	932684.1802
130	624186.6497	932669.8298

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MATCH LINE (SEE SHEET 8 OF 9)

MATCH LINE (SEE SHEET 4 OF 9)



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PREPARED BY :

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4341 S.W. 62nd Avenue, Davie, Florida 33314

PLANNING FILE NO. 035-MP-15

Virtual Community Meeting Invitation

The Dania Live property owner is inviting you to attend a virtual community meeting to discuss applications for an amendment to the Dania Pointe Development Design Guidelines (“DDG”) and an amendment to the plat note for the Dania Pointe Plat submitted to the City of Dania Beach (Application Numbers RZ-006-25 and DR-007-25). This meeting is being held to discuss the proposed applications associated with the property outlined in the location map below. 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 applications and address questions. Please note more than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.



Virtual Community Meeting Link and Details

Meeting Date & Time: **Thursday, August 28, 2025 at 6:00 P.M Eastern Time**

Join Zoom Meeting

<https://greenspoonmarder.zoom.us/j/89845466832?pwd=1rbfzpggPm6VUG8zKWNnSoueLM3Sua.1>

Meeting ID: 898 4546 6832

Passcode: 587546

One tap mobile

+13052241968,,89845466832#,,, *587546# US

+16468769923,,89845466832#,,, *587546# US (New York)

Join instructions

<https://greenspoonmarder.zoom.us/meetings/89845466832/invitations?signature=RVypPK5KxJWzICLJM75j6yl7DLGTFbf2z9CYCidWIUY>

If you have specific questions regarding the proposed development that you would like answered during the community meeting, we request that you send them to Shane Zalonis at Greenspoon Marder LLP via e-mail to shane.zalonis@gmlaw.com in advance of the meeting.

INSTRUCTIONS FOR ZOOM MEETING

In order to 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>. 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) 1 346 248 7799 US (Houston) 1 253 215 8782 US (Tacoma)
1 312 626 6799 US (Chicago) 1 669 900 6833 US (San Jose)

August 29, 2025

VIA EMAIL: jmackey@daniabeachfl.gov

City of Dania Beach
Jessica Mackey, Planner
Planning and Zoning Division
100 W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Community Meeting Summary – Dania Pointe - Applications for DDG
Revisions (RZ-006-25) and Plat Note Amendment (DR-007-25)

Dear Jessica:

On behalf of the Dania Live property owner, (the “Applicant”), please consider this letter as a summary of community outreach efforts undertaken in relation to applications filed for an amendment to the Dania Pointe Development Design Guidelines (the “DDGs”) and a plat note amendment for the Dania Pointe Plat associated with the ~102.03 net acre property generally located on the north side of Stirling Road between I-95 and S. Bryan Road (the “Property”).

At 6:00 p.m. on August 28, 2025, we held a virtual community meeting. Other than members of the development team and a member of City of Dania Beach staff, one (1) person attended the meeting.

During the meeting, Elizabeth Somerstein, Partner with Greenspoon Marder LLP, presented the proposed applications using a PowerPoint presentation. The presentation materials are attached as **Exhibit A**. The attendee advised that they had no questions following the presentation. The meeting concluded at approximately 6:12 p.m. Please contact me at (954) 527-6258 if you have any questions or comments regarding this summary letter or the community meeting.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis
For the Firm

Enclosures

EXHIBIT A POWERPOINT PRESENTATION

DANIA POINTE

Applications for Amendment to Development Design Guidelines (DDG)
and Plat Note Amendment

Virtual Community Meeting – August 28, 2025

Aerial Location Map

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Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

Dania Pointe is located within the Planned Mixed Use Development (PMUD) Zoning District and contains an approved Development Design Guidelines and Development Standards (DDG) document associated with development within the Dania Pointe PMUD.

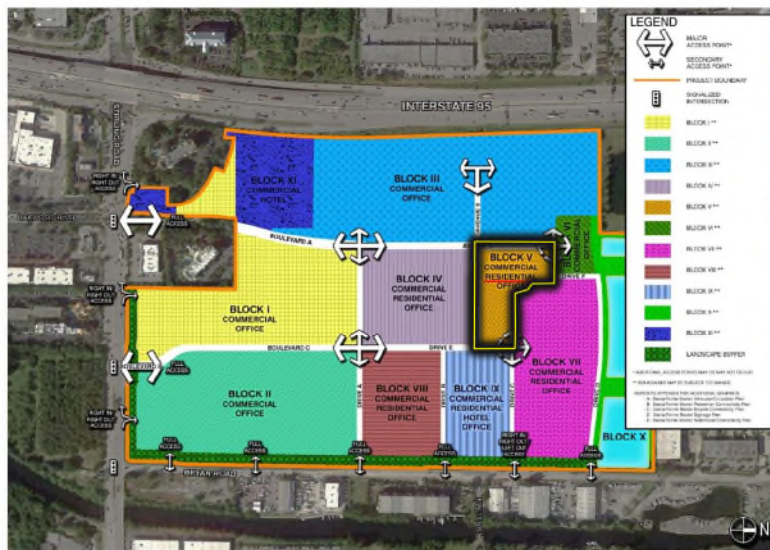
Applicant is proposing the following revisions to the Dania Pointe DDG:

- Reduction in permitted commercial square footage from 1,125,000 sf to 950,000 sf
- Increase in permitted hotel rooms from 400 rooms to 550 rooms
- Addition of residential use within Block V of Dania Pointe
- Addition of mid-rise residential units to the building types
- Adjusted development dates for the overall Dania Pointe development
 - Extends initial development of all parcels within Dania Pointe an additional 5 years, from December 31, 2030 to December 31, 2035
- Inclusion of designated ride share pick-up and drop-off locations
- Inclusion of bicycle docking stations for use by the City's bicycle sharing program

Dania Pointe Master Development Plan

4

- Addition of residential use within Block V of Dania Pointe

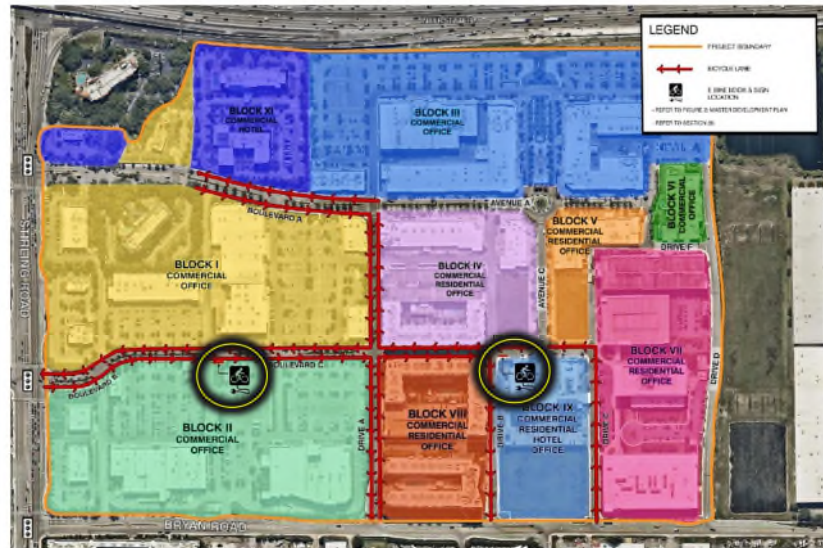


Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

Dania Pointe Master Bicycle Connectivity Plan

5

- Inclusion of bicycle docking stations for use by the City's bicycle sharing program



Dania Pointe Master Multimodal Connectivity Plan

6

- Inclusion of designated ride share pick-up and drop-off locations



Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach



Plat Note Amendment

Current note restriction:

The plat is restricted to 944,000 square feet of commercial use; 506,000 square feet of office use; 350 hotel rooms; 400 high rise units; and 1,000 mid-rise units.

Proposed note restriction:

The plat is restricted to 865,000 square feet of commercial use; 473,000 square feet of office use; 550 hotel rooms; and 1,110 mid-rise units.

- **Decreasing intensity of commercial and office uses**
 - 79,000 sq. ft. less commercial
 - 33,000 sq. ft. less office
- **High-rise units removed from the plat note**
 - 400 less high-rise units
- **Increasing number of hotel rooms and mid-rise units permitted**
 - 200 more hotel rooms
 - 110 more mid-rise units

Proposed Entitlements				# of Trips	# of Trips	# of Trips	# of Trips	# of Trips	# of Trips	# of Trips
ITE	Shop Center (>150ksf)	ITE 820	865 ksf	28,449	644	399	245	2,868	1,281	1,387
ITE	General Office Building	ITE 710	473 ksf	4,485	637	561	76	603	103	500
ITE	Hotel	ITE 310	550 room(s)	5,538	268	150	118	379	193	186
ITE	Multifamily Housing (High-Rise)	ITE 222	0 DU	377	19	5	14	23	14	9
ITE	Multifamily Housing (Mid-Rise)	ITE 221	1110 DU	5,248	477	110	367	433	264	169
			Subtotal	44,097	2,045	1,225	820	4,106	1,855	2,251
Internal Capture				% Daily	% AM	% PM				
	Shop Center (>150ksf)			10.0%	10.0%	15.0%	2,875	65	41	24
	General Office Building			24.0%	11.0%	24.0%	1,083	68	47	21
	Hotel			13.0%	12.0%	17.0%	740	33	0	33
	Multifamily Housing (High-Rise)			26.0%	0.0%	48.0%	97	0	0	11
	Multifamily Housing (Mid-Rise)			26.0%	3.0%	49.0%	1,343	14	2	12
			Subtotal	6,138	180	90	90	824	412	412
Pass-By Capture				Daily	AM	PM				
	Shop Center (>150ksf)			15.0%	0.0%	29.0%	3,836	0	0	661
	General Office Building			0.0%	0.0%	0.0%	0	0	0	0
	Hotel			0.0%	0.0%	0.0%	0	0	0	0
	Multifamily Housing (High-Rise)			0.0%	0.0%	0.0%	0	0	0	0
	Multifamily Housing (Mid-Rise)			0.0%	0.0%	0.0%	0	0	0	0
			Subtotal	3,836	0	0	0	661	313	348
Driveway Volumes				37,959	1,865	1,135	730	3,282	1,443	1,839
Net New External Trips				34,123	1,865	1,135	730	2,621	1,130	1,491
Trip Differential (Proposed - Existing Entitlements)				-747	-10	-10	0	-42	-13	-29

- Traffic study indicates proposed amendment results in a decrease in trip generation potential
 - 747 less daily trips
 - 10 less AM peak hour trips
 - 42 less PM peak hour trips

THANK YOU



AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews,
(Print Name)
who, after being duly sworn, deposes and says:

1. I am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

 I am the property Owner of the property identified below,

OR

 x I represent to the City of Dania Beach, Florida that I am an authorized agent and
representative of the property owner(s), see attached list,

(Print Name of Property Owner)

for the property located at see attached list (the "Property"), and this
(Address)

sworn statement pertains to the application for Rezoning & Design Development Guideline

(Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")
relating to Petition number(s) DR-007-25
RZ-006-25

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:

- Radius Map (1,000 feet)
- A digital mailing list, and
- One (1) copy of the mailing list for all property owners who or which own property located within 1,000 feet of the subject property.

3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request the mailing package even earlier). The mailing date is 20. I am also aware that pursuant to **LDC Sec. 610-30(D)(3)**, "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s); and a map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties."

4. If I do not timely provide the mailing package, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

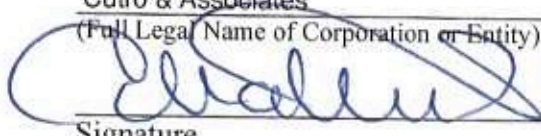
Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)

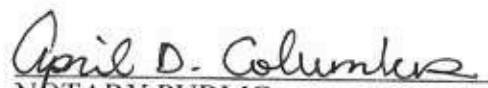

Signature

Christina Mathews

PRINT Name

Title

On July 24, 2025 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
FL DL _____ his/her/their
identification.


NOTARY PUBLIC
State of Florida

My Commission Expires: 11/20/2027



NAME	ADD	CITY	STATE	ZIP	ZIP 4
ST-ONGE,RICHARD	PO BOX 168	*ALFRED ON	CA	K0B 1	A0
FAUCHER,MANONFRAPPIER,YVES	623 RANG ST-GEORGES	*BEAUHARNOIS QC	CA	J6N 0	L9
SAVARD,EVENSDUFOUR,ANNICK	182 RUE TREMBLAY	*BEGIN QC	CA	G0V 1	B0
CUSSON,LUCRICHER,MARIE-CLAUDE	600 BLVD DE MORTAGNE	*BOUCHERVILLE QC	CA	J4B 8	N7
BELANGER,DONALDDUMONT,SONIA	75 RUE NOTRE-DAME - CP615	*CAPCHAT QC	CA	G0J 1	E0
CHRETIEN,JEANLAFORGE,LOUISETTE ETAL	288 PAPIN	*CONTRECOEUR QC	CA	J0L 1	C0
MICHAEL LAPENNA FAM TRLAPENNA,MICHAEL TRSTEE ETAL	150 PINE BEACH	*DORVAL QC	CA	H9S 2	T9
PAQUET,GILLES PAQUET,PIERRETTE	62 DEER ROCK LAKE ROAD	*FLINTON ON	CA	K0H 1	P0
LAFRENIERE,BRUNO &LAFRENIERE,JACQUES	63 LOUIS RIEL	*GATINEAU QC	CA	J8T 1	Y2
VISTA MYRTLE BEACH HOTEL LP	105 KING ST E	*KITCHENER ON	CA	N2G 2	K8
DROUIN,GINETTE PAGEAU &DROUIN,MARC	31 CHEMIN DES FONGEROLES	*LAC BEAUPORT QC	CA	G0A 2	C0
GAGNE,FRANCINE G	1305 LOUIS BASILE PIGEON	*LACHINE QC	CA	H8S 4	L7
CHAMBERLAND,CLAUDECHAMBERLAND,MARC ANDRE	50 DE LA BARRE #1404	*LONGUEVIL QC	CA	J4K 5	G2
ROUILLARD,HUGUETTE &ROUILLARD,ROGER	1945 ADONCOUR 419	*LONGUEVIL QC	CA	J4N 0	B6
LAROCQUE,PIERREJASMIN,RACHEL ETAL	603-17670 VICTOR	*MIRABEL QC	CA	J7N 1	B4
DALLAIRE,CLAUDE &DALLAIRE,GINETTE MATTEAU	1070 RUE SAVOIE	*PLESSISVILLE QC	CA	G6L 3	B2
GIRARD,MICHEL & MICHELLE &GIRARD,CAROLINE & GIRARD,N	331 AVE VENISE OUEST APP 301	*QUEBEC QC	CA	J0J 2	K0
MORIN,YVESBOUTIN,MARIE-FRANCE ETAL	700 MAXIME ST	*QUEBEC QC	CA	G2L 2	H8
ROBITAILLE,CHRISTIAN	1824 AVE DE LA FAMILLE	*QUEBEC QC	CA	G2G 1	M6
DOYON,FRANCINE	46 RUE WOOD #2	*SHERBROOKE QC	CA	J1J 2	X3
DOYON,SYLVIE	2245 RUE DU VERMONT	*SHERBROOKE QC	CA	J1J 1	G9
LETENDRE BALLARD,JACQUELINE	2940 RUE DESCHENES #517	*SHERBROOKE QC	CA	J1L 2	Z3
GUERIN,JACQUESGUERIN,LINE	221 RUE ST FRANCOIS	*SHERRINGTON QC	CA	J0L 2	N0
CHARLAND,MURIANNE &MCVEY,WILLIAM	12- 51413 RANGE ROAD #262	*SPRUCE GROVE AB	CA	T7Y 1	B4
DION,DANIELLE	747 RUE FERNET	*ST JEAN RICHELIEV QC	CA	J3B 8	W2
LECOURS,GHISLAINRENAUD,MARLENE	69 RUE DES CAMPANULES	*ST-APOLLINAIRE QC	CA	G0S 2	E0
OSTIGUY,GILLESOSTIGUY,FRANCOISE MASSE ETAL	236 RANG 3EME QUEST	*STOKE QC	CA	J0B 3	G0
TURGEON,PAULETTEBROCHU,MARIO	1187 BOUL FRONTENAC O	*THETFORD MINES QC	CA	G6G 6	K8
LETENDRE,ANGELELETENDRE,JACQUES	127 CHEMIN DU TRAVERSIER	*WALTHAM QC	CA	J0X 3	H0
CINEMATECH SEATING INC	4319 LINDBERGH DR	ADDISON	TX	75001	
CONPROPST,SANDRA	45 LONGHILL RD	AFTON	NY	13730	2301
ALETHA HARDGE PLAYER REV TRPLAYER,ALETHA HARDGE TRSTEE	20456 NE 34 CT	AVENTURA	FL	33180	1650
ATLANTIC 18 LLC	138 PARK DR	BAL HARBOUR	FL	33154	
COED-STIRLING ROAD LLC%ECONOMOS PROPERTIES	225 NE MIZNER BLVD #430	BOCA RATON	FL	33432	4078
NIBUR MAGIC LLC	2634 NW 49 ST	BOCA RATON	FL	33434	
BERETTA,ROBERT J JR	29 ROBIN DR	BRISTOL	RI	02809	
MAYA STARS LLC	1501 ST LAWRENCE AVE	BRONX	NY	10460	
SZYMANSKI,DENNIS J	471 S OGDEN ST APT 1	BUFFALO	NY	14206	3365
ELLIS,GARLAND RELLIS,NANCY R	3699 SUTHERLAND LN	CALIFORNIA	KY	41007	
LENKIEWICZ,PAULA	34 DIVISION ST	CHELSEA	MA	02150	
OLIVEIRA HOLDING GROUP LLC	7083 CRESCENT CREEK LANE	COCONUT CREEK	FL	33073	
OLIVEIRA HOLDING GROUP LLC	7083 CRESCENT CREEK LANE	COCONUT CREEK	FL	33073	
MCDONALDS CORP 009/0528% CHRISTOPHER N BIGGS	PO BOX 182571	COLUMBUS	OH	43218	
GEVA I CORP	10374 BERMUDA DR	COOPER CITY	FL	33026	
GUPTA,CHANDER	11380 TEMPLE ST	COOPER CITY	FL	33330	4443
H&S HOLLYWOOD PROPERTIES LLC	3612 NW 82 DR	COOPER CITY	FL	33024	
GOLDWIRE,HERBERTFAIRCHILD,SHELETARON	11216 NW 7 ST	CORAL SPRINGS	FL	33071	7957
L&J CAPITAL LLC	8504 NW 3 ST	CORAL SPRINGS	FL	33071	
DCOTA DEV CO LTD PRTRN%FORTRESS INVESTMENT GROUPS LLC	4550 TRAVIS ST	DALLAS	TX	75205	
ABSOLU,JESSECA	19 NW 14 AVE	DANIA BEACH	FL	33004	
AIKENS,FRANCESTYRONE A AIKENS REV LIV TR ETAL	1407 NW 1 ST	DANIA BEACH	FL	33004	5105
AISSI,YAMINA	250 JAMAICA ST #250	DANIA BEACH	FL	33004	
ALLAIRE,LYNDAALLAIRE,SYLVAIN ETAL	222 JAMAICA ST	DANIA BEACH	FL	33004	

B & A PROPERTIES	59 SW 12 AVE #110	DANIA BEACH	FL	33004	
B & A PROPERTIES LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	
BAILEY,ANN	102 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
BARRETTE,RAYMONDEDUBE,GILLES	90 DOMINICA ST #90	DANIA BEACH	FL	33004	2272
BEAUCHAMP,PIERRELAJEUNESSE,LYNE & RAYMOND,A C	82 DOMINICA ST #82	DANIA BEACH	FL	33004	
BEDARD,PATRICE &TURCOTTE,HUGUETTE	156 INAGUA ST	DANIA BEACH	FL	33004	2248
BEDARD,PIERRECARON,FRANCE	71 CAT CAY CT #71	DANIA BEACH	FL	33004	
BELANGER,LISE &ESTRADA,ENRIQUE	55 CAT CAY CT	DANIA BEACH	FL	33004	2274
BELIVEAU,MANONLACHAPELLE,GHISLAINE	261 JAMAICA ST #261	DANIA BEACH	FL	33004	
BENEBY,EARL G JR	160 NW 14 WAY	DANIA BEACH	FL	33004	2616
BENOIT,LISEHEBERT,NANCY & HEBERT,PASCAL	87 DOMINICA ST #87	DANIA BEACH	FL	33004	
BERGERON,GUYBERGERON,MARIETTA GOBEIL	264 JAMAICA ST #264	DANIA BEACH	FL	33004	2262
BERTRAND,RANALDPATENAUDE,MANON	59 CAT CAY CT #59	DANIA BEACH	FL	33004	2226
BISSON,GUYBISSON,FRANCE	110 OCEAN WATERWAY BLVD #110	DANIA BEACH	FL	33304	
BKORF PROPERTY MANAGEMENTCONSULTING SERVICES LLC	25 NW 14 CT	DANIA BEACH	FL	33004	5110
BLAKE,TREMENA	40 NW 14 AVE	DANIA BEACH	FL	33004	
BLUTEAU,ROBINBLUTEAU,DAVE & METAYER,CEDRIC	114 OCEAN WATERWAY BLVD #114	DANIA BEACH	FL	33004	
BOILY,STEPHANEGIRARD,MYRIAM	268 JAMAICA ST #268	DANIA BEACH	FL	33004	
BOOHER,BEATRICE A	246 JAMAICA ST #246	DANIA BEACH	FL	33004	
BOUCHARD,CHANTALETREMBLAY,SYLVAIN	240 JAMAICA ST #240	DANIA BEACH	FL	33004	
BOUCHARD,MANONPUGH,NICOLAS	243 JAMAICA ST #243	DANIA BEACH	FL	33004	
BOUCHAT,ALAINLAVALLEE,GINETTE	202 INAGUA ST	DANIA BEACH	FL	33004	
BOUCHER,STEPHANELIMOGE,SOPHIE	239 JAMAICA ST #239	DANIA BEACH	FL	33004	
BOUDREAULT,SYLVAINLAROUCHE,ISABELLE	131 ELEUTHERA DR	DANIA BEACH	FL	33004	
BOUGIE,LOUISE	3 HIGHBORNE LN # 3	DANIA BEACH	FL	33004	
BOULANGER,SOPHIE	196 INAGUA ST	DANIA BEACH	FL	33004	
BOURGOUIN,MICHELE	167 INAGUA ST	DANIA BEACH	FL	33004	
BOUTIN,MICHELLIZOTTE,YVES	232 JAMAICA ST #232	DANIA BEACH	FL	33004	
BOYER,DIANE MAILHOT	79 DOMINICA ST #79	DANIA BEACH	FL	33004	2265
BREITENSTEIN,ANTHONY	191 INAGUA ST	DANIA BEACH	FL	33004	2253
BRODEUR,ALAINPIGEON BRODEUR,CLAUDINE	135 ELEUTHERA DR #135	DANIA BEACH	FL	33004	
BROWN,LESLIE EILEEN	153 NW 14 WAY # 3	DANIA BEACH	FL	33004	
BROWN,PATRICIA% DUSKEY MARINE INC	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244
BROWN,RALPH & PATRICIA A	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244
BYETTE,YANNICKBYETTE,KARINE & BYETTE,MARIUS ET	266 JAMAICA ST	DANIA BEACH	FL	33004	
CF & A HILL FAMILY LTD	261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERS,JOANN &CHAMBERS,SAMUEL	208 NW 14 CT	DANIA BEACH	FL	33004	
CHARLAND,MANON	32 ANDROS PL	DANIA BEACH	FL	33004	
CHERIZAL,PATRICK CHERYBOYER,NATACHA	288 NW 13 CT	DANIA BEACH	FL	33004	
CHOI,JIN YOUNGPUZIK,BERNHARD JR	210 NW 14 CT	DANIA BEACH	FL	33004	
CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	
CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
CLOUTIER,LUCHOUSTON,GINA HUCKLE	53 CAT CAY CT	DANIA BEACH	FL	33004	
COACHMAN,TAYLOR	154 NW 14 WAY #2	DANIA BEACH	FL	33004	
COED-STIRLING,ROAD LLC DDCTDPUBLIC %CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
COLIGNY,TANYA SDORVIL,PASCAL JAMES	108 NW 14 AVE	DANIA BEACH	FL	33004	
CORRALES,ADRIANA RAQUELGUTIERREZ,MARCOS	277 NW 13 CT	DANIA BEACH	FL	33004	
COTE,DENIS & RODRIGUE,GINETTECOTE,RODRIGUE & COTE,NICOLAS	220 JAMACIA ST # 220	DANIA BEACH	FL	33004	
COTE,JOHANNEMATHIEU,RENE	263 JAMAICA ST #263	DANIA BEACH	FL	33004	
COTE,LYNDA	81 DOMINICA ST	DANIA BEACH	FL	33004	
COUPAL,NATHALIELACOMBE,ANTHONY ETAL	162 INAGUA ST #162	DANIA BEACH	FL	33004	
CURE,AMARILLA I	209 NW 14 CT	DANIA BEACH	FL	33004	
CURRO,JOANNE LFEKONIA,JOSEPH	137 ELEUTHERA DR #137	DANIA BEACH	FL	33004	2272
D2HM INVESTMENTS LLC	1500 SE 5 AVE	DANIA BEACH	FL	33004	

DAIGLE,RENEDAIGLE,CHRISTIAN & DAIGLE,V	174 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	2264
DAISE,KELVIN H	110 NW 14 AVE	DANIA BEACH	FL	33004	
DALEY,DONALD A & DARLA	17 HIGHBORNE LN #17	DANIA BEACH	FL	33004	
DALLAIRE,ANDREBOUCHARD,DENISE	270 JAMAICA ST #270	DANIA BEACH	FL	33004	
DAMIANO,LYNN M	4481 SW 54 CT	DANIA BEACH	FL	33314	
DANEAU,SYLVAINHUCKLE,N & DANEAU,ERICA ETAL	18 HIGHBORNE LN	DANIA BEACH	FL	33004	
DANIA BEACH MANAGEMENT GROUP LLC	35 SW 12 AVE #105	DANIA BEACH	FL	33004	
DANIA WAREHOUSE 101 LLC	59 SW 12 AVE #101-2	DANIA BEACH	FL	33004	3542
DANIA WAREHOUSE 102 LLC	59 SW 12 AVE #102-2	DANIA BEACH	FL	33004	3542
DEAN,WANDA B	761 SW 3 ST	DANIA BEACH	FL	33004	
DELOUCH,WILLIE EDWARD M JR	PO BOX 1165	DANIA BEACH	FL	33004	
DESAUTELS,DANIELRANGER,CLAUDETTE	256 JAMAICA ST	DANIA BEACH	FL	33004	
DESIGN & MEDIA GROUP LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	
DESJARDINS,DOREENLETENDRE,MARIE JOSEE	146 OCEAN WATERWAY BLVD #146	DANIA BEACH	FL	33004	
DORE,YVES & LISE	203 INAGUA ST #203	DANIA BEACH	FL	33004	2267
DRAPEAU,ALAINDRAPEAU,LISE PERREAULT	215 INAGUA ST #215	DANIA BEACH	FL	33004	
DRAYTON,KAREN LAVERNE	1426 NW 2 ST	DANIA BEACH	FL	33004	2606
DUBE,PATRICIALEDUC,MICHEL	213 INAGUA ST #213	DANIA BEACH	FL	33004	
DUCHESNEAU,JOHANNEMORIN,DANIEL	269 JAMAICA ST #269	DANIA BEACH	FL	33004	
DUEAS,NICOLAS	260 NW 14 CT #1-2	DANIA BEACH	FL	33004	
DUFOUR,ANGELO	212 INAGUA ST	DANIA BEACH	FL	33004	
DULCIETA PROPERTIES INC	232 NW 14 WAY	DANIA BEACH	FL	33004	
DUMAS,RAOUL	200 INAGUA ST	DANIA BEACH	FL	33004	
DUPAL,ROBERT A	56 CAT CAY CT #56	DANIA BEACH	FL	33004	2204
DUPUIS,ROBERTFORGET,REJEANNE	150 OCEAN WATERWAY BLVD #150	DANIA BEACH	FL	33004	
DURAND,PAULMAHER,LYNE	122 ELEUTHERA DR	DANIA BEACH	FL	33004	
EPC AUTOMOTIVE INC	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2236
FAUCHER,LUCFAUCHER,PATRICIA	262 JAMAICA ST #262	DANIA BEACH	FL	33004	2209
FELL,JOHN EDGAR	229 JAMAICA ST	DANIA BEACH	FL	33004	
FILION,ROGERVANIER,LISE	138 ELEUTHERA DR #138	DANIA BEACH	FL	33004	
FONTAINE,DORISFONTAINE,DENIS	46 BARBADOS BLVD	DANIA BEACH	FL	33004	2268
FORD,LINDA S H/ERECTOR,MARNIE FAIRCHILD	98 DOMINICA ST #98	DANIA BEACH	FL	33004	
FORD,TRAVIS	280 NW 14 WAY	DANIA BEACH	FL	33004	
FOX,FRANCIS P H/KELLEY,ROSEMARY	198 INAGUA ST	DANIA BEACH	FL	33004	
FRANCOEUR,MANONLACOMBE,LUC	160 INAGUA ST #160	DANIA BEACH	FL	33004	2266
FRERIKS,VIRGINIA	24 ANDROS PL #24	DANIA BEACH	FL	33004	
FUGERE,NICOLE	54 CAT CAY CT #54	DANIA BEACH	FL	33004	
FUNCHESS,DWAYNE L	15 NW 14 CT	DANIA BEACH	FL	33004	
FUNCHESS,MABLE	1481 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	
FUNCHESS,WILLIE ELIAS	25 NW 14 CT	DANIA BEACH	FL	33004	
FUSSELL,SHERLANNE	235 NW 14 CT	DANIA BEACH	FL	33004	
GAGNE,SOPHIE	184 INAGUA ST #184	DANIA BEACH	FL	33004	
GARDNER,ALBERTA EST	1402 NW 3 ST	DANIA BEACH	FL	33004	2621
GARDNER,NANCY H/ERUMA,STEPHEN G	161 INAGUA ST #161	DANIA BEACH	FL	33004	
GAUDREAU,DANIELLE	140 ELEUTHERA DR #140	DANIA BEACH	FL	33004	
GAUDREAU,DIANEONIN,MARCEL	163 INAGUA ST	DANIA BEACH	FL	33004	
GAUTHIER,GUY AGAUTHIER,PHILIPPE	231 JAMAICA ST #231	DANIA BEACH	FL	33004	
GEARY,JOANNE G	85 DOMINICA ST	DANIA BEACH	FL	33004	
GELINAS,MARCPROTEAU,SYLVIE ETAL	219 JAMAICA ST #219	DANIA BEACH	FL	33004	
GERVAIS,GLENNMARSOLAIS,SUZANNE	47 BARBADOS BLVD #47	DANIA BEACH	FL	33004	
GINGRAS,CLAUDETTEGINGRAS,GHISLAIN	155 INAGUA ST #155	DANIA BEACH	FL	33004	2248
GIROUX,ALAINGIROUX,DERECK & PIGELET,CHANTAL	166 INAGUA ST	DANIA BEACH	FL	33004	
GIROUX,MARIE PAULEHALLEE,NICOLAS ETAL	153 INAGUA ST #153	DANIA BEACH	FL	33004	
GOBEIL,JEAN-YVESMAILHOT-GOBEIL,JOHANNE	228 JAMAICA ST	DANIA BEACH	FL	33004	
GONZALEZ,ALVIN XAVIERHARJUNG,RICHARD JAKOB	130 ELEUTHERA DR #130	DANIA BEACH	FL	33004	2272
GONZALEZ,RON ALAN SRPIRES,SILVANA A	169 OCEAN WATERWAY BLVD #169	DANIA BEACH	FL	33004	2229

GOUPIL,FRANCINEGOUPIL,MICHEL	20 HIGHBORNE LN	DANIA BEACH	FL	33004	
GREEN,CHRIS DENISE	24 NW 14 AVE	DANIA BEACH	FL	33004	5108
GRIFFIN,CHRISTINE H/EGRIFIN,ROBERT E	45 BARBADOS BLVD	DANIA BEACH	FL	33004	2268
GUERIN,MARCELDDESCHAMPS,MARIETTE	157 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
HANKERSON,CHRISTA B EST	27 NW 14 AVE	DANIA BEACH	FL	33004	5113
HANKERSON,PHYLLIS	27 NW 14 AVE	DANIA BEACH	FL	33004	5113
HANNIGAN,ELISABETH AHANNIGAN,ROBERT T ETAL	205 INAGUA ST #205	DANIA BEACH	FL	33004	
HARBOR ONE REALTY INC	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2236
HARDGE,BERNARDHARDGE,DONALD L	292 NW 13 CT	DANIA BEACH	FL	33004	2613
HARDGE,BOBBIE H/EPLAYER,ALETHA & EDWARDS,ANNETTE	137 NW 14 AVE	DANIA BEACH	FL	33004	2630
HAYES,CLAUDE MICHELPASQUALETTO,NICOLE	192 INAGUA ST #192	DANIA BEACH	FL	33004	
HAYES,JACQUES &HAYES,MARJOLAINE	70 CAT CAY CT	DANIA BEACH	FL	33004	
HEFFERNAN,BARBARA AHEFFERNAN,COREY J	242 JAMAICA ST #242	DANIA BEACH	FL	33004	
HOLIDAY DIVER INC	180 GULFSTREAM WAY STE 2	DANIA BEACH	FL	33004	
HOTTE,NICOLE GUERINHOTTE,YVAN & HOTTE,LAURENT	267 JAMAICA ST #267	DANIA BEACH	FL	33004	
JACKSON,DOROTHY	1373 NW 3 ST	DANIA BEACH	FL	33004	2640
JACQUES,JOANNIEJACQUES,NATHALIE	185 INAGUA ST #185	DANIA BEACH	FL	33004	2217
JONES,MILTON JRJONES,ALBERT	722 SW 3 ST	DANIA BEACH	FL	33004	4901
JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357
KROLL,ROBERT J H/EKROLL,LAURA BARREDO	253 JAMAICA ST #253	DANIA BEACH	FL	33004	
L'HEBREUX MOREAU,CARMENMOREAU,PIERRE	134 ELEUTHERA DR	DANIA BEACH	FL	33004	
LABERGE,MARC H/E &DUFOUR,PIERRE	42 BARBADOS BLVD	DANIA BEACH	FL	33004	2268
LABRECQUE,GAETANEROUILLARD,COME	178 OCEAN WATERWAY BLVD # 178	DANIA BEACH	FL	33004	
LABRECQUE,ROBERT &LABRECQUE,LISE BEDARD	149 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
LACELLE,SYLVIEFILIAIRAULT,MICHAEL	248 JAMAICA ST #248	DANIA BEACH	FL	33004	
LACHANCE,RAYMOND &LACHANCE,FRANCE & LACHANCE,F	224 JAMAICA ST	DANIA BEACH	FL	33004	
LACROIX,HUGUETTE	193 INAGUA ST	DANIA BEACH	FL	33004	
LAMARRE,GILLESROY,GUYLAINE ETAL	35 BARBADOS BLVD #35	DANIA BEACH	FL	33004	
LAMONTAGNE,YVESBEAUDRY,MELISA	4 HIGHBORNE LN #4	DANIA BEACH	FL	33004	
LANTIGUA,GREGORIO	1350 NW 3 ST	DANIA BEACH	FL	33004	
LAPLANTE,LUCIEMALENFANT,DANIEL	34 BARBADOS BLVD #34	DANIA BEACH	FL	33004	
LAPOINT,CLAUDELAPOINT,CHANTAL CHARLAND	230 JAMAICA ST #230	DANIA BEACH	FL	33004	
LARIVIERE,FRANKDUMAS,GAETANE	74 DOMINICA ST #74	DANIA BEACH	FL	33004	
LARSON,MARDI L EST	29 ANDROS PL	DANIA BEACH	FL	33004	
LAZAR,AUDREY M	73 SW 12 AVE #109-A	DANIA BEACH	FL	33004	3523
LAZURE,ALAINLAZURE,GINETTE CHALIFOUX	235 JAMAICA ST #235	DANIA BEACH	FL	33004	
LEBREUX,JEAN-PIERREGARANT,DENYSE	255 JAMAICA ST	DANIA BEACH	FL	33004	
LEFEBVRE,YVON & DENISE	210 INAGUA ST	DANIA BEACH	FL	33004	
LEGARE,MARIO	95 DOMINICA ST	DANIA BEACH	FL	33004	
LEMAY,CAROLE	26 ANDROS PL #26	DANIA BEACH	FL	33004	
LEMAY,YVONDION,SYLVIE	14 HIGHBORNE LN #14	DANIA BEACH	FL	33004	
LIZANA,BOB LEELIZANA,JESSICA J	120 ELEUTHERA DR #120	DANIA BEACH	FL	33004	
LOISELLE,LIETTE &LOISELLE,LISETTE ETAL	37 BARBADOS BLVD #37	DANIA BEACH	FL	33004	
LONGO,NORMAN	132 ELEUTHERA DR	DANIA BEACH	FL	33004	
LUCAS,GARYLUCAS,CYNTHIA	50 NW 14 AVE	DANIA BEACH	FL	33004	
LUSSIER,MICHELDLAURIERS,NATHALIE	265 JAMAICA ST #265	DANIA BEACH	FL	33004	2262
MANN,BESSIE EST	31 NW 14 CT	DANIA BEACH	FL	33004	5110
MARCH,JUAN	92 DOMINICA ST #92	DANIA BEACH	FL	33004	
MARKEY,CORRINE LYDIA	180 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	2264
MARSOLAIS,LYNECHARTRAND,JOEL MARSOLAIS	116 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
MAUS,WILLIAM L	247 JAMAICA DR	DANIA BEACH	FL	33004	2262
MCKNIGHT,BENITA CLARK H/EMCKNIGHT,REGGIE	1360 NW 2 TER	DANIA BEACH	FL	33004	
MEUNIER,LISE GILMOREMEUNIER,PATRICK ETAL	91 DOMINICA ST	DANIA BEACH	FL	33004	2203
MITCHELL,CLARENCE JR & YASMA	1351 DANIA BEACH BLVD W	DANIA BEACH	FL	33004	
MOGK,WINIFRED J	141 ELEUTHERA DR	DANIA BEACH	FL	33004	
MOLLY FULFILLMENT &PACKAGING LLC	35 SW 12 AVE #110	DANIA BEACH	FL	33004	

MONAST,LOUISEGUERIN,JEAN-CLAUDE ETAL	7 HIGHBORNE LN #7	DANIA BEACH	FL	33004	
MONTFORD,OBIE III	107 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
MORIN,NICOLEMORIN,DOMINIQUE	99 DOMINICA ST #99	DANIA BEACH	FL	33004	
MTE-THOMSON INC	35 SW 12 AVE #112	DANIA BEACH	FL	33004	
MUMMERT,RALPH HENRY	96 DOMINICA ST #96	DANIA BEACH	FL	33004	
NANAN,SEGOBIN	260 NW 14 WAY	DANIA BEACH	FL	33004	
NORTON,TAMMY F	260 NW 13 CT	DANIA BEACH	FL	33004	
NUBY,RONALD D	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744
O'DONNELL,JOAN H/EDANSEREAU,MICHAEL C	207 INAGUA ST #207	DANIA BEACH	FL	33004	2217
OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	
OLD GRIFFIN CORP	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2236
OWENS,OPHELIA H/EMARTIN,FRANCINA &SLADE,DIANE EST	205 NW 14 CT	DANIA BEACH	FL	33004	
PAGEAU,ANDREPAGEAU,COLETTE L & PAGEAU,SOPHIE	49 BARBADOS BLVD	DANIA BEACH	FL	33004	
PALMER,T W & PALMER,JULIA MDDCTD PUBL C %CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
PAQUETTE,JOCELYNROCHETTE,LUCIE	218 JAMAICA ST #218	DANIA BEACH	FL	33004	
PARENT,CAROLEPARENT,MARTINE	251 JAMAICA ST #251	DANIA BEACH	FL	33004	
PEACOCK,MICHELINE L	60 CAT CAY CT	DANIA BEACH	FL	33004	
PERREAULT,JULIEN	78 DOMINICA ST #78	DANIA BEACH	FL	33004	
PERT,STEVEN	223 JAMAICA ST #223	DANIA BEACH	FL	33004	2261
PHILLIPS,ERIC	131 NW 14 AVE	DANIA BEACH	FL	33004	
PIERRERENE,KATHLEEN	1495 NW 2 ST	DANIA BEACH	FL	33004	
PLANTE,FRANCOISTREMBLAY,NATALIE	176 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
POPOLIZIO,SEVERINO	177 OCEAN WATERWAY BLVD #177	DANIA BEACH	FL	33304	
POTVIN,DICK	217 INAGUA ST #217	DANIA BEACH	FL	33004	
POULIN,PIERRE MICHELMALONEY,NATHALIE	237 JAMAICA ST #237	DANIA BEACH	FL	33004	
PROTEAU,LINDA	258 JAMAICA ST #258	DANIA BEACH	FL	33004	
PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
RD HOLDINGS WORLDWIDE LLC	35 SW 12 AVE #106-3	DANIA BEACH	FL	33004	
REITZ,JACK C &MADON-REITZ,SHERRY	1341 NW 2 ST	DANIA BEACH	FL	33004	
RICHARD,RENALD	43 BARBADOS BLVD	DANIA BEACH	FL	33004	
RJ MARINA HOLDINGS LLC	50 S BRYAN RD	DANIA BEACH	FL	33004	
RJ MARINA HOLDINGS LLCDDCTD PUBLIC %CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643
ROBINSON,JUDITH V	1353 NW 3 ST	DANIA BEACH	FL	33004	2640
ROLLINS,RUTHIE MAE EQLEROLLINS,ESPY L EST	257 NW 13 CT	DANIA BEACH	FL	33004	2612
ROY,REALBEAUDOIN,LOUISE ETAL	77 DOMINICA ST #77	DANIA BEACH	FL	33004	
ROY,REJEAN	226 JAMAICA ST # 226	DANIA BEACH	FL	33004	
RYNKIEWICZ,NATALIE T	154 INAGUA ST	DANIA BEACH	FL	33004	
SANCHEZ MORENO REAL ESTATE LLC	59 SW 12 AVE #112	DANIA BEACH	FL	33004	
SCHRADIN,ELIZABETH DIANEVOYT,TRACY	31 ANDROS PL	DANIA BEACH	FL	33004	
SCOTT,MARY L EST	140 NW 14 AVE	DANIA BEACH	FL	33004	2614
SIPPIO,DORETA	1421 NW 2 ST	DANIA BEACH	FL	33004	
SKINNER,BEVERLY	22 ELEUTHERA DR #22	DANIA BEACH	FL	33004	2260
SMITH,CYNTHIA H/ELUCAS,GARY	50 NW 14 AVE	DANIA BEACH	FL	33004	
SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #104-2	DANIA BEACH	FL	33004	
SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #105-2	DANIA BEACH	FL	33004	
SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	
SPILLMAN,LURMYCE D	81 NW 14 AVE	DANIA BEACH	FL	33004	5113
SPIN REALTY LLC	35 SW 12 AVE #107	DANIA BEACH	FL	33004	
SPIRIT AIRLINES INC	1731 RADIANT DR	DANIA BEACH	FL	33004	2437
SPUD LLC	35 SW 12 AVE #111-3	DANIA BEACH	FL	33004	
ST AMANT,JEAN PAULST AMANT,MARIE-LAURENCE ETAL	61 CAT CAY CT	DANIA BEACH	FL	33004	
ST-AMANT,LUCIEVAN WINDEN,PATRICK	159 INAGUA ST #159	DANIA BEACH	FL	33004	
ST-GELAIS,MIREILLE	190 INAGUA ST #190	DANIA BEACH	FL	33004	
ST-ONGE,MARC	118 ELEUTHERA DR #118	DANIA BEACH	FL	33004	
ST-PIERRE,CLAUDETTELEPAGE,EVE	40 BARBADOS BLVD #40	DANIA BEACH	FL	33004	

ST-PIERRE,MARCPRINCE,SYLVIE ETAL	63 CAT CAY CT	DANIA BEACH	FL	33004	2226
STEWART,JACQUELINE SUZAN	1441 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	5101
STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	
STRAUSS,BETH EILEENSTRAUSS,MARC WILLIAM	186 INAGUA ST	DANIA BEACH	FL	33004	
STULIR,WENDY H/ESTULIR,MICHAEL	204 INAGUA ST #204	DANIA BEACH	FL	33004	
TANGUAY,JACQUESVACHON,FRANCE	148 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	
TAYLOR,CHRISTINE	P O BOX 1609	DANIA BEACH	FL	33004	
TAYLOR,CHRISTINE EST	P O BOX 1609	DANIA BEACH	FL	33004	
TB3 RE HOLDINGS LLC	73 SW 12 AVE #107	DANIA BEACH	FL	33004	
TECHNICRAFT PLASTICS USA LLC	1253 STIRLING RD	DANIA BEACH	FL	33004	
TENBRINK,HELGA MARGARETE H/EHOWARD,BARBARA HELGA	249 JAMAICA ST	DANIA BEACH	FL	33004	
THOMAS,ERICA CHARON	47 NW 14 AVE	DANIA BEACH	FL	33004	
THOMPkins,MILTON & MALISSA R	130 NW 14 AVE	DANIA BEACH	FL	33004	
TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004	
TORRES,ANDREA ELISATORRES,CHRISTIAN	230 SE 3 ST	DANIA BEACH	FL	33004	4010
TOURANGEAU,HENRI &PEARCE,LOUISE & TOURANGEAU,TINA	57 CAT CAY CT	DANIA BEACH	FL	33004	
TRIANA,IGNACIO JCORTES VILLEGAS,ALIDA M	526 NW 7 ST	DANIA BEACH	FL	33004	2305
TURGEON,ALAIN	144 ELEUTHERA DR	DANIA BEACH	FL	33004	
URBINA,VICTOR CARLOS H/ED PILAR URBINA D VERME,GIOVANNA	195 INAGUA ST #195	DANIA BEACH	FL	33004	
VAILLANT,CECILEVAILLANT,MATHIEU & VAILLANT,N	76 DOMINICA ST #76	DANIA BEACH	FL	33004	
VAN HOUTTE,RICHARDVAN HOUTTE,ROBERT ETAL	175 OCEAN WATERWAY BLVD #175	DANIA BEACH	FL	33004	2264
VAN HOUTTE,ROGERREGIMBALD,CELINE	124 ELEUTHERA DR	DANIA BEACH	FL	33004	
VAN WINDEN,DENYSOALLIER VAN WINDEN,CLAIRE	152 INAGUA ST #152	DANIA BEACH	FL	33004	
VAN WINDEN,YVONSERRES,RITA	260 JAMAICA ST #260	DANIA BEACH	FL	33004	
VEILLETTE,MARCVEILLETTE,STEPHANIE	109 OCEAN WATERWAY BLVD #109	DANIA BEACH	FL	33004	
VELASQUEZ,JACOB GILBERT	1361 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	
VOLGY,LASZLO KRASZNA	164 INAGUA ST #164	DANIA BEACH	FL	33004	
WANSER,ROBERT	227 JAMAICA ST	DANIA BEACH	FL	33004	
WASHINGTON,GLORIA J H/EWASHINGTON,PRINCE JR	270 NW 14 WAY	DANIA BEACH	FL	33004	2654
WD INVESTMENT HOLDINGS LLC	73 SW 12 AVE #111	DANIA BEACH	FL	33004	
WHITE,JONISHA DESIREETHOMAS,ANGEL C W	218 NW 14 CT	DANIA BEACH	FL	33004	
WHITE,JONISHANORRIS,JORDAN	218 NW 14 CT	DANIA BEACH	FL	33004	2601
WILLIAMS,BETTY JEAN	142 NW 14 AVE	DANIA BEACH	FL	33004	2614
WILSON,CHARLOTTE G & GRACE,LEROYFUNCHESS,RUTHA LEE EST	33 NW 14 AVE	DANIA BEACH	FL	33004	5113
WILSON,ELIZABETH EST% DAVID WILSON	107 NW 14 AVE	DANIA BEACH	FL	33004	2630
WILSON,KEITH	139 ELEUTHERA DR #139	DANIA BEACH	FL	33004	
WRIGHT,ANITA VWRIGHT,SANDRA G	291 NW 14 WAY	DANIA BEACH	FL	33004	2627
WRIGHT,SANDRA	291 NW 14 WAY	DANIA BEACH	FL	33004	2627
K & M ENTERPRISES LLC	2941 SW 82 WAY	DAVIE	FL	33328	
SHARIFF,GANNIM JR & INGRID	14364 S ROYAL COVE CIR	DAVIE	FL	33325	6754
KD DANIA BEACH LLC% KOLTER HOSPITALITY	105 NE 1 STREET	DELRAY BEACH	FL	33444	
KTR HOLLYWOOD LLC%PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	
B & JCM PROPERTIES LLC	3905 NW 107 AVE STE 501	DORAL	FL	33178	4400
ALESSIO,ROBERT G	136 MAIN ST	EVERETT	MA	02149	5714
ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308	
ANAJAS REALTY TRTAMAR GROUP LLC TRSTEE	2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312	
ARSDA INVESTMENTS LLC% RICHARD A WOOD	3352 SW 51 ST	FORT LAUDERDALE	FL	33312	
BOHADANAH,ELI	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632
BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801
DULCIETA PROPERTIES INC	4848 SW 25 AVE	FORT LAUDERDALE	FL	33312	
FAMILY MOBILITY CENTER LLC	3599 HOLLYWOOD OAKS DR	FORT LAUDERDALE	FL	33312	
FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421
FUCHOS WAREHOUSE LLC	27824 NE 27 CT	FORT LAUDERDALE	FL	33306	

HOTOLOS HOLLYWOOD LLC	3301 NE 37 ST	FORT LAUDERDALE	FL	33308	6434
JACK BESNER IRREV TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308	
KENON,DWIGHT	2811 NW 26 ST	FORT LAUDERDALE	FL	33311	2011
OSDAMI LLC	2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312	5855
SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	3125
STIRLING DESIGN CENTER LLC	4901 NW 17 WAY STE 103	FORT LAUDERDALE	FL	33309	
STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	
TATE FAM REV LIV TRTATE,DAWN R & STEPHEN G TRSTEE	3309 NE 37 ST	FORT LAUDERDALE	FL	33308	
UPPAL,POMPEE	1033 NE 17 WAY #1301	FORT LAUDERDALE	FL	33304	
WESTMINSTER MCINTYRE FAM IREV TRMCINTYRE,WILLIAM TRSTEE	3033 NE 32 AVE	FORT LAUDERDALE	FL	33308	
STIRLING HOTEL DANIA BEACHLTD	60 POINTE CIR	GREENVILLE	SC	29615	
WATSON,JACKIEWATSON,PAMELA	516 NW 1 ST	HALLANDALE BEACH	FL	33009	
FORTES BECERRA,GILBERTO	635 W 72 PL	HIALEAH	FL	33014	
DANIA BEACH MANAGEMENT INC	711 GALLIMORE DAIRY RD	HIGH POINT	NC	27265	
LUCAS,GARY & CYNTHIA	2242 FREEDOM ST	HOLLYWOOD	FL	33020	
MOLLY FULFILLMENT &PACKAGING LLC	1909 TYLER ST #700	HOLLYWOOD	FL	33020	
PUBLIC LAND % CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
MITCHELL,EDWARD C ESTMITCHELL,LINDA	44 SPRING ST	HOPKINTON	MA	01748	
FARAND,ROBERTHENCHEY,NATHALIE FARAND	29 TANGLEWOOD DR	HURRICANE	WV	25526	
CMC STEEL US LLC	6565 N MACARTHUR BLVD #800	IRVING	TX	75039	
LAVISH LIFESTYLES CAPITALINVESTMENT GROUP LLC	PO BOX 19322	JACKSONVILLE	FL	32245	
PENN,JAMES	13152 BLACKHAWK TRAIL S	JACKSONVILLE	FL	32225	
DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	
DANIA LIVE 1748 LLC	500 N BROADWAY #201	JERICO	NY	11753	
DANIA LIVE 1748 LLC% KIM REALTY	500 N BROADWAY #201	JERICO	NY	11753	
OAKWOOD PLAZA LP	500 N BROADWAY #201	JERICO	NY	11753	
OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICO	NY	11753	
FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSXJB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	
FIVE GEMS LLC	1631 GRANDVIEW BLVD	KISSIMMEE	FL	34744	
AMERICAN FIRST FEDERAL INC	PO BOX 920	LAKE OSWEGO	OR	97034	
112 NW 14TH WAY LLC	4200 NW 16 ST	LAUDERHILL	FL	33313	
BROWN,JAMARBROWN,JAMES	2530 NW 47 AVE	LAUDERHILL	FL	33313	
CCEM LLC	1785 NW 38 AVE	LAUDERHILL	FL	33311	
DAVID WATTS REV TRWATTS,DAVID T TRSTEE ETAL	5204 RANCH ACRES DR	LOVELAND	CO	80538	1640
BALTAGI,SEAN	701 NE 152 ST	MIAMI	FL	33162	
CAMILO GOMEZ,JUAN	770 NE 69 ST APT 3H	MIAMI	FL	33138	
CF & A HILL FAMILY LTD% RD STIRLING LLC	2850 TIGERTAIL AVE	MIAMI	FL	33133	
DANIA POINTE WATERFRONT LLC	3470 N MIAMI AVE UPPER STE	MIAMI	FL	33127	
FRONTIER DANIA LLC	2950 SW 27 AVE STE 300	MIAMI	FL	33133	3765
GUTIERREZ,DANIEL ROBERTO	2000 TOWERSIDE TER APT 708	MIAMI	FL	33138	2232
GUTMAN,NICOLAS URIEL	1079 NE 204 TER	MIAMI	FL	33179	2550
SIMA INVESTMENTS LLC	100 SW 59 AVE	MIAMI	FL	33144	
SWEETING,CHRISTOPHER LSWEETING,RUSHA E SMITH	PO BOX 694354	MIAMI	FL	33269	
ABITARE 105 LLC	395 FAIRWAY DR	MIAMI BEACH	FL	33141	
ITALIAN RENAISSANCE REAL ESTATEDEVELOPMENT LLC	1000 W AVE #19	MIAMI BEACH	FL	33139	
123 FLORIDA LAND TRSCHANK,JONI TRSTEE	8004 NW 154 ST #218	MIAMI LAKES	FL	33016	
JULIEN,PATRICK	502 W 55 ST APT 5E	NEW YORK	NY	10019	3581
TREVI CAPITAL LLC	1400 SW 82 TER	NORTH LAUDERDALE	FL	33068	
BHM 105 LLC	15101 NE 21 AVE	NORTH MIAMI BEACH	FL	33162	
HANKIN,MALKA	PO BOX 641051	NORTH MIAMI BEACH	FL	33164	
OAMI,ELANA	16499 NE 19 AVE STE 101	NORTH MIAMI BEACH	FL	33162	
LAKAR DW INC	16745 NW 44 AVE	OPA LOCKA	FL	33055	
MORALES,WALDO	3002 ILLINGWORTH AVE	ORLANDO	FL	32806	
DIANE HARDGE REV TRTOMLINSON,JULIENE JEANE TRSTEE	5858 NW 62 TER	PARKLAND	FL	33067	

7418 TAMARAC INC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024	
PINO,CARMENREAL,MORAIMA	300 S HOLLYBROOK DR APT 106	PEMBROKE PINES	FL	33025	1201
FLAHIVE,PAUL J & ROBERTA J &FLAHIVE,CHRISTOPHER P	72 LIBRARY ST	REVERE	MA	02151	
DISCOUNT AUTO PARTS LLC	PO BOX 2710	ROANOKE	VA	24001	
WAVE 90 L2 LLC	4499 POND HILL RD	SAN ANTONIO	TX	78231	
BEAUMONT,DON D & LISA KTHOMAS & GERI NIELSEN TR ETAL	2420 SHELTER ISLAND DR	SAN DIEGO	CA	92106	
230 NW 14 COURT LAND TRPOSITIVE RATE INVESTMENTS LLC	30 N GOULD ST #N	SHERIDAN	WY	82801	
SPORTSMAN PARK DEV CO	2500 E KEARNEY ST	SPRINGFIELD	MO	65898	0001
PEREZ,CARLOS JAVIER	1963 NW 136 AVE # 121	SUNRISE	FL	33323	
NANAN,ZEETA	6190 WOODLAND BLVD #107	TAMARAC	FL	33319	
SHEA,STEPHEN M &SHEA,PAULINE C	202 CIDY RD	TAVERNIER	FL	33070	
BROWARD INTERNATIONAL COMMERCE	1700 STUTZ DR STE 25	TROY	MI	48084	4502
BROWARD INTERNATIONAL COMMERCEPARK LTD PARTNERSHIP	1700 STUTZ DR STE 25	TROY	MI	48084	4502
UNITED HOUSE OF PRAYER FOR ALLPOPLE OF THE CHURCH ETAL	1665 PORTAL DR NW	WASHINGTON	DC	20012	
TGC DANIA LLC%THE GOODMAN COMPANY	13860 WELLINGTON TRACE #38-179	WELLINGTON	FL	33414	
SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680
EAGLE RUN INVESTMENTS LLCGARALFA & OKAMOTO LLC ETAL	2501 EAGLE RUN DR	WESTON	FL	33327	
FIAT 666 LLC	1707 HARBOR VIEW CIR	WESTON	FL	33327	

Order ID: 7863863

* Agency Commission not included

GROSS PRICE * : \$293.40

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): Tuesday, September 2, 2025

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 Planning & Zoning Board on the following date to consider the following application:

DATE: Wednesday, September 17, 2025
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: RZ-006-25: The owners, Dania Live 1748, LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC., is requesting to amend the Zoning conditions for the property located north of Stirling Road, east of Interstate 95, and west of Bryan Road, by amending the Dania Pointe Development Design Guidelines to commercial square footage, number of hotel units, additional residential units, and other minor modifications.

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AMENDMENTS TO THE DANIA POINTE DESIGN DEVELOPMENT GUIDELINES (DDG) (RZ-006-25) AS TO COMMERCIAL SQUARE FOOTAGE, NUMBER OF HOTEL UNITS, ADDITIONAL RESIDENTIAL UNITS, AND OTHER MODIFICATIONS TO THE GUIDELINES, SUBMITTED BY DANIA LIVE 1748, LLC, DANIA LIVE 1748 II, LLC, SPIRIT AIRLINES, INC., AND DISCOUNT AUTO PARTS, LLC, FOR THE PROPERTY LOCATED NORTH OF STIRLING ROAD, EAST OF INTERSTATE 95, AND WEST OF BRYAN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the online 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 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.

Order ID: 7863863

* Agency Commission not included

GROSS PRICE * : \$293.40

PACKAGE NAME: SSC_Notice of Public Meeting

Application Information

Project: Dania Pointe Design Guidelines Modifications

Application Site: North of Stirling Road, East of Interstate 95, and West of Bryan Road

Property Owner: Dania Live 1748 LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC

Request: To amend the Zoning conditions by amending the Dania Pointe Development Design Guidelines to commercial square footage, number of hotel units, additional residential units, and other minor modifications.

Hearing Date & Time: September 17, 2025 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Jessica Mackey, Planner, 954-924-6805 Ext. 3639

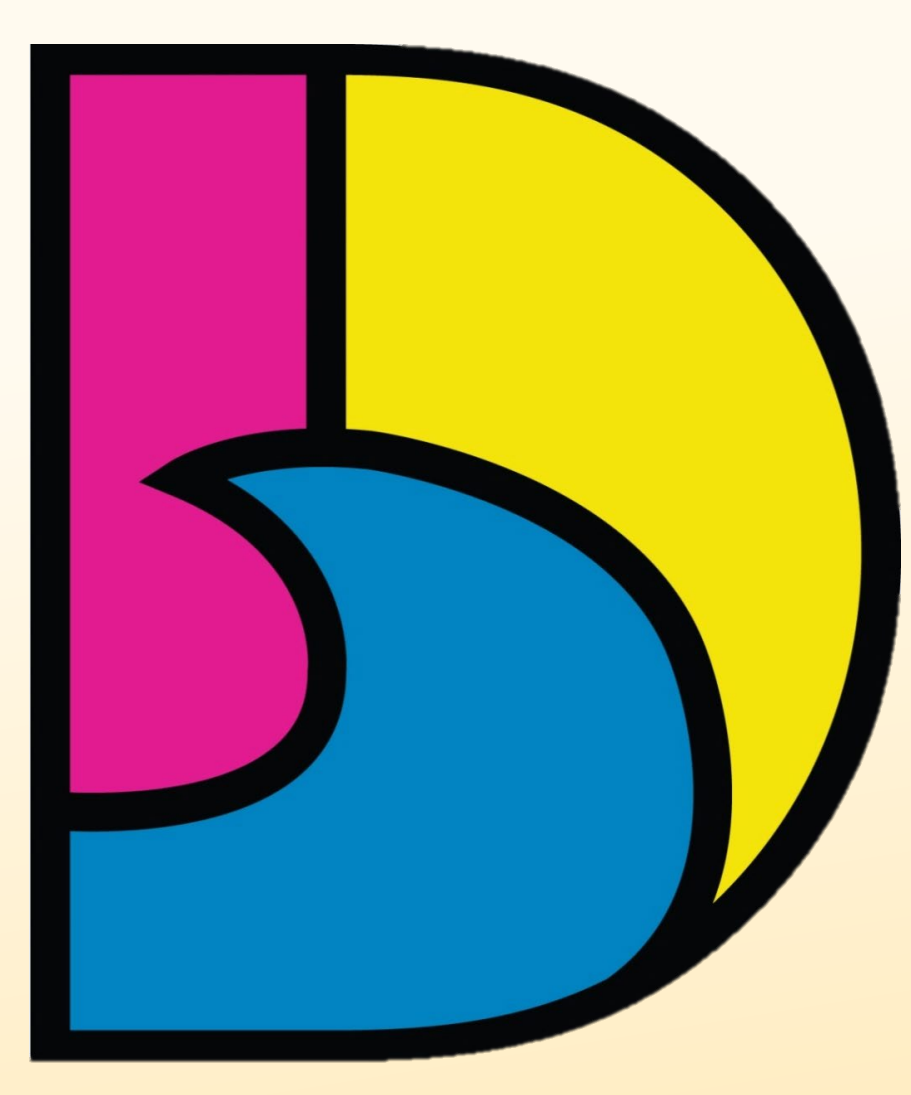
9/2/2025 7863863

Order ID: 7863863

* Agency Commission not included

GROSS PRICE * : **\$293.40**

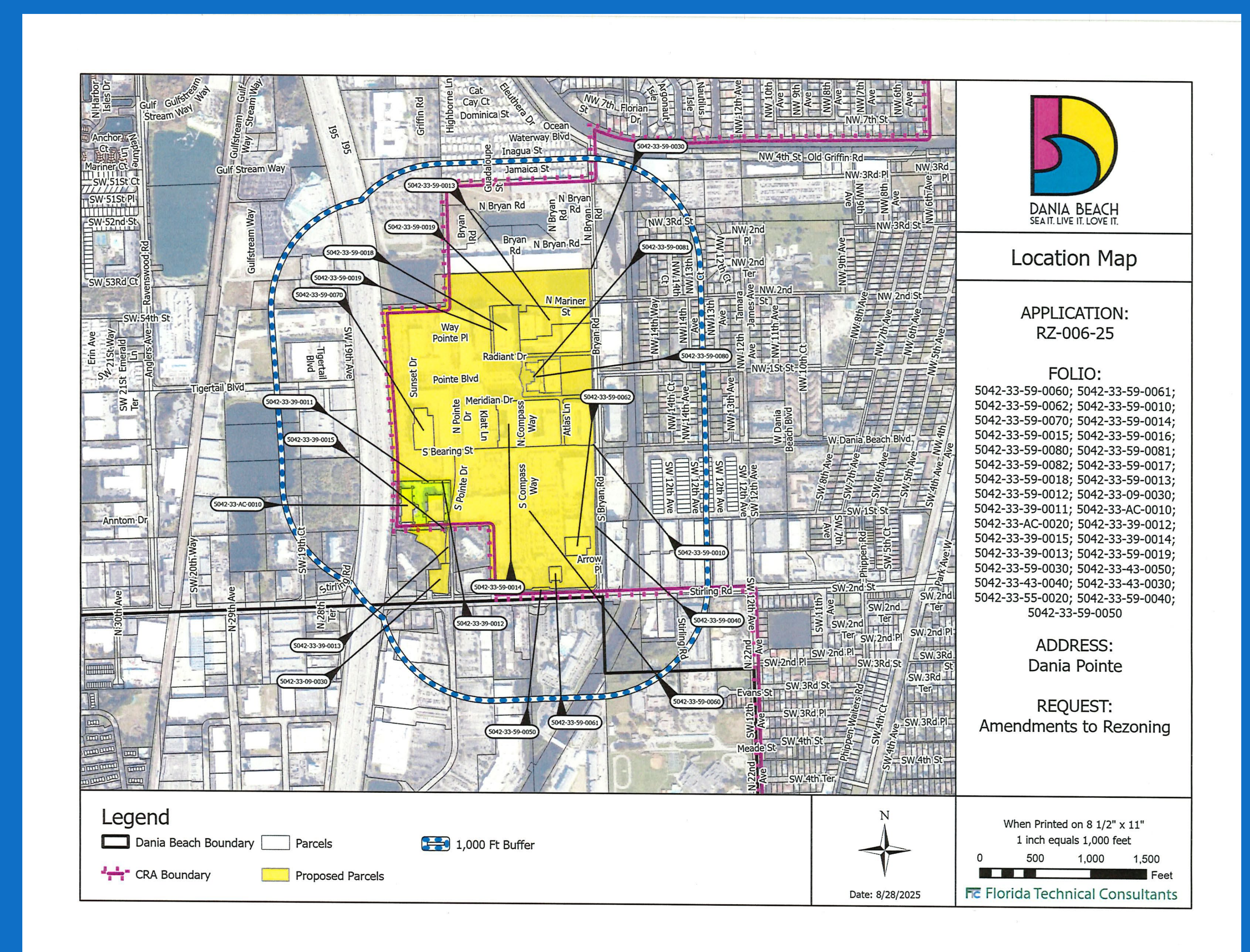
PACKAGE NAME: SSC_Notice of Public Meeting



CITY OF DANIA BEACH PUBLIC HEARING NOTICE WEDNESDAY, SEPTEMBER 17, 2025

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

PLACE		City Commission Chamber Dania Beach City Hall 100 West Dania Beach City Hall. Dania Beach, FL 33004
TIME		7:00 PM
PROJECT		Dania Pointe Design Guidelines Modifications
OWNERS		Dania Live 1748 LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC
LOCATION		North of Stirling Road, East of Interstate 95, and West of Bryan Road
REQUEST		To amend the Zoning conditions by amending the Dania Pointe Development Design Guidelines to commercial square footage, number of hotel units, additional residential units, and other minor modifications
FILE #		RZ-006-25



For more information, please visit our website <http://daniabeachfl.gov> or call (954) 924-6800 x 3792.

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 Community Development Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

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

SUBJECT: PA-002-25: The City of Dania Beach is requesting the approval of a public art mural installation for Veterans Park located at Dania Beach City Hall, 100 West Dania Beach Boulevard.

Request:

The Community Development Department ("Department") is seeking approval to install a public art mural on the wall located at Veterans Park of (the south wall Dania Beach City Hall)

Background:

The Dania Beach Improvement Committee Inc.(DBIC) is donating Eight Thousand Four Hundred Sixty Eight Thousand Dollars (\$8,468.00) towards a mural at City Hall. The DBIC has worked with muralist Skylar Nador, Color by Sky, LLC and the Public Art Advisory Board (PAAB), to create a unique mural for the city Veteran Park. The final design concept for the wall includes an American Flag and six metal plaques (one for each branch of the US Armed Forces).

This mural will honor Veterans who have served defending our County and will provide a wonderful photo opportunity for both visitors and residents of the City. This artist will use an approved anti-graffiti coating on the finished mural to protect the image from both weather and vandalism.

The total cost for the proposed mural is Fourteen Thousand Four Hundred Sixty Eight (\$14,468.00), see the breakdown below:

Mural Art by Color by Sky, LLC	\$ 8,900.00
Service Plaques (Fabricated & Installed)	\$ 5,568.00
Total	\$14,468.00

DBIC will provide a check to the City in the amount of Two Thousand Nine Hundred Dollars (\$2,900.00) and will also purchase the six (6) service plaques in the amount of Five Thousand Five Hundred Sixty Eight Dollars (\$5,568.00). The Department is requesting the City to contribute Six Thousand Dollars (\$6,000.00) from the Public Art Fund. City staff will pressure clean the surface of the wall and provide the artist the use of a lift for the mural installation, see breakdown below:

Public Art Fund Contribution	\$ 6,000.00
DBIC (check to the City)	\$ 2,900.00
DBIC (purchase Service Plaques)	<u>\$ 5,568.00</u>
Total	\$14,468.00

Budgetary Impact

This funding of the public art mural will be shared between the Dania Beach Improvement Committee and the City's Public Art Fund as identified above.

Funding is available and will be appropriated in the amount not to exceed Six Thousand Dollars (\$6,000.00) from the City's Public Art Fund Account No. 115-15-01-515-31-10.

City of Dania Beach Public Art Fund No. 115-15-01-515-31-10	\$ 6,000.00
Check from the Dania Improvement Committee Inc,	<u>\$ 2,900.00</u>
Total Cost of Mural Art by Color by Sky, LLC	\$ 8,900.00
Service Plaques to be purchased by the DBIC	<u>\$ 5,568.00</u>
Total	\$14,468.00

Recommendation

Public Art Advisory Board Recommendation

On September 8, 2025, the Public Art Advisory Board met to discuss the mural and funding request. The PAAB unanimously recommended that the City Commission approve the mural request.

Community Development Department Recommendation

Staff is recommending that the City Commission the Resolution in support of the Veteran's Park mural and contribution of Public Art Funds.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 811-140, OF THE LAND DEVELOPMENT CODE, THE CITY OF DANIA BEACH APPROVES THE ACCEPTANCE OF A DONATION BY THE DANIA BEACH IMPROVEMENT COMMITTEE, INC., A FLORIDA NON-PROFIT, WHICH DONATION IS TO PAY FOR HALF THE COST OF THE PROPOSED MURAL; FURTHER, THE CITY COMMISSION WAIVES COMPETITIVE PROCUREMENT OF THE MURAL; AND APPROVES THE MURAL DESIGN WHICH IS DEDICATED TO HONORING VETERANS, TO BE LOCATED AT THE CITY'S PROPOSED "VETERAN PARK", AT 100 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 26, 2022, the City Commission approved Ordinance 2022-016, which amended the City's Public Art Program to include review of all murals visible to the public, whether on public property, private property, publicly funded, or otherwise; and

WHEREAS, Section 811-140 of the City's Land Development Code, entitled "Mural Guidelines" provides that the City of Dania Beach recognizes that a superior and diverse aesthetic character of the City's built environment is vital to the quality of the life of its residents, and to the economic success of its businesses; and

WHEREAS, the City of Dania Beach Public Art Program is intended to encourage a stimulating cultural environment that reflects and enhances the City's heritage, diversity, and character through public artworks integrated in the architecture, infrastructure, and landscape; and

WHEREAS, the City of Dania Beach is requesting to install a public art mural on the south wall of City Hall, legal description is provided in Exhibit A; and

WHEREAS, the Dania Beach Improvement Committee, Inc., A Florida nonprofit corporation, is seeking to donate to the City a monetary value of Two Thousand and Nine Hundred Dollars (\$2,900.00) toward the mural cost and the Committee is also seeking to purchase six (6) service plaques, valued at Five Thousand Five Hundred and Sixty-Eight Dollars (\$5,568.00) for a total contribution of Eight Thousand Four Hundred and Sixty-Eight Dollars (\$8,468.00); and

WHEREAS, the City Commission authorizes acceptance of the donations, which shall be provided to the City for the specific purpose of installing the plaques and the partial payment to fund a portion of the mural (\$2,900.00); and

WHEREAS, the Dania Beach Improvement Committee, Inc. contacted the City with the request and due to their contribution requested to use an artist not on the City's Call to Artist list, however, the artist has been used by the City in the past to paint the bridge located at North Federal Highway; and

WHEREAS, due to the contribution and desire to install the Veteran's mural, the City is requesting to waive competitive bidding as allowed in the City's Public Art Ordinance, consistent with the City's Procurement Policy for arts and entertainment; and

WHEREAS, murals are to be reviewed first by the Public Art Advisory Board, which met on September 8, 2025, and recommended approved the proposed mural along with Six Thousand Dollars (\$6,000) in support from the City's Public Art Fund, Account; and

WHEREAS, the City's mural guidelines are designed to assure that murals within Dania Beach enhance the appearance of the area without confusing drivers and/or pedestrians or causing any other negative impact on public safety or welfare; and

WHEREAS, the proposed mural theme for this property is a connection through the United States Armed Services which depicts the American flag and all six branches of the Armed Services, which are depicted in the Agreement, which is attached as Exhibit B and is incorporated in the Resolution by this reference; and

WHEREAS, this mural will provide a wonderful photo opportunity for both visitors and residents of the City of Dania Beach to honor Veterans who served defending our Country; and

WHEREAS, all publicly viewed murals must be: (1) visually accessible to the public; (2) made of materials that ensure mural longevity and durability; (3) be painted on a surface and structure that is stable and ready for painting; (4) meet standards of artistic quality and suitability for the neighborhood; (5) that the property owner and artist have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. If the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist; (6) that the artist use an approved graffiti/UV coating on the finished mural that provides resistance to vandalism and weather; and (7) that the

business/property owner provide a copy of a signed agreement in which the business/property owner commits to keep the mural unchanged and in good condition for a minimum of five (5) years for permanent murals; and

WHEREAS, the Public Art Advisory Board and the City Administration are recommending approval of the mural.

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 pursuant to Chapter 28 “Land Development Regulations,” at Section 811-140, the City Commission approves the mural which is depicted within Exhibit “B.”

Section 3. That the City Commission accepts the donation being made by the Dania Improvement Committee, Inc., which donation shall be accepted prior to contracting with the artist, Color by Sky, LLC.E

Section 4. That the City shall enter into an Agreement with the artist, Color by Sky LLC, for the mural design, which Agreement is attached as Exhibit “B” and is incorporated by this reference.

Section 5. That the City waive competitive procurement and utilize the artist services of Color by Sky LLC.

Section 6. That payment for the mural will be paid from the City’s Public Art Fund, Account:115-15-01-515-31-10.

Section 7. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

- A. That the artist uses an approved graffiti/UV coating on the finished mural that provides resistance to vandalism and weather;
- B. Execute the artist agreement with the City, providing copyright ownership to the City, and providing required insurance.

Section 8. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall become effective 10 days after passage and adoption.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

DANIA BEACH CITY CENTER 179-137B, PARCEL B.

**PROFESSIONAL SERVICE AGREEMENT FOR THE COMPLETION AND
INSTALLATION OF A MURAL BETWEEN THE CITY OF DANIA BEACH
AND COLOR BY SKY LLC**

This Mural Creation Agreement (“**Agreement**”) is made on this ___ day of September, 2025, between the **CITY OF DANIA BEACH** (the “**City of Dania Beach**”), and Color by Sky, LLC, Inc., a Florida Limited Liability Company (“**ARTIST**”).

In consideration of the mutual covenants contained herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

1. Artist Engagement and Mural Location. The City of Dania Beach hereby engages ARTIST to curate one (1) mural (“**Mural**”) to be displayed at the following location:

(a) Veteran’s Park, 100 W. Dania Beach Boulevard, Dania Beach FL (“**Location**”).

(b) The Mural shall be 55’ long x 14’ high, at hedge height.

2. Artist Selection and Engagement. The City of Dania Beach has approved ARTIST for the creation and installation of the Mural.

3. Scope of Services. ARTIST will paint a mural on the wall located at Veterans Park at Dania Beach City Hall identified by the address in Section 1. (a). ARTIST agrees to provide one (1) painted mural with dimensions be 55’ long x 14’ high, at hedge height , in close conformance with the design depicted on Exhibit ‘A’ which is attached hereto and made a part hereof (“**MURAL**”). The Mural includes an American Flag, six metal plaques (one for each branch of the US Armed Forces, and the name of the park.

4. Commencement of Mural Installation. Once the City of Dania Beach approves a final mockup for the Location, ARTIST shall use commercially reasonable efforts to cause the Artist to commence mural installation at such Location within thirty (30) days, subject to the Artist’s availability.

5. Fees. In consideration for providing the services described in this Agreement, the City of Dania Beach shall pay ARTIST a total of Eight Thousand Nine Hundred Dollars (\$8,900.00) as set forth below (“**Mural Fees**”):

(a) A Deposit in the amount of Four Thousand Four Hundred Fifty Dollars (\$4,450.00) to be paid upon the execution of this Agreement.

(b) A final payment of Four Thousand Four Hundred Fifty Dollars (\$4,450.00) when the Mural is completed.

Mural Fees will be applied to costs associated with the following: (i) artwork and design; (ii) mural design; (iii) professional quality paint and other Mural supplies, including application of anti-graffiti UV coating if outside mural; (iv) service plaques (fabricated & installed) (v) rental fees for lift rental and scaffolding, if needed; rental of a POD to store supplies with the City of Dania Beach allowing the ARTIST to park on site and (vi) all compensation to the Artist to paint the Mural, unless additional fees are due as a result of revisions.

Mural Fees do not include (i) wall preparation, e.g., filling cracks, scraping peeling paint, priming the wall before mural execution with exterior paint, or other surface preparation necessary prior to the painting of the Mural; (ii) removal or relocation of any electrical wires or other obstructions, if necessary; and (iii) additional permitting costs, if any required by the city. The **City of Dania Beach** is responsible for the cost of the items set forth in this paragraph.

6. Permitting. In the event any permitting is required for the Murals, the City of Dania Beach shall be responsible for obtaining same, provided ARTIST shall assist the City of Dania Beach as necessary. Any costs or fees incurred in connection with said permitting (the “Permitting Fees”) shall be the responsibility of the City of Dania Beach.

7. Representations and Permission of the City of Dania Beach. The City of Dania Beach represents and warrants that (i) the City of Dania Beach is authorized to grant ARTIST and the ARTIST permission to enter the premises at and surrounding the Location where the Mural is to be located; (ii) the City of Dania Beach is authorized to grant ARTIST and the Artist all necessary permissions to install and paint the Mural at the Location; and (iii) the City of Dania Beach holds or will obtain all governmental licenses, sign permits, and other permits or permissions that are necessary to allow the Artist to paint the Mural at the Location. ARTIST and the Artist are hereby granted permission to enter the premises at the Location and to paint the Mural. In the event any permits are required for the Mural, the City of Dania Beach will pay for any permit fees or application fees as set forth hereinabove.

8. Representations and Warranties of the City of Dania Beach and ARTIST. Each party represents and warrants to the other party that:

(a) It is duly organized, existing and in good standing as under the laws of its State of formation, the execution, delivery and performance of this Agreement are within such party’s powers, and have been duly authorized by all necessary action; this Agreement is the legal, valid and binding obligation of such party, enforceable against such in accordance with its terms except to the extent that enforcement may hereafter be limited by bankruptcy, insolvency, reorganizations, moratorium or other similar laws affecting enforcement of creditors’ rights generally and by general equity principles; and this Agreement is not in conflict with the terms of such party’s articles of incorporation, articles of organization, bylaws, operating agreement or other governing documents, or of any material indenture, agreement or undertaking to which such party is bound.

(b) Unless otherwise set forth herein, no approval or other action by, or notice to or filing with, any third party or any governmental authority is required in connection with the transactions contemplated hereby.

(c) The performance of this agreement by such party will not violate any order of any court or governmental body having competent jurisdiction or any law or regulation that applies to such party.

9. Notice. Any notice to be given by any of the parties hereto may be effected either by personal delivery in writing, Federal Express or any other nationally recognized overnight carrier or by mail, certified or registered and postage prepaid, with return receipt requested, and addressed:

ARTIST:

Skyler Nador, Owner
Color by Sky LLC
1600 N. Yale Drive
Hollywood, Florida 33021

CITY:

Eve A. Boutsis
City Attorney
100 W Dania Beach Blvd,
Dania Beach, FL 33004

Eleanor Norena, Director
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

Notice shall be deemed to be given (a) if personally delivered, when delivered, and (b) if by Federal Express or similar delivery service, one business day after delivery to such carrier (or when delivered if next day delivery is not requested). Each party, by similar written notice given five days in advance to the other parties in the aforesaid manner, may change the address to which notice may be sent.

10. Materials and Equipment. ARTIST will supply all materials and equipment needed to paint the MURAL in accordance with the provisions of this Agreement. ARTIST shall use only OSHA compliant scaffolds while painting the MURAL.

11. Termination.

A. This Agreement and all obligations hereunder may be terminated at any time, with or without cause, by the City upon written notice to ARTIST upon ten (10) day's written notice.

B. If ARTIST fails to perform any of its material obligations under this Agreement, in addition to all other remedies provided by law, City may terminate this Agreement immediately upon written notice.

C. Upon termination with or without cause, all finished and unfinished documents, project data and reports shall, at the option of the City, become its sole property and shall, at ARTIST's expense, be delivered to the City or to any party it may so designate.

D. In the event termination is without cause, ARTIST shall be entitled to any compensation owing it hereunder up to the time of such termination, it being understood that any payments are full compensation for services rendered prior to the time of payment; provided, however, that ARTIST shall be entitled to compensation for work in progress at the time of termination.

12. Intellectual Property.

- A. City's Sole and Exclusive Ownership Rights. ARTIST shall not retain ownership of or any right, title or interest in any of the MURAL, including but not limited to any of the designs, drawings, paintings, sketches, models, fabrications, audiovisual materials, computer graphics, renderings, writings, or any other media prepared or provided by ARTIST in the performance of this Agreement. The Parties agree that the MURAL prepared or provided by ARTIST in the performance of this Agreement and all such rights, title and interest in or to the MURAL belong to and are being sold and assigned in their entirety to City for whatever use it desires, and that City, and its successors and assigns, does and shall at all times own, solely and exclusively, complete and unencumbered, all rights, title and interest in and to all of the MURAL worldwide, any modifications thereto and any derivative works based thereon. Nothing contained herein shall be deemed to constitute a mere license or franchise in the City and its successors and assigns. The Parties further agree that City, and its successors and assigns, will be free to use, modify, distribute, sell, license or otherwise exploit all such MURAL and any modifications to or derivative works based thereon without any restrictions or limitations or any obligations or payments to ARTIST.

The City hereby authorizes ARTIST to make, and to authorize the making of, limited photograph and video reproductions of the MURAL for educational and self-promotional purposes. For purposes of this Agreement, the following are deemed to be photograph and video reproductions for educational and self-promotional purposes: slides, film strips, and video episodes not intended for a mass audience and used solely for educational programs that are hosted by ARTIST in print media, on ARTIST's website and social media sites, and on ARTIST's computers and on any other electronic media, as long as such reproduction is provided to others at no cost. On any and all such reproductions, ARTIST shall place a copyright notice in the form and manner provided by City to protect the copyrights in the MURAL under the United States copyright law. In addition, all reproductions shall contain the following credit line unless otherwise requested to the contrary in writing by City: "Commissioned by the City of Dania Beach."

Under no circumstances shall ARTIST use or make any photograph or video reproductions of the MURAL for commercial purposes and any photograph or video reproductions used or made by ARTIST shall not compete with any City endeavor to sell or promote reproductions of the Works. City has sole discretion to determine whether a photograph or video reproduction is utilized for educational and self-promotional purposes or whether the reproduction competes with City's endeavors to sell or promote its reproductions. If the City determines that the photograph or video reproduction does not meet the terms of this section, the City shall provide written notice to ARTIST and ARTIST shall immediately cease and desist the use of the reproduction.

B. Transfer of Rights of Reproduction. ARTIST hereby transfers to City, and its successors and assigns, all rights of reproduction, governed by federal copyright law, including, but not limited to, the right to reproduce the MURAL in any manner whatsoever for commercial and non-commercial purposes. Hereinafter, ARTIST shall not acquire or claim any rights in or to the MURAL, any uses, reproductions or derivatives thereof or any proceeds therefrom.

C. Waiver of Moral Rights. ARTIST hereby waives, releases and disclaims any rights, demands or claims as may arise at any time and under any circumstances against City, its elected officials, officers, agents, employees, attorneys, servants, volunteers, successors and assigns arising under the federal Visual Artists Rights Act (17 U.S.C. §§ 106A and 113(d)), and any other local, state, federal or international laws that convey rights of the same nature or any other type of moral right protecting the integrity of works of art. ARTIST acknowledges and agrees that City and its successors and assigns, in their sole and exclusive discretion, may, among other acts, temporarily or permanently modify, alter, change or destroy the MURAL.

D. Originality of Works. ARTIST represents and warrants that (i) the Works prepared or provided by ARTIST in the performance of this Agreement are and will be original; (ii) at the time of transfer hereunder, ARTIST is the sole owner of the MURAL and of all rights therein including copyright, trademark and other proprietary rights therein; (iii) ARTIST is and will be the sole creator of the MURAL; (iv) ARTIST has and will have full and sufficient right to assign all rights granted herein and to waive all rights relinquished herein; (v) ARTIST is not under any obligation to transfer or sell any of the MURAL to any third party; (vi) all MURAL has not been and will not be published under circumstances which have or will cause a loss of any copyright, trademark or other proprietary rights therein; and (vii) the MURAL does not and will not infringe any patent, copyright, trademark or other proprietary rights, privacy rights or other rights of any third party, nor has any claim (whether or not embodied in a legal action, past or present) of such infringement been threatened or asserted, nor is such a claim pending, against ARTIST (or, insofar as ARTIST is aware, against any entity from which ARTIST has obtained any rights).

E. Patent, Copyright and Trademark Infringement. ARTIST shall defend any action or proceeding brought against City or its successors and assigns based on any claim that the MURAL prepared or provided by ARTIST in the performance of this Agreement, or any portion thereof, or the use of the MURAL, or any part thereof, constitutes infringement on any United States patent, copyright or trademark, now or hereafter issued. City or its successors and assigns shall give prompt written notice to ARTIST of any such claim or proceeding and will reasonably provide authority, information and assistance in the defense of the same. ARTIST shall indemnify and hold harmless City and its successors and assigns from and against all liabilities in any such action or proceeding. ARTIST shall keep City and its successors and assigns informed of all new developments in the defense of such actions or proceedings.

13. Mural Warranty. ARTIST shall guarantee the MURAL to be free from faults of material and workmanship for a period of one (1) year after installation and final acceptance by the City. ARTIST shall deliver the MURAL to the City free and clear of any liens from any source whatever. These guarantees shall apply only to those aspects of the MURAL which is entirely that of ARTIST or persons responsible to ARTIST, as installed, and shall not apply to materials or workmanship of projects in which the ARTIST's work is integrated or combined, or to materials purchased, acquired, or installed by a person or entity not responsible to ARTIST.

ARTIST shall faithfully perform the services required under this Agreement in accordance with standards of care, skill, training, diligence and judgment provided by highly competent professionals who perform work of a similar nature to the MURAL described in this Agreement.

14. Artist shall not commence work under this Agreement until he/she has obtained all insurance required under this paragraph and such insurance has been approved by the Risk Manager of the City, nor shall the Artist allow any subcontractor to commence work on his/her subcontract until all similar such insurance required of the subcontractor has been obtained and approved.

REQUIRED INSURANCE

Commercial General Liability Limits of Liability (Minimum)

- Bodily Injury & Property Damage Liability
 - Each Occurrence \$1,000,000
 - Policy Aggregate \$2,000,000
 - Personal & Advertising Injury \$1,000,000
 - Products & Completed Operations \$1,000,000
- Endorsements required – Include in body of COI and/or Description of Operations
 - “The City of Dania beach, Florida” added as named “Additional Insured”

Business Automobile Liability

- Limits of Liability (Minimum)
 - Bodily Injury and Property Damage
 - Combined Single Limit \$300,000
 - Any Auto/Owned Autos or Scheduled Autos
 - Including Hired and Non-Owned Autos
 - Any One Accident
- Workers' Compensation/Employers' Liability
- Workers' Compensation Limits Statutory – State of Florida

Employers Liability Limits

- \$100,000 for bodily injury caused by an accident, each accident
- \$100,000 for bodily injury caused by disease, each employee
- \$500,00 for bodily injury caused by disease, policy limit

Confirmation of exemption to the laws of the State of Florida or Exemption Form is required for businesses exempt from obtaining Worker's Compensation coverage.

Subcontractors' Compliance. It is the responsibility of the contractor to ensure that all subcontractors comply with all insurance requirements

Copy of Additional Insured Endorsement or other endorsements may be attached to the Certificate

Insurance Carrier Requirement: The Company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength by the latest edition of Best Insurance Guide published by Best Company or its equivalent.

All policies or certificates of insurance are subject to review and verification by Risk Management Companies authorized to do business in the State of Florida with the following qualifications shall issue all insurance policies required above.

Companies authorized to do business in the State of Florida with the following qualifications shall issue all insurance policies as required above.

Verification of Coverage: Proof of the required insurance must be furnished by Vendor to the City of Dania Beach Human Resources Department by Certificate of insurance within 5 days of notification of award. All certificates (and any required documents) must be received and approved by Human Resources before any work commences to permit Vendor time to remedy any deficiencies.

15. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto including their affiliates, successors and assigns.

16. Course of Dealing. No course of dealing between the parties shall be effective to change, modify or discharge any provision of this Agreement or to constitute a waiver of any default. Any such changes or waivers must be in writing.

17. Amendments. This Agreement may be modified or amended only by an instrument in writing executed by the parties.

18. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Florida, without regard to its conflict of law provisions and the venue for any suit or proceeding hereunder shall be a court of competent jurisdiction located in Broward County, Florida. By execution and delivery of this Agreement, each party hereby (a) accepts the jurisdiction of the aforesaid courts; (b) waives, to the fullest extent permitted by law, any objection which it may now or hereafter have to the venue set forth above; and (c) further waives any claim that any such action brought in any such court has been brought in an inconvenient forum.

19. Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable under any present or future law, statute, regulation or ordinance, and if the rights or obligations of any party under this Agreement will not be materially and adversely affected thereby, (i) such provision will be fully severable, (ii) this Agreement will be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part hereof, (iii) the remaining provisions of this Agreement will remain in full force and effect and will not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement,

and (iv) in lieu of such illegal, invalid or unenforceable provision, there will be added automatically as a part of this Agreement a legal, valid and enforceable provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible.

20. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any counterpart signature page delivered by facsimile transmission and/or electronic mail shall be deemed to be and have the same force and effect as an originally executed signature page.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS WHEREOF, the parties have executed this Agreement effective the date and year first above written.

ATTEST:

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO LEGAL FORM:

EVE A. BOUTSIS
CITY ATTORNEY

ANA M. GARCIA, ICMA-CM
CITY MANAGER

WITNESSES:

Signature

PRINT Name

Signature

PRINT Name

ARTIS:
Color by Sky, LLC

Signature

PRINT Name

Title

Dated: _____, 2025

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or by ☐ online notarization, on _____ 2025, by Skyler Nador, as Owner of Color By Sky, LLC, a Florida Limited Liability Company, on behalf of the Company. She is personally known to me or has produced _____ as identification.

My Commission Expires

Notary Public, State of Florida

Print Name

EXHIBIT “A”

MURAL RENDERING



Mural size: 55'L x 14'H at hedge height

Six Armed Services granted permission to use their military emblem, for this project only and will be displayed in the proper order.



City of Dania Beach City Attorney Memorandum

DATE: 9/25/2025

TO: Mayor and Commissioners

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

VIA: Eve A. Boutsis, City Attorney

SUBJECT: Broward County Urban Wilderness Park System

Request:

Broward County will be holding a public hearing on October 15th, 2025, to determine whether certain park land should be designated "Urban Wilderness", including Dania Cove Park. Should the City take a position, positive or negative, to the designation?

Background:

Linda Briggs Thompson, Environmental Program Manager, of the County's Parks and Recreation, Environmental Management Group contacted the City regarding the possible imposition by of a Broward County Urban Wilderness Designation for Dania Cove Park.

Dania Cove Park has an archeological site already designated. According to Ms. Thompson the designation will not interfere with grants for a tot lot or similar improvements of the park. The designation would allow to area to be maintained in perpetuity as wilderness, useful for migrating birds and local wildlife. Enclosed is a copy of the Broward County power point.

Although the County does not require City Commission approval to proceed with the proposed designation, the County will take into consideration the City's position on the request for designation. As the hearing is coming up on October 15th, 2025, we thought it prudent to seek the City's input on the item and to represent that position to the Committee at the public hearing.

Budgetary Impact

No budgetary impact anticipated.

Recommendation

This is a policy decision for the City Commission.

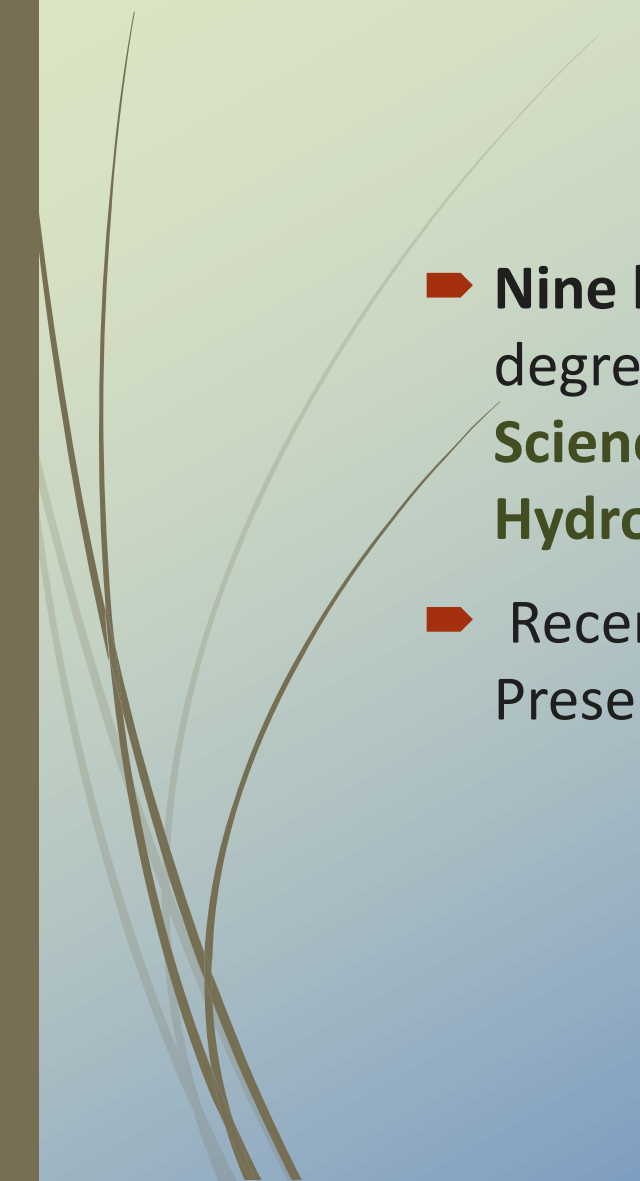
Urban Wilderness Designation



Urban Wilderness Advisory Board

- **The Urban Wilderness Advisory Board** is a group of Broward Citizen's appointed by the County Commission to oversee the selection and designation of sites into the Urban Wilderness Park System, help protect the sites with rule-making, promote and solicit donations / contributions to benefit the sites, and review management plans and master plans.

Urban Wilderness Advisory Board



- **Nine board members** (one per county commissioner), each with a degree or demonstrated knowledge in **Biology, Botany, Physical Sciences, Zoology, Environmental Science, Archaeology, History, or Hydrology.**
- Recent work has included visiting all of the 2000 Safe Parks and Land Preservation Bond municipal sites for possible designation.

Urban Wilderness Ordinance

- Established in 1977 through Broward County Ordinances: Section 25 ½ – 20 through 25 ½ - 31
- Purpose: to establish a system of designated wilderness areas set aside in permanent preserves, protected from incompatible human activity.
 - “These areas shall be dedicated in perpetuity as wilderness areas and shall be managed in such a way as to protect and enhance their basic quality for public enjoyment and utilization as reminders of the natural conditions that preceded modern civilization.”
- Sites meriting protection because of Biological, Aesthetic, or Scientific characteristics may be selected for designation.

Urban Wilderness Sites

- **Appropriate uses of designated sites can include:**
 - **Hiking**
 - **Swimming**
 - **Boating (excluding internal combustion engines)**
 - **Picnicking**
 - **Photography, drawing, painting**
 - **Observation and discovery**
 - **Organized camping**
 - **Environmental education**
 - **Scientific research**
 - **Meeting and gatherings.**

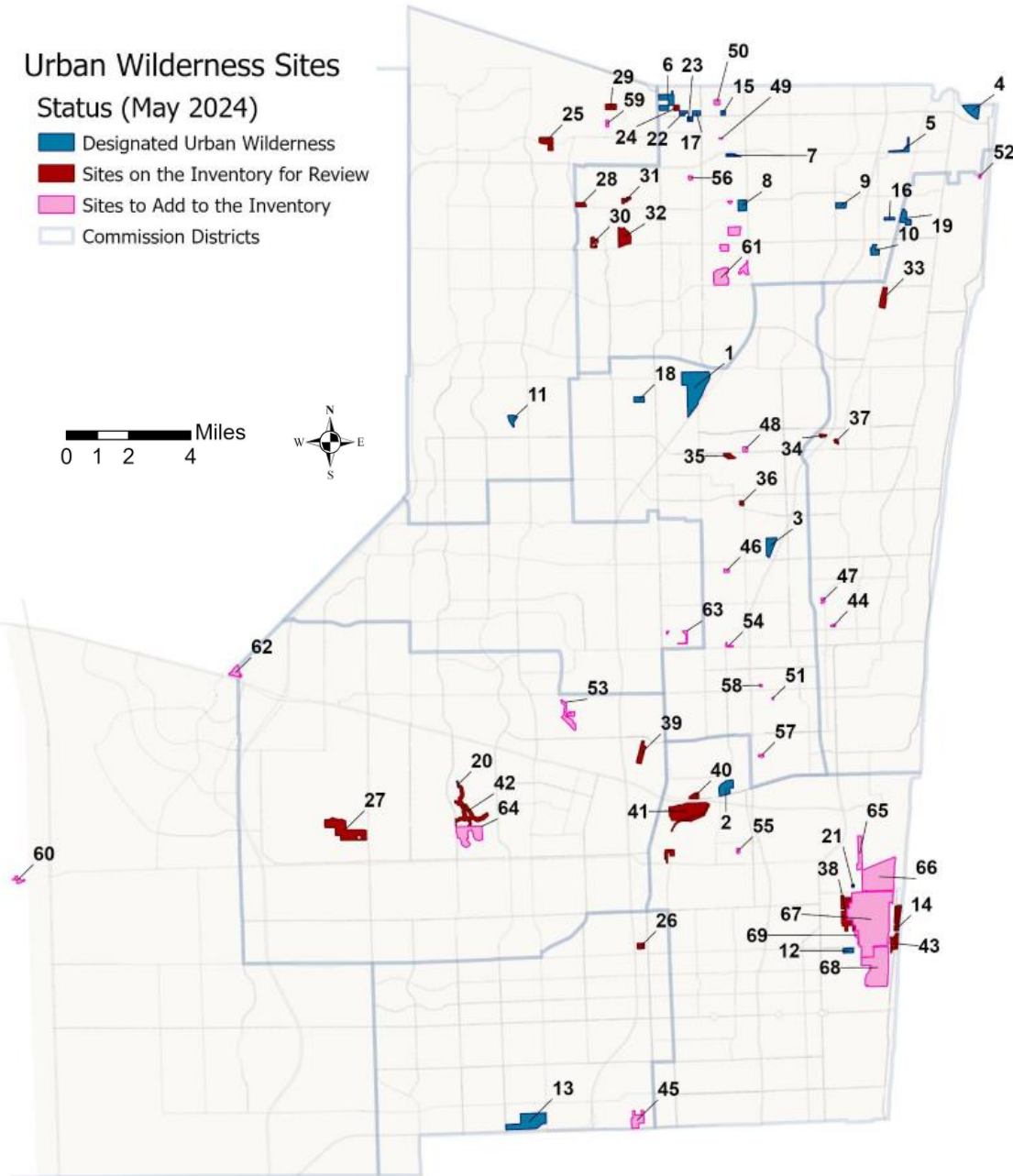


Urban Wilderness Sites

Status (May 2024)

- Designated Urban Wilderness
- Sites on the Inventory for Review
- Sites to Add to the Inventory
- Commission Districts

0 1 2 4 Miles



Map ID

Name

Acres

City

Owner

Designated Urban Wilderness

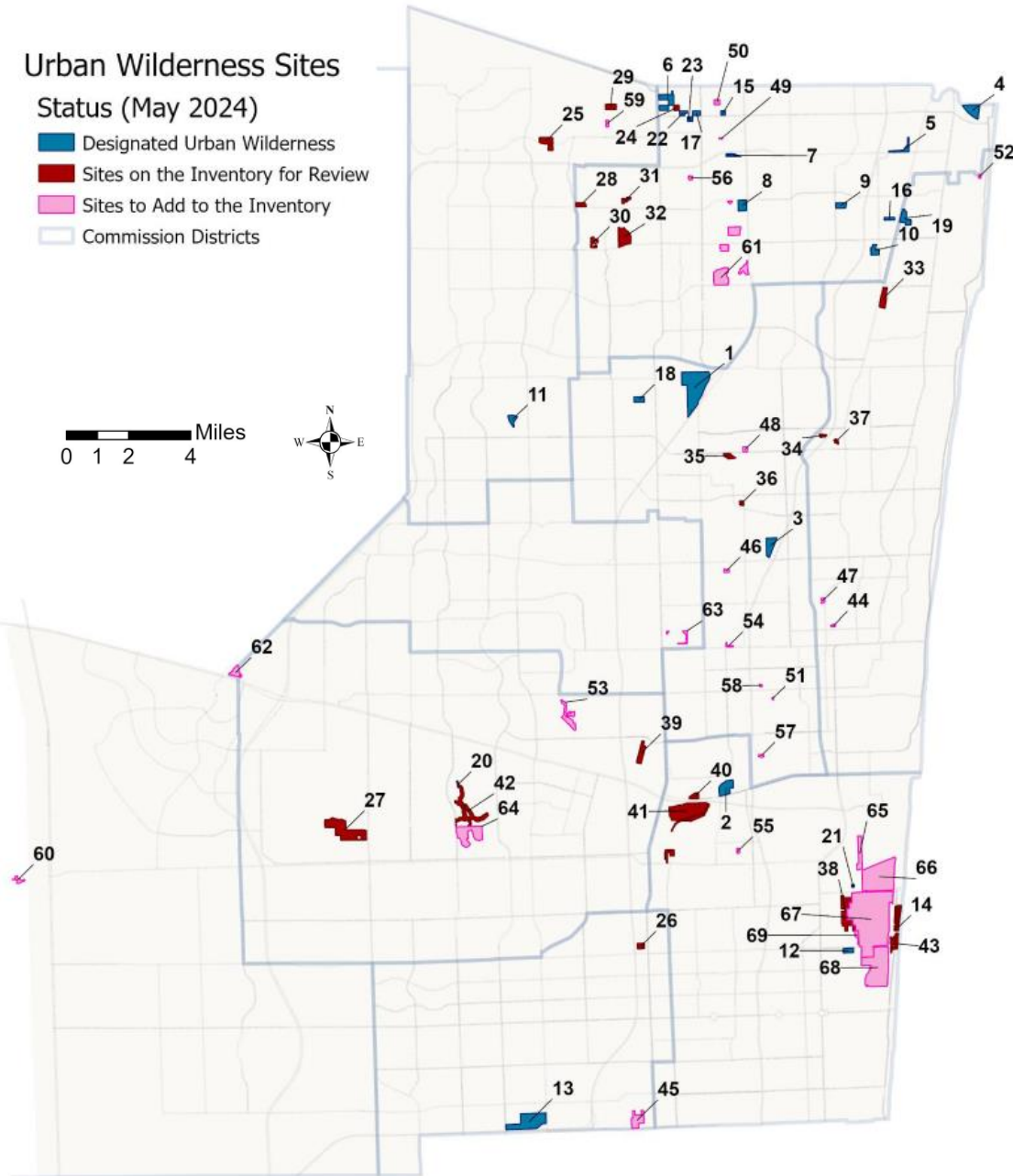
1	Fern Forest Nature Center	247.07	Coconut Creek	Broward County
2	Secret Woods Nature Center	56.95	Dania Beach	Broward County
3	Easterlin Park	46.58	Oakland Park	Broward County
4	Deerfield Island Park	53.31	Deerfield Beach	State of Florida
5	Tivoli Sand Pine Preserve	21.20	Deerfield Beach	Broward County / City of Deerfield
6	Hillsboro Pineland Natural Area	56.51	Coconut Creek	Broward County
7	Coconut Creek Maple Swamp	9.72	Coconut Creek	Broward County
8	Tradewinds Natural Area	31.05	Coconut Creek	Broward County
9	Military Trail Natural Area	19.93	Deerfield Beach	Broward County
10	Crystal Lake Sand Pine Scrub	24.24	Pompano Beach	Broward County
11	Woodmont Natural Area	21.06	Tamarac	Broward County
12	Sheridan Street Natural Area (incl. addition)	17.69	Hollywood	Broward County
13	Miramar Pineland (incl. additions)	156.68	Miramar	Broward County
14	Carpenter House at Hollywood North Beach	0.54	Hollywood	Broward County
15	Crescent Trail Natural Area	7.09	Coconut Creek	Broward County
16	Deerfield Highlands Nature Preserve	9.97	Deerfield Beach	Broward County
17	Helene Klein Pineland Preserve	12.97	Coconut Creek	Broward County
18	Herman and Dorothy Shooster Preserve	19.83	Margate	Broward County
19	Highlands Scrub Natural Area	34.00	Pompano Beach	Broward County
20	Pine Island Ridge Addition I & II	2.19	Davie	Broward County
21	Sands Parcel	2.27	Dania Beach	Broward County
22	Saw Palmetto Natural Area	11.08	Coconut Creek	Broward County
23	West Creek Pineland	7.43	Coconut Creek	Broward County

Urban Wilderness Sites

Status (May 2024)

- Designated Urban Wilderness
- Sites on the Inventory for Review
- Sites to Add to the Inventory
- Commission Districts

0 1 2 4 Miles



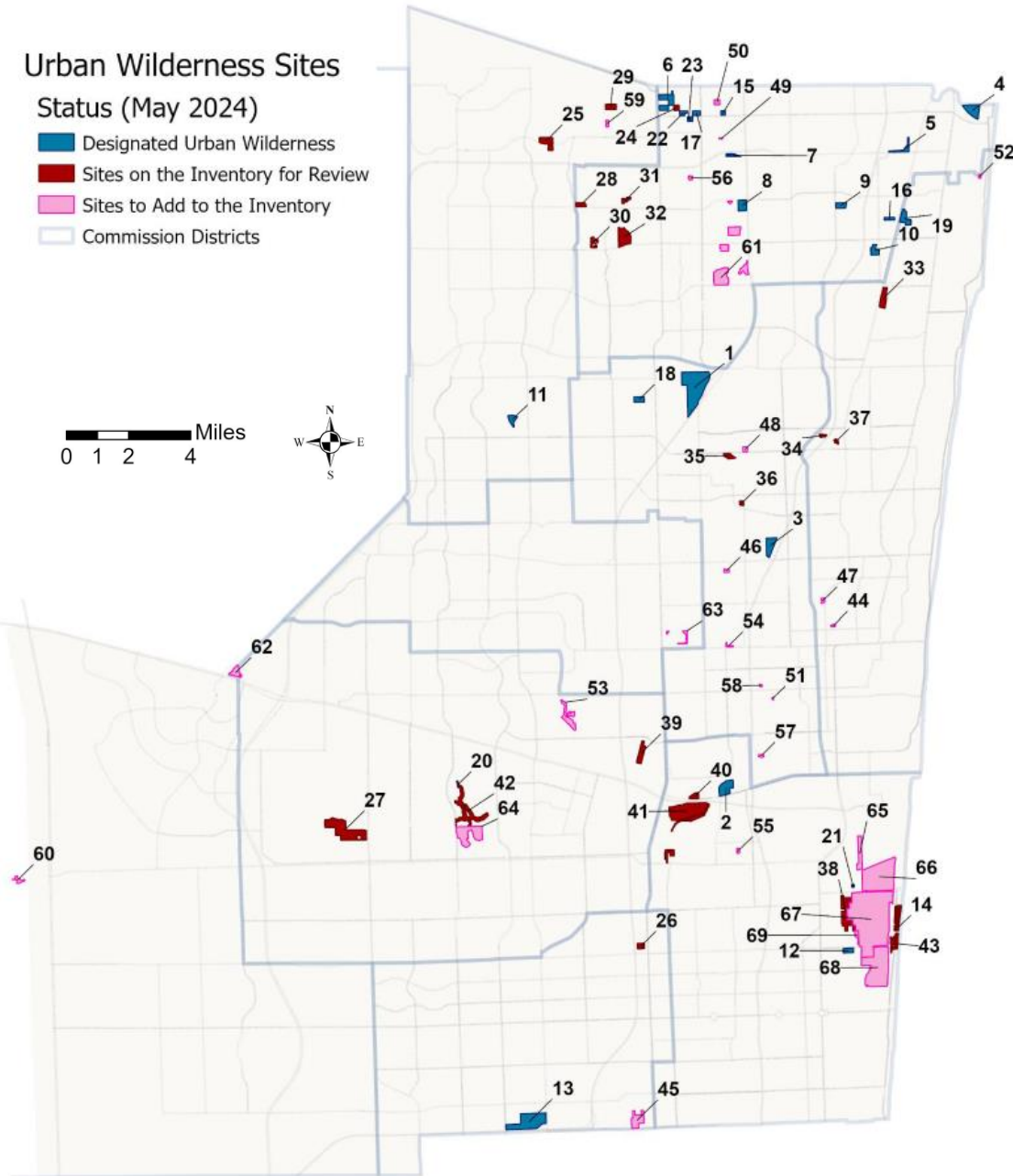
Map ID	Name	Acres	City	Owner
Sites on the Inventory for Review				
24	Willow Pond	9.85	Coconut Creek	Broward County
25	Holmberg Road Natural Area	38.31	Parkland	Broward County
26	Sheridan Oak Forest Environmentally Sensitive Land	12.88	Hollywood	Hollywood
27	Long Key Nature Center	164.74	Davie	Broward County
28	Whispering Woods Park (Red Lichen Preserve)	13.77	Coral Springs	Coral Springs
29	Doris Davis Forman Preserve	19.32	Parkland	Broward County
30	Woodside Estates Park	13.86	Coconut Creek	Coral Springs
31	Fern Glen Park	11.31	Coral Springs	Coral Springs
32	Tall Cypress Natural Area	66.05	Coral Springs	Broward County / Coral Springs
33	Pompano Airpark Natural Arboretum	36.52	Pompano Beach	FAA / Pompano
34	May Tract	5.65	Fort Lauderdale	Private
35	Gopher Tortoise Preserve	14.11	Fort Lauderdale	Fort Lauderdale
36	Warbler Wetland Natural Area	6.17	Fort Lauderdale	Broward County
37	Cypress Lake (Radice)	5.04	Fort Lauderdale	Private
38	Dania Salt Marsh Natural Area	87.38	Dania Beach	Broward County
39	Pine Ridge Trail	34.13	Fort Lauderdale	Fort Lauderdale
40	Hacienda Flores (North New River Bend)	15.01	Davie	Broward County
41	Pond Apple Slough	214.70	Davie	Broward County
42	Pine Island Ridge Natural Area	101.14	Davie	State of Florida
43	Hollywood North Beach Park	61.68	Hollywood	State of Florida

Urban Wilderness Sites

Status (May 2024)

- Designated Urban Wilderness
- Sites on the Inventory for Review
- Sites to Add to the Inventory
- Commission Districts

0 1 2 4 Miles



Map ID

Name

Acres

City

Owner

Sites to Add to the Inventory

44	Middle River	3.23	Fort Lauderdale	Broward County
45	Snake Warrior's Island Natural Area	54.39	Miramar	State of Florida
46	Lakeside Pine Preserve	5.63	Oakland Park	Oakland Park
47	Richardson House Property	5.58	Wilton Manors	Wilton Manors
48	Cypress Sand Pine Preserve	8.18	Fort Lauderdale	Fort Lauderdale
49	Lyons Creek Preserve	1.20	Coconut Creek	Coconut Creek
50	Oak Trails Park	9.74	Coconut Creek	Coconut Creek
51	Sailboat Bend Preserve	1.25	Fort Lauderdale	Fort Lauderdale
52	DeGroff Park	2.99	Lighthouse Point	Lighthouse Point
53	Plantation Preserve Linear Trail	51.67	Plantation	Plantation
54	Dillard Green Space	3.93	Broward County	Broward County
55	Dania Cove Park	4.69	Dania Beach	Dania Beach
56	Winston Park Preserve	5.29	Coconut Creek	Coconut Creek
57	Bill Keith Park	4.51	Fort Lauderdale	Fort Lauderdale
58	North Fork Riverwalk	1.95	Fort Lauderdale	Fort Lauderdale
59	Parkland Greenway/Brian Archer Wilderness Preserve	6.05	Parkland	State of Florida
60	Everglades Holiday Park Natural Area	11.98	Fort Lauderdale	Broward County
61	Tradewinds Park Natural Area	159.04	Coconut Creek	Broward County
62	Markham Park Natural Area	26.15	Sunrise	Broward County
63	Central Broward Region Park Natural Area	11.41	Lauderhill	Broward County
64	Tree Tops Park Natural Area	117.57	Davie	Broward County
65	West Lake Unit A	44.34	Hollywood	Broward County
66	West Lake Unit B	307.51	Hollywood	Broward County
67	West Lake Unit C	747.17	Hollywood	Broward County
68	West Lake Unit D	286.98	Hollywood	Broward County
69	West Lake Unit E	10.60	Hollywood	Broward County

Process for Designation

Inventory

- Urban Wilderness Advisory Board (UWAB) visits proposed site and fills out an informal survey with their observations.
- Sites are overviewed at one of their quarterly meetings and they vote whether it should be added to the Inventory for Review as an UW site.
- Public hearing is held (with owners notified in advance) with each site being reviewed.
- UWAB writes a letter to County Commission advising the sites be added.
- County Commission must approve a resolution adding the site to the Inventory for Review.

Designation

- County Attorney's Office drafts an ordinance including the site with its legal description.
- Ordinance with additional sites is read in two County Commission Meetings. Owners again must be notified prior to this meeting.
- Approved ordinance language is sent to the state to be included in the Ordinance as a designated site

Withdrawal of lands from system

- Areas may only be withdrawn from the Urban Wilderness Park System by an ordinance approved by at least five (5) members of the County Commission, and only after:
 - The Commission has held a public hearing pursuant to the notice and advertisement requirements of Section 25½-29;
 - The Commission has received and considered a recommendation from the Urban Wilderness Advisory Board;
 - The Commission has determined that the withdrawal is in the best interests of the Urban Wilderness Park System.

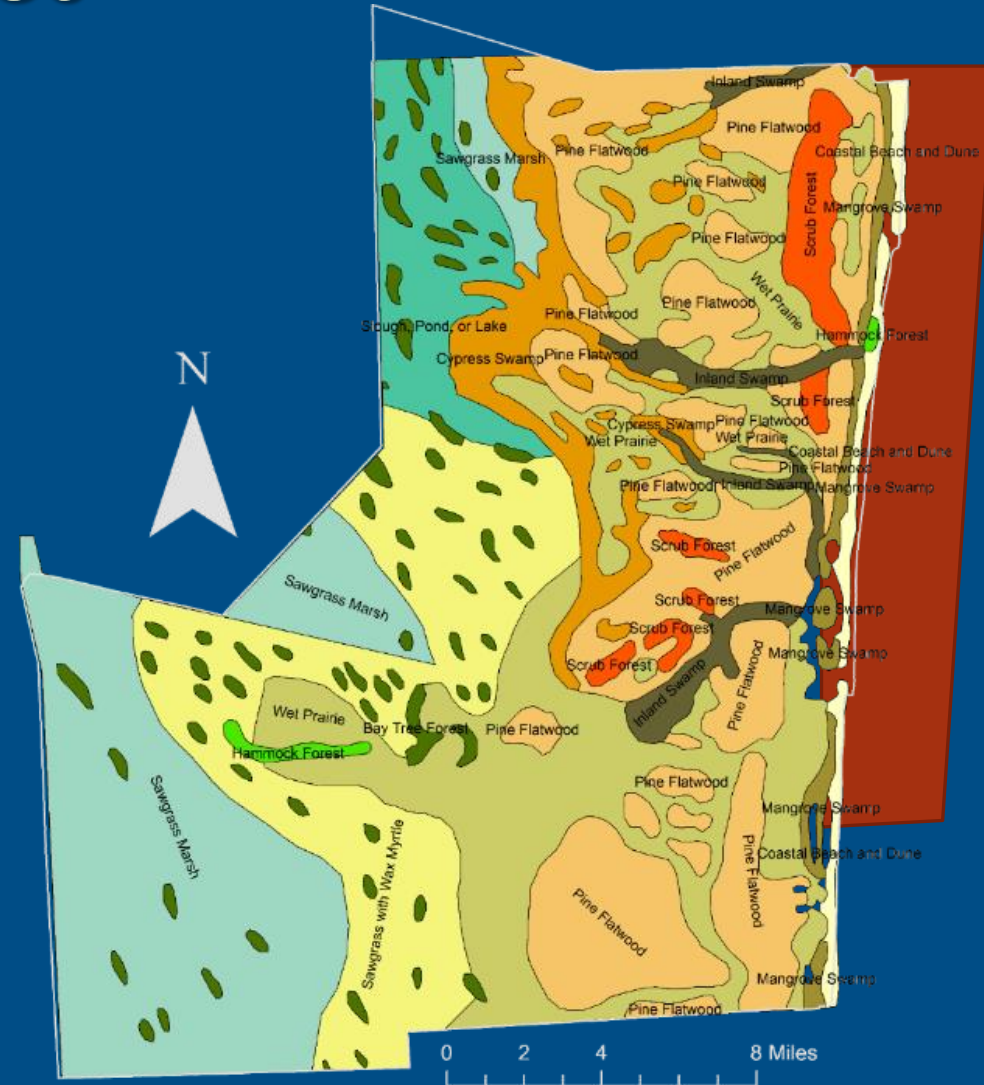
Benefits

- Acknowledges and celebrates the importance of the land and its role in protecting and representing south Florida Ecosystems.
- Does not prevent ANY passive recreation already happening in your park.
- Can be used to market the site as in important Urban Wilderness Area.
- One more layer of protection in our very built out urban landscape.



Historic Vegetation Communities

Remaining Natural Areas in Eastern Broward County				
Legend	Habitat	Original	Acres Remaining	% Remaining
	Bay Tree Forest	8379.94	0.00	0.00%
	Coastal Beach/Dune	4354.61	282.63	6.49%
	Cypress Swamp	16105.32	249.49	1.55%
	Hammock Forest	1067.02	412.49	38.66%
	Inland Swamp	6979.05	396.13	5.68%
	Mangrove Swamp	4173.39	1175.10	28.16%
	Pine Flatwood	58794.45	370.10	0.63%
	Sawgrass Marsh	51475.44	4509.71	8.76%
	Sawgrass/Wax Myrtle	41132.37	1398.50	3.40%
	Scrub Forest	6689.09	75.85	1.13%
	Slough, pond, or lake	13575.66	10.33	0.08%
	Wet Prairie	55986.51	13.61	0.02%
	TOTAL	268712.85	8893.94	3.31%

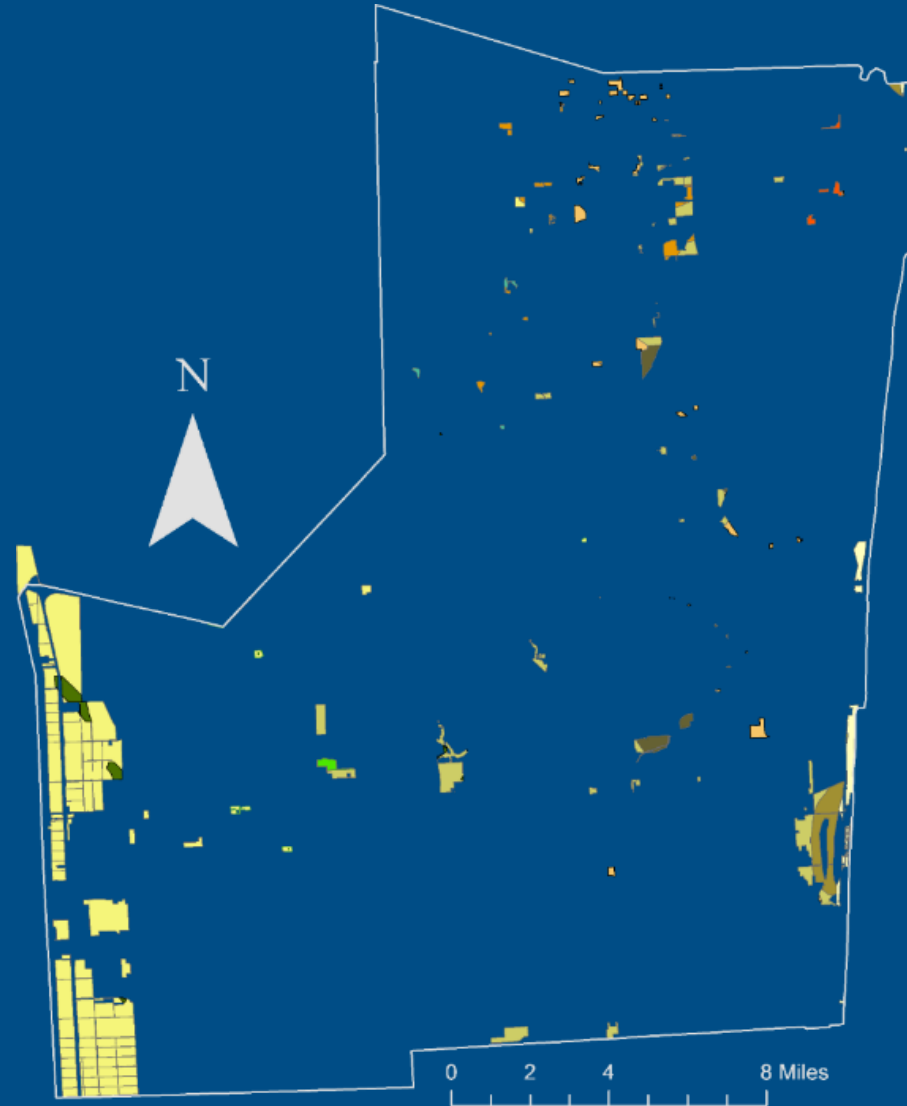


Davis 1943

What Remains Today

➤ Only 3.31 % remains

Remaining Natural Areas in Eastern Broward County				
Legend	Habitat	Original	Acres Remaining	% Remaining
	Bay Tree Forest	8379.94	0.00	0.00%
	Coastal Beach/Dune	4354.61	282.63	6.49%
	Cypress Swamp	16105.32	249.49	1.55%
	Hammock Forest	1067.02	412.49	38.66%
	Inland Swamp	6979.05	396.13	5.68%
	Mangrove Swamp	4173.39	1175.10	28.16%
	Pine Flatwood	58794.45	370.10	0.63%
	Sawgrass Marsh	51475.44	4509.71	8.76%
	Sawgrass/Wax Myrtle	41132.37	1398.50	3.40%
	Scrub Forest	6689.09	75.85	1.13%
	Slough, pond, or lake	13575.66	10.33	0.08%
	Wet Prairie	55986.51	13.61	0.02%
	TOTAL	268712.85	8893.94	3.31%



Drawbacks

- Conversion of area to something other than the passive park will take additional actions to remove protections.

Questions?



ARTICLE II. URBAN WILDERNESS PARK SYSTEM

Sec. 25½-20. Intent and purpose.

It is the intent and purpose of the county of county commissioners of Broward County, Florida, to establish an urban wilderness park system in Broward County to consist of designated wilderness areas which shall be set aside in permanent preserves, protected from incompatible human activity. These areas shall be dedicated in perpetuity as wilderness areas and shall be managed in such a way as to protect and enhance their basic natural quality for public enjoyment and utilization as reminders of the natural conditions that preceded modern civilization.

(Ord. No. 77-36, § 1, 7-13-77; Ord. No. 90-15, § 1, 7-10-90)

Sec. 25½-21. Definitions.

As used in this article:

- (a) *Board* means the Urban Wilderness Advisory Board.
- (b) *Commission* means the Board of County Commissioners of Broward County, Florida.
- (c) *Designated site* means a site that has been selected by the Commission, pursuant to the provisions of this chapter, from the list of sites on the Urban Wilderness Inventory and which has been set aside by ordinance for inclusion within the Urban Wilderness Park System.
- (d) *Development right* means the right of the owner of the fee interest in the land to change the use of the land to other than wilderness park purposes.
- (e) *Urban Wilderness Inventory ("Inventory")* means the list of sites that have been determined by resolution of the Commission to be suitable for designation as wilderness areas. The Commission's determination shall be made exclusively from lists of sites recommended for inclusion in the Inventory by the Board. Urban Wilderness Inventory sites are subject to the requirements of Subsection 5-182(j) of the Broward County Land Development Code, titled "Consideration of Impact on Environmentally Sensitive Lands and Archaeological Resources."
- (f) *Wilderness area* means a site formally designated by an ordinance of the Commission pursuant to this chapter for preservation essentially in its natural or existing condition by regulating all activity which might have an effect upon it.
 - (1) *Biological type* means a wilderness area set aside to promote certain forms of animal or plant life or their supporting habitats.
 - (2) *Aesthetic type* means a wilderness area set aside to preserve certain scenic qualities or amenities.
 - (3) *Scientific type* means a wilderness area, which may or may not include biological and aesthetic wilderness area types, which is set aside to preserve for scientific, historical, and educational purposes.

(Ord. No. 77-36, § 2.01, 7-13-77; Ord. No. 90-15, § 1, 7-10-90; Ord. No. 92-12, § 1.1, 5-12-92; Ord. No. 1999-73, § 1.1, 12-14-99; Ord. No. 2009-32, § 1, 6-9-09; Ord. No. 2014-20, § 5, 6-10-14)

Sec. 25½-22. Urban Wilderness Advisory Board.

- (a) The Board is hereby created and shall, with the cooperation of the County Administrator:
 - (1) Develop and maintain a list of the lands within Broward County which are suitable for designation as wilderness areas.
 - (2) Submit to the Commission reports on those lands which should be given the highest priority for designation as wilderness areas.
 - (3) Submit to the Commission reports on feasible methods for the acquisition of lands suitable for designation as wilderness areas.
 - (4) Formulate rules and regulations to govern the use of designated wilderness areas which may be adopted by the Commission.
 - (5) Promote and solicit bequests, donations, and contributions for the benefit of the Urban Wilderness Park System.
 - (6) Submit to the Commission an annual report and proposed budget.
 - (7) Review and comment on staff developed resource management plans and master plans and periodically re-address resource management plans for modifications.
- (b) The Board shall be composed of nine (9) members appointed by the Commission for terms of office as established in Section 1-233, Broward County Code of Ordinances.
- (c) Each member of the Board must have either a professional degree or demonstrated knowledge and practical experience in at least one of the following scientific fields:
 - (1) Biology;
 - (2) Botany;
 - (3) Physical sciences;
 - (4) Zoology;
 - (5) Environmental science;
 - (6) Archaeology;
 - (7) History;
 - (8) Hydrology.
- (d) The Board shall hold at least one (1) public hearing regarding sites to be recommended for inclusion on the Urban Wilderness Inventory.
- (e) Notice of hearings to be held by the Board in connection with recommendation of sites for inclusion on the Urban Wilderness Inventory shall be published in a newspaper of general circulation in Broward County at least ten (10) days prior to the date of the hearing. Notice to property owners affected by such a recommendation shall be as follows:
 - (1) The owners of all property within a proposed Urban Wilderness Inventory site shall be given notice of such hearing by regular mail. This requirement shall not apply to the County when the County is the fee title owner of all or a portion of the recommended site.
 - (2) Such notice shall include the time, date, and place of the hearing, the Broward County ordinance authorizing the classification, the significance of the property, and the effect of the proposed inclusion of the site on the Urban Wilderness Inventory.

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- (3) Such notice shall be mailed at least thirty (30) days prior to the date of the hearing. For the purposes of this notification, an owner of property shall be deemed to be the person whose address is so shown on the tax rolls of the Broward County Property Appraiser, unless the Broward County Parks and Recreation Division has actual notice that a person or entity other than the person or entity shown on the tax roll is the owner. In such case, the notice shall be mailed to the person or entity known to be the owner.

(Ord. No. 77-36, § 3, 7-13-77; Ord. No. 79-36, § 2, 6-20-79; Ord. No. 81-104, § 1, 10-15-81; Ord. No. 90-15, § 1, 7-10-90; Ord. No. 1999-73, § 1.2, 12-14-99; Ord. No. 2009-32, § 2, 6-9-09; Ord. No. 2014-20, § 5, 6-10-14)

Sec. 25½-23. Types of wilderness areas.

Each wilderness area shall be characterized as being of one or more of the following principal types:

- (a) Biological;
- (b) Aesthetic;
- (c) Scientific.

(Ord. No. 77-36, § 4, 7-13-77; Ord. No. 2009-32, § 3, 6-9-09)

Sec. 25½-24. Use.

- (a) Only those human activities and other uses which are of the type described in subsections (b), (c) and (d) of this section may be permitted within a designated wilderness area. Any such activities or uses may be permitted by the Commission after consideration of the recommendation of the Board, and upon a formal finding of compatibility by the Commission based on resource management plans, and after the adoption of special rules and regulations pursuant to section 25½-30 of this article as may be necessary to carry out the intent and purpose of this article as to the particular area involved.
- (b) Wilderness areas shall be made available for use by the public for passive park purposes consistent with the natural resources of the site as described in the resource management plan to the extent compatible with the purposes for which an area was designated. The rules and regulations may designate areas which permit activities such as:
 - (1) Hiking;
 - (2) Swimming and bathing;
 - (3) Boating (internal-combustion engines prohibited except as permitted pursuant to subsection (d) below);
 - (4) Picnicking;
 - (5) Photography, drawing and painting;
 - (6) Observation and discovery;
 - (7) Organized camping;
 - (8) Environmental education;
 - (9) Scientific research;
 - (10) Meetings and gatherings.

-
- (c) Wilderness areas may also be used for other public purposes, consistent with the natural resources of the site as described in the resource management plan to the extent compatible with the purposes for which an area was designated. The rules and regulations may permit other public uses such as:
- (1) Water storage;
 - (2) Ground water recharge areas;
 - (3) Estuarine and marsh systems;
 - (4) Fish, wildlife and plant refuges.
- (d) The use of internal-combustion engines is permitted in urban wilderness areas that are identified as water conservation areas in the Broward County Land Use Plan, 1989, as amended, which have been designated as part of the Urban Wilderness Park System. The use of internal-combustion engines is permitted exclusively in designated water conservation areas and in no other urban wilderness area as indicated in subsection (b) above. Use of internal-combustion engines in water conservation areas shall only be permitted to the extent allowable by the governing body or bodies having jurisdiction over the water conservation area.
- (e) Alterations of physical conditions within a designated wilderness area shall not be permitted, except for:
- (1) Minimum development consistent with public convenience and necessity, and with the intent and purpose of this article;
 - (2) Activity designed to enhance the quality or utility of the designated wilderness area itself;
 - (3) Those alterations permitted by the governing body or bodies having jurisdiction over the water conservation areas so designated in the Broward County Land Use Plan, 1989, as amended.
- (f) Designated wilderness areas shall be identified by appropriate signs and boundary markers.

(Ord. No. 77-36, § 5, 7-13-77; Ord. No. 83-81, § 1, 12-15-83; Ord. No. 90-15, § 1, 7-10-90; Ord. No. 1999-73, § 1.3, 12-14-99)

Sec. 25½-25. Size of area.

There shall be no minimum size of a wilderness area, so long as it is large enough to include the principal features which justify its establishment.

(Ord. No. 77-36, § 6, 7-13-77)

Sec. 25½-26. Number of areas.

There shall be no fixed limit on the number of wilderness areas to be established, but each such area shall be justified by its intrinsic merit as determined by the commission after consideration of the recommendation of the board.

(Ord. No. 77-36, § 7, 7-13-77)

Sec. 25½-27. Placement of sites on the Urban Wilderness Inventory and priorities of acquisition.

- (a) From the list of lands within Broward County suitable for designation as wilderness areas, the Board shall report to the Commission on a recommended order of priorities for the inclusion of sites on the Urban Wilderness Inventory and their subsequent acquisition and designation as wilderness areas to be governed

by the relative vulnerability of the areas sought to be preserved. The Board shall give primary consideration to wilderness areas which:

- (1) Are in close proximity to urban or rapidly developing areas; or
 - (2) Are in imminent danger from some other source; or
 - (3) Are designed to protect rare or endangered species or other unique features; or
 - (4) Constitute the last vestiges of natural conditions in Broward County.
- (b) The Board shall forward its report and recommendations regarding inclusion of sites on the Urban Wilderness Inventory, including information on the priority that should be assigned to the sites, to the Commission to be considered at a public hearing.
- (c) Sites shall be included on the Urban Wilderness Inventory by resolution of the Commission. Notice of the public hearing at which the resolution will be considered shall be given as follows:
- (1) The owners of all property within a proposed Urban Wilderness Inventory site shall be given notice of such hearing by regular mail. This requirement shall not apply to the County when the County is the fee title owner of all or a portion of the proposed site.
 - (2) Such notice shall include the time, date and place of the hearing, the Broward County ordinance or Code sections authorizing the classification, the significance of the property and the effect of the proposed inclusion of the site on the Urban Wilderness Inventory.
 - (3) Such notice shall be mailed at least thirty (30) days prior to the date of the hearing. For the purposes of this notification, an owner of property shall be deemed to be the person whose address is so shown on the tax rolls of the Broward County Property Appraiser unless the Broward County Parks and Recreation Division has actual notice that a person or entity other than the person or entity shown on the tax roll is the owner. In such cases, the notice shall be mailed to the person or entity known to be the owner.
- (d) After due public notice and hearing, and consideration of the report and recommendations of the Board, the Commission shall select wilderness areas for inclusion on the Urban Wilderness Inventory. In the resolution, the Commission shall list the sites as to their priority for acquisition and designation as wilderness areas within the Urban Wilderness Park System.

(Ord. No. 77-36, § 8, 7-13-77; Ord. No. 81-104, § 2, 10-15-81; Ord. No. 90-15, § 1, 7-10-90; Ord. No. 92-12, § 3, 5-12-92; Ord. No. 1999-73, 12-14-99)

Sec. 25½-28. Acquisition of lands.

- (a) The acquisition of lands within Broward County to be designated and maintained as wilderness areas is hereby declared to be a necessary public purpose, and the Commission, after consideration of the recommendations of the Board, may acquire title to or an interest in lands included on the Urban Wilderness Inventory that are located within Broward County by any lawful means.
- (b) The Commission may, after consideration of the recommendations of the Board:
- (1) Accept any and all instruments conveying land or the development rights to land located within Broward County; or
 - (2) Enter into covenants, for a term of not less than ten (10) years, with the owner(s) of land located within Broward County that the land will not be used for any purpose other than for wilderness park purposes; or

-
- (3) Purchase, or lease for a term of not less than ten (10) years, land or the development rights to land located within Broward County. Rental for such a lease shall be payable only from sources other than ad valorem taxation.
 - (4) Accept donations of property from public and private sources to be held in trust by the County for the use and benefit of the Urban Wilderness Park System.
 - (c) Whenever a person conveys land or the development rights to land to the County, the Commission may take such action as may be necessary to transfer the development rights in the conveyed land to other lands owned by the same person in a manner consistent with the provisions of the Broward County Land Use Plan, 1989, as amended.
 - (d) The owner of lands which have been conveyed or leased, and the donor of property to the County for the use and benefit of the Urban Wilderness Park System, shall be entitled to such ad valorem tax, estate and gift tax, income tax and other tax advantages and benefits as may be provided by law.
 - (e) Any conveyance, covenant or lease of land or an interest in land pursuant to this article shall be evidenced by a written instrument and recorded in the Official Records Of Broward County. The Commission shall have the power and duty to enforce the provisions of each conveyance, covenant or lease agreement and shall have the power to terminate or modify a covenant or lease agreement only if the termination or modification is determined to be in the best interest of the Urban Wilderness Park System.

(Ord. No. 77-36, § 9, 7-13-77; Ord. No. 90-15, § 1, 7-10-90; Ord. No. 1999-73, § 1.5, 12-14-99)

Sec. 25½-29. Designation of wilderness areas.

- (a) The Commission shall, after consideration of the recommendations of the Board, and after due public notice and public hearing, designate wilderness areas by ordinance from the list of sites included on the Urban Wilderness Inventory formally setting aside such areas for inclusion within the Urban Wilderness Park System.
- (b) An ordinance designating a wilderness area shall include the following:
 - (1) A legal description of the area; and
 - (2) A dedication of the interest in the area possessed by the County to the public as a wilderness area; and
 - (3) A designation of the type(s) of wilderness area(s) being established and a general statement of what is sought to be preserved; and
 - (4) A clear statement of the management responsibilities for the designated area.
- (c) Any advertisements for the public hearing required by § 125.66, F.S., as amended, shall also contain a brief explanation of the effect of the proposed designation of property as an Urban Wilderness Area. Additional notice shall be given as follows:
 - (1) The owners of all property within a site proposed to be designated as a wilderness area shall be given notice of such hearing by regular mail. This requirement shall not apply to the County when the County is the fee title owner of all or a portion of the proposed site.
 - (2) Except for property owned by the County, all owners of property within three hundred (300) feet of the property proposed to be designated as a wilderness area shall be given notice of the hearing by regular mail.
 - (3) Notice required by subsections (1) and (2) above shall be mailed at least thirty (30) days prior to the date of the hearing and shall include the time, date and place of the hearing, the Broward County ordinance or Code sections authorizing the classification, the significance of the property and the effect

of the proposed designation of the site as a wilderness area. For the purposes of this notification, an owner of property shall be deemed to be the person whose address is so shown on the tax rolls of the Broward County Property Appraiser unless the Broward County Parks and Recreation Division has actual notice that a person or entity other than the person or entity shown on the tax roll is the owner. In such case, the notice shall be mailed to the person or entity known to be the owner.

- (d) Lands, submerged or otherwise, owned by the County may upon recommendation of the Board be included within the Urban Wilderness Park System. Upon the request of the Commission, lands owned by other governmental agencies may be included within the Urban Wilderness Park System after specific approval by formal action of the governmental agency owning an interest in the land and acceptance by the Commission.

(Ord. No. 77-36, § 10, 7-13-77; Ord. No. 92-12, § 4, 5-12-92; Ord. No. 1999-73, § 1.6, § 12-14-99)

Sec. 25½-30. Rules and regulations.

The board shall prepare and propose general rules and regulations prescribing a uniform set of management criteria covering all wilderness areas, and special rules and regulations as may be necessary for each wilderness area to be adopted after due notice and public hearing by the commission and to be implemented by the county administrator.

(Ord. No. 77-36, § 11, 7-13-77)

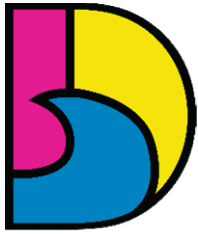
Sec. 25½-31. Withdrawal of lands from system.

No part of any designated wilderness area may be withdrawn from the Urban Wilderness Park System except by an ordinance approved by at least five (5) members of the Commission, and only after:

- (a) The Commission has held a public hearing pursuant to the notice and advertisement requirements of Section 25½-29;
- (b) The Commission has received and considered a recommendation from the Board; and
- (c) The Commission has determined that the withdrawal is in the best interests of the Urban Wilderness Park System.

(Ord. No. 77-36, § 12, 7-13-77; Ord. No. 1999-73, § 1.7, 12-14-99; Ord. No. 2009-32, § 4, 6-9-09)

Secs. 25½-32—25½-36. Reserved.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**City of Dania Beach
City Commission Discretionary Funds
Use Request Form**

Recipient: Arnaldo Suarez and the DCC Request Date: Feb 28, 2026 Agenda Date: 9/25/25

Request Sponsor: Commissioner Luis Rimoli Request Amount: \$500

Brief description of Recipient's mission/commitment to the City of Dania Beach:

Arnaldo Suarez, CEO of the Dania Beach Casino is a cancer survivor wanting to give back to Sylvester for his second chance on life. He will be representing our great city of Dania Beach at the 16th annual Dolphin Cancer Challenge (DCC) on February 28th 2026. So many people including many residents of our great city have benefited from the excellent work provided by Sylvester Cancer Center. I am encouraging all of my fellow commissioners to make a contribution of their choice to this cause.

Description of how the funds will be used/deliverables:

Since 2010, the DCC has united communities in the fight against cancer, by raising funds for groundbreaking research at the Sylvester Comprehensive Cancer Center. Now in its 16th year, the DCC is surpassing the \$100 million marked on funds raised.

Submitted by: Commissioner Luis Rimoli Date of submission: 9/25/2025

REVIEW FOR VERIFICATION OF FUNDS. PAYMENT WILL BE RELEASED AFTER COMMISSION APPROVAL.

Yeimy Guzman

Digitally signed by Yeimy
Guzman
Date: 2025.09.17 11:56:54 -04'00'

Legal

Finance

City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST

DOLPHINSCANCERCHALLENGE.COM



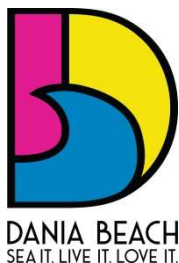
DCC XVI

FEB. 28, 2026

HARD ROCK STADIUM



REGISTRATION IS OPEN | JOIN TODAY



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: September 25, 2025

TO: Honorable Mayor and Commissioners

FROM: Vice Mayor Marco Salvino

SUBJECT: Modification to City of Dania Beach Rules of Procedure

The Request

To modify the City's Resolution 025-048, relating to Rules of Procedure for the City Commission, to modify the start time for City Commission meetings to 6:00 p.m.

Background

Resolution 025-048 at Section 4 provides that the City's meetings are to start at 7:00 p.m.

Section 4. TYPES OF MEETINGS

4.1 Regular Meeting: The Commission shall meet in the Commission Chambers for regular, adjourned and special meetings. The regular Commission meetings are to commence at 7:00 P.M., on the second and fourth Tuesday of each month, unless otherwise specified at least two (2) weeks in advance.

Starting the meetings one hour earlier would provide more access for the residents to stay and participate in the meeting. Having meetings end at 9:00, 10:00 or 11:00 causes the residents to leave before the City Commission finishes business. Starting earlier would provide more of an incentive for the residents to participate in the meetings.

Also, as staff works all day, and then has to wait until 7:00 for the meeting to start, it takes our staff away from their families longer than is necessary. As proponents of RISE it is my recommendation to start the meetings earlier so that our staff can have quality family time.

I would then recommend that the CRA meeting, which is one a month, start at either 5:00 or 5:30 p.m., depending on the length of the agenda.

Recommendation

This is a policy decision for the City Commission.

Budgetary Impact

No budgetary impact anticipated.

EAB:la

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

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE DANIA BEACH, FLORIDA, PERTAINING TO RESOLUTION 22025-048, WHICH MODIFIED RESOLUTIONS 2024-079, 2008-85, RELATING TO PRESCRIBED RULES OF PROCEDURE FOR CITY COMMISSION MEETINGS; AMENDING THE RULES TO MODIFY THE START TIME; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff periodically updates its procedures, working towards best practices for the expedient, transparent and efficient addressing of City business; and

WHEREAS, the City Commission desires to amend the Rules of Procedure for meetings to change the start time of City Commission meetings to 6:00 pm. from 7:00 p.m.; and

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

Section 1. Attached and incorporated by reference as Exhibit 1, are the proposed amended Rules for City Commission meetings.

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 this Resolution shall be effective 10 days after passage.

SIGNATURE PAGE TO FOLLOW

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen	_____	_____
Commissioner Luis Rimoli	_____	_____
Commissioner Archibald J. Ryan IV	_____	_____
Vice Mayor Marco Salvino	_____	_____
Mayor Joyce L. Davis	_____	_____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT 1

AMENDED RULES FOR CITY COMMISSION MEETINGS

Section 1. AUTHORITY

1.1 Charter: The Charter of the City of Dania Beach provides that: “The Commission shall prescribe its own rules, regulations and order of business, and shall keep minutes of its proceedings”. (Part II, Article 7, Section 5) Accordingly, the following rules shall take effect immediately upon adoption by the City Commission and shall remain in effect until such time as new rules are adopted by the City Commission.

Section 2. DEFINITIONS

2.1: For the purpose of these rules the word “Mayor” shall include the Vice Mayor and the Mayor pro tem, when appropriate; the word “Commission” shall mean City Commission; and the word “City” shall mean the City of Dania Beach, Florida.

Section 3. GENERAL RULES

3.1 Meetings to be Public: All official meetings of the Commission, except where state and local law allows executive sessions for certain limited topics, shall be public. The minutes of the proceedings, except those for the said executive sessions, shall be open to public inspection. Public meetings may include virtual public meetings, with appearances by elected officials and the public by virtual means. A majority of all members of the City Commission shall constitute a quorum.

3.2 Quorum and Vote: A majority of all members of the City Commission shall constitute a quorum but a less number may adjourn from day to day and compel the attendance of absent members in such manner and under such penalties as may be prescribed by ordinance. The affirmative vote of three (3) members shall be necessary to pass any ordinance on a reading or adopt a resolution, and the passage of all ordinances and resolutions shall be taken by yeas and

nays and entered upon the minutes. (Part II, Article 7, Section 6, City Charter). The City may convene a quorum, virtually, as provided under the City Charter and City Code.

3.3 Minutes of Proceedings: An account of all proceedings of the commission shall be kept by the City Clerk.

3.4 Ordinances and Resolutions Confined to One Subject: Each ordinance or resolution shall be introduced in writing and shall embrace but one subject and matters properly connected therewith. The subject shall be clearly stated in the title. (Section 166.041(2), Florida Statutes)

3.5 Right of Floor: Any member desiring to speak shall be recognized by the Mayor and shall confine his or her remarks to the subject under consideration or to be considered.

3.6 City Manager: The City Manager shall attend all meetings of the Commission unless excused. The City Manager may make recommendations to the Commission and shall have the right to take part in all discussions of the Commission but shall have no vote.

3.7 City Attorney: The City Attorney shall attend all meetings of the Commission unless excused and shall, upon request, give opinions, either written or oral, on questions of law. The City Attorney shall act as the Commission's parliamentarian.

3.8 City Clerk: The City Clerk shall attend all meetings of the Commission unless excused and shall keep the official minutes and perform such other duties as may be required.

3.9 Officers and Employees: Department heads of the City, when there is pertinent business from their departments on the agenda, shall attend such Commission meetings when requested by the City Manager. The police chief or a designated subordinate shall attend all Commission meetings.

3.10 Rules of Order: "Roberts Rules of Order Revised" shall govern the proceedings of the commission in all cases, unless they are in conflict with these rules.

3.11 Presentations: Each Commissioner presentation should be limited to no more than seven (7) minutes per presentation, and one presentation per meeting. The Administration is not limited in time or number of presentations but shall taken into consideration the length of the agenda before scheduling presentations. Waiver of these rules shall require a motion and vote of the Commission.

3.12 Backup Documents. Consistent with the requirements of Broward County Section 1.07, which provides, that all municipalities shall provide all notices, agendas, and “available” back up materials at least 48 hours in advance, the City Commission shall require back up on all presentations, agenda items, discussion items, etc. for the City Commission meetings be provided in advance, and as part of the agenda back up, or at a minimum, distributed to city commission and available to the public at least 48 hours in advance of the meeting to which the item is to be approved, discussed or presented. Failure to provide back up shall result in the item not being heard, and the item will be rescheduled for a future agenda, once the back up is available. This requirement can only be waived by a 4/5 vote of the City Commission.

Section 4. TYPES OF MEETINGS

4.1 Regular Meeting: The Commission shall meet in the Commission Chambers for regular, adjourned and special meetings. The regular Commission meetings are to commence at 6:00 ~~7:00~~ P.M., on the second and fourth Tuesday of each month, unless otherwise specified at least two (2) weeks in advance.

4.2 Biennial Organizational Meeting: On the first Tuesday following each biennial regular election, the City Commission shall meet at the usual place for holding the meetings of the legislative body of the City, at which time the newly elected City Commissioners shall take the

prescribed oaths of office and assume the duties of their respective offices. (Part II, Article 7, Section 1, City Charter)

4.3 Special Meeting to Seat a New Member: On the first Monday following the election of a new member, elected at other than a bi-ennial regular election, the Commission shall meet to receive such new member. (Part II, Article 7, Section 2, City Charter)

4.4 Special Meetings: The Mayor, any two (2) members of the City Commission or the City Manager may call special meetings of the City Commission upon at least six (6) hours written notice to each member, the City Manager, City Clerk, and City Attorney, served personally or delivered electronically via e-mail. The regularity or validity of any proceedings, taken at any special meeting at which a majority of members of the City Commission and the City Clerk are present shall not be questioned on account of any omission or irregularity in calling such a special meeting. The call for a special meeting shall specify the day, the hour and the location of the special meeting and shall list the subject or subjects to be considered. Only such business may be transacted at a special meeting as may be listed in the call for said meeting or an incident thereto.

4.5 Adjourned Meetings: Any meeting of the Commission may be adjourned to a later date and time, provided that no adjournment shall be for a longer period than until the next regular meeting.

4.6 Workshop Meetings: The Commission may meet informally in workshop meetings (open to the public) at the call of the Mayor, or any two (2) members of the Commission or City Manager, to review forthcoming programs of the City, receive progress reports on current programs or projects, or receive similar information from the City Manager. No vote or polling of the Commissioners shall be taken at said workshop meetings.

4.7 Emergency Meetings: Emergency meetings may be held on the call of the Mayor, two (2) members of the Commission or the City Manager whenever there is a public emergency affecting life, health property or the public peace, and whenever practicable, upon no less than one (1) hour notice to each member and the public.

4.8 Attendance of Media at Commission Meetings: All official meetings of the City Commission and its committees shall be open to the media, freely subject to recording by radio, television and photographic services at any time, provided that such arrangements do not interfere with the orderly conduct of the meetings.

Section 5. PRESIDING OFFICER

5.1 Running the Meetings: The mayor-commissioner, if present, shall preside at all meetings of the commission. In the absence of the mayor, the vice mayor shall preside. In the absence of the mayor and the vice mayor, any member of the city commission may be designated as mayor pro tem for such meeting. The mayor shall have a vote in the proceedings of the city commission and shall vote last upon roll call. (Part III, Article 2, Sections 2 & 3(a), City Charter)

5.2 Call to Order: The meetings of the Commission shall be called to order by the Mayor, or in his or her absence, by the Vice Mayor. In the absence of both the Mayor and the Vice Mayor, the meeting shall be called to order by the City Clerk for the selection of a Mayor pro tem from any of the Commissioners present.

5.3 Preservation of Order: The Mayor shall preserve order and decorum; and, confine the debate of the Commissioners and the public to the question under discussion.

5.4 Points of Order: The Mayor shall determine all points of order, subject to the rights of any member to appeal to the Commission. If any appeal is taken, the question shall be, "Shall the decision of the Mayor be sustained?"

5.5 Questions to be Stated: The Mayor shall state all questions submitted for a vote and announce the result. A roll call vote shall be taken for the adoption of an ordinance or resolution. A roll call vote may be taken on matters other than ordinances and resolutions upon the request of any member of the Commission.

5.6 Substitution for Mayor: The Mayor may call on the Vice Mayor to temporarily conduct the meeting in order to make a motion. Such substitution shall not continue beyond the action on that motion.

Section 6. ORDER OF BUSINESS AND AGENDA

6.1 Order of Business: The general rule as to the order of business in regular meetings shall be as follows:

1. Call to Order/Roll Call
2. Moment of Silence and Pledge of Allegiance
3. Presentations and Special Event Approvals
4. Proclamations
5. Administrative Reports
6. Public Safety Reports
7. Citizens' Comments
8. Consent Agenda
9. Bids and Requests for Proposals
10. Quasi-Judicial Hearings
11. First Reading Ordinances
12. Second Reading Ordinances
13. Discussion and Possible Action
14. Appointments
15. Commission Comments
16. Adjournment

6.2 Agenda: The order of business of each meeting shall be as contained in the agenda prepared under the direction of the City Manager or his designee. The agenda shall be a listing by topic of subjects to be considered by the Commission and shall be delivered to members of the Commission each Thursday preceding the meeting to which it pertains.

6.3 Presentation by Members of Commission: The agenda shall provide a time when the mayor or any Commissioner may bring before the Commission any business that he/she feels should be deliberated upon by the Commission. The matters need not be specifically listed on the agenda, but formal action on such matters shall be deferred until a subsequent Commission meeting, except that immediate action may be taken upon a vote of a majority of all members of the Commission present.

6.4 Approval of Minutes: The minutes of a Commission meeting may be approved on the consent agenda if the City Clerk previously furnished each member with a copy thereof.

Section 7. ORDINANCES, RESOLUTIONS AND MOTIONS

7.1 Form: Ordinances and resolutions shall be presented to the commission in printed or electronic form.

7.2 City Attorney to Approve: All ordinances and resolutions shall be "Approved as to Form and Correctness" by the City Attorney. Such approval shall be so indicated by signature on the last page of the ordinance or resolution once approved and/or adopted by the City Commission,.

7.3 City Manager to Review: All ordinances and resolutions shall be reviewed by the City Manager. Such review shall be so indicated by recommendation included in the agenda backup material presented to the Commission.

7.4 Distribution of Ordinances and Resolutions: The city manager or his designee shall have copies of all proposed ordinances prepared for distribution to all members of the Commission with the agenda backup material for the Commission meeting at which the ordinance is to be introduced.

7.5 Ordinances Deferred, Emergencies: Ordinances introduced at a commission meeting on first reading shall not be finally acted upon no sooner than the next official meeting of the

commission; except that an emergency ordinance may be acted upon on first and second readings at the same meeting by an affirmative vote of at least two-thirds (four [4] members) of the commission.

7.6 Reading by Title Only: Upon being introduced, each proposed ordinance shall be read by title only, unless any member of the Commission requests a full reading of the ordinance.

7.7 Consideration of Ordinances: Each proposed ordinance shall be read by title or in full two times. Except in case of a bill for an emergency ordinance, not more than one such reading shall be on the same day, and at least ten (10) days shall elapse between introduction and final passage.

7.8 Recording of Votes: The yeas and nays shall be taken upon the passage of all ordinances and resolutions and entered upon the official record of the Commission. (Section 166.041(4), Florida Statutes)

7.9 Majority Vote Required: An official vote of a majority of a quorum present is necessary to pass a motion, except that 2/3 (4 members) of the membership of the Commission is required to adopt an emergency ordinance.

7.10 Tie Vote: In the event of a tie in votes on any motion, the motion shall fail.

7.11 Numbering Ordinances and Resolutions: Upon passage, a number shall be assigned to each ordinance or resolution by the cCty Clerk.

7.12 Ordinance and Resolution Passage Procedure: When passed by the Commission, all ordinances and resolutions shall be signed by the Mayor and be attested by the City Clerk and it shall be immediately filed and thereafter preserved in the office of the City Clerk.

7.13 Requests for Ordinances or Legal Opinions: Any member of the City Commission may request the City Manager to have prepared proposed ordinances with such ordinances to be

placed on the agenda of the next scheduled Commission meeting, provided the ordinance can be drafted and distributed to members of the Commission in accordance with time schedules set forth in 7.4 of these rules, Any member of the City Commission may request verbal or written legal opinions relating to City business from the City Attorney.

7.14 Voting Conflicts: No member of the City Commission may vote in his or her official capacity upon any measure which insures to his/her special private gain and shall, prior to the vote, publicly state to the assembly, the nature of his/her interest in the matter from which he/she is abstaining and within fifteen (15) days after the vote, file a memorandum of voting conflict with the City Clerk who shall incorporate it into the minutes.

Section 8. CREATION OF COMMITTEES, BOARDS & COMMISSIONS

8.1 Citizen Committees, Boards and Commissions: The Commission may create committees, boards and commissions to assist in the conduct of the operation of the City government with such duties as the Commission may specify not inconsistent with the City Charter or City Code.

8.2 Membership and Selections: Membership and selection of members shall be as provided by the Commission if not specified by the City Charter or City Code. Any committee, board or commission so created shall cease to exist upon the accomplishment of the special purpose for which it was created, or when abolished by a majority vote of the Commission. No committee so appointed shall have powers other than advisory to the Commission, except as otherwise specified by the City Charter or City Code. A volunteer membership list shall be established and distributed to the City Commission to aid in their selection of board, committee and commission members.

8.3 Removal of Members of Boards, Committees and Commissions: The Commission may remove any member of any board, committee or commission which it has created or as created by the City Charter by a vote of at least a majority of the Commission.

Section 9. CITIZEN'S COMMENTS AS AN AGENDA ITEM

9.1 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 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.

Comments may be heard virtually when there is a need for City Hall and the Commission Chambers to be closed to the public.

There are many airborne illnesses which people can contract by virtue of being in close contact with one another and therefore, as on ongoing exercise of the general police power and proprietary authority of the City, the City may from time to time, through the powers granted to the City Manager, require that certain health measures be implemented, regardless of the existence of any emergency order(s). Therefore, the City Manager may close Commission Chambers to public participation and may instead authorize virtual attendance and participation of employees

and the public at large at City Commission meetings. The City Commission may appear virtually at the public meeting. The City Manager may require visitors to City Hall, whether to individual departments or to Commission Chambers, to be temperature checked, may require masks to be worn, and may require social distancing of six (6) feet to be maintained between persons. Failure to comply with these measures after advance warning will result in a request to leave the premises and if there is no compliance, removal of the employee or member of the public failing to comply with the temperature checks, mask requirements, or social distancing may be undertaken.

9.2 Manner of Addressing the Commission - Time Limit: Each person addressing the Commission shall step up to the microphone, shall give his/her name and address in an audible tone of voice for the record and, unless further time is granted by the Commission, shall limit his/her comments to three minutes. All remarks shall be addressed to the Commission as a body and not to any member thereof. No person other than members of the Commission, City Manager and the person having the floor shall be permitted to enter into any discussion, either directly or through the members of the Commission. When requested by any member of the Commission, the City Manager, City Attorney, as well as staff members, may enter into discussion. No questions shall be asked by the Commissioners, except through the Mayor.

9.3 Personal and Slanderous Remarks: Any person making personal, impertinent slanderous remarks, or who shall become boisterous, while addressing the Commission, may be required to leave the meeting and may be barred by the Mayor from further audience before the Commission.

9.4 Reading of Protests: Interested persons or their authorized representatives, may address the Commission for the reading of protests, petitions, or communications relating to any matter

over which the Commission has control when the item is under consideration by the Commission, if a majority of the Commission present agrees to let them be heard.

9.5 Written Communications: Interested parties or their authorized representatives, may address the Commission by written communication in regard to any matter concerning the City's business or over which the Commission has control at any time by direct mail, electronic mail, or by addressing such communication to the City Clerk who will distribute copies of same to the Commissioners.

Section 10. SUSPENSION AND AMENDMENT OF THESE RULES

10.1 Suspension of These Rules: Any provision of these rules not governed by the City Charter, State Statutes or City Code, may be temporarily suspended by a vote of a majority of the Commission.

10.2 Amendment of These Rules: These rules may be amended or new rules adopted, by a majority vote of all members of the Commission, provided that the proposed amendments or rules shall have been introduced into the record at a prior Commission meeting.