



AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 14, 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. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Special Event Application:

- Blue Ridge Tree Farm Christmas Sale
- Treeon Soundbath Meditation (Annual Application)
- Rita Crockett RCBSA Grand Opening (Rescheduled Date)

2. Freebee Presentation — *Sponsored by Commissioner Ryan*

3. Request for Proclamation Approval — Florida City Week, October 20–26, 2025 — *Sponsored by Mayor Davis*

4. PROCLAMATIONS

1. Domestic Violence Awareness Month - October 2025 - *Sponsored by Mayor Davis*

2. Breast Cancer Awareness Month - October 2025 - *Sponsored by Mayor Davis*

3. Cybersecurity Awareness Month - October 2025 - *IT Department*

4. Florida City Week - October 20-26, 2025 - *Sponsored by Mayor Davis*

5. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders:

- October 28, 2025 - City Commission Meeting - 7 p.m.
- November 18, 2025 - CRA Board Meeting - 6 p.m.
- November 18, 2025 - Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

7. 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.

8. CONSENT AGENDA

1. Minutes: September 25, 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, REPEALING RESOLUTION NO. 2025-082, ADOPTED ON JUNE 10, 2025; AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A REVISED SUBSTITUTE AGREEMENT WITH FLORIDA EAST COAST RAILWAY, L.L.C. (FECR) AND BRIGHTLINE TRAINS FLORIDA, LLC TO INCLUDE UPDATED LANGUAGE REQUESTED BY THE PARTIES RELATING TO THE BROWARD COUNTY SEALED CORRIDOR PROJECT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

4. Approval for Use of City Logo – Rita Crockett Beach Sports Academy — *Parks & Recreation*
5. Request for Use of Discretionary Funds – Rita Crockett Beach Sports Academy – *Sponsored by Mayor Davis*
6. Request for Use of Discretionary Funds to Support the Dania Beach Lions Club — Moonlight Car Show, March 21, 2026 — *Sponsored by Commissioner Rimoli*

9. BIDS AND REQUESTS FOR PROPOSALS: None

10. QUASI-JUDICIAL & PUBLIC HEARING ITEMS:

1. *(This item will be taken after Agenda Item 12.1)*
RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DR-007-25) FOR THE “DANIA POINTE” PLAT; 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; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

11. FIRST READING ORDINANCES: None

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.

12. SECOND READING ORDINANCES

1. 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. DISCUSSION AND POSSIBLE ACTION

1. ~~*(If taking action on the City Manager's contract, Public Hearing is required)*~~
~~RESOLUTION NO. 2025-_____~~

~~A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EXTENSION OF _____ THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, ANA M. GARCIA THROUGH AUGUST 31, 2026; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Lewellen)*~~

14. APPOINTMENTS

1. - Green Advisory Board - 1 vacancy - Vice Mayor Salvino appointment
- Education Advisory Board - 1 vacancy - Commissioner Ryan
- Marine Advisory Board - 1 vacancy - Commissioner Ryan

15. COMMISSION COMMENTS

16. ADJOURNMENT



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

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

PART I: EVENT REQUEST

Event Name: Blue ridge tree Farm

Type of Event: ~~Minor Event~~
Major Event -

Wedding

less than 500 people, single day event, no road closures
more than 500 people, consecutive multi-day event, road closures
(major event requires Commission approval)

Is your event located in a public park or City property? Yes ☒ No N/A

Is your event located on the beach? Yes ☒ No

Location: 4650 SW 30th Ave Ft Laud 33312-5621

Expected maximum attendance 25

Expected sustained attendance 1 Person to 10

Has this event been held in the past? ☒ Yes ☐ No

If yes, please list the past dates, locations and attendance Nov-20 to Dec 24

Same Location People Dec 1999 to Present

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

Selling Christmas trees & wreaths

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>11-17</u>	<u>MON</u>	<u>10</u> <u>AM/PM</u>	<u>4</u> <u>AM/PM</u>	<u>1 to 3</u>
EVENT DAY 1:	<u>11-21</u>	<u>FRI</u>	<u>9</u> <u>AM/PM</u>	<u>9:30</u> <u>AM/PM</u>	
EVENT DAY 2:	<u>↓</u>	<u>↓</u>	<u>AM/PM</u>	<u>AM/PM</u>	
EVENT DAY 3:			<u>9:30</u> <u>AM/PM</u>	<u>9:30</u> <u>AM/PM</u>	
BREAKDOWN:	<u>Start 1 Sec.</u> <u>12-15</u>	<u>Finish 12-27</u>	<u>10</u> <u>AM/PM</u>	<u>4</u> <u>AM/PM</u>	
	<u>Start 2nd Sec.</u> <u>12-20</u>	<u>APPROX.</u>			

PART II: APPLICANT

Organization Name Blue Ridge Tree Farm
Kevin Blakeman Name of Authorized Signatory Kevin Blakeman
☒ For-Profit ☐ Non-Profit ☐ Private (as registered in Sunbiz)

Address: 3565 Kent dr City, State, Zip: Naples FL 34112

Date of registration: 1999 State registered in: _____ Federal ID # _____

Email Address: _____ Phone: _____

Event Coordinator Name Kevin Blakeman Phone: 954-822-4157 Miriam
(WIFE)

Title: OWNER Phone: 203-494-8540 Cell: _____

Email address: Kevinblakeman6019@gmail.com Fax: _____

Additional Contact Name Miriam Tamayo Will you be on site? ☒ Yes ☐ No

Title: WIFE Phone: 954-822-4157 Cell: _____

Email address: _____ Fax: _____

Event Production Company (if other than applicant) _____

Address: _____ City, State, Zip: _____

Contact Name: _____ Title: _____

Phone (day) _____ (night) _____ Cell: _____

Email address: _____ Fax: _____

PART III: EVENT INFORMATION

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

Admission/Registration _____ Yes ☒ No If yes, how much? \$ _____

Alcohol for Sale _____ Yes ☒ No Alcohol for Fee _____ Yes _____ No

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

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

Amusement Ride _____ Yes ☒ No

If yes, name a contact of company: _____

What type of rides are you planning? _____

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

Electricity ☒ Yes ☐ No Generator ☐ Yes ☐ No Amount of Kilowatts _____

Events requiring electricity must be permitted.

Company: Unlimited Perocelli License #: _____

Name of Electrician: Tony Phone: 954-347-3185

Entertainment ☐ Yes ☒ No

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

Fencing or Barricades ☐ Yes ☒ No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ☐ Yes ☒ No

Name & Contact of Company conducting the show: _____

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

Food Vendors ☐ Yes ☒ No

Food Trucks ☐ Yes ☒ No

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

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

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?

☒ Yes ☐ No

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

N/A Electric Grill(s) # _____ Gas Grill(s) # X Charcoal Grill(s) # _____ Smoker Grill(s) # _____
Grease Fryer(s) # _____ Oven(s) # _____ Electric Range Burner(s) # _____ Gas Range Burner(s) # _____

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

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

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

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

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

Food Truck and vendors that are participating at the event.

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

Music ☐ Yes ☒ No

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

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

Stages ☐ Yes ☒ No Type (wood, metal, trailer stage, etc.) N/A
Stages may require permits.

Days and times music will be played: _____

How close is the event to the nearest residence? 500 yds APPROX. 200'
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact ☒ Yes ☒ No If yes, lot location(s)? on-site

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

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

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

Sanitation & Waste

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

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

Company Name Coastal Recycling Contact Derick Phone 954 422 7239
All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ☐ Yes ☒ No

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

Security Company _____ Contact _____ Phone _____

Tents or Canopies ☒ Yes ☐ No

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

Quantity and size of each? 1 tent (72' x 36')

Company Name SELF Contact _____ Phone _____

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

Toilets ☒ Yes ☐ No

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

Transportation Plan ☐ Yes ☒ No

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

PART IV: SECURITY AND EMERGENCY SERVICES

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

POLICE

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$17.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

PART V: APPLICANT ACCEPTANCE

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

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

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

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

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

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

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

PART V: SUBMISSION

Email application and plans to: specialapplication@daniabeachfl.gov

Site Plan must include the following with application:

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

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

Kevin Rehman

Event Coordinator Signature

Date

9-1

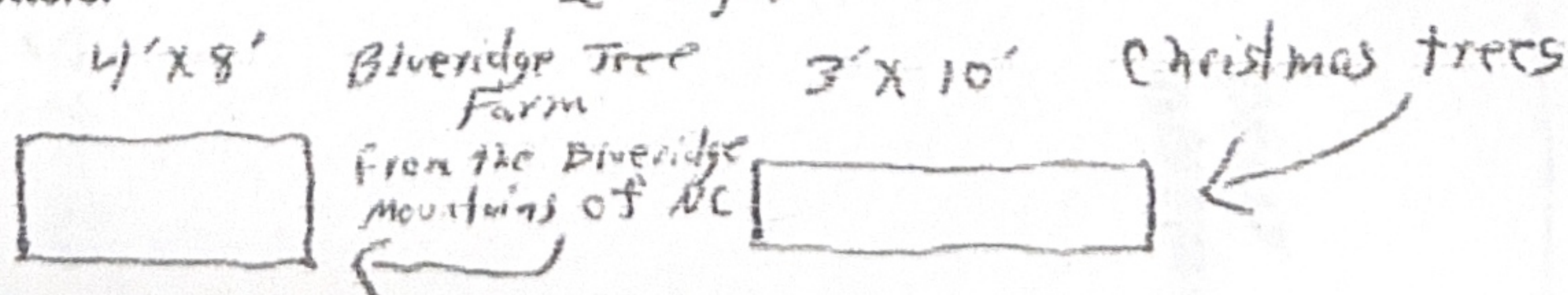
er Code Section 675-20(B); because the event will have consecutive, multi-day events,
the City Commission will have to approve the application

Special Event Application Incomplete, please provide the following missing information:

- Page 1; Indicate "No" if event is not located on City Property. *NO*
- Page 1; Expected sustained attendance is missing. *10*
- Page 1; The event has been held in the past. Please include the year(s) it has been held. *Dec 1999 Till Present*
- Page 1; The number of attendees are missing in the setup and breakdown line items. *1703 People*
- Page 2; Include organization name and name of authorized signatory, date of registration as registered in SunBiz. *BIVERIDGE TREE FARM*
- Page 2; Additional Contact Name, cell phone number & email address are missing. *Just ME*
- Page 3; Electricity: Name of Company providing electricity not legible. License # and amount of kilowatts information missing. Include entire name of electrician.
- Page 4; Stages: Indicate "No" if no stage will be installed. *NO*
- Page 4; The event is approximately 200 feet from the nearest residence west of the property. Revise distance. *yes Approx. 300'*
- Page 4; Parking - Parking will be impacted. Revise to indicate it will be impacted. See Zoning Site Plan comments below for additional parking information that is required. *NO Impact*
- Page 4; Contact and Phone Number of Security/Police are missing. *N/A*
- Page 4; Tents or Canopies: Quantity and size of tents or canopies is missing. *1 tent 72'x36'*
- Page 4; Tents or Canopies: Company name, Contact, Phone for Tents or Canopies are missing. *My own Tent is Built Biveridge tree farm
Kevin Blakeman 203-494-8540*

Zoning Site Plan comments:

- Include location information on the gas grill in the site plan. Demonstrate it is no closer than 30 feet from any canopy structure. *See drawing*
- Include more information on the size and location of the of the two trailers, and the setbacks from the property line and other structures. Note that per Code Section 205-10, RS-6000, the front yard setback must be 25' minimum and rear setback must be 15' minimum. *See drawing*
- Need more details on parking layout that demonstrates capacity. Note that standard parking spaces are 9'x18'. *175' x 220' APPROX. (Prop. Much Bigger)*
- Any temporary signs will need to be included in this application. Include information such as the information on the sign, size of the sign, colors and height of letters. *2 signs*



30th AVE

Entrance

TRAILER

MORE TREES

WORK AREA

PARKING

BLUE RIDGE TREE FARM

PARKING

CHURCH

PARKING

TOILET

WORK TRAILER

Parking

DOLLAR GENERAL

STORE

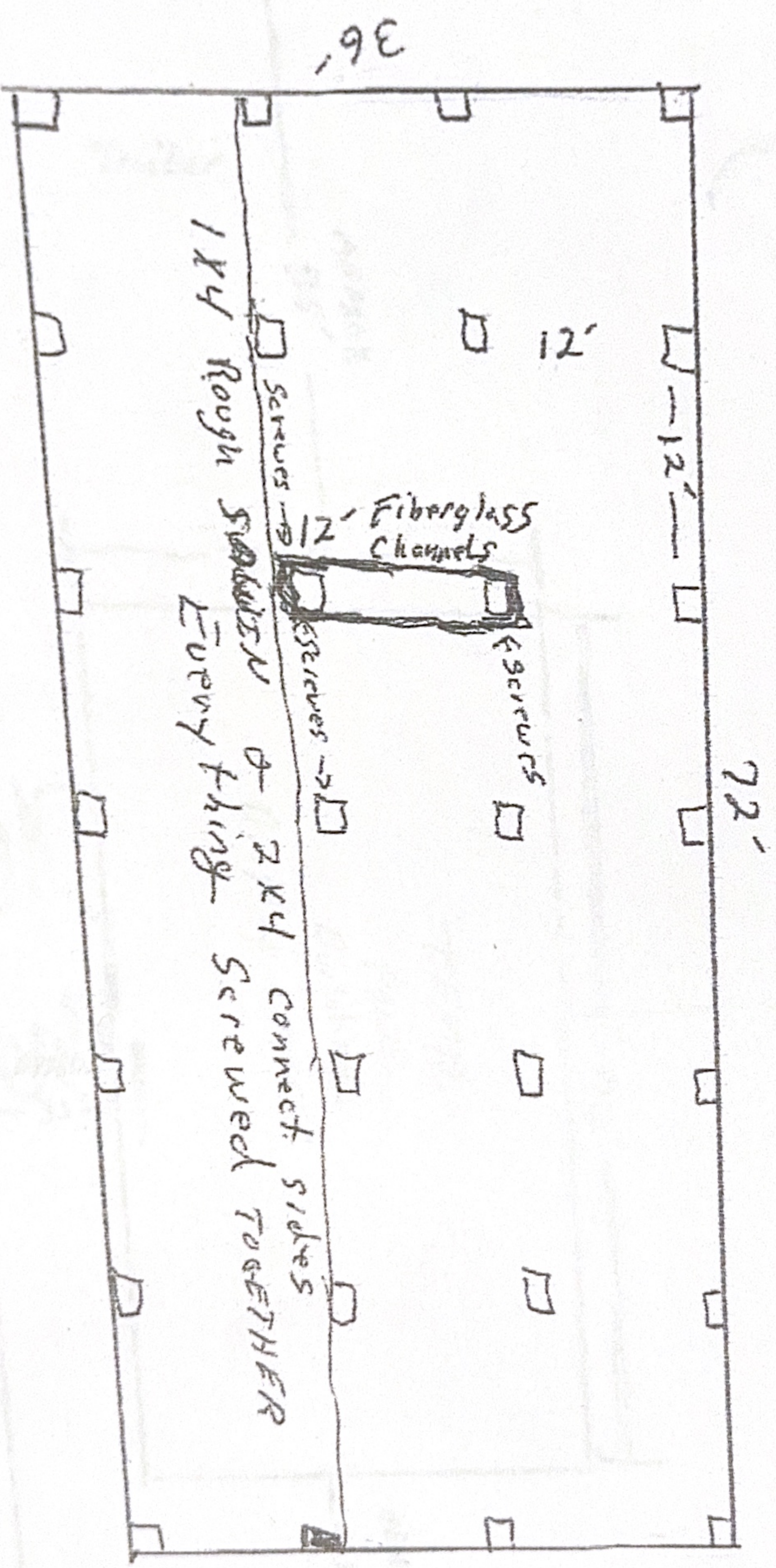
36"
12' OPEN
Entrance
EXIT

24' OPEN Entrance & EXIT

2 Fire Extinguishers
NO SMOKEHOUSE
Entrance & EXIT Signs
Bldg. covered with shade cloth

72'

(Two) 2x4 screwed together (30" in ground) this accepts my Fiberglass Channels over the top perfect.
 (4) Rows (7) Post EA. Row 72" x 36" 12' APART
 1x4 ROUGH SAWN (which is a true 1" thick) connect the sides
 2x4 Bracing on EA. 72" side on EA. Post



ZONING

30th Ave

Trailer

APPROX
85'

36'

Church

MANOR

200'
APPROX

72'

TEMP.
POLE

Building

Display TREES

APPROX
35'

APPROX
45'

STORE

SEWER

GRIFFIN RD.



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

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

PART I: EVENT REQUEST

Event Name: Sound Bath Meditation

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

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

Is your event located on the beach? x Yes No

Location: 300 N Beach Rd Dania Beach, FL 33004, North of the pier

Expected maximum attendance 100

Expected sustained attendance 50

Has this event been held in the past? x Yes No

If yes, please list the past dates, locations and attendance 10/7/2025 Attendance - 50

12/15/2024 Attendance - 25

11/12/2024 Attendance - 40

2/12/2025 Attendance - 45

3/14/2025 Attendance - 60

4/12/2025 Attendance - 60

6/11/2025 Attendance - 70

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

Yoga class and Sound Bath Meditation with crystal singing bowls and other instruments to help people relax

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>10/6/2025</u>	<u>Monday</u>	<u>6PM</u> AM/PM	<u>8:00PM</u> AM/PM	<u>60</u>
EVENT DAY 1:	<u> </u>	<u> </u>	<u>7:30PM</u> AM/PM	<u>8:30PM</u> AM/PM	<u> </u>
EVENT DAY 2:	<u> </u>	<u> </u>	<u> </u> AM/PM	<u> </u> AM/PM	<u> </u>
EVENT DAY 3:	<u> </u>	<u> </u>	<u> </u> AM/PM	<u> </u> AM/PM	<u> </u>
BREAKDOWN:	<u>10/6/2025</u>	<u>Monday</u>	<u>9PM</u> AM/PM	<u>10PM</u> AM/PM	<u>10</u>

Special Permit Dates:

October 6, 2025 Monday 6pm-10pm
November 6, 2025 Wednesday 6pm-10pm
December 4, 2025 Thursday 6pm-10pm
January 3, 2026 Saturday 6pm-10pm
February 1, 2026 Sunday 6pm-10pm
March 3, 2026 Tuesday 6pm-10pm
April 2, 2026 Thursday 6pm-10pm
May 1, 2026 Friday 6pm-10pm
May 31, 2026 Sunday 6pm-10pm
June 30, 2026 Tuesday 6pm-10pm
July 29, 2026 Monday 6pm-10pm
August 28, 2026 Friday 6pm-10pm
September 26, 2026 Saturday 6pm-10pm
October 26, 2026 Monday 6pm-10pm

PART II: APPLICANT

Organization Name Tree Om Sound Bath LLC **Name of Authorized Signatory** Ricardo Mederos
For-Profit ☒ Non-Profit ☐ Private ☐ (as registered in Sunbiz)

Address: 1651 NE Miami Gardens Dr. Apt 201 **City, State, Zip:** Miami, FL 33179

Date of registration: 05/25/2022 **State registered in:** Florida **Federal ID #** L22000242221

Email Address: treeomsoundbath@gmail.com **Phone:** 7869856836

Event Coordinator Name Ricardo Mederos **Phone:** 7869856836

Title: AMBR **Phone:** **Cell:**

Email address: treeomsoundbath@gmail.com **Fax:**

Additional Contact Name Cesar Valero **Will you be on site?** ☒ Yes ☐ No

Title: AMBR **Phone:** 7862622289 **Cell:**

Email address: treeomsoundbath@gmail.com **Fax:**

Event Production Company (if other than applicant)

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

Contact Name: **Title:**

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

Email address: **Fax:**

PART III: EVENT INFORMATION

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

Admission/Registration ☒ Yes ☐ No **If yes, how much?** \$ 30

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

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

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

Amusement Ride ☐ Yes ☒ No

If yes, name a contact of company:

What type of rides are you planning?

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

Electricity_____Yes ☒ No **Generator**_____Yes ☒ No **Amount of Kilowatts** _____

Events requiring electricity must be permitted.

Company:_____License #:_____

Name of Electrician:_____Phone: _____

Entertainment_____Yes ☒ No

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

Fencing or Barricades_____Yes ☒ No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects_____Yes ☒ No

Name & Contact of Company conducting the show: _____

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

Food Vendors_____Yes ☒ No

Food Trucks_____Yes ☒ No

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

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

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

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

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

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

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

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

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

Does each cooking area have the proper clearances from all other event areas? _____Yes _____No

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

Food Truck and vendors that are participating at the event.

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

Music_____Yes _____No

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

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

Acoustic instruments, like singing bowls. Amplification of native American flute with 2 small speakers

Stages _____ Yes ☒ No _____ Type (wood, metal, trailer stage, etc.) _____

Stages may require permits.

Days and times music will be played: 1 Hour

How close is the event to the nearest residence? 400 yards

It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

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

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

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

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

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

Sanitation & Waste

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

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

Company Name _____ Contact _____ Phone _____

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police _____ Yes ☒ No

Name _____ Phone _____

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

Security Company _____ Contact _____ Phone _____

Tents or Canopies _____ Yes ☒ No

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

Quantity and size of each? _____

Company Name _____ Contact _____ Phone _____

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

Toilets _____ Yes ☒ No

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

Transportation Plan _____ Yes ☒ No

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

PART IV: SECURITY AND EMERGENCY SERVICES

Any events larger than 1,000 people must have a BSO EMS Detail.

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

POLICE

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

BSO DETAIL REQUIREMENT

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

BSO EMS DETAIL REQUIREMENT

Any events larger than 1000 people must have a BSO EMS Detail

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

The cost for EMS Detail is as follows:

- EMS Detail Cart, Fire Rescue Lieutenant or Captain, and DE
- 4 Hour minimum \$75.00 per person per hour total of \$600 this includes the use of the EMS Cart or ambulance.
- Any event over 4 hours will be billed accordingly and will include ½ hour preparation time before event and ½ hour de-mobilization time after event.

FIRE WATCH REQUIREMENT

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

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (4 hour minimum). Personnel costs for apparatus and personnel are listed below: (4 hour minimum).

The cost of apparatus is as follows:

- Fire Watch - Engine/Fire Apparatus with 2-Person Crew (Fee Per Each Crew Member)
\$212.50 per hour with 4 hours minimum for total of \$1700.00
- Fire Watch - Engine/Fire Apparatus (per each additional Crew Member)
\$75.00 per hour with 4 hours minimum for total of \$300.00
- Incident Commander with Cart - Single Battalion Chief
\$75.00 per hour with 4 hours minimum for total of \$300.00

The City of Dania Beach requires application completion 14 days in advance for the detail services. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

Payment for Details can be made as follows:

Payment in person:

Broward County Sheriff's Office
Public Safety Building 2601 West Broward Blvd. Fort Lauderdale, FL 33312

Payment by mail:

Broward County Sheriff's Office
Attn: Special Revenue Unit P.O. Box 9507 Fort Lauderdale, FL 33312

Payment online:

You can now make payments online 24 hours per day, 7 days a week, 365 days per year.

Please visit:

<https://www.govpaynow.com/gps/user/plc/a0019h>

***FEES APPLY FOR ONLINE PAYMENTS**

Make all checks payable to Broward Sheriff's Office. Include Fire Tracking Number on the check (located at the top right corner of billing form).

PART V: APPLICANT ACCEPTANCE

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

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

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

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

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

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

PART VI: SUBMISSION

Email application and plans to: dbspecialevents@daniabeachfl.gov

Site Plan must include the following with application:

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

Create an account on RecDesk, <https://daniabeach.recdesk.com/Community/Home>, where an invoice will be sent electronically for the applicant to pay via credit card.

Ricardo Mederos
Event Coordinator Signature

10/5/2025
Date

Rain date options:

10/7/2025

10/8/2025

6:00PM - 10:00 PM

Sound Bath



Volleyball Courts

Paddle Board Park

Vibe Surf School
Fort Lauderdale

Quarterdeck Restaurants
Seafood

Dania B

PARKING

N Beach Rd

N Beach Rd

N Beach Rd

Google

Sound Bath



Volleyball Courts

Paddle Board Park

Vibe Surf School
Fort Lauderdale

Quarterdeck Restaurants
Seafood

Dania B

PARKING

N Beach Rd

N Beach Rd

N Beach Rd

Google

CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

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

If issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART I: EVENT REQUEST

If issued a special event permit this doesn't authorize usage of city logo.

Event Name: Rita Crockett Beach Sports Academy The Pit Grand Opening

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

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

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

Location: Frost Park

Expected maximum attendance 400 Expected sustained attendance 100

Has this event been held in the past? ☐ Yes ☒ No

If yes, please list the past dates, locations and attendance _____

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

The grand opening event will provide an opportunity for community members of all ages to engage in complimentary trial classes led by our experienced trainers. Attendees will also have the chance to observe live demonstrations of each sport, highlighting the skills and excitement inherent to beach athletics. In addition to the sporting activities, the event will feature a festival environment with vendors located in the grassy area, a stage will showcase a fashion show and a DJ, creating an engaging atmosphere for all. On day two, there will be live music, further enhancing the community celebration. The grand opening will also foster community engagement through interactions with our trainers, who will share insights about the benefits of participating in beach sports for overall health and well-being.

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>9/21/2025</u>		<u>2:00</u> <u>AM/PM</u> ☒	<u>3:30</u> <u>AM/PM</u> ☒	<u>10</u>
EVENT DAY 1:	<u>9/21/2025</u>		<u>4:00</u> <u>AM/PM</u> ☒	<u>8:00</u> <u>AM/PM</u> ☒	<u>400</u>
EVENT DAY 2:	<u></u>		<u></u> <u>AM/PM</u>	<u></u> <u>AM/PM</u>	<u></u>
EVENT DAY 3:	<u></u>		<u></u> <u>AM/PM</u>	<u></u> <u>AM/PM</u>	<u></u>
BREAKDOWN:	<u>9/21/2025</u>		<u>8:00</u> <u>AM/PM</u> ☒	<u>9:00</u> <u>AM/PM</u> ☒	<u>10</u>

MCM

PART II: APPLICANT

Organization Name Rita Crockett Beach Sports Academy **Name of Authorized Signatory** Rita Buck-Crockett
For-Profit ☐ Non-Profit ☒ Private ☐ (as registered in Sunblz)

Address: 2925 Hidden Harbour st **City, State, Zip:** Fort Lauderdale, fl. 33312

Date of registration: 01/24/2024 **State registered in:** FL **Federal ID #** 99-1759972

Email Address: rita@ritacrockettacademy.com **Phone:** 954-300-6887

Event Coordinator Name Marrita Crockett-Moulton **Phone:** 319-594-7332

Business Development and Operations Director

Title: _____ **Phone:** 954-300-6887 **Cell:** 3195947332

Email address: marri@ritacrockettacademy.com **Fax:** NA

Additional Contact Name Rene Buck **Will you be on site?** ☒ Yes ☐ No

Title: Treasurer **Phone:** 954-300-6887 **Cell:** 850-321-3024

Email address: rene@ritacrockettacademy.com **Fax:** _____

Event Production Company (if other than applicant) NA

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

Contact Name: _____ **Title:** _____

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

Email address: _____ **Fax:** _____

PART III: EVENT INFORMATION

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

Admission/Registration ☐ Yes ☒ No **Open to the public, with paid VIP area \$40; utilize community center for private VIP experience**
If yes, how much? \$ _____

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

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

Licensed catering company- Swiggle Marketing Agency

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

Amusement Ride ☒ Yes ☐ No

If yes, name a contact of company: South Florida Bounce and Slide

What type of rides are you planning? Inflatable game and Bounce house

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

MCM

Electricity ☐ Yes ☐ No Generator ☒ Yes ☐ No Amount of Kilowatts 6500 watt
Events requiring electricity must be permitted.
Company: South Florida Bounce and Slide License #: L24000289759

Name of Electrician: Michael O'Keefe Phone: 561-245-7100

Entertainment ☒ Yes ☐ No
If yes, what type of entertainment will be there? Any notable documents? NA

Fencing or Barricades ☐ Yes ☒ No
Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ☐ Yes ☒ No
Name & Contact of Company conducting the show: _____
A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors ☒ Yes ☐ No Food Trucks ☒ Yes ☐ No **Playa Bowls**
Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____
State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

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

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

N/A Electric Grill(s) # _____ Gas Grill(s) # _____ Charcoal Grill(s) # _____ Smoker Grill(s) # _____
Grease Fryer(s) # _____ Oven(s) # _____ Electric Range Burner(s) # _____ Gas Range Burner(s) # _____

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

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

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

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

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

Food Truck and vendors that are participating at the event.

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

Music ☒ Yes ☐ No
If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

MCM

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

speakers, microphones

Stages ☐ Yes ☒ No Type (wood, metal, trailer stage, etc.) - Community Center Back Patio

Stages may require permits.

Days and times music will be played: -DJ, live music and MC Sept. 21st 4-8pm

How close is the event to the nearest residence? 200 feet

It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

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

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

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

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

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

Sanitation & Waste

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

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

Company Name _____ Contact _____ Phone _____

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ☒ Yes ☐ No

Name Drew Snape Phone 786-5069793

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

Security Company In-Kind security detail Contact _____ Phone _____

Tents or Canopies ☒ Yes ☐ No

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

Quantity and size of each? 30- 10x10. Requesting the use of the community center privately as part of the event

Company Name Sunshine Tents & Events Contact _____ Phone (954) 374-0169

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

Toilets ☐ Yes ☒ No

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

Transportation Plan ☐ Yes ☒ No

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

MCM

PART IV: SECURITY AND EMERGENCY SERVICES

Any events larger than 1,000 people must have a BSO EMS Detail.

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

POLICE

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

BSO DETAIL REQUIREMENT

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

BSO EMS DETAIL REQUIREMENT

Any events larger than 1000 people must have a BSO EMS Detail

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

The cost for EMS Detail is as follows:

- EMS Detail Cart, Fire Rescue Lieutenant or Captain, and DE
- 4 Hour minimum \$75.00 per person per hour total of \$600 this includes the use of the EMS Cart or ambulance.
- Any event over 4 hours will be billed accordingly and will include ½ hour preparation time before event and ½ hour de-mobilization time after event.

FIRE WATCH REQUIREMENT

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

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (4 hour minimum). Personnel costs for apparatus and personnel are listed below: (4 hour minimum).

The cost of apparatus is as follows:

Fire Watch - Engine/Fire Apparatus with 2-Person Crew (Fee Per Each Crew Member)
\$212.50 per hour with 4 hours minimum for total of \$1700.00
Fire Watch - Engine/Fire Apparatus (per each additional Crew Member)
\$75.00 per hour with 4 hours minimum for total of \$300.00
Incident Commander with Cart - Single Battalion Chief
\$75.00 per hour with 4 hours minimum for total of \$300.00

MCM
5 of 7

The City of Dania Beach requires application completion 14 days in advance for the detail services. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

Payment for Details can be made as follows:

Payment in person:

Broward County Sheriff's Office
Public Safety Building 2601 West Broward Blvd. Fort Lauderdale, FL 33312

Payment by mail:

Broward County Sheriff's Office
Attn: Special Revenue Unit P.O. Box 9507 Fort Lauderdale, FL 33312

Payment online:

You can now make payments online 24 hours per day, 7 days a week, 365 days per year.

Please visit:

<https://www.govpaynow.com/gps/user/plc/a0019h>

***FEES APPLY FOR ONLINE PAYMENTS**

Make all checks payable to Broward Sheriff's Office. Include Fire Tracking Number on the check (located at the top right corner of billing form).

PART V: APPLICANT ACCEPTANCE

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

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

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

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

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



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

I understand that if issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART VI: SUBMISSION

Email application and plans to: dbspecialevents@daniabeachfl.gov

Site Plan must include the following with application:

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

Create an account on RecDesk, <https://daniabeach.recdesk.com/Community/Home>, where an invoice will be sent electronically for the applicant to pay via credit card.

Marrita Crockett-Moulton
Event Coordinator Signature

5/12/2025
Date

MCM

7 of 7



Tennis Court

Tennis Court

Basketball court

VIP Experience

Forest Playground

Stage

Entrance

Swiggle (Flag 12)

VIP Experience

RCBSA Merch Tent

Main Tent

VIP Entrance

Siege Laser Tag (Flag 16)

Rustico parrilla Argentina (Flag 14)

4 In 1 Bounce House

(Flag 17) South Florida Bounce

Playa Bowls (Flag 15)

Ninja Wall

General Admission Entrance

Groovy Bus (Flag 11)

Picnic Tables

Monster Energy (Flag 13)

Razze-Dazzle Dizzy Facepaint Giggles (Flag 09) (Flag 08)

Uta Beauty (Flag 10)

COLOR KEY

RCBSA 10x10 Tents

Vendors 10x10 Tents

Groovy Bus Photo Booth

Inflatables

Picnic Tables

Food Trucks

VIP Experience



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: October 14, 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

C.W. Thomas Park is moving along smoothly, and on schedule. The gymnasium floor installation has begun. We hope to receive our TCO on October 20th, to transition from the old building to the new building, then begin demo of the old building and move towards completion of the outdoor elements of the project. We remain on schedule for completion of the project and the grand opening in January, 2026.

Dania After Dark Oktoberfest:

401 tickets have been sold, VIP is almost sold out as of Tuesday when this report is prepared. As always, Chief and I discussed our security detail and action plan. Great job by Communications and Marketing Director Nanette Rodriguez to get our event featured on Deco Drive and kudos as well to Parks and Recreation Director Cassi Waren for her amazing performance on screen, marketing our Oktoberfest!

We held a meeting with Calvin Giordano and Associates, the top-ranked design firm for the design of Chester Byrd Park. They are working to finalize the pricing for their scope of services to bring the contract before the City Commission for final approval on October 28th, to then begin design.

Our Senior Parks team is seeking quotes to re-sod and re-grade Frost Park to bring to the Commission. After a full walkthrough with Director Waren, we came to an agreement that this investment is warranted.

The latest update received regarding the opening of Gulfstream Road is at the end of October. This week with king tide, full moon and rains, some flooding was observed. City teams from Public Services continue to be deployed in key areas of the City to address in an expeditious manner. The Milton Group is working with the President of Sea Oaks regarding the work they have committed to

do and fund at the 2 driveways. Pending completion: 1) South driveway entrance. 2) Installation of remaining drainage boxes on North end of street. 3) Repair North driveway. 4) Temporary stripping.

We are working closely with Commissioner Rimoli and Feeding South Florida, and putting the last details in order for our 1st Annual Serving Joy food distribution event at PJ Meli Park for our residents on Monday, November 3rd from 4:00 p.m. – 6:00 p.m. The unanimous support of our City Commission is making this endeavor possible! More details to come.

On Wednesday, October 8th, Deputy City Manager Candido Sosa-Cruz, Community Development Director Eleanor Norena and I did a full walkthrough of the 101 project with Mr. Edward Abbo. To date, 126 units are under lease. The tour of the project exceeded expectations as the amenities, and all units including the live/work units are beautiful. Additionally, the studio options are very large and very reasonably priced. A Grand Opening/Ribbon Cutting event has been scheduled for October 30th, at 5:30 p.m. It's clear that more and more people want to make Dania Beach their home. The aforementioned is a part of our narrative as we continue to communicate to BCPS staff about ceasing the discussion to close Olsen and working together with our partnership for a better future and plan for our beloved schools.

As you are aware, FRDAP was not funded at all this fiscal year. We are hopeful that the funding will be available this coming year. We have submitted the grant application for Dania Cove Park. FRDAP has been key in funding many of our Parks for the last 5 years, so we will position ourselves as best as we possibly can to seize funding.

The awaited storm drainage project on SW 34th Terrace, North of Griffin Road and behind the Greek Restaurant has commenced. We will keep you updated on the progress.

Special Magistrate Agenda

Case #	Status	Hearing Type	Property Address	Cited Party	Default Inspector
2024-00000616	Active	H-ABATEMENT - Abatement Hearing	299 SW 9 ST	ROBERT M YOUNG	Alberto Chavarria
2025-00000010	Active	H-EXTENSION - Extension Hearing	1150 S FEDERAL HWY	PALI LLC	Alberto Chavarria
2025-00000315	Active	H-EXTENSION - Extension Hearing	263 SW 3 TER	SMITH. MOSES JR	Alberto Chavarria
2025-00001006	Active	H-FIRST HEARING - First Hearing	214 SW 1 AVE	LE, LY THI	Alberto Chavarria
2025-00001025	Active	H-FIRST HEARING - First Hearing	2750 GRIFFIN RD	2750 GRIFFIN HOLDINGS LLLP	Alberto Chavarria
2025-00001039	Active	H-FIRST HEARING - First Hearing	610 SW 2 AVE	DWAYNE BAILEY	Alberto Chavarria
2025-00001040	Active	H-FIRST HEARING - First Hearing	318 SW 15 ST	HAAVE, GLENN HAAVE, STEPHANIE	Alberto Chavarria
2025-00001045	Active	H-CONFIRMATION - Confirmation Hearing	36 SW 11 ST	KIBIZOFF, GARY STEVEN	Alberto Chavarria
2025-00001097	Active	H-FIRST HEARING - First Hearing	704 SW 2 AVE	GARCIA, BERNARDO	Alberto Chavarria
2025-00001123	Active	H-RECURRING - Recurring Hearing	258 SW 1 CT	DENIS ALBERT	Alberto Chavarria
2025-00001126	Active	H-FIRST HEARING - First Hearing	258 SW 1 CT	ALBERT DENIS	Alberto Chavarria
2025-00001136	Active	H-FIRST HEARING - First Hearing	247 SW 5 ST	247D BM HOLDINGS LLC	Alberto Chavarria
2025-00000977	Active	H-FIRST HEARING - First Hearing	4117 SW 52 ST	OR PINHAS INC	Andre Smith
2025-00001078	Active	H-FIRST HEARING - First Hearing	4088 SW 51 ST	ADI GAL PA	Andre Smith

Special Magistrate Agenda

2022-00000368	Active	H-ABATEMENT - Abatement Hearing	405 SE 4 ST	FERNANDEZ, ANGELA FERNANDEZ, TERESA	Anson Westberry
2023-00000487	Active	H-CONFIRMATION - Confirmation Hearing	36 SE 13 TER	TORJMAN, MAURICE	Anson Westberry
2025-00000913	Active	H-REPEAT HEARING - Repeat Hearing	414 SE 5 ST	AMORALES, EUGENIA GARAY, RANDOLPH	Anson Westberry
2025-00000997	Active	H-FIRST HEARING - First Hearing	320 N FEDERAL HWY	IV SONS LLC	Anson Westberry
2025-00000999	Active	H-FIRST HEARING - First Hearing	212 N FEDERAL HWY	FEDERAL HIGHWAY-DANIA BEACH LLC	Anson Westberry
2025-00001005	Active	H-REPEAT HEARING - Repeat Hearing	414 SE 5 ST	MORALES EUGENIA & GARAY RANDOLPH	Anson Westberry
2025-00001140	Active	H-RECURRING - Recurring Hearing	405 SE 4 ST	FERNANDEZ, ANGELA / FERNANDEZ, TERESA	Anson Westberry
2025-00001303	Active	H-REPEAT HEARING - Repeat Hearing	414 SE 5 ST	MORALES EUGENIA & GARAY RANDOLPH	Anson Westberry
2025-00001306	Active	H-REPEAT HEARING - Repeat Hearing	104 NE 2 ST	YUNQING GAO	Anson Westberry
2023-00000392	Active	H-CONFIRMATION - Confirmation Hearing	232 NW 14 WAY	DULCIETA PROPERTIES INC	Christina Caserta
2025-00000256	Active	H-EXTENSION - Extension Hearing	22 SW 6 AVE	GPW LITTLE HAVANA LLC	Luciano Nibbs
2025-00000796	Active	H-FIRST HEARING - First Hearing	35 SW 12 AVE 103-3	OLIVEIRA HOLDING GROUP LLC	Luciano Nibbs
2025-00000887	Active	H-FIRST HEARING - First Hearing	23 NW 14 CT	BALTAGI SEAN	Luciano Nibbs
2025-00001000	Active	H-FIRST HEARING - First Hearing	100 S FEDERAL HWY	HYPOEDANIA LLC %FINANCE DEPT	Luciano Nibbs

Special Magistrate Agenda

2025-00001014	Active	H-FIRST HEARING - First Hearing	1445 NW 10 ST	JASON KENNETH ROWLAND	Luciano Nibbs
2025-00001026	Active	H-FIRST HEARING - First Hearing	122-132 SW 3 AVE	KC FOODSERVICE LLC	Luciano Nibbs
2025-00001101	Active	H-FIRST HEARING - First Hearing	112 NW 4 AVE	RUS'S PROPERTY LLC	Luciano Nibbs
2025-00001305	Active	H-FIRST HEARING - First Hearing	70 NW 13 AVE	RUBEN MESA	Luciano Nibbs
2023-00000395	Active	H-ABATEMENT - Abatement Hearing	389 PHIPPEN RD	ANDERSON, HENRY E	Michelle Shahryar
2023-00000401	Active	H-CONFIRMATION - Confirmation Hearing	1500 SW 2 AVE	GUARANTEED INVESTMENT II LLC	Michelle Shahryar
2024-00000849	Active	H-ABATEMENT - Abatement Hearing	4437 SW 25 TER	CAPUOZZO ALINA L & BRADFORD	Michelle Shahryar
2025-00000208	Active	H-ABATEMENT - Abatement Hearing	2868 SW 23 TER	2830 SW 23 TERRACE LLC	Michelle Shahryar
2025-00000483	Active	H-EXTENSION - Extension Hearing	3040 SW 45 ST	WEBSTER, ROBERT S	Michelle Shahryar
2025-00000863	Active	H-FIRST HEARING - First Hearing	719 SW 6 ST	AMEDEE, ETZER JARBATH AEDEE, FRITZNIE ABIGAIL	Michelle Shahryar
2025-00000882	Active	H-FIRST HEARING - First Hearing	42 SW 12 ST	INVEST IN AC LLC	Michelle Shahryar
2025-00000885	Active	H-FIRST HEARING - First Hearing	218 SW 7 ST	CERTAINLY DEVELOPMENT GROUP LLC	Michelle Shahryar
2025-00000914	Active	H-FIRST HEARING - First Hearing	5741 SW 24 AVE	JONATHAN HOUDE	Michelle Shahryar

Special Magistrate Agenda

2025-00000917	Active	H-FIRST HEARING - First Hearing	4496 SW 50 ST	DONGAL INVESTMENTS LLC	Michelle Shahryar
2025-00000949	Active	H-FIRST HEARING - First Hearing	2543 SW 58 MNR	DROUSKIN LLC	Michelle Shahryar
2025-00000961	Active	H-FIRST HEARING - First Hearing	226 NW 6 AVE	JEAN PAUL RIVADENEIRA & RICARDO MONTALVO TORRES	Michelle Shahryar
2025-00001018	Active	H-FIRST HEARING - First Hearing	236-238 NE 1 ST	SUNNY DANIA BEACH LLC	Michelle Shahryar
2018-00001147	Active	H-FORECLOSURE - Foreclosure Hearing	744 SW 5 ST	BENNA BELL	Ricky Ali
2023-00000267	Active	H-CONFIRMATION - Confirmation Hearing	4717 SW 33 AVE 203	REICHMAN INVESTMENT GROUP LLC	Ricky Ali
2023-00000413	Active	H-CONFIRMATION - Confirmation Hearing	510 SW 2 AVE	ORTEGA, VICTORIA	Ricky Ali
2023-00000546	Active	H-CONFIRMATION - Confirmation Hearing	355 PHIPPEN RD 1-5	WILLIAMS, EVELYN SIMMONS, FAYE	Ricky Ali
2023-00000944	Active	H-CONFIRMATION - Confirmation Hearing	SW 31 ST	OVERSEAS COLD STORAGE LLC	Ricky Ali
2024-00000261	Active	H-EXTENSION - Extension Hearing	5813 SW 40 AVE	MZ & M ENTERPRISES LLC	Ricky Ali
2025-00000358	Active	H-EXTENSION - Extension Hearing	5950 SW 40 AVE	PALM TOWERS EMERALD LLC	Ricky Ali
2025-00000359	Active	H-EXTENSION - Extension Hearing	4021 SW 54 CT	ATTIAS 5 LLC	Ricky Ali
2025-00000815	Active	H-FIRST HEARING - First Hearing	2295 SW 45 ST	ERIC COSTA	Ricky Ali
2025-00000993	Active	H-FIRST HEARING - First Hearing	3333 GRIFFIN RD	3333 GRIFFIN LLC	Ricky Ali

Special Magistrate Agenda

2025-00000995	Active	H-FIRST HEARING - First Hearing	2295 SW 45 ST	COSTA, ERIC	Ricky Ali
2023-00000130	Active	H-CONFIRMATION - Confirmation Hearing	5201 SW 28 TER	5201 SW 28 TER LLC % SHMUEL CHANIN	Windy Damis
2023-00000902	Active	H-FIRST HEARING - First Hearing	5231 SW 26 TER	CORTEZ, ELIAS CORTEZ, ZUHEY	Windy Damis
2025-00000350	Active	H-EXTENSION - Extension Hearing	5447 SW 24 AVE	KIRSH FAM REV TR & KIRSH, BENJAMIN & LIORA	Windy Damis
2025-00000873	Active	H-FIRST HEARING - First Hearing	4901 SW 27 TER	2700 GRIFFIN HOLDINGS LLLP	Windy Damis
2025-00000878	Active	H-FIRST HEARING - First Hearing	2900 GRIFFIN RD	SDC DEVELOPMENT & TRUST LLC	Windy Damis
2025-00000898	Active	H-FIRST HEARING - First Hearing	2700 GRIFFIN RD	K E 2700 LLC	Windy Damis
2025-00000933	Active	H-FIRST HEARING - First Hearing	4940 SW 26 AVE	BEAUDRY, CHRISTOPHER L	Windy Damis
2025-00000936	Active	H-FIRST HEARING - First Hearing	5020 SW 26 AVE	VASQUEZ FAM REV TR VASQUEZ WILMER & PATRICIA TRSTEE	Windy Damis
2025-00000938	Active	H-FIRST HEARING - First Hearing	2900 GRIFFIN RD	SDC DEVELOPMENT & TRUST LLC	Windy Damis
2025-00000970	Active	H-RECURRING - Recurring Hearing	4800 SW 28 TER	N & D HOLDING INC	Windy Damis
2025-00000992	Active	H-FIRST HEARING - First Hearing	3414 GRIFFIN RD	GRIFFIN PARTNERS INC	Windy Damis
2025-00001008	Active	H-FIRST HEARING - First Hearing	4880 SW 28 AVE	2700 GRIFFIN HOLDINGS LLLP	Windy Damis
2025-00001100	Active	H-FIRST HEARING - First Hearing	5090 SW 26 AVE	CHIANG,HAN YIN & CHAO,CHIEN	Windy Damis



City of Dania Beach
100 WEST DANIA BEACH BLVD
DANIA BEACH, FLORIDA 33004
Thursday, October 9, 2025

Special Magistrate Agenda

2025-00001109	Active	H-FIRST HEARING - First Hearing	SW 26 AVE	26 RESIDENCE LLC	Windy Damis
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MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
SECOND BUDGET HEARING AND REGULAR MEETING
THURSDAY, SEPTEMBER 25, 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
Deputy City Clerk Erin McClendon

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, 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 and commented that this announcement is for tonight's Budget Hearing for the City of Dania Beach, Florida for Fiscal Year 2025-2026:

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 introduced the item.

Mayor Davis opened the floor to public comments, there being none, public hearing was closed.

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

3.2 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 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 and Deputy Finance Director Barbara Trinka introduced the item.

Mayor Davis opened the floor to public comments, there being none, public hearing was closed.

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

4. PRESENTATIONS AND SPECIAL EVENT APPROVALS

None.

5. PROCLAMATIONS

None.

6. ADMINISTRATIVE REPORTS

6.1 City Manager

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

- \$1,497,000.54 for PFAS
- Investment in water plant
- Dania After Dark – Oktoberfest
- RFP for Sports Courts at Frost Park – Pickleball Courts
- School District meeting regarding Collins Elementary and Olsen Middle School
- Strategic Master Plan
- Decrease in employee turnover rate
- Code Compliance being certified through US Coast Guard Boater Training course

6.2 City Attorney

City Attorney Boutsis had nothing to report.

6.3 City Clerk - Reminders

Deputy City Clerk McClendon reminded the Commission of the following upcoming meetings:

- October 14, 2025 – CRA Board Meeting – 6 p.m.
- October 14, 2025 – City Commission Meeting – 7 p.m.
- October 28, 2025 – City Commission Meeting – 7 p.m.

7. PUBLIC SAFETY REPORTS

Captain Tarala introduced Major Stephanie Coker. Major Coker thanked city staff for their great partnership and belief in the Broward Sheriff's Office. Captain Tarala reported that the sheriff's office has been in contact with all Jewish institutions in the City and is monitoring them for the Jewish holidays. He commented that five deputies began the first responder training today. He reported on recent criminal activity to include a stolen vehicle and a traffic stop resulting in felony narcotics arrest. He reminded everyone of Coffee with a Cop on Wednesday at 10:00 a.m. at Resurrection Coffee on Griffin Road. Deputy Hoff will be retiring, and he will be present at Coffee with a Cop.

Fire Chief Pellecer reported on calls for service, two new trucks coming in December, and life safety training for car seat installation. He recognized a new employee and thanked the City for their support.

Mayor Davis recognized Principal Eames of Collins Elementary.

8. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Janet McCombs – 41 SW 5th Street
- Linda Kilmer – 911 Nautilus Isle

9. CONSENT AGENDA

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

9.1 Minutes: September 15, 2025 City Commission Meeting

Approved under consent agenda.

9.2 Travel Requests: None.

9.3 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)*

Approved under consent agenda.

9.4 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)*

Approved under consent agenda.

9.5 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)

Approved under consent agenda.

9.6 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)*

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 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)*

Approved under consent agenda.

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

Approved under consent agenda.

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

Approved under consent agenda.

10. BIDS AND REQUESTS FOR PROPOSALS

10.1 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)*

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

Deputy Director of Parks and Recreation Franky Lazo introduced the item.

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

11. QUASI-JUDICIAL HEARINGS

11.1 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)*

Management requested to continue the item to be heard with the second reading of the ordinance that is related to this item on this agenda which is item 12.1.

Mayor Davis opened the floor for public comment for the continuance and there was none.

Commissioner Lewellen made a motion to continue the resolution to the time of the second reading of the ordinance. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

12. FIRST READING ORDINANCES

12.1 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*)

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

Deputy Director of Community Development, Corinne Lajoie introduced the item.

Applicant Tammie James of 255 NW Tamara James Avenue spoke on the item. She expressed serious concerns about ongoing criminal and unsafe activities occurring near her home. She described frequent issues with homelessness, stolen vehicles, and a car being set on fire. Individuals have been sleeping in her yard and engaging in inappropriate behavior and leaving hazardous waste.

Ms. James emphasized growing fears for her family's safety, particularly for her young grandson, and stated that these incidents are happening increasingly closer to her home. She noted that some individuals appear to be under the influence of substances and can be unpredictable, which adds to the danger.

Her main request to the Commission is to approve and support the right-of-way vacation access to enhance safety and security for her household. She thanked the Commission for listening to her concerns.

Commissioner Ryan asked if the item passes, is she planning to fence it off and Mrs. James said yes, she plans to secure the area.

Mayor Davis asked if Ms. James has had the opportunity to sit down with BSO to set up a plan for the safety of the neighborhood. Ms. James responded that she has not had an opportunity, but she would be willing to.

Mayor Davis called up Michelle Wilcox to speak on the item.

Michelle Wilcox, representative of St. Ruth Missionary Baptist Church addressed the Commission in her capacity as church clerk and a member of the church's Board of Trustees. She clarified her fiduciary duty to oversee and protect the church's assets, including property interests.

She stated that although she is not a resident of the city, she explained her intent to speak on behalf of the church regarding an agenda item potentially affecting church property. She noted that a formal letter had been submitted to the city requesting a deferral of action on the matter.

She explained that the church is requesting a deferment due to receiving late notice of the Planning and Zoning meeting, which prevented them from submitting the required notarized response. Efforts to obtain legal counsel were delayed due to conflicts of interest with attorneys already representing the city, and a waiver from the city attorney was, understandably, not granted. Although independent counsel has since been secured, the church is still in the process of evaluating the potential impact on its property and is requesting additional time before any further action is taken.

Mayor Davis asked if there was interest from the Commission in continuing the matter 30 days.

Commissioner Rimoli asked if the request is to defer the first reading to the October 14th meeting and City Attorney Boutsis confirmed.

Mayor Davis said the City's first priority is safety and therefore she is in favor of postponing for 30 days to allow both parties to do their due diligence and have the proper preparation time they need.

Commissioner Lewellen said she was also in favor of deferring the first reading to the October 14th meeting and second reading being on the October 28th agenda which she believes would be beneficial and give the church time to retain counsel and Ms. James to speak with BSO to address the concerns that will still take place in the meantime.

Vice Mayor Salvino asked how long the property has been vacant and Mrs. Wilcox said it has been vacant close to 40 years. Vice Mayor Salvino expressed objections to the sudden progression of the project and questioned whether the church would have the resources to support both development and potential legal challenges. He emphasized the need for a clear, detailed plan justifying the requested egress, rather than general concerns about property value.

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

- Angeline Flowers – 6193 Osprey Terrace, Coconut Creek
- Benita McKnight – 1360 N.W. 2nd Terrace
- Rickie Young – 225 NW 7th Ave
- Tammie Ingram – 221 NW 4th Ave
- Pastor Michael Anderson – 2254 Douglas Street
- Daphne Henry – 1201 NW 2nd Street

Public comments were closed.

Vice Mayor Salvino made a motion to pass 12.1 on first reading but to continue 2nd reading to the October 28, 2025 Commission meeting. The motion was seconded by Commissioner Rimoli.

Mayor Davis feels that the item is rushed and that St. Ruth's should have additional time. She stated that we are all neighbors, and she would not want this to be something to divide the community.

Discussion ensued regarding how to move forward with the item.

Vice Mayor Salvino withdrew his motion.

Commissioner Lewellen made a motion to continue this item to the October 14, 2025 Commission meeting. The motion was seconded by Mayor Davis which failed 3-2 with Vice Mayor Salvino, Commissioner Rimoli and Commissioner Ryan voting no and Commissioner Lewellen and Mayor Davis voting yes.

Vice Mayor Salvino made a motion to pass 12.1 on first reading but to continue 2nd reading to the October 28, 2025 Commission meeting. The motion was seconded by Commissioner Ryan.

Commissioner Ryan stated that the issue at hand is strictly the vacation of a right-of-way and not broader concerns such as safety or future development. He noted that the applicant fulfilled all legal and procedural requirements, including those outlined in Section 655 of the Land Development Code, and received approval from the Planning and Zoning Board. He also pointed out that the Dania development, which would be most impacted, had no objections. He expressed support for the request and that is the reason he seconded the motion.

The motion passed 3-2 on roll call vote with Vice Mayor Salvino, Commissioner Rimoli and Commissioner Ryan voting yes and Commissioner Lewellen and Mayor Davis voting no.

City Attorney Boutsis clarified that item 11.1 which coincides with this item will also be heard with this item upon second reading on October 28, 2025 per the motion and vote that was taken with that item.

12.2 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)

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

Deputy Director of Community Development Corinne Lajoie introduced the item.

Attorney Dennis Mele of Greenspoon Marder on behalf of the applicant, presented a PowerPoint presentation.

Mayor Davis opened the floor to public comments, there being none, public hearing was closed.

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

13. SECOND READING ORDINANCES

None.

14. DISCUSSION AND POSSIBLE ACTION

14.1 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)

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

Director of Community Development Eleanor Norena introduced the item.

City Manager Garcia commented that the artist brought an issue forward regarding insurance and City Manager Garcia offered to provide the funds from her contingency.

Commissioner Ryan made a motion to approve the ordinance on first reading. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

14.2 Broward County Urban Wilderness Park System *(City Attorney/Parks & Recreation Dept.)*

City Attorney Boutsis commented that the Broward County's Urban Wilderness Committee is seeking to designate a local cove as urban wilderness. If approved, the land would be permanently protected from commercial or intensive recreational development, preserving it as a passive-use area. While it could remain a park, it could not be converted into facilities like playing fields. A public hearing on the designation is scheduled for October 15th, with the location still to be announced.

City Manager Garcia said that the Parks and Recreation Department is in support, confirming that the designation aligns with its plans for maintaining the park as a passive-use space.

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

14.3 Support the Dolphins Cancer Challenge - February 28, 2026 - *Sponsored by Commissioner Rimoli*

Commissioner Rimoli introduced the item and is asking each Commissioner to donate \$100.00 out of their funds for this event. City Manager stated that she would like to contribute \$100.00 as well.

There was consensus from all the Commission to contribute \$100.00 each, which totals \$600.00.

14.4 Amending Rules of Procedure – City Commission Meeting Start Time – *Sponsored by Vice Mayor Salvino*

Vice Mayor Salvino made a motion to continue the item to the October 28th meeting. The motion was seconded by Commissioner Ryan which carried unanimously on voice vote.

15. **APPOINTMENTS**

15.1 Advisory Board Appointments - City Clerk

Green Advisory Board – 1 vacancy - Vice Mayor Salvino

Vice Mayor Salvino was not prepared to make an appointment. The appointment was continued until the next meeting.

Planning & Zoning Board (alternate) – 1 vacancy - Commission

Commissioner Lewellen made a motion to appoint Jeremy Rosner to Planning and Zoning Board. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

16. **COMMISSION COMMENTS**

16.1 Commissioner Lewellen

Commissioner Lewellen congratulated all on passing the budget and thanked the Finance staff for their hard work. She thanked Chief Pellecer for bringing the Stanley Cup to Dania Beach.

16.2 Commissioner Rimoli

Commissioner Rimoli gave kudos to the Dania Improvement Committee on the mural.

16.3 Commissioner Ryan

Commissioner Ryan reminded everyone that it is still hurricane season and to stay vigilant.

16.4 Vice-Mayor Salvino

Vice Mayor Salvino commented that he is proud to be up here and proud of the staff and wanted to thank them personally.

16.5 Mayor Davis

Mayor Davis echoed the thoughts of Vice Mayor Salvino. She thanked the Public Services team for their quick action and efforts. She thanked the Finance team for working on the budget and thanked her colleagues. She wished everyone a happy fall.

17. **ADJOURNMENT**

Mayor Davis adjourned the meeting at 9:08 p.m.

ATTEST:

CITY OF DANIA BEACH

ERIN MCCLENDON
DEPUTY CITY CLERK

JOYCE L. DAVIS
MAYOR

Approved:



City of Dania Beach Public Services Memorandum

DATE: 10/14/2025

TO: Mayor and Commissioners

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

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten P.E., Deputy Director/City Engineer

SUBJECT: REPEAL OF RESOLUTION NO. 2025-082 (ADOPTED JUNE 10, 2025) AND
APPROVAL OF REVISED AGREEMENT WITH FECR AND BRIGHTLINE
FOR SEAL CORRIDOR PROJECT

Request:

The Public Services Department (PSD) requests approval to repeal Resolution No. 2025-082 (adopted June 10, 2025) and authorize the execution of a revised agreement with Florida East Coast Railway, L.L.C. (FECR) and Brightline Trains Florida LLC.

Background:

On June 10, 2025, the City Commission adopted Resolution No. 2025-082, authorizing execution of an agreement with FECR and Brightline for participation in the Broward County Sealed Corridor Project under the Railroad Crossing Elimination Program (RCEP) Grant.

Following Commission approval, FECR and Brightline requested revisions to the agreement language to clarify the responsibilities of each party. Specifically, the revised agreement:

- Confirms that Brightline will construct the project and be reimbursed by the BMPO under the RCEP Grant.
- Clarifies that FECR is not a party to the federal or reimbursement agreements and has no financial responsibility for project costs.
- Establishes that the City remains fully responsible for 100% of ongoing track and signal maintenance at its crossings after project completion.
- Formally recognizes Brightline as a third-party beneficiary with enforcement rights under the Crossing Agreements.

The revised agreement supersedes the prior version approved under Resolution No. 2025-082.

Budgetary Impact

The City's financial obligations remain limited to its cost-share for the project under the Reimbursement Agreement with Brightline in the amount of \$92,205.00. Additionally, ongoing

responsibility for track and signal maintenance at the NW 1st Street crossing, consistent with existing Crossing Agreements.

Recommendation

PSD recommends that the City Commission approve the repeal of Resolution No. 2025-082 (adopted June 10, 2025) and authorize execution of the revised agreement with FECR and Brightline.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING RESOLUTION NO. 2025-082, ADOPTED ON JUNE 10, 2025; AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A REVISED SUBSTITUTE AGREEMENT WITH FLORIDA EAST COAST RAILWAY, L.L.C. (FECR) AND BRIGHTLINE TRAINS FLORIDA, LLC TO INCLUDE UPDATED LANGUAGE REQUESTED BY THE PARTIES RELATING TO THE BROWARD COUNTY SEALED CORRIDOR PROJECT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 10, 2025, the City Commission adopted Resolution No. 2025-082 authorizing execution of an agreement with FECR and Brightline relating to the Broward County Sealed Corridor Project; and

WHEREAS, subsequent to adoption of Resolution No. 2025-082, FECR and Brightline requested revisions to the agreement language to clarify their respective obligations regarding the Broward County Sealed Corridor Project; and

WHEREAS, to comply with this request, the City Commission finds it necessary to repeal Resolution No. 2025-082 and approve the revised substituted agreement attached hereto as Exhibit “A”; and

WHEREAS, the City’s total financial commitment remains Ninety-Two Thousand Two Hundred Five Dollars (\$92,205.00), including a 20% contingency; and

WHEREAS, the Public Services Department recommends approval of the revised agreement to allow the project to proceed in compliance with the Railroad Crossing Elimination Program grant and to maintain the City’s obligations under the Crossing Agreements.

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 Resolution No. 2025-082, adopted on June 10, 2025, is hereby repealed.

Section 3. That the City Commission authorizes the proper City officials to execute the revised, substituted Crossing Agreement with FECR and Brightline, substantially in the form attached hereto as Exhibit “A”.

Section 4. That the City confirms its financial commitment to the project in the amount of \$92,205.00, which includes a 20% contingency. Project costs shall be supported through federal grant funds in the amount of \$594,943.00 and a county grant match of \$71,898.00, consistent with Resolution No. 2024-171, and funded from the Professional Services General Account No. 001-39-01-539-31-10.

Section 5. 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

September 5, 2025

Ana Garcia
City Manager
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Agreement between Florida East Coast Railway, L.L.C. ("FECR"), City of Dania Beach (the "Licensee") and Brightline Trains Florida LLC ("Brightline") with regard to the documents listed on Exhibit A hereto (as amended and assigned to date, the "Crossing Agreements") relating to the crossings referenced therein (the "Crossings")

Dear Ms. Garcia:

This letter shall serve to memorialize the agreement reached between Licensee, FECR, and Brightline relating to those certain Crossing Agreements set forth in Exhibit A attached hereto that govern the Crossings (as such Crossings are more particularly defined in the Crossing Agreements) and terms relating to the construction, maintenance, and safety of such Crossings. Specifically, and without modification to any other term, obligation or condition set forth in the Crossing Agreements, Licensee, FECR, and Brightline hereby agree to the following terms and conditions, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties:

- The Broward Metropolitan Planning Organization ("BMPO") is the recipient of a federal grant pursuant to the Railroad Crossing Elimination Program ("RCEP Grant") which will help fund the Broward County Sealed Corridor Project (the "Project"), which aims to improve safety in Broward County, Florida, by installing enhancements at 21 grade crossings along the Florida East Coast Rail Corridor ("Corridor"), which is owned by FECR and is currently shared by FECR, which operates freight rail, and Brightline, which provides intercity passenger rail service.
- The initial development and construction of the Project will be funded by the RCEP Grant and funds provided by Broward County (the "County") and the participating municipalities (each a "City", and collectively, the "Cities", and together with the County, each a "Participant" and collectively, the "Participants") (the "Project Costs").
- Licensee is a Participant of the Project and wishes to include the Crossings in the Project.
- Brightline shall construct the Project and shall be reimbursed for the Project Costs pursuant to the Subrecipient Agreement between Brightline and BMPO for the RCEP Grant for the Project (the "Subrecipient Agreement ") and the various Grant Participation and Reimbursement Agreements for the Implementation of the RCEP Grant for the Project

along the Corridor within Broward County, Florida, with each of the Participants (each a "Reimbursement Agreement", and collectively, the "Reimbursement Agreements").

- FECR is neither a party to the Subrecipient Agreement nor a party to the Reimbursement Agreements and nothing in this letter shall incorporate FECR being a party to the Subrecipient Agreement or the Reimbursement Agreements.
- Neither the Subrecipient Agreement nor the Reimbursement Agreements are attached or part of this letter.
- FECR is not responsible for constructing the Project or for the Project Costs or any maintenance costs going forward for the listed crossings below.

In consideration of the foregoing, Licensee confirms the following:

- The Crossings, as improved for the Project, shall continue to be governed by the Crossing Agreements between Licensee and FECR. Except for its share of the Project Costs pursuant to the Reimbursement Agreement between Brightline and the Licensee, the Licensee shall not be responsible for the Project Costs but shall be liable for any and all other costs due under the Crossing Agreements with respect to the Crossings as improved by the Project. For avoidance of doubt, the Licensee will be responsible for 100% of all maintenance (track and signal) performed by FEC in the future at the listed crossings below.
- Brightline is an intended third-party beneficiary of the Crossing Agreements, with the right to enforce the terms and conditions thereof.
- Except as expressly provided herein with regard to the planned Project improvements to the Crossings, the Project Costs and Brightline's beneficiary status, all of the terms, conditions, covenants, agreements, and understandings contained in the Crossing Agreements shall remain unchanged and in full force and effect, and the same are hereby expressly ratified and confirmed by the Licensee. This includes, without limitation, the Licensee's continuing obligations related to construction, maintenance, safety, future changes and upgrades to the Crossings and the reimbursement of costs, all of which would continue to be governed by the Crossing Agreements.

If these terms are acceptable, please sign this letter in the space provided at the end of this signature page and return that signed document to Brightline. To facilitate this process, it is agreed that this letter may be executed in counterparts, each of which will be deemed to be an original copy of this letter and all of which, when taken together, will be deemed to constitute one and the same agreement. It is also agreed that signed counterparts may be transmitted electronically (as an Adobe PDF file) or by facsimile, and that delivery in that way shall have the same force and effect as the delivery of original signatures. Also, this letter will be construed in accordance with the laws of the State of Florida, without regard to conflict of laws principles. Please understand, however, that the terms of this letter and any offer presented herein will expire and shall be null and void on the date that is 120 days of the date hereof if it has not been executed and returned to Brightline by then.

Sincerely,

Brightline Trains Florida LLC

By: _____

Print Name: _____

Print Title: _____

Florida East Coast Railway L.L.C.

By: _____

Print Name: _____

Print Title: _____

AGREED, ACKNOWLEDGED AND CONFIRMED:

City of Dania Beach

By: _____

Print Name: _____

Print Title: _____

Exhibit A
Crossing Agreements Listing

Location/City	Mile Post	Street Name	DOT #	Agreement Holder	License Agreement Date
Dania Beach	345+4288	NW 1st St	272573H	CITY OF DANIA BEACH	2/23/2006



City of Dania Beach Parks & Recreation Memorandum

DATE: 10/14/2025

TO: Mayor and Commissioners

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

VIA: Cassi Waren, CPRP, Director of Parks and Recreation

SUBJECT: Approval for Use of City Logo - Rita Crockett Beach Sports Academy

Request:

The Parks and Recreation Department is requesting approval by the City Commission for the use of the City Logo by Rita Crockett Beach Sports Academy on promotional materials as it relates to programming and events at "The PIT" located at Frost Park through the term of their contract agreement.

Background:

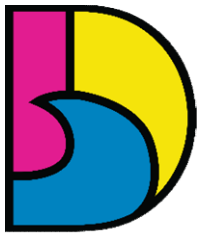
The City Commission approved via Resolution Number 2025-021 an license agreement between the City of Dania Beach and Rita Crockett Beach Sports Academy for the construction of "The PIT" at Frost Park. As a partnership, we are requesting approval by the City Commission for the use of the City Logo on promotional materials as it relates to programming and events hosted by the Rita Crockett Beach Sports Academy at "The PIT" for the duration of the agreement.

Budgetary Impact

N/A

Recommendation

Approval by the City Commission for the use of the City Logo by Rita Crockett Beach Sports Academy on promotional materials as it relates to programming and events at "The PIT" located at Frost Park through the term of their contract agreement.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

City of Dania Beach
City Commission Discretionary Funds
Use Request Form

Recipient: RCBSA Request Date: 10/6/2025 Agenda Date: 10/14/2025

Request Sponsor: Mayor Joyce L. Davis Request Amount: \$5000

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

We respectfully request funding to support RCBSA in acquiring essential equipment for our outdoor Fun Zone. This area will be for the kids, adults, seniors that are either waiting to play or are there with people that are playing and need something to do. Beyond fostering unity and pride, these resources will provide a comfortable space participants and spectators, promoting active engagement and family friendly activities. This investment will contribute to Dania Beach's continued growth as a vibrant community hub, reinforcing RCBSA's role as a positive partner in education, recreation, and neighborhood. We will also use this Fun Zone for our after school programming.

Description of how the funds will be used/deliverables:

Colorful fun chairs
Colorful fun tables
Tents for shade,
Fun Games
Cornhole sets
Putt putt golf set (mini)
Movie projector and white back for movies
Bacci sets
Educational Block Games
Additional lighting for drawing etc...

Submitted by: Rita Buck Crockett Date of submission: 10.7.25

Reviewed by:
Yeimy
Guzman

Digitally signed by
Yeimy Guzman
Date: 2025.10.07
13:40:26 -04'00'

Finance

Legal

City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST

Rita Crockett Beach Sports Academy LLC

2925 Hidden Harbour st
Fort Lauderdale, FL 33312
3195947332

Invoice

Submitted on 10/6/2025

Invoice for

Joyce Davis

Payable to

RCBSA

Invoice #

101

Due date

10/20/2025

Description	Qty	Unit price	Total price
RCBSA Fun Zone items (games, projector, chairs, tables, tents etc.)	1	\$5,000.00	\$5,000.00
			\$0.00
			\$0.00
			\$0.00

Notes:

Subtotal **\$5,000.00**

\$5,000.00

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- 🎵 LIVE DJ
- 🍔 FOOD TRUCKS & BEVERAGES
- 👛 SILENT AUCTION FOR GOODIES
- 🏆 SPORTS EXHIBITIONS & CLINIC:
- 5:00PM VIP MIXER \$25
- 6:00PM SOCCER CLINIC, BEACH VOLLEYBALL
- 6:30PM BEACH SOCCER, BEACH TENNIS
- 7PM UBALL, FOOTVOLLEY
- 8PM FLAG FOOTBALL



954-300-6887



INFO@ritacrockettacademy.com



www.ritacrockettacademy.com



300 NE 2nd St, Dania Beach, FL 33004



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

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

If issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART I: EVENT REQUEST

If issued a If issued a special event permit this doesn't authorize usage of city logo.

Event Name: Moonlight Car Show Dania Beach Lions Club

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

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

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

Location: Same footprint as Dania After Dark - Rotunda City Hall

Expected maximum attendance 500 Expected sustained attendance 300

Has this event been held in the past? ☒ Yes ☐ No

If yes, please list the past dates, locations and attendance _____

2025 Dania Beach City Center / Rotunda

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

Display of vintage and collectible automobiles
Food vendors / Food trucks / Merchandise vendors

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>3/21/26</u>	<u>Saturday</u>	<u>8:00</u> AM/PM	<u>2:00</u> AM/PM	<u>14</u>
EVENT DAY 1:	<u>3/21/26</u>	<u>Saturday</u>	<u>9</u> AM/PM	<u>9</u> AM/PM	<u>500</u>
EVENT DAY 2:	<u>N/A</u>		AM/PM	AM/PM	
EVENT DAY 3:	<u>N/A</u>		AM/PM	AM/PM	
BREAKDOWN:	<u>3/21/26</u>	<u>Saturday</u>	<u>9</u> AM/PM	<u>11</u> AM/PM	<u>10</u>

PART II: APPLICANT

Organization Name Dania Beach Lions Club Name of Authorized Signatory Mariangelica Alvarado
For-Profit ☐ Non-Profit ☒ Private ☐ (as registered in Sunbiz) President
Address: Mailbox P.O. Box 681 City, State, Zip: Dania Beach FL 33004
Physkap. 501 SW 4th Ave
Date of registration: 11/29/1982 State registered in: FL Federal ID # 65-0690229
Email Address: president-dble@gmail.com Phone: 305-322-2802
Event Coordinator Name Mariangelica Alvarado Phone: 305 322-2802
Title: President Phone: 305 322-2802 Cell: same
Email address: mariangelica@luminarycatalyst.com Fax: n/a
Additional Contact Name Leette Fitzgerald Will you be on site? ☒ Yes ☐ No
Title: Treasurer Phone: n/a Cell: 934-495-3959
Email address: fitzgeraldlois@dblcgmail.com Fax: n/a
Event Production Company (if other than applicant) Cobra Joe Productions
Address: 1706 Roosevelt St City, State, Zip: Hollywood FL 33020
Contact Name: Joe Bevelacqua Title: President
Phone (day) n/a (night) n/a Cell: 934-825-1027
Email address: jbevsr@msn.com Fax: n/a

PART III: EVENT INFORMATION

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

Admission/Registration ☒ Yes ☐ No If yes, how much? \$ 25 per vehicle
For Vehicles
Alcohol for Sale ☐ Yes ☐ No Alcohol for Fee ☐ Yes ☒ No

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

n/a

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

Amusement Ride ☐ Yes ☒ No

If yes, name a contact of company:

What type of rides are you planning?

N/A

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

Electricity ☒ Yes ☐ No Generator ☐ Yes ☐ No Amount of Kilowatts _____

Events requiring electricity must be permitted.

Company: _____ License #: _____

Name of Electrician: _____ Phone: _____

Entertainment ☒ Yes ☐ No

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

Fencing or Barricades ☒ Yes ☐ No

Include proposed fences in your Site Plan & Narrative For closure of SW 1st Ave (BTW W. DB Blvd and SW 1st St)

Fireworks & Flame Effects ☐ Yes ☒ No

Name & Contact of Company conducting the show: _____

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

Food Vendors ☒ Yes ☐ No

Food Trucks ☒ Yes ☐ No

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

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

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors? ONLY FOOD IS FOOD TRUCKS

☒ Yes ☒ No NO VENDORS WITH FOOD

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

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

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

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

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

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

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

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

Food Truck and vendors that are participating at the event.

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

Music ☒ Yes ☐ No

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

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

Speakers

Stages Yes ☒ No ☐ Type (wood, metal, trailer stage, etc.) _____

Stages may require permits.

Days and times music will be played: Saturday March 21, 2020 6p-9p

How close is the event to the nearest residence? N/A

It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact ☒ Yes ☐ No If yes, lot location(s)? 1st Floor City Garage

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

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings ☒ Yes ☐ No If yes, define Closure(s) 8am - 9:30 pm

Date(s) of Closure Saturday March 21, 2020 Time(s) of Closure See site plan

Sanitation & Waste

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

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

Company Name _____ Contact _____ Phone _____

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ☒ Yes ☐ No

Name BSO Dania Beach Phone _____

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

Security Company N/A Contact _____ Phone _____

Tents or Canopies ☒ Yes ☐ No

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

Quantity and size of each? 10x10 canopy tents 15 vendors

Company Name N/A Contact _____ Phone _____

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

Toilets ☒ Yes ☐ No (1) regular port-a-let (1) Handicap ADA port-a-let

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

Transportation Plan ☐ Yes ☒ No

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

PART IV: SECURITY AND EMERGENCY SERVICES

Any events larger than 1,000 people must have a BSO EMS Detail.

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

POLICE

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

BSO DETAIL REQUIREMENT

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

BSO EMS DETAIL REQUIREMENT

Any events larger than 1000 people must have a BSO EMS Detail

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

The cost for EMS Detail is as follows:

- EMS Detail Cart, Fire Rescue Lieutenant or Captain, and DE
- 4 Hour minimum \$75.00 per person per hour total of \$600 this includes the use of the EMS Cart or ambulance.
- Any event over 4 hours will be billed accordingly and will include ½ hour preparation time before event and ½ hour de-mobilization time after event.

FIRE WATCH REQUIREMENT

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

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (4 hour minimum). Personnel costs for apparatus and personnel are listed below: (4 hour minimum).

The cost of apparatus is as follows:

Fire Watch - Engine/Fire Apparatus with 2-Person Crew (Fee Per Each Crew Member)
\$212.50 per hour with 4 hours minimum for total of \$1700.00
Fire Watch - Engine/Fire Apparatus (per each additional Crew Member)
\$75.00 per hour with 4 hours minimum for total of \$300.00
Incident Commander with Cart - Single Battalion Chief
\$75.00 per hour with 4 hours minimum for total of \$300.00

The City of Dania Beach requires application completion 14 days in advance for the detail services. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

Payment for Details can be made as follows:

Payment in person:

Broward County Sheriff's Office
Public Safety Building 2601 West Broward Blvd. Fort Lauderdale, FL 33312

Payment by mail:

Broward County Sheriff's Office
Attn: Special Revenue Unit P.O. Box 9507 Fort Lauderdale, FL 33312

Payment online:

You can now make payments online 24 hours per day, 7 days a week, 365 days per year.

Please visit:

<https://www.govpaynow.com/gps/user/plc/a0019h>

***FEES APPLY FOR ONLINE PAYMENTS**

Make all checks payable to Broward Sheriff's Office. Include Fire Tracking Number on the check (located at the top right corner of billing form).

PART V: APPLICANT ACCEPTANCE

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

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

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

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

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

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

I understand that if issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

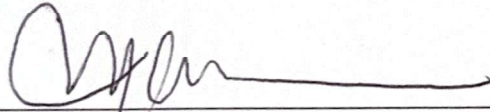
PART VI: SUBMISSION

Email application and plans to: dbspecialevents@daniabeachfl.gov

Site Plan must include the following with application:

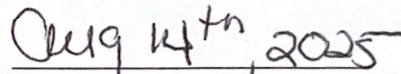
1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event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

Create an account on RecDesk, <https://daniabeach.recdesk.com/Community/Home>, where an invoice will be sent electronically for the applicant to pay via credit card.

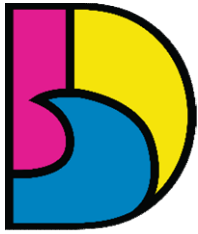


Event Coordinator Signature

Mariangelika Alvarado,
President, Dania
Beach Lions.



Date



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

Recipient: Dania Beach Lions Club Request Date: 9.17.25 Agenda Date: 10.14.25

Request Sponsor: Commissioner Luis Rimoli Request Amount: \$1400

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

The Dania Beach Lions Club is a service organization chartered in 1947. The Dania Beach Lions Club supports the City of Dania Beach by regularly participating and volunteering in city events. As part of the Dania Beach Lions Club programming, the Club provides eyeglasses and SPOT Vision Screening under the Share the Vision program. The club holds regular meetings for its membership.

Description of how the funds will be used/deliverables:

On March 21, 2026, the Dania Beach Lions Club will host its Moonlight Car Show held on the city hall campus to help raise funds to support its programs. The 2025 event was a great success.

The Dania Beach Lions Club requests City of Dania Beach support with associated costs of: Special Event Application fee (\$150), Building Permitting fees (\$90), Fire Inspection (\$420) and BSO LE (\$740).

The requested funds of \$1400 will offset above costs.

Funds will be paid from Commissioner Rimoli's Discretionary Funds.

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

Digitally signed by Yeimy Guzman
Date: 2025.09.18 13:10:55 -04'00'

Legal

Finance

City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST

August 26, 2025
Dania Beach Lions Club
P.O. Box 681
Dania Beach, FL 33004

Dear City Manager Garcia, Mayor Davis, Vice Mayor Salvino, Commissioners Lewellen, Ryan and Rimoli :

The Dania Beach Lions Club is grateful for your past support, and we are once again reaching out as we continue our outreach efforts to improve vision health in our community. One of our key initiatives, SPOT Vision Screening, helps detect potential vision problems in children at an early stage.

This year, our **SPOT Vision** team continues to expand our outreach to include more families. In addition to public schools students, we are including charter schools, after-school programs, and community events to ensure that as many children as possible have access to screenings.

In addition, our **“Share the Vision”** program provides comprehensive eye exams and prescription eyeglasses for children in need. Through our partnership with Dania Eye Center, exams and glasses are offered at cost, and the Dania Beach Lions Club covers those expenses to remove barriers to care.

The success of the 2025 Moonlight Car Show made it possible for us to fund these Vision Initiatives:

From July of 2024 through August of 2025

SPOT Vision screenings conducted: **143 area students in conjunction with the school district**

Comprehensive exams and eyeglasses provided through Share the Vision: **37 exams and glasses**

Used eyeglasses collected for recycling: **10,219 pairs of glasses collected, sorted, and recycled**

As we prepare for our upcoming event, we respectfully request the City of Dania Beach’s continued support by waiving the Application Fee, Permitting Fees, and costs associated with the required Broward Sheriff’s Office Police and Fire representatives. In recognition of this support, we would be proud to acknowledge the City of Dania Beach as an official sponsor of the event.

Together, we can ensure this year’s event is another successful and memorable one for the entire community.

With gratitude,

Mariangelica Alvarado, President
Lucette FitzGerald, Treasurer
Victoria Payne, Secretary
Dania Beach Lions Club

Joe Bevelacqua, Car Show Producer
Cobra Joe Productions



City of Dania Beach Community Development Memorandum

DATE: 10/14/2025

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: DR-007-25: The applicant, Dania Live 1748, LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC, are requesting a plat note amendment for the property located north of Stirling Road, east of Interstate 95, and west of Bryan Road. (Second Hearing)

Request:

Delegation Request

Amend the Plat Note restriction for the Dania Pointe Development by changing the commercial intensity, residential density, and other modifications, pursuant to Land Development Code (LDC) 640-70.

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)
VIOLATIONS ON PROPERTY	Yes

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:

- February 23, 2016 - Plat Approval (O-2016-005).
- October 13, 2015 -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 (O-2015-033).
- 2016 - The Dania Pointe Rezoning/DDG was approved to allow a mix of commercial, office, and residential uses (O-2016-008).
- 2016 - Phase I Site Plan approval for 310,594 SF of commercial use on the southern portion of the development.
- November 21, 2016 - Phase II Site Plan approval (SP-49-16), with construction beginning in 2018 for multifamily and hotel uses on the northern portion.
- October 10, 2017 - A Plat Note Amendment Delegation Request was approved to change the plat note restriction from 893,000 SF of commercial use, 506,000 SF of office use, 7,000 SF of bank, a service station with 12 fuel positions, 300 hotels, and 1,000 high rise units to 937,260 SF of commercial use, 506,000 SF of office use, 7,000 SF of bank, 350 hotel rooms, and 1,00 high rise units (R-2017-125).
- October 12, 2021 - A Delegation Request was approved 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).
- December 14, 2021 - Site Plan Modification approval to include the Spirit Airlines headquarters (SP-046-21MOD).
- February 2, 2022 - A subsequent Plat Note Amendment was approved and recorded by Broward County as Instrument No. 117911685.

Delegation Request:

PLAT NOTE AMENDMENT

Amendment of a plat is subject to City Commission approval per Code Section 640-70. The purpose of a Plat Note is to provide additional details and conditions related to a property subdivision.

The proposed plat note amendment was reviewed by the Broward County Urban Planning Division on March 24, 2025, and the County had no issues, at the time, with the proposed note. The correspondence with Broward County is included in the backup.

The following summarizes the current and proposed plat note amendments:

- Current Note Restriction: *This 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.*

Table 1 lists the summary of the changes to the entitlements prior to the Plat Note Amendment recorded by Broward County in 2022, as well as the existing and proposed entitlements.

Table 1: Dania Pointe Plat Note Amendment Summary

Use	Prior to 2022 Plat Note Amendment	Existing Plat Note	Proposed Plat Note Amendment
Commercial	931,330 SF	944,000 SF	865,000 SF
General Office	506,000 SF	506,000 SF	472,894 SF
Hotel	7,000 SF	350 Rooms	550 Rooms
Mid-Rise Residential	350 Rooms	1,000 Units	1,110 Units
High-Rise Residential	600 Units	400 Units	0 Units

An application for the second reading of a Rezoning application to amend the Dania Pointe Development Design Guidelines (RZ-006-25) is scheduled for a second hearing alongside this application.

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.

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.

Development Review Committee (DRC)

The proposed Plat Note Amendment application was reviewed by the DRC on March 27, 2025. The committee includes personnel from the BSO Fire, the City's engineering consultant, and the Community Development Department's Planning Division. The DRC comments are listed as conditions of approval in the Delegation Request resolution and are provided below:

1. Proposed water and wastewater quantities will be evaluated as each future application is submitted, as well as the required parking and drainage improvements necessary for the shopping center's future improvements. (Engineering)
2. Broward County approval is required. (Engineering)
3. Provide a recorded copy of the plat prior to issuance of a building permit. (Planning and Zoning)

Staff Analysis

The proposed level of intensity and scale of uses on site is appropriate. Based on the parking calculations requested by staff, adequate parking exists on the site, thereby supporting the City's policy to provide adequate parking. Based on the trip generation statement, a decrease in trip generation potential of 747 daily trips is estimated, thereby, supporting the City's policy to provide for safe and convenient on-site traffic flow. The addition of mid-rise building types will contribute to the City's goal of achieving a variety of residential unit types. The addition of hotel units will support the City's policy to enhance the tax base of the community.

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

Staff have reviewed the application for consistency with the above reference standards and find that the proposed Plat Note Amendment complies with the City's Land Development Code Section 640-70, entitled "Amendment of Plat," and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan. Therefore, staff recommend approval of the request.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DR-007-25) FOR THE “DANIA POINTE” PLAT; 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; 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 “Applicants”) are requesting approval of a Plat note amendment (DR-007-25) to the “Dania Pointe” Plat, recorded in the Public Records at Plat Book 183, Page 91 (the “Plat”), for the Property legally described in Exhibit “A” (the “Property”); which document is incorporated by reference into this resolution; and

WHEREAS, the Applicant is proposing to increase the number of hotel rooms and mid-rise units permitted, decreasing the intensity of commercial and office uses, and removing the high-rise units permitted on the Property, said Property being located within the plat limits of the Plat; and

WHEREAS, the Applicant is requesting an amendment to the Plat to change the Plat note to reflect the intended proposed and future use for the referenced platted property, said amendment is attached in Exhibit “B”; and

WHEREAS, staff has reviewed the proposed request and finds that it remains consistent with the concurrency standards established for the Plat, and therefore recommends approval; and

WHEREAS, City Code of Ordinances, Chapter 28, entitled “Land Development Code” (“LDC”), Part 6, entitled “Development Review Procedures and Requirements,” Section 640-70 titled “Amendment of plat” provides that the Plat note amendment must be approved by City Commission; and

WHEREAS, Broward County requires that the City concur with the proposed revision prior to review by the Broward County Commission; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Chapter 28, Part 6 of the LDC, Article 610; and

WHEREAS, the City Commission finds that the approval of the proposed Plat note amendment (DR-007-25) 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. The foregoing “Whereas” clauses are ratified and confirmed as being true, and they are made a part of and incorporated into this Resolution.

Section 2. Pursuant to Chapter 28, "Land Development Code," Part 6 entitled "Development Review Procedures and Requirements," Article 640, entitled "Plats," at Section 640-70, entitled "Amendment of plat," the Plat Note Amendment (DR-007025) for the “Dania Pointe” Plat, recorded in the Public Records at Plat Book 183, Page 91 is approved and the Plat note is changed as follows:

From: This 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.

To: This 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.

Section 3. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Proposed water and wastewater quantities will be evaluated as each future application is submitted, as well as the required parking and drainage improvements necessary for the shopping center’s future improvements. (Engineering)
2. Broward County approval is required. (Engineering)
3. Provide a recorded copy of the plat prior to issuance of a building permit. (Planning and Zoning)

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law.

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

Section 6. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION:

Commissioner Archibald Ryan _____

Commissioner Luis Rimoli _____

Commissioner Lori Lewellen _____

Vice Mayor Marco Salvino _____

Mayor Joyce 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”
PLAT NOTE AMENDMENT

March 28, 2025

Corinne Lajoie, AICP
Community Development Deputy Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Plat Note Amendment – Dania Pointe Plat (Plat Book 183, Page 91)

Dear Corinne:

On behalf of Kimco Realty Corporation (the “Applicant”), we are requesting a plat note amendment for the Dania Pointe Plat (the “Plat”) generally located on the north side of Stirling Road between Bryan Road and I-95 in the City of Dania Beach (the “City”). The Plat currently includes fifteen (15) parcels consisting of commercial, office, hotel, and mid-rise residential uses. The purpose of the amendment is to increase the number of hotel rooms and mid-rise units permitted on the property. As part of proposed change, the intensity of the commercial and office uses is decreasing, and the high-rise units would be removed from the note. A trip generation statement is included with this submittal, which indicates the proposed plat note amendment results in a decrease in trip generation potential.

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.

Broward County staff have confirmed the proposed note language is acceptable. A copy of their confirmation is attached.

The Applicant is also proposing revisions to the development design guidelines to Dania Pointe consistent with the proposed plat note amendment, which is being submitted concurrently with this application. Please let me know if you need any additional information.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis
For the Firm

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 }
COUNTY OF BROWARD } SS

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:

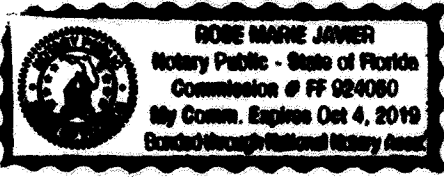
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

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:

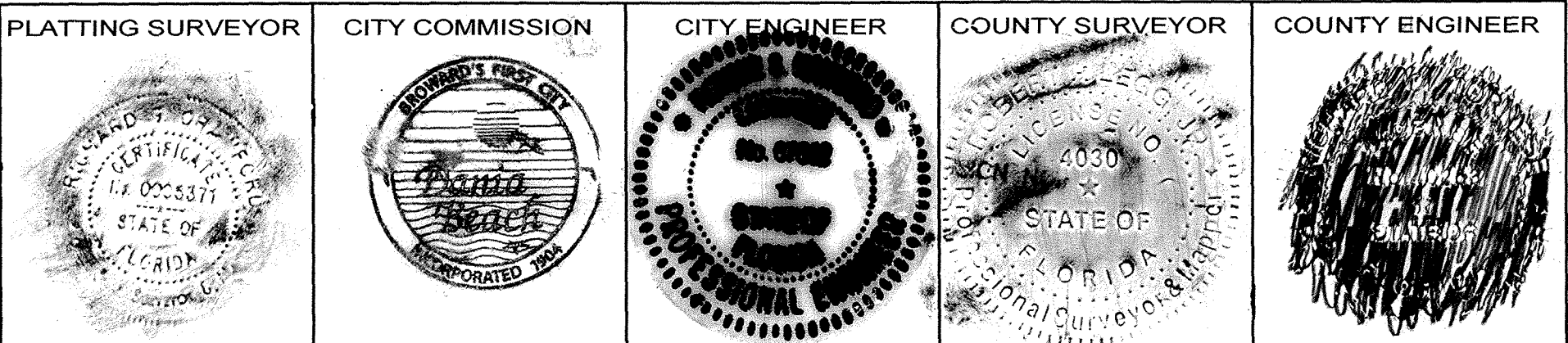
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 2nd DAY OF MAY, A.D. 2016.

BY: Ronnie Navarro RONNIE NAVARRO, P.E. CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 67642

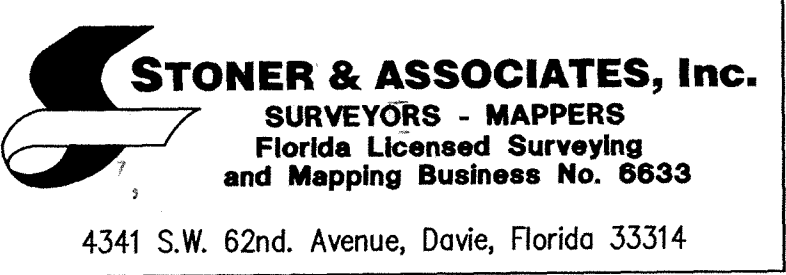
CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

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



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 Coto 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

4/25/16 DATE

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 }
COUNTY OF ROANOKE } SS

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 }
COUNTY OF ROANOKE } SS

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
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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;

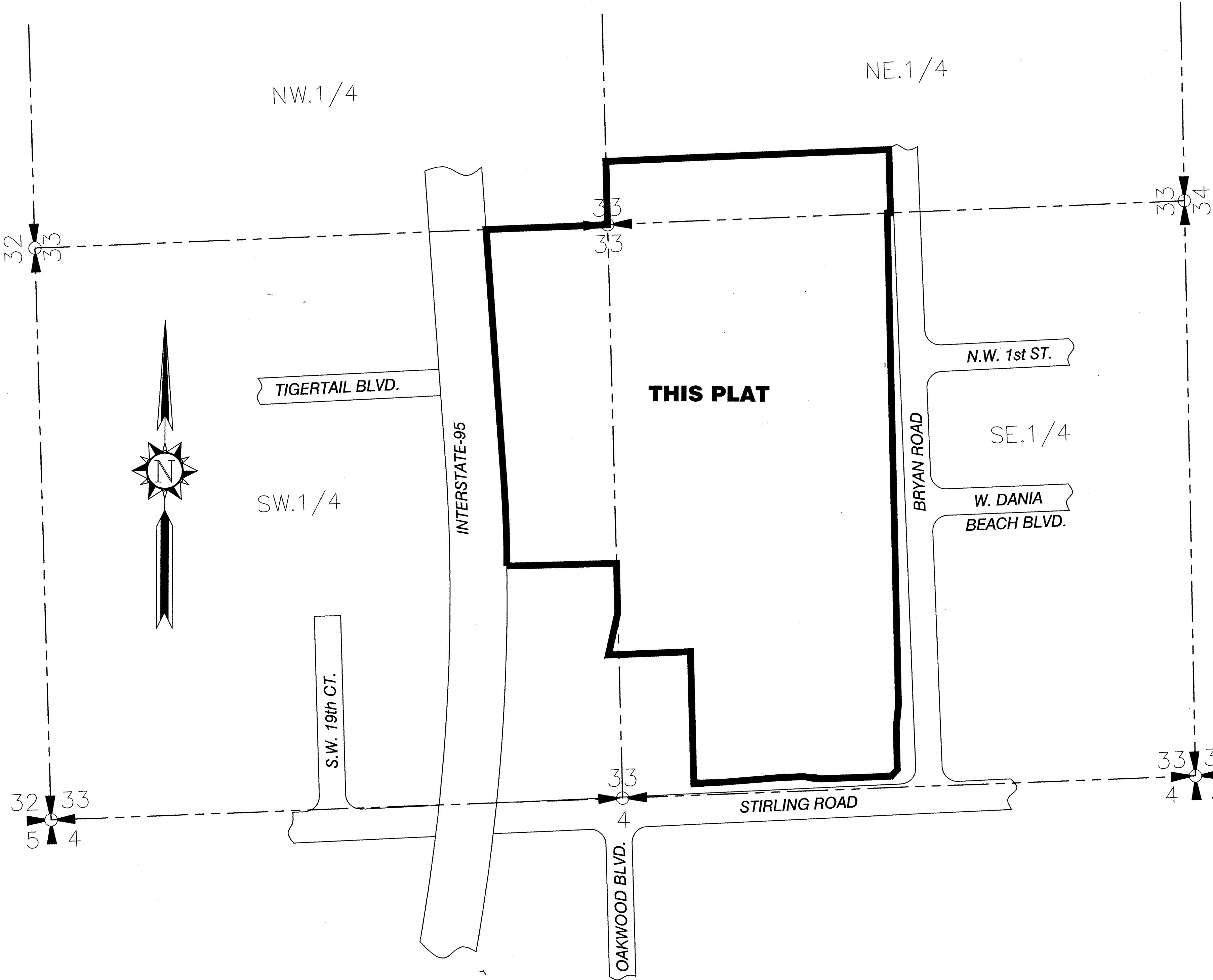
THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

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.



LOCATION MAP
SCALE: 1"=300'

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.

INSTR #114485103
Plats 183/91
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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

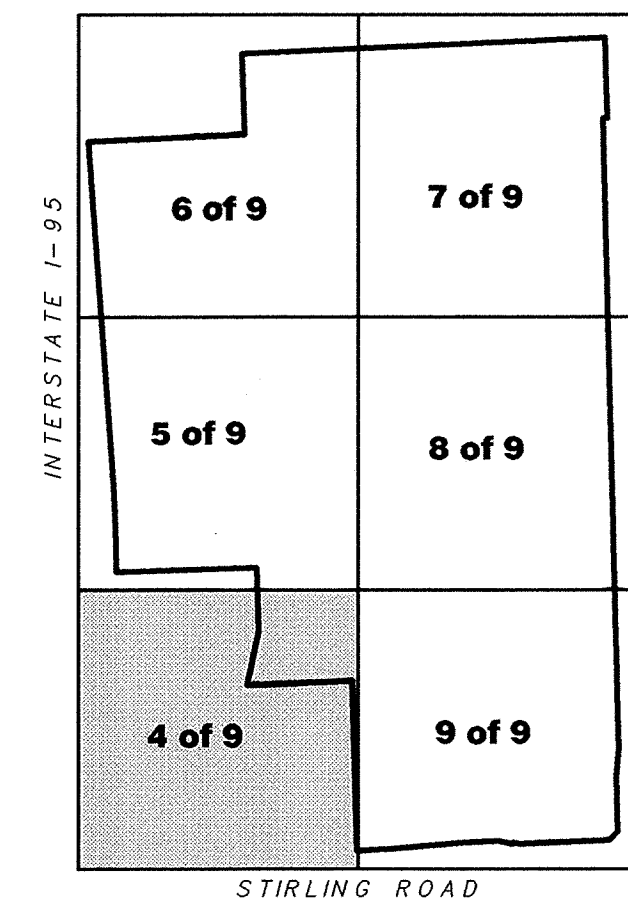
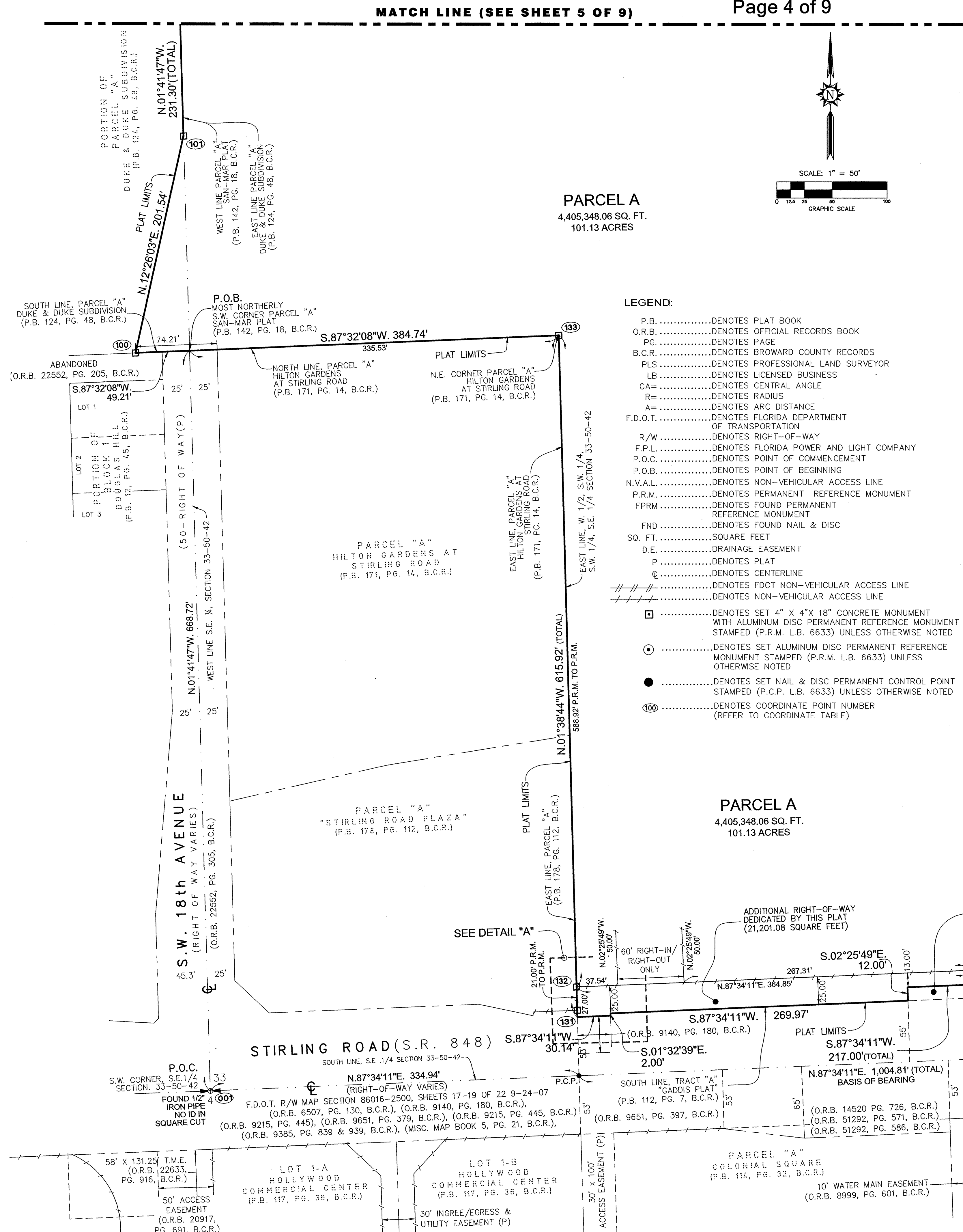
1. THE BEARINGS SHOWN ON THIS PLAT, ARE BASED ON STATE PLANE COORDINATES, TRANSVERSE MERCATOR, FLORIDA EAST ZONE, N.A.D. 83 WITH THE 1990 ADJUSTMENT AS SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL CONTROL NETWORK. CONTROL MONUMENTS THAT WERE UTILIZED 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.

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.

3. 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

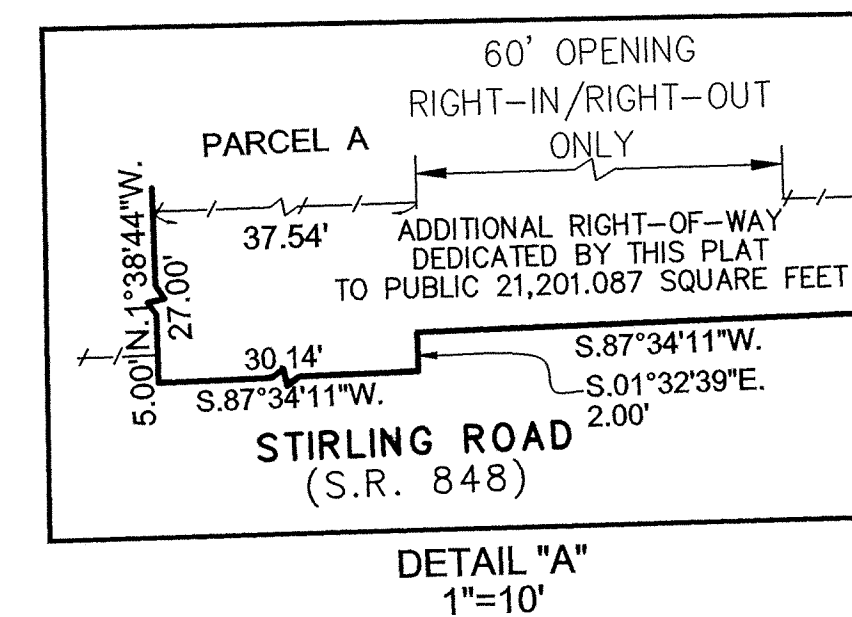
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KEY MAP
(NOT TO SCALE)

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
L.B. DENOTES LICENSED BUSINESS
CA= DENOTES CENTRAL ANGLE
R= DENOTES RADIUS
A= DENOTES ARC DISTANCE
F.D.O.T. DENOTES FLORIDA DEPARTMENT
OF TRANSPORTATION
R/W DENOTES RIGHT-OF-WAY
F.P.L. DENOTES FLORIDA POWER AND LIGHT COMPANY
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
N.V.A.L. DENOTES NON-VEHICULAR ACCESS LINE
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
FFRM. DENOTES FOUND PERMANENT
REFERENCE MONUMENT
FND. DENOTES FOUND NAIL & DISC
SQ. FT. SQUARE FEET
D.E. DRAINAGE EASEMENT
P. DENOTES PLAT
C. DENOTES 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
⑩⑩ DENOTES COORDINATE POINT NUMBER
(REFER TO COORDINATE TABLE)



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



STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
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4341 S.W. 62nd. Avenue, Davie, Florida 33314

DANIA POINTE

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- 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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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

DANIA POINTE

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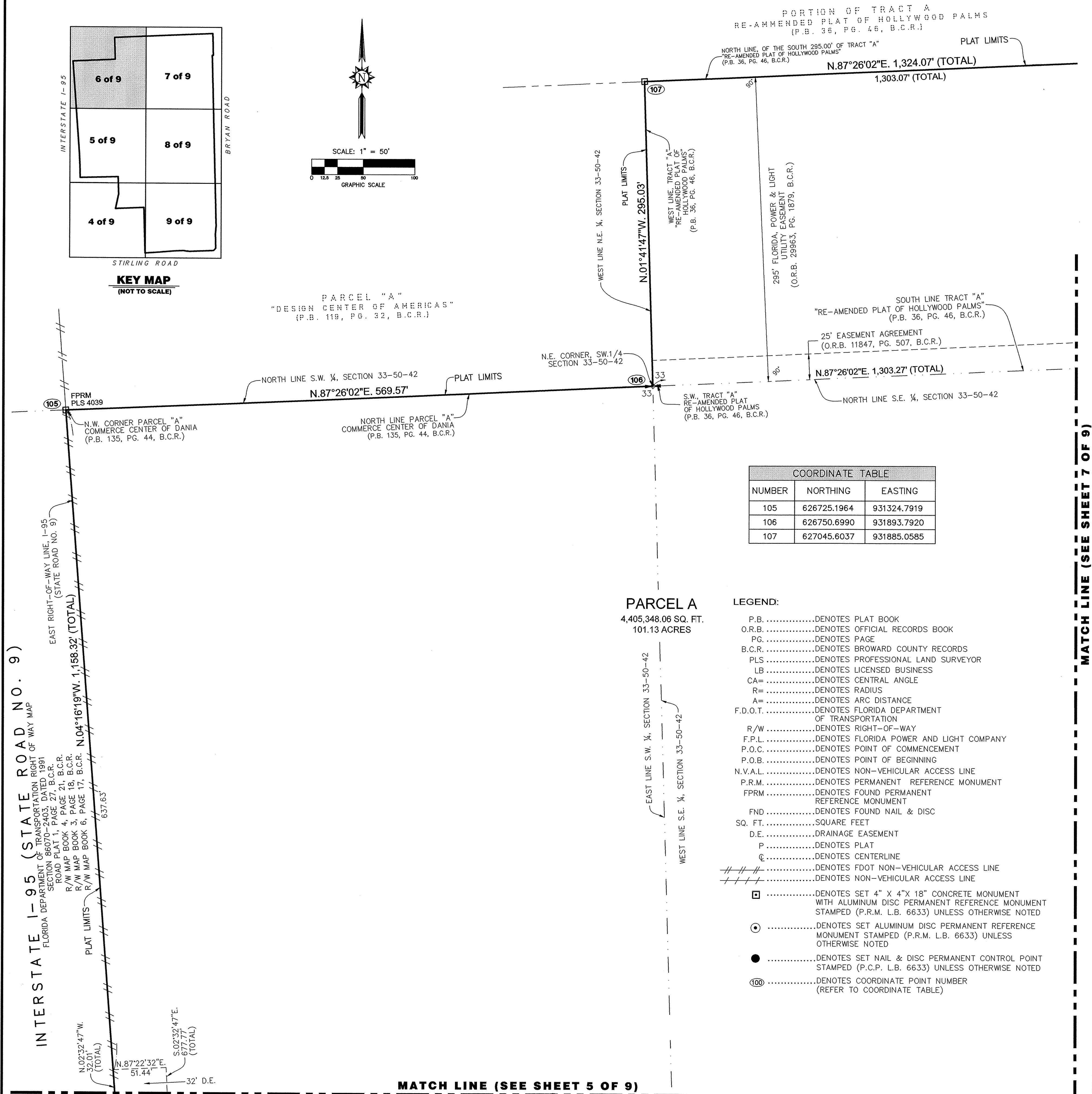
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4341 S.W. 62nd Avenue, Davie, Florida 33314

PLANNING FILE NO. 035-MP-15



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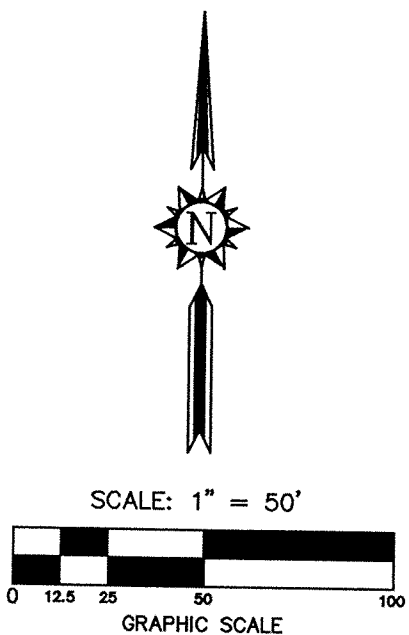
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PREPARED BY :



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.)

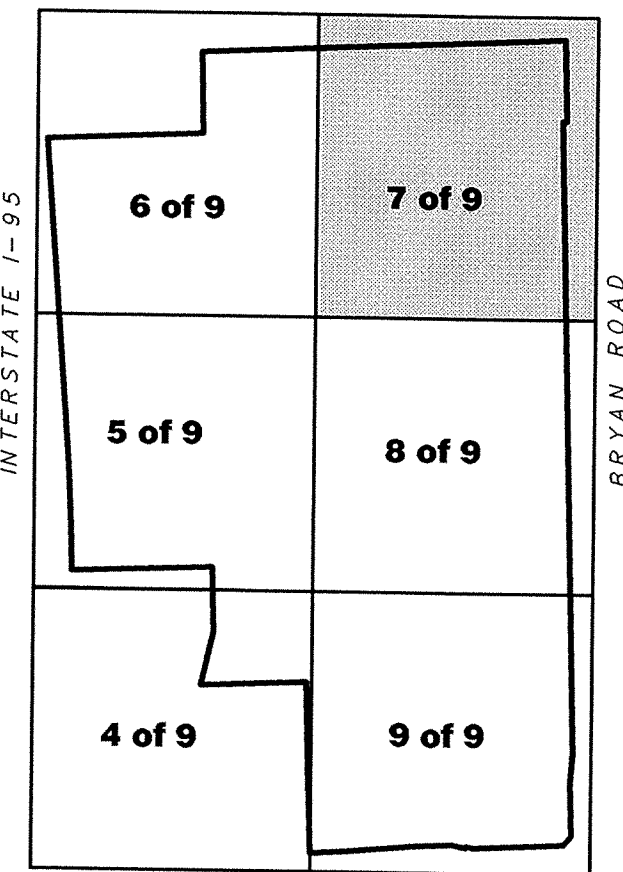
ADDITIONAL RIGHT-OF-WAY
DEDICATED BY
THIS PLAT TO PUBLIC
11,237.75 SQUARE FEET

P.C.P.
FOUND NAIL
& DISC "K&A"
21.00' 25' 25'
EAST LINE TRACT "A"
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(P.B. 36, PG. 46, B.C.R.)
S.01°44'07"E. 295.03'
S.01°44'07"E. 295.03'
N.1°44'07"W. 1/4, N.E. 1/4,
SECTION 33-50-42
ACREAGE

S.E. CORNER, TRACT "A"
RE-AMENDED PLAT
OF HOLLYWOOD PALMS
(P.B. 36, PG. 46, B.C.R.)
(O.R.B. 4144, PG. 692, B.C.R.)
FOUND
COPPERWELD
L.B. 4039
N.E. CORNER,
N.W. 1/4, S.E. 1/4
SECTION 33-50-42

LEGEND:

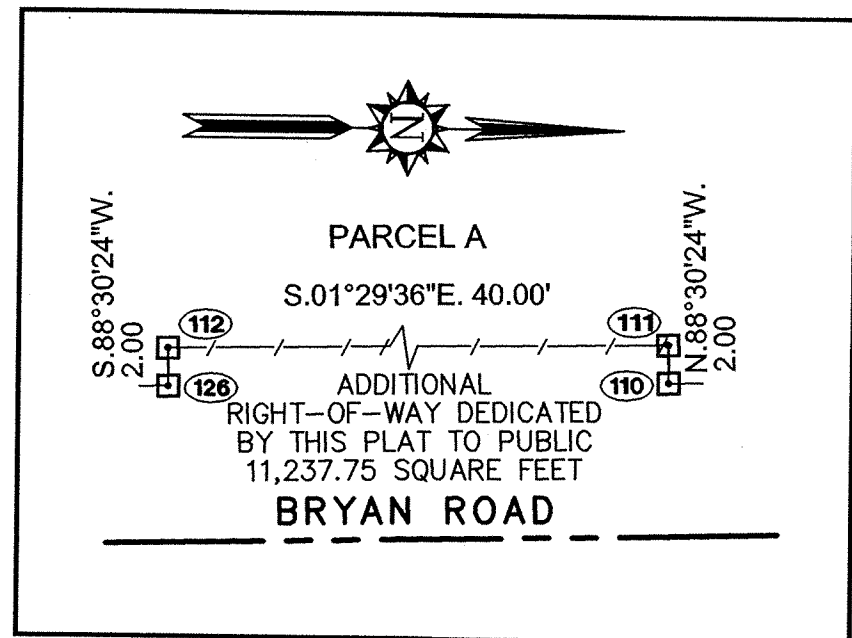
- P.B.DENOTES PLAT BOOK
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PG.DENOTES PAGE
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P.O.C.DENOTES POINT OF COMMENCEMENT
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N.V.A.L.DENOTES NON-VEHICULAR ACCESS LINE
P.R.M.DENOTES PERMANENT REFERENCE MONUMENT
FPRMDENOTES FOUND PERMANENT
REFERENCE MONUMENT
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.)

60' OPENING
ACCESS
RIGHT-OF-WAY
RIGHT-OF-WAY
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N.88°30'24"E.
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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:
- 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 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.
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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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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 :

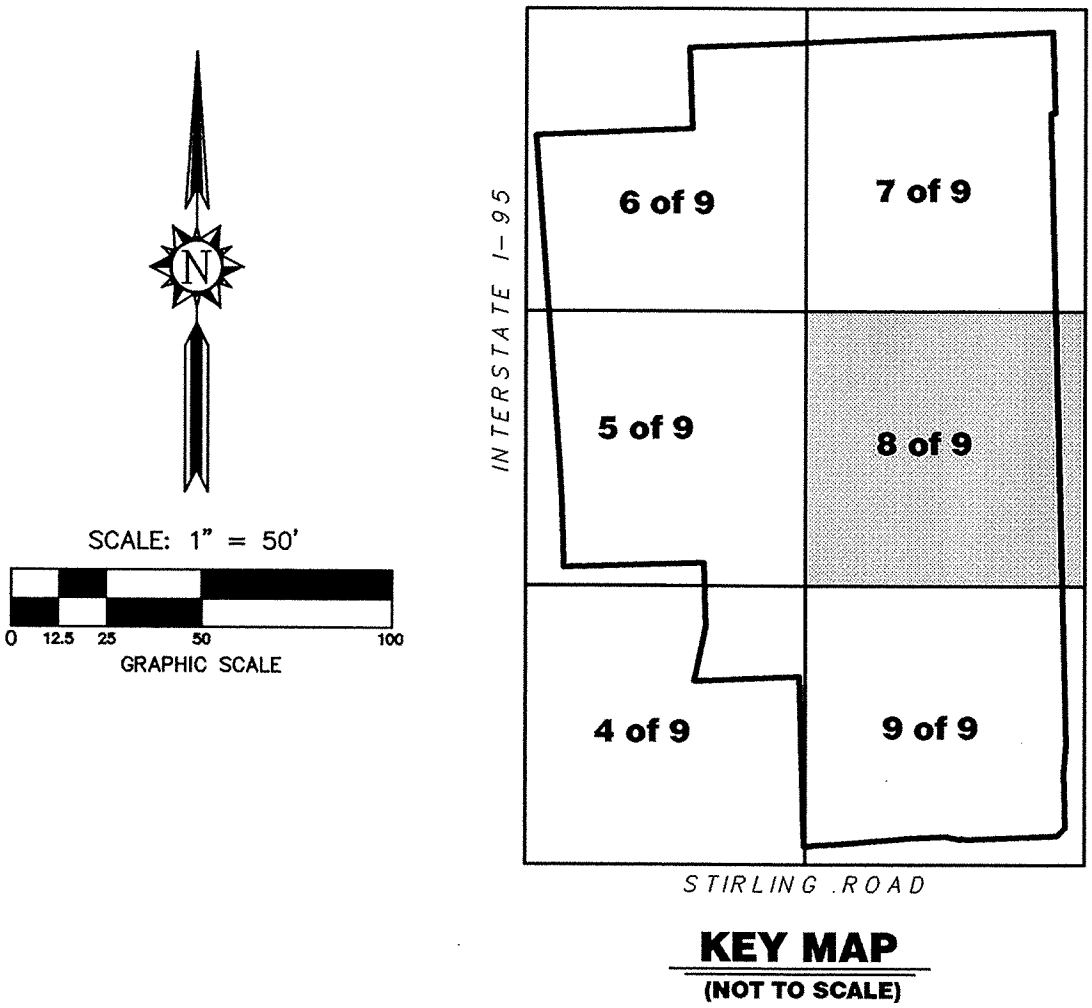
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue, Davie, Florida 33314

MATCH LINE (SEE SHEET 5 OF 9)

MATCH LINE (SEE SHEET 7 OF 9)

MATCH LINE (SEE SHEET 9 OF 9)



- LEGEND:
- P.B.DENOTES PLAT BOOK
O.R.B.DENOTES OFFICIAL RECORDS BOOK
PG.DENOTES PAGE
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-DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)

PARCEL A
4,405,348.06 SQ. FT.
101.13 ACRES

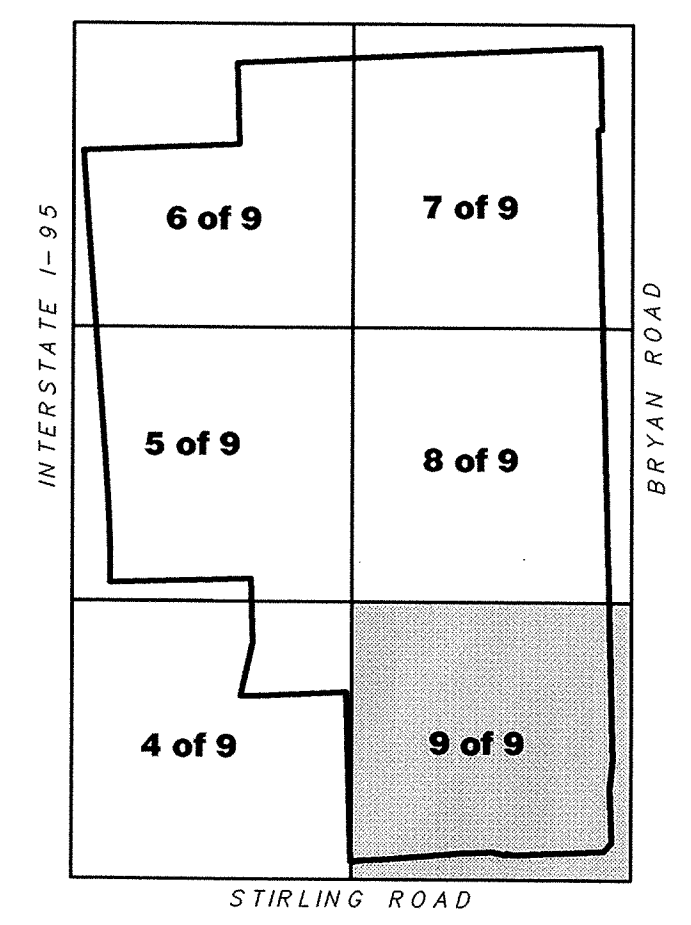
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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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KEY MAP
(NOT TO SCALE)

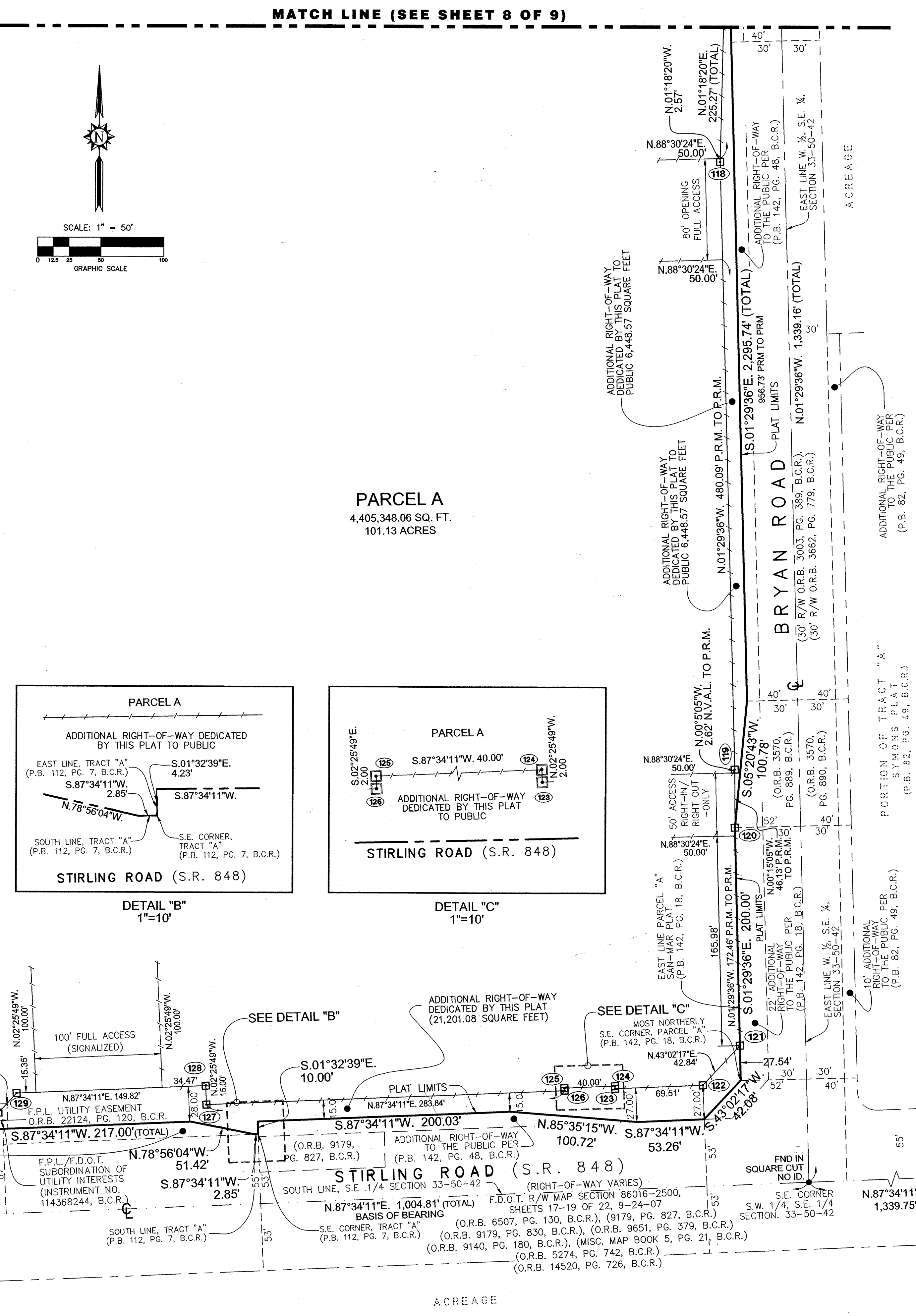
LEGEND:

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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
[] 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
[] DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)

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

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.

MATCH LINE (SEE SHEET 4 OF 9)



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
PARCELA	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

Shane Zalonis

From: Luchong, Jennifer <JLUCHONG@broward.org>
Sent: Monday, March 24, 2025 10:24 AM
To: Shane Zalonis
Cc: Elizabeth Somerstein; Miguez, Nataly
Subject: RE: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

[External Sender]

Good morning Shane,

We reviewed the information provided below and I have no issues, at this time, with the proposed note.



JENNIFER LU-CHONG, AICP | Planning Section Supervisor

Resilient Environment Department

URBAN PLANNING DIVISION

1 North University Drive, BOX 102 | Plantation, Florida 33324

954.357.5760

[Broward.org/Planning](https://www.broward.org/Planning) [[broward.org](https://www.broward.org)] | [ePermits](https://www.broward.org/ePermits) [[broward.org](https://www.broward.org)]



From: Shane Zalonis <Shane.Zalonis@gmlaw.com>
Sent: Wednesday, March 12, 2025 9:50 AM
To: Luchong, Jennifer <JLUCHONG@broward.org>
Cc: Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>
Subject: RE: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

Good Morning Jennifer,

I received your voice message regarding my call to Darby and wanted to follow up to provide the proposed note amendment language to the Dania Pointe Plat, generally located on the north side of Stirling Road between I-95 and Bryan Road. Attached is a copy of the Plat (035-MP-15).

The current and proposed note restrictions are below, as well as a breakdown of the proposed changes.

- Commercial use reduced by 79,000 sq. ft.
- Office use reduced by 33,000 sq. ft.
- Hotel use increased by 200 rooms
- High rise units removed entirely
- Mid rise units increased by 110 units

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.

Please let us know if the proposed note language is acceptable, or if any additional information is needed to review.

Thank you,

GreenspoonMarder_{LLP}

Shane Zalonis
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: (954) 527-6258
Office Phone Number: (954) 491-1120, Ext. 1158
Email Address: shane.zalonis@gmlaw.com
www.gmlaw.com



From: Shane Zalonis
Sent: Friday, March 7, 2025 10:33 AM
To: 'Osias, Adrien' <AOSIAS@broward.org>; 'Dumay, Christian' <CDUMAY@broward.org>
Cc: Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>
Subject: RE: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

Good Morning Adrien and Christian,

I'm following up on the below request regarding a proposed note amendment to the Dania Pointe Plat. We're looking to submit the note amendment application to the City soon, and we're hoping to confirm that the proposed note language is acceptable prior to the submittal, if possible.

Please let us know if the proposed note language is acceptable, or if any additional information is needed to review.

Thank you,

GreenspoonMarder_{LLP}

Shane Zalonis
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: (954) 527-6258
Office Phone Number: (954) 491-1120, Ext. 1158
Email Address: shane.zalonis@gmlaw.com
www.gmlaw.com



From: Shane Zalonis
Sent: Friday, February 28, 2025 2:08 PM
To: Osias, Adrien <AOSIAS@broward.org>; Dumay, Christian <CDUMAY@broward.org>
Cc: Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>
Subject: RE: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

Good Afternoon Adrien and Christian,

I'm following up on the below request. Our client is proposing revisions to the Dania Pointe property, generally located on the north side of Stirling Road between I-95 and Bryan Road. Attached is a copy of the Dania Pointe Plat (035-MP-15).

The current and proposed note restrictions are below, as well as a breakdown of the proposed changes.

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- Office use reduced by 33,000 sq. ft.
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- High rise units removed entirely
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Please let us know if the proposed note language is acceptable, or if any additional information is needed to review.

Thank you,

GreenspoonMarder^{LLP}

Shane Zalonis

Land Planner

Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct Phone Number: (954) 527-6258

Office Phone Number: (954) 491-1120, Ext. 1158

Email Address: shane.zalonis@gmlaw.com

www.gmlaw.com



From: Shane Zalonis

Sent: Friday, February 21, 2025 9:51 AM

To: Osias, Adrien <AOSIAS@broward.org>; Dumay, Christian <CDUMAY@broward.org>

Cc: Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>

Subject: RE: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

Good Morning Adrien and Christian,

I'm following up on the below request. Our client is proposing revisions to the Dania Pointe property, generally located on the north side of Stirling Road between I-95 and Bryan Road. Attached is a copy of the Dania Pointe Plat (035-MP-15).

The current and proposed note restrictions are below, as well as a breakdown of the proposed changes.

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- Office use reduced by 33,000 sq. ft.
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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.

Please let us know if the proposed note language is acceptable, or if any additional information is needed to review.

Thank you,

GreenspoonMarder^{LLP}

Shane Zalonis

Greenspoon Marder LLP

Paralegal

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct Phone Number: (954) 527-6258

Office Phone Number: (954) 491-1120, Ext. 1158

Email Address: shane.zalonis@gmlaw.com

www.gmlaw.com



From: Shane Zalonis

Sent: Friday, February 14, 2025 10:38 AM

To: Osias, Adrien <AOSIAS@broward.org>; Dumay, Christian <CDUMAY@broward.org>

Cc: Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>

Subject: Proposed Note Amendment - Dania Pointe Plat 035-MP-15

Good Morning Adrien and Christian,

Our client is proposing revisions to the Dania Pointe property, generally located on the north side of Stirling Road between I-95 and Bryan Road. Attached is a copy of the Dania Pointe Plat (035-MP-15).

The current and proposed note restrictions are below, as well as a breakdown of the proposed changes.

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Please let us know if the proposed note language is acceptable, or if any additional information is needed to review.

Thank you,

GreenspoonMarder^{LLP}

Shane Zalonis

Greenspoon Marder LLP

Paralegal

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct Phone Number: (954) 527-6258

Office Phone Number: (954) 491-1120, Ext. 1158

Email Address: shane.zalonis@gmlaw.com

www.gmlaw.com



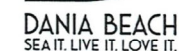
GREENSPOON MARDER LLP LEGAL NOTICE

The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

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.



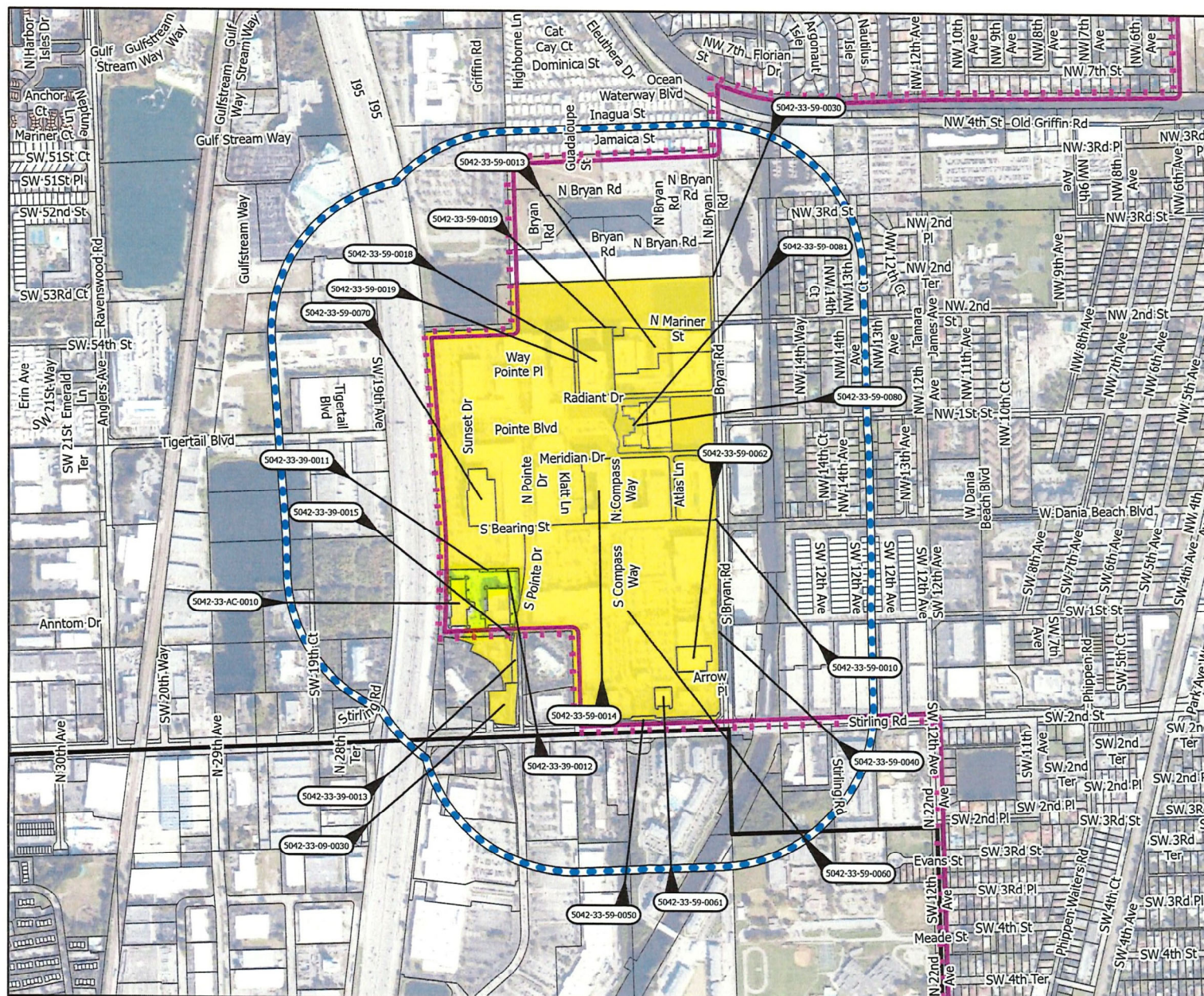
APPLICATION:

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:
Rezoning & Delegation
Request



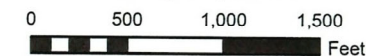
 Dania Beach Boundary
 Parcels
 1,000 Ft Buffer

 CRA Boundary
 Proposed Parcels



Date: 8/28/2025

When Printed on 8 1/2" x 11"
1 inch equals 1,000 feet



Florida Technical Consultants



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: Delegation Request

(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: north of Stirling Road, between Bryan Road and I-95 (Please see the attached table for a list of the properties included in the plat.)

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

Recorded Plat Name: Dania Pointe (Plat Book 183, Page 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: A proposed plat note amendment to the Dania Pointe Plat.

*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code**.*

Prop. Net Acreage: 102.03ac Gross Acreage: _____ Prop. Square Footage: Please see attached.

Existing Use: Commercial, office, hotel, high rise units, and mid rise units Proposed Use: Commercial, office, hotel, and mid rise units

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.

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*)

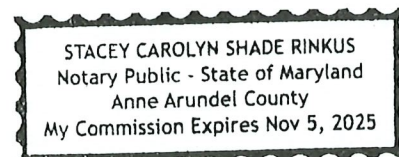
BEFORE ME THIS 24TH DAY OF FEBRUARY, 2025

By:

Stacey Carolyn Shade Rinkus
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of MARYLAND)



Personally known VSE 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, 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*)

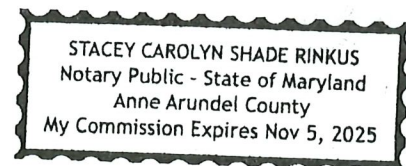
BEFORE ME THIS 24th DAY OF February, 2025

By:

Stacey Carolyn Shade-Rinkus
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 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 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.

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*)

*C.W. Sandifer
VP - Corp RE*

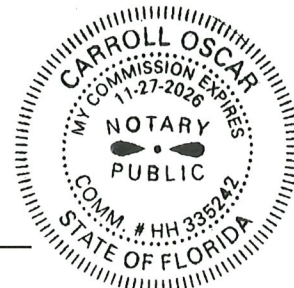
BEFORE ME THIS 24th DAY OF February, 2025

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

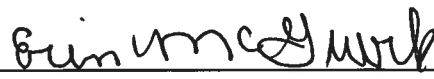
By: 
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF July, 2025

By:

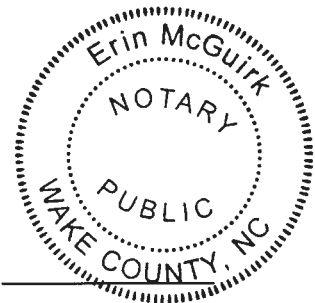
Todd Davenport
(Print name of person acknowledging)

(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
COMMUNITY DEVELOPMENT
Invoice

No:

0001771

Date: March 13, 2025

RECEIVED FROM:

Name: KIMLEY HORN & ASSO
Address: 421 FAYETTEVILLE ST
Address 2: SUITE 600
City/St/ZIP: RALEIGH NC 27601

Service or Item	Amount
DPCR 001-220-00-01 Dania Pointe	\$10,000.00
PSP - Public Hearing Items Application fee	\$1,500.00

P/Z ITEM # DR-007-25
LOCATION: DANIA POINTE
APPLICANT: GREEN SPOON MARDER LLP

PREPARED BY: Ibel Larios

TOTAL DUE: \$11,500.00

DELEGATION REQUEST
DR-007-25
DANIA POINTE

CHECK #: 216859493

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

Attachment to Plat Note Amendment Application to City of Dania Beach

Dania Pointe Plat

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

March 13, 2025

VIA HAND DELIVERY

City of Dania Beach
Attn: Corinne Lajoie, Deputy Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

**Re: Dania Pointe
Applications for DDG Text Amendment and Plat Note Amendment**

Dear Corrine:

Enclosed please find the following documents associated with the above-referenced applications:

1. Executed application form for proposed plat note amendment;
 - a. The originals of the application signature pages are attached to the note amendment application.
2. Executed application form for proposed revisions to the Design Development Guidelines;
3. (2) Checks for payment of the associated application fees; and
 - a. Check numbered 216859492 - \$2,000.00 (DDG text amendment fee)
 - b. Check numbered 216859493 - \$11,500.00 (note amendment and cost recovery fee)

The application forms include a table of the properties within Dania Pointe and their associated ownership, as well as a table of the ownership contact information. Please let us know if anything additional is needed to receive access to upload the related documents to complete the submittal of these applications.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis
For the Firm

Enclosures



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

	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)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
835943						479.27		



Site Address	120 N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0015
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICHO 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 1374.87, W 360.71 TO POB, W 284, NWLY 38.47, N 382.15, NELY 22.51, E 294, SELY 38.48, S 372.15, SWLY 38.48 TO POB AKA: RESIDENTIAL B 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$2,514,710	\$100,216,300	\$102,731,010	\$102,731,010	
2024	\$2,375,000		\$2,375,000	\$2,375,000	\$51,418.54
2023	\$2,235,300		\$2,235,300	\$2,231,370	\$43,344.48

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010
Portability	0	0	0	0
Assessed/SOH	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010
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	0	0	0	0
Taxable	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010

Sales History

Date	Type	Price	Book/Page or CIN
7/31/2018	DR*-T	\$100	115245496
7/31/2018	WD*-T	\$100	115244605

Land Calculations

Price	Factor	Type
\$18.00	139,706	SF
Adj. Bldg. S.F. (Card, Sketch)		543212
Units		336
Eff./Act. Year Built: 2025/2024		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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		

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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*	\$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

Date	Type	Price	Book/Page or CIN

Land Calculations

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		



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Property Assessment Values

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

* 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)

[illegible]

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
29386						14.67		



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	\$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

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
313850						14.03		



Site Address	154-166 N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0082
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICHO NY 11753	Use	28-02
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, E 35.22, S 3.50, E 20.67, N 0.96 TO POB, CONT N 21.20, W 5.84, N 29.58, W 4.33, N 198.42, E 4.33, N 51.83, E 10.17, S 1.04, E 139.56, S 301, W 10.61, N 1, W 133.27 TO POB AKA: PARKING GARAGE BY MARRIOTT DANIA		

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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*	\$548,020	\$5,656,420	\$6,204,440	\$6,204,440	
2024	\$548,020	\$5,656,420	\$6,204,440	\$6,204,440	\$159,894.43
2023					

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

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
\$12.00	45,668	SF
Adj. Bldg. S.F. (Card, Sketch)		94338
Eff./Act. Year Built: 2022/2019		

Special Assessments

[illegible]



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		



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Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

[illegible]



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*	\$565,070	\$26,000	\$591,070	\$591,070	
2024	\$565,070	\$26,000	\$591,070	\$544,430	\$12,219.75
2023					

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.

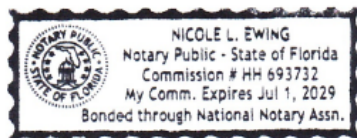
Sincerely,

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



March 28, 2025

Corinne Lajoie, AICP
Community Development Deputy Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Plat Note Amendment – Dania Pointe Plat (Plat Book 183, Page 91)

Dear Corinne:

On behalf of Kimco Realty Corporation (the “Applicant”), we are requesting a plat note amendment for the Dania Pointe Plat (the “Plat”) generally located on the north side of Stirling Road between Bryan Road and I-95 in the City of Dania Beach (the “City”). The Plat currently includes fifteen (15) parcels consisting of commercial, office, hotel, and mid-rise residential uses. The purpose of the amendment is to increase the number of hotel rooms and mid-rise units permitted on the property. As part of proposed change, the intensity of the commercial and office uses is decreasing, and the high-rise units would be removed from the note. A trip generation statement is included with this submittal, which indicates the proposed plat note amendment results in a decrease in trip generation potential.

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.

Broward County staff have confirmed the proposed note language is acceptable. A copy of their confirmation is attached.

The Applicant is also proposing revisions to the development design guidelines to Dania Pointe consistent with the proposed plat note amendment, which is being submitted concurrently with this application. Please let me know if you need any additional information.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis
For the Firm

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 (48% 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

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

2



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.

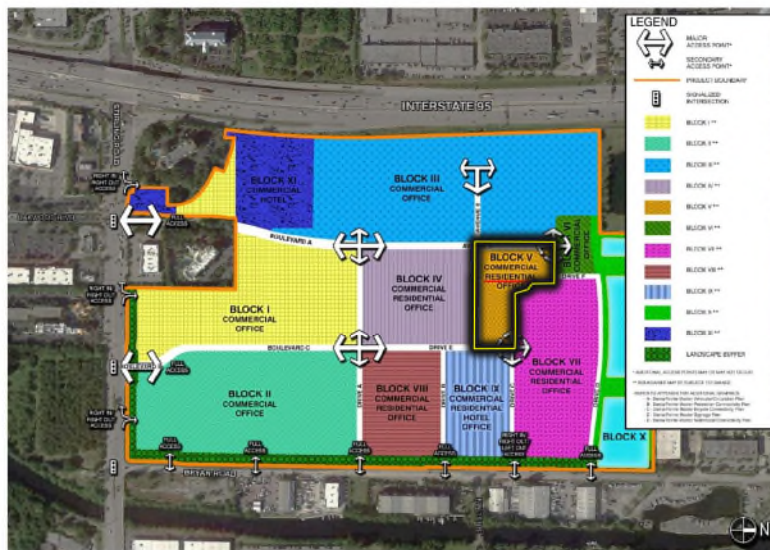
Applicant is proposing the following revisions to the Dania Pointe DDG:

- 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

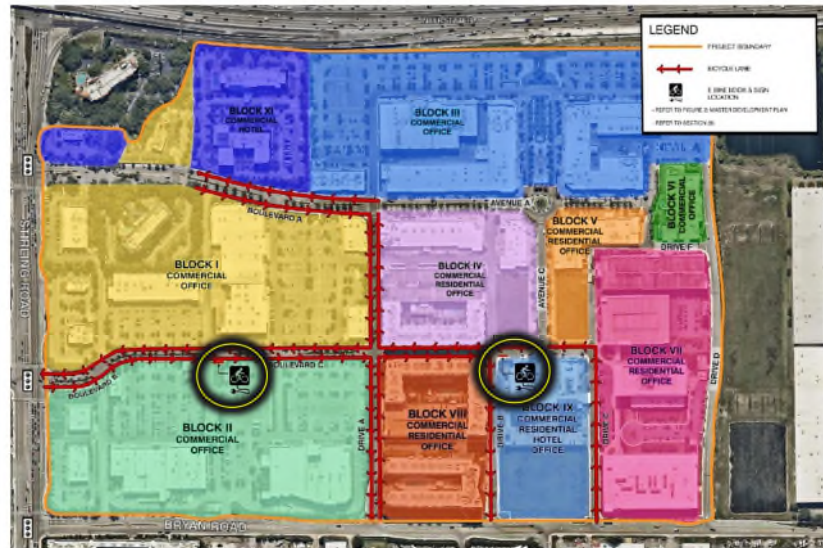


Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
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Dania Pointe Master Bicycle Connectivity Plan

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

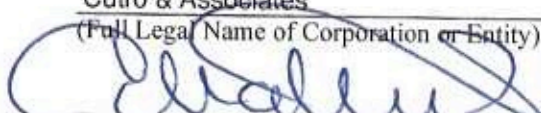
Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)

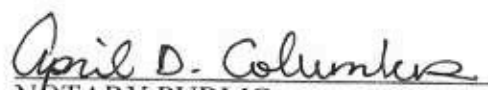

Signature

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



FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504233000050	EPC AUTOMOTIVE INC	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2236	33-50-42W1/2 OF NE1/4 OF NE1/4 LYING SOF CANAL R/W LESS RD & LESS W 30 & W3/4 OF SE1/4OF NE1/4 LYING W OF E/L OFBROWARD REALTY CANAL,E OFBRYON RD,S OF GRIFFIN RD&N OF FPL EASE AS IN DEED609/618,LESS PT DESC INOR 1116/451 & LESS OCEANWAY/MARINA
504233000069	OLD GRIFFIN CORP	1451 OLD GRIFFIN RD	DANIA BEACH	FL	33004		33-50-42PART OF SE1/4 OF NE1/4 DESC'D ASCOMM AT SE COR OF "WATERWAY/MARINA", SLY ALG EXT OF E/L OFSAID PLAT FOR 260.06,W 420.75,NLY 259.95,ELY 425.38 TO POBAKA,UNPLATTED PART OF "WATERWAY/MARINA" (LYING S OF SAID PLAT)
504233000071	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		33-50-42BEG 35 N OF SW COR OF SE1/4 OFNE1/4 FOR POB,E 285,N 760.08,E 726.69 TO E/L OF W3/4 OF SE1/4OF NE1/4,N ALG SAID LINE 263,W 986.69 TO A PT 25 E & 1055N OF SW COR OF SE1/4 OF NE1/4,S 760.08,W 25 TO W/L OF SE1/4 OFNE1/4,S 260 TO POB,LESS PARTDESC IN OR 30607/1029 & LESS PORDESC IN OR 36274/1244
504233000074	NIBUR MAGIC LLC	2634 NW 49 ST	BOCA RATON	FL	33434		33-50-42PT OF NE1/4 DESC AS BEG SW COROF SE1/4 OF NE1/4,E 285 M/L TOPOB,NLY 795.08 M/L,ELY TO NW COROF SUN GARDENS 1ST SEC,SLY TOS/L OF SEC,WLY TO POB
504233000075	BROWN,RALPH & PATRICIA A BEAUMONT,DON D & LISA KTHOMAS & GERI NIELSEN TR ETAL	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244	33-50-42S 35 OF W 285 OF SE1/4 OF NE1/4
504233000078	TIGERTAIL INDUSTRIAL PARK LLC	2420 SHELTER ISLAND DR	SAN DIEGO	CA	92106		33-50-42 NE1/4BEG NE COR SUN GARDENS 1ST ADD30-21B,N 263,W 223.91,S 262.42E 228.72 TO POB
504233000230	TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004		33-50-42N1/2 OF SE1/4 OF NW1/4 OF SW1/4LESS N 35 FOR CO RD
504233000250	TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004		33-50-42S1/2 OF SE1/4 OF NW1/4 OF SW1/4
504233000560	CF & A HILL FAMILY LTD	261 SW 13 ST	DANIA BEACH	FL	33004		33-50-42PT OF N1/2 OF SE1/4 OF SW1/4LYING W OF ST RD NO 9 R/W
504233000581	CF & A HILL FAMILY LTD	261 SW 13 ST	DANIA BEACH	FL	33004		33-50-42W1/2 OF NW1/4 OF SW1/4 OF SE1/4OF SW1/4
504233000400	CF & A HILL FAMILY LTD	261 SW 13 ST	DANIA BEACH	FL	33004		33-50-42SW1/4 OF SW1/4 OF SE1/4 OF SW1/4LESS STIRLING RD R/W & LESSW 100 & LESS N 163 OF S 216EXCEPT W 110
504233000410	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42S 53 OF E 1/2 OF W 1/2 OF SE 1/4OF SE 1/4 OF SW 1/4; AND S 53 OFW 1/2 OF W 1/2 OF SE 1/4 OF SE1/4 OF SW 1/4 OF SAID SEC 33
504233000420	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	33-50-42THAT PT OF W1/2 OF W1/2 OF SE1/4OF SE1/4 OF SW1/4 LYING E OF ELIMITED ACCESS R/W/L OF ST RDNO 9,LESS STIRLING RD R/W & LESSN 351
504233000421	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42PORTION W 1/2 OF W 1/2 OF SE1/4 OF SE 1/4 OF SW 1/4 LYING EOF E LTD ACCESS R/W/L ST RD 9 &N OF N R/W/L STIRLING RD DESCAS:BEG AT INTERSEC OF E/L OFSAID W 1/2 OF W 1/2 OF SE 1/4 OFSE 1/4 OF SW 1/4 OF SEC 33 AND NR/W/L OF STIRLING RD, N 7.03, SW68.23, SE 6.58, NE 65.42 TO POBAKA, PARCEL 001
504233000431	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	33-50-42N 140 OF S 193 OF E1/2 OF W1/2OF SE1/4 OF SE1/4 OF SW1/4LESS RD R/W IN OR 9651/386
504233000432	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42POR OF E 1/2 OF W 1/2 OF SE 1/4OF SE 1/4 OF SW 1/4 DESC AS:BEGAT INTERSEC OF E/L OF SAID E 1/2OF W 1/2 OF SE 1/4 OF SE 1/4 OFSW 1/4 AND N R/W/L STIRLING RDLYING 53 FT N OF S/L SEC 33, SW167.45, N 7.03, NE 140.23, SE27.34, S 6.81 TO POBAKA: PARCEL 002
504233000520	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		33-50-42N 25 OF W 225 OF E 450 OF SE1/4OF NE1/4 OF SE1/4 LESS E 12THEREOF, TOG WITH S 25 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4
504233000521	MITCHELL,CLARENCE JR & YASMA	1351 DANIA BEACH BLVD W	DANIA BEACH	FL	33004		33-50-42N 120 OF S 145 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4 TOGETHER WITH N 60 OF S205 OF W1/2 OF W 225 OF E 450 OFSE1/4 OF NE1/4 OF SE1/4AKA:LOT 3 UNRECORDED
504233000525	ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 60 OF S 385 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4AKA:LOT 6 UNRECORDED
504233000527	JACK BESNER IRREV TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 60 OF S 265 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4AKA:LOT 4 UNRECORDED
504233000531	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42E 110 M/L OF W1/2 OF SW1/4 OFNE1/4 OF SE1/4 LESS N 25 TOBRO CO FOR RD & LESS W 40 OF N592.90 THEREOF
504233000541	ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 60 OF S 325 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4AKA:LOT 5 UNRECORDED
504233000542	ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 60 OF S 445 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4AKA:LOT 7 UNRECORDED
504233000543	ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 60 OF S 505 OF W1/2 OF W 225OF E 450 OF SE1/4 OF NE1/4 OFSE1/4AKA:LOT 8 UNRECORDED
504233000544	KENON,DWIGHT	2811 NW 26 ST	FORT LAUDERDALE	FL	33311	2011	33-50-42W1/2 OF W 225 OF E 450 OF SE1/4OF NE1/4 OF SE1/4 LESS S 505 &LESS N 25AKA:LOT 9 UNRECORDED
504233000550	BROWN,RALPH & PATRICIA A	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244	33-50-42N 25 OF W 285 OF NE1/4 OF SE1/4
504233000571	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42E 110 M/L OF NW1/4 OF NW1/4 OFSE1/4 OF SE1/4 TOG WITH ALL THATPT OF NE1/4 OF NW1/4 OF SE1/4 OFSE1/4 OF SEC 33-50-42, AS MOREFULLY DESC IN OR 1246/220
504233000572	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42N 75 OF NW1/4 OF NW1/4 OFSE1/4 OF SE1/4 LESS E 110 &LESS W 30 FOR R/W & LESS BEG SECOR SEC 33,NLY ALG E/L 1340.78,WLY 1118.51,SLY 50.01 FOR POB,CONT SLY 25 TO NE COR PAR ACLARKE SUB 101/32 B,WLY ALGN/L 186.10 TO NW COR PAR A,NELY35.36,ELY ALG/L 25 N OF & PAR/WN/L PAR A 161.55 TO POB
504233000591	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	33-50-42N 50 OF E3/4 OF N1/4 OF SE1/4 OFSE1/4 OF SEC 33-50-42
504233000601	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42ALL THAT PT OF SW 1/4 OF NW 1/4OF SE 1/4 OF SE 1/4 OF SEC 33LYING ELY OF FOL/LN,COMM NE COROF SE1/4 OF SEC 33,W 1111.05, S1674.9,E 35.02 TO POB,S 150, W14.50,SW TO INTERSEC WITH S/L OFN1/2 OF SW1/4 OF NW1/4 OF SE 1/4OF SE 1/4,CONT S 118,NW 20,SW 70TO INTERSEC WITH S/L OF SW1/4 OFNW 1/4 OF SE 1/4 OF SE1/4 LESSPT PER INSTR 114717929
504233000671	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42PT OF W1/2 OF SW1/4 OF SE1/4 OFSE1/4 AS DESC IN OR 1917/535& COMM SE COR OF SEC 33,WLYALG S/L 1004.82,NLY 517.73 TOPOB,CONT NLY 152,ELY 16,SWLY 153.12 TO POB,LESS POR DESCIN QCD 0113603187
504233000690	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	33-50-42PORTION OF I-95 (STATE ROAD 9)LYING WITHIN SEC 33 AS PER R/WMAP 3-18
504233000710	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	33-50-42ALL THAT POR OF S 55' OF E3/4 OFSE1/4 OF SE1/4 OF SE 1/4 OF SEC33 TOG WITH S 55' OF W1/2 OF SE1/4 OF SE1/4 OF SE 1/4 AND OFE1/2 OF SW1/4 OF SE1/4 OF SE1/4OF SEC 33 AS PER MISC MB 8-2
504233000720	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF S1/2 OF SW1/4 OF NW1/4OF SE1/4 OF SE1/4 OF SEC 33
504233000730	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF N1/2 OF SW1/4 OF NW1/4OF SE1/4 OF SE1/4 OF SEC 33
504233000750	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42W 30 OF NW1/4 OF NW1/4 OF SE1/4OF SE1/4 OF SEC 33
504233000760	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42E 40 OF N1/2 OF N1/2 OF SW1/4 OFSE1/4 OF SEC 33, LESS P/P/ASAN-MAR PLAT 142-18 B
504233000770	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42E 30 OF S1/2 OF N1/2 OF SW1/4 OFSE1/4 OF SEC 33 & E 30 OF SE1/4OF SW1/4 OF SE1/4 OF SAID SEC
504233000790	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42ELY 30 OF S 200 OF N 495 OFNW1/4 OF SE1/4 OF SEC 33, &ELY 30 OF N 295 OF NW1/4 OFSE1/4 OF SAID SEC
504233010010	SPILLMAN,LURMYCE D	81 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 59.92 OF S 644.92 OF W 95 OFSE1/4 OF NE1/4 OF SE1/4,AK/A LOT 12 MIZELLS SUB
504233010020	PENN,JAMES	13152 BLACKHAWK TRAIL S	JACKSONVILLE	FL	32225		33-50-42N 50 OF S 585 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 11MIZELLS SUB
504233010030	LUCAS,GARY & CYNTHIA	2242 FREEDOM ST	HOLLYWOOD	FL	33020		33-50-42N 50 OF S 535 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 10MIZELLS SUB
504233010040	LUCAS,GARY,LUCAS,CYNTHIA	50 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 485 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 9MIZELLS SUB
504233010050	SMITH,CYNTHIA HIELUCAS,GARY	50 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 435 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 8MIZELLS SUB
504233010060	THOMAS,ERICA CHARON	47 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 385 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 7MIZELLS SUB
504233010070	BOHADANAH,ELI BKORF PROPERTY MANAGEMENTCONSULTING SERVICES LLC	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	33-50-42N 50 OF S 335 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 6MIZELLS SUB
504233010080	HANKERSON,CHRISTA B EST	25 NW 14 CT	DANIA BEACH	FL	33004	5110	33-50-42N 50 OF S 285 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 5MIZELLS SUB
504233010090	HANKERSON,PHYLLIS	27 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 50 OF S 235 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 4MIZELLS SUB
504233010100	HANKERSON,PHYLLIS	27 NW 14 AVE	DANIA BEACH	FL	33004	5113	33-50-42N 50 OF S 185 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 3MIZELLS SUB
504233010110	ABSOLU,JESSECA	19 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 135 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,AK/A LOT 2MIZELLS SUB

504233010120	SHARRIFF,GANNIM JR & INGRID	14364 S ROYAL COVE CIR	DAVIE	FL	33325	6754	33-50-42N 60 OF S 85 OF W 95 OF SE1/4OF NE1/4 OF SE1/4,A/K/A LOT 1MIZELLS SUB
504233010130	VELASQUEZ,JACOB GILBERT	1361 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		33-50-42N 60 OF S 85 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 13 MIZELLS SUB
504233010150	EAGLE RUN INVESTMENTS LLCGARALFA & OKAMOTO LLC ETAL	2501 EAGLE RUN DR	WESTON	FL	33327		33-50-42N 100 OF S 185 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4A/A/K/A LOTS 14, 15 MIZELLS SUB
504233010160	GREEN,CHRIS DENISE	24 NW 14 AVE	DANIA BEACH	FL	33004	5108	33-50-42N 50 OF S 235 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 16 MIZELLS SUB
504233010170	WILSON,ELIZABETH EST% DAVID WILSON	107 NW 14 AVE	DANIA BEACH	FL	33004	2630	33-50-42N 50 OF S 285 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 17 MIZELLS SUB
504233010180	BOHADANAH,ELI	3950 SW 6 ST	FORT LAUDERDALE	FL	33312		33-50-42N 50 OF S 335 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 18 MIZELLS SUB
504233010190	BLAKE,TREMENA	40 NW 14 AVE	DANIA BEACH	FL	33004		33-50-42N 50 OF S 385 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 19 MIZELLS SUB
504233010200	ADELE BESNER TRBESNER,HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		33-50-42N 50 OF S 435 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 20 MIZELLS SUB
504233010210	NANAN,ZEETA	6190 WOODLAND BLVD #107	TAMARAC	FL	33319		33-50-42N 50 OF S 485 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 21 MIZELLS SUB
504233010220	ANAJAS REALTY TRTAMAR GROUP LLC TRSTEE	2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312		33-50-42N 50 OF S 535 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 22 MIZELLS SUB
504233010230	DULCIETA PROPERTIES INC	232 NW 14 WAY	DANIA BEACH	FL	33004		33-50-42N 50 OF S 585 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 23 MIZELLS SUB
504233010240	JULIEN,PATRICK	502 W 55 ST APT 5E	NEW YORK	NY	10019	3581	33-50-42N 50 OF S 644.92 OF E 95 OFW 222.25 OF SE1/4 OF NE1/4 OFSE1/4,A/K/A LOT 24 MIZELLS SUB
504233010250	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	33-50-42THREE PARCELS OF LAND FOR PUBLICROADWAY PURPOSES, ALL BEINGPORTIONS OF SE1/4 OF NE1/4 OFSE1/4,LESS E 450 DESC'D AS:PARCEL #1: N 25, PARCEL #2: S 25PARCEL #3: BEG AT A PI 95 FT EOF NW COR OF SE1/4 OF NE1/4 OFSE1/4, LESS E 450, S 670,E 32.26 MIL TO A PI 95 W OF E/LOF SE1/4 OF NE1/4 OF SE1/4, N670, W 33.46 MIL TO POB TIGERTAIL GROVE RESUB 30-20 BPOR OF TR 6 & TIGERTAIL GROVE9-70 B LOT 4 E 6.06 BLK 14,ALDESC AS TR 6 LESS THAT POR DESCAS COMM NE COR OF TR 6,W 280 TOPOB,S 201,W 226.71,NLY 201.02,E223.98 TO POB,LESS BEG NE COR OFTR 6,W 230,S 201,E 236.18,NLY201.09 TO POB TIGERTAIL GROVE RE-SUB 30-20 BBEG NE COR OF TR 6,W ALG N/230,S 201,E 236.18,NLY 201.09TO POB
504233030080	TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004		TIGERTAIL GROVE RE-SUB 30-20 BPOR OF TR 6 & TIGERTAIL GROVE9-70 LOT 4 LESS E 6.06 BLK 14,ALL DESC AS COMM AT NE COR OF TR6,W 280 TO POB,S 201,W 226.71,NLY 201.02,E 223.98 TO POB
504233030081	TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004		TIGERTAIL GROVE RESUB 30-20 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT,LESS POR LYING WITHIN-95 (ST RD 9) R/W, LESS PORVACATED LESS PORTION IN PLATDANIA POINTE 183-91 B
504233030082	TIGERTAIL INDUSTRIAL PARK LLC	2000 SITRLING RD BAY F2	DANIA BEACH	FL	33004		HOLLYWOOD PALMS AMD PLAT 10-65 BPOR OF STREETS,AVENUES & PARKWAYS DEDICATED TO PUBLIC PERPLAT
504233030120	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HOLLYWOOD PALMS AMD PLAT 10-65 BALL THAT POR OF BLK 3 & 8 & 11LYING WITHIN 36 FEET OF THEFOLLOWING DESC LINE:COMM NW CORBLK 6,S 46.71 TO POB,SELY 780.49SELY 327.51,SELY TO A POINT ONTHE EAST BNDRY OF BLK 11,AND ALLTHAT EXTERNAL AREA LYING NELYOF AN ARC FORMED BY A 40' RADIUSARC TAN TO A LINE 5' W OF EBNDRY BLK 11 AND TO A LINE 36'SWLY OF ABOVE DESC LINE,AND E 50F BLK 11,LESS S 292.35,LESS ANYPOR LYING WITHIN PLAT 36-46 B
504233040010	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HOLLYWOOD PALMS-REAMEN PLAT36-46 BTRACT A LESS S 295 & LESS PTDESC'D AS:COMM AT SE COR OF TR AN ALG E/L 295.03 TO POB,W ALG N/L OF 295 FOR 1324.25 TO PTON W/L,N 619.64 E 210,S 45.57,E65.71,SE 209.52,E 435,SE 229.45E 39,14,S 35.52,E 265.03,SLY219.50 TO POB
504233040020	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	HOLLYWOOD PALMS-REAMENDED PLAT36-46 BPT OF TRACT A DESC'D AS:COMM ATSE COR OF TRACT A,NLY 295.03ALG E/L TO POB,W 700,NWLY 415,ELY 235,SELY 229.45,ELY 39,14,SLY 35.52,ELY 265.03,SLY219.50 TO POBAKA:PARCEL 1
504233050010	BROWARD INTERNATIONAL COMMERCE	1700 STUTZ DR STE 25	TROY	MI	48084	4502	HOLLYWOOD PALMS-REAMEN PLAT36-46 BTHAT PT OF TRACT A DESC'D AS:COMM AT SE COR OF TR AN ALG E/LOF TR A FOR 295.03,WLY ALG N/LOF S 295 FOR 700 TO POB,CONT W624.25 TO PT ON W/L TR A,N ALGW/L 219.64,E 210,N 51.52,E 66.01NE 205.93,E 200,S 416 TO POBAKA:PARCEL 2
504233050030	BROWARD INTERNATIONAL COMMERCEPARK LTD PARTNERSHIP	1700 STUTZ DR STE 25	TROY	MI	48084	4502	HOLLYWOOD PALMS-REAMEN PLAT36-46 BPART OF TRACT A DESC'D AS:COMMAT SE COR OF TRACT A,N ALG E/L295.03,WLY ALG N/L OF S 295 FOR1324.25 TO PT ON W/L,N ALG SAME219.64 TO POB,ELY 210,N 51.52,E66.01,NELY 205.93,NWLY 209.52,WLY 65.71,NLY 45.57,WLY 210 TOPT ON W/L,SLY 400.00 TO POB
504233050040	BROWARD INTERNATIONAL COMMERCEPARK LTD PARTNERSHIP	1700 STUTZ DR STE 25	TROY	MI	48084	4502	DOUGLAS HILL 12-45 BPT OF LOTS 7,8,9,10&11,LESS RD R/W,LOTS 12 LESS RD,13 & 14,BOTILESS S 28 FOR R/W,15,16 & 17,LESS PARCEL 108 OF CA 95-638FROM LOTS 11 THRU 14 BLK 1 TOG WITH POR OF VACD SW 18 CTAS DESC IN INSTR # 114276464
504233050050	BROWARD INTERNATIONAL COMMERCEPARK LTD PARTNERSHIP	1700 STUTZ DR STE 25	TROY	MI	48084	4502	DOUGLAS HILL 12-45 BPT LOTS 11-14 BLK 1 DESC AS COMMNW COR LOT 14,S 38.15 TO POB, SE20.07,SELY 133.56,SW 14.29, W 104.92,NW 42.69 TO W/L LOT 14, N10.77 TO POBAKA: PARCEL 109 CA 95-6388
504233090030	DANIA LIVE 1748 LLC	500 N BROADWAY #201	JERICO	NY	11753		DOUGLAS HILL 12-45 BPT LOTS 7-11,BLK 1 DESC AS COMMSE COR OF SW 1/4 OF SEC 33, N82.25,W 30 TO POB,N 51.15 TO S/LOTT 10,E 5.09 209.95 TO NE CORLOT 7,SW 183.63,S 94.22,NE 21.80TO POB
504233090031	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	DOUGLAS HILLS 12-45 BPORTION OF LOTS 11 & 12,BLK 2DESC AS: BEG SW COR SAID LOT 12,N ALG W/L 34.81,SE 78.74,NE11.44 TO E/L LOT 11, S 28, SW90 TO POBAKA: PARCEL 003
504233090032	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	WEST MOORLAND 19-8 BTR A LESS E 123 MIL FORC & SFFCD & LESS S 25 FOR RD
504233090040	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WEST MOORLAND 19-8 BLOT 16 BLK 5
504233100010	BROWN,PATRICIA% DUSKEY MARINE INC	110 N BRYAN ROAD	DANIA BEACH	FL	33004	2244	WEST MOORLAND 19-8 BLOT 17 BLK 5
504233100011	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	WEST MOORLAND 19-8 BLOT 11,12 BLK 5
504233100660	COUGNY,TANYA SDORVIL,PASCAL JAMES	108 NW 14 AVE	DANIA BEACH	FL	33004		WEST MOORLAND 19-8 BLOT 13 BLK 5
504233100662	DAISE,KELVIN H	110 NW 14 AVE	DANIA BEACH	FL	33004		WEST MOORLAND 19-8 BLOT 14 BLK 5
504233100663	GOLDWIRE,HERBERTFAIRCHILD,SHELETARON	11216 NW 7 ST	CORAL SPRINGS	FL	33071	7957	WEST MOORLAND 19-8 BLOT 15 BLK 5
504233100664	SCOTT,MARY L EST	140 NW 14 AVE	DANIA BEACH	FL	33004	2614	
504233100670	DIANE HARDGE REV TRTOMLINSON,JULIENE JEANE TRSTEE	5858 NW 62 TER	PARKLAND	FL	33067		
504233100671	THOMPkins,MILTON & MALISSA R	130 NW 14 AVE	DANIA BEACH	FL	33004		
504233100680	WILLIAMS,BETTY JEAN	142 NW 14 AVE	DANIA BEACH	FL	33004	2614	
504233100690	ALETHA HARDGE PLAYER REV TRPLAYER,ALETHA HARDGE TRSTEE	20456 NE 34 CT	AVENTURA	FL	33180	1650	
504233100700	DIANE HARDGE REV TRTOMLINSON,JULIENE JEANE TRSTEE	5858 NW 62 TER	PARKLAND	FL	33067	1544	
504233100710	PALMER,T W & PALMER,JULIA MDDCTD PUBLIC %CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND 19-8 BTHE STREETS, AVENUES, ROAD,BOULEVARD, AND COURTS ARE HEREDEDICATED TO THE PERPETUAL USEOF THE PUBLIC FOR PROPERPURPOSES LESS POR VACATED R/WOF NW 10TH AVE AS DESC ININSTR# 118483009
504233100720	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	REVISED PLAT OF BLOCK 6 & TRACT"B" OF THE PLAT OF WEST MOORLAND24-38 BTHAT NW 2ND STREET, TIGERTAILBLVD, AND NW 14TH AVENUE ARE TOREMAIN IN THE SAME STATUS AS ONTHE ORIGINAL PLAT OF WESTMOORLAND 19-8 B
504233100730	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WEST MOORLAND 19-8 BS 25 OF TR A, LESS E 123
504233110010	WATSON,JACKIEWATSON,PAMELA	516 NW 1 ST	HALLANDALE BEACH	FL	33009		REV PLAT BLK 6 & TR B OFPLAT OF WEST MOORLAND 24-38 BLOT 1 & 2
504233110030	HARDGE,BERNARDHARDGE,DONALD L	292 NW 13 CT	DANIA BEACH	FL	33004	2613	REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 3
504233110040	HARDGE,BOBBIE HIEPLAYER,ALETHA & EDWARDS, ANNETTE	137 NW 14 AVE	DANIA BEACH	FL	33004	2630	REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 4
504233110050	PHILLIPS,ERIC	131 NW 14 AVE	DANIA BEACH	FL	33004		REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 5
504233110060	WILSON,CHARLOTTE G & GRACE,LEROYFUNCHNESS,RUTHA LEE EST	33 NW 14 AVE	DANIA BEACH	FL	33004	5113	REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 6
504233110070	UNITED HOUSE OF PRAYER FOR ALLPOPLE OF THE CHURCH ETAL	1665 PORTAL DR NW	WASHINGTON	DC	20012		REV PLAT BLK 6 & TRACT B OFPLAT OF WEST MOORLAND 24-38 BLOT 7
504233110080	112 NW 14TH WAY LLC	4200 NW 16 ST	LAUDERHILL	FL	33313		REV PLAT BLK 6 & TR B OFPLAT OF WEST MOORLAND 24-38 BLOT 8 S 200,E 75 TOGET WITHLOTS 1 & 3 BLK 2 OF WESTMOORLAND AMD 33-43 B
504233120010	BHM 105 LLC	15101 NE 21 AVE	NORTH MIAMI BEACH	FL	33162		WEST MOORLAND AMD 33-43 BN1/2 OF LOTS 1 TO 5 BLK 1
504233120020	DAMIANO,LYNN M	4481 SW 54 CT	DANIA BEACH	FL	33314		WEST MOORLAND AMD 33-43 BS1/2 OF LOTS 1 TO 5 BLK 1
504233120060	MORALES,WALDO	3002 ILLINGWORTH AVE	ORLANDO	FL	32806		WEST MOORLAND AMD 33-43 BLOT 6 BLK 1

504233120070	123 FLORIDA LAND TRSCHANK,JONI TRSTEE MICHAEL LAPENNA FAM TRLAPENNA,MICHAEL TRSTEE ETAL	8004 NW 154 ST #218	MIAMI LAKES	FL	33016	WEST MOORLAND AMD 33-43 BLOT 7 BLK 1
504233120080	150 PINE BEACH		*DORVAL QC	CA	H9S 2 T9	WEST MOORLAND AMD 33-43 BLOT 8 BLK 1
504233120090	16499 NE 19 AVE STE 101		NORTH MIAMI BEACH	FL	33162	WEST MOORLAND AMD 33-43 BLOT 9 BLK 1
504233120100	761 SW 3 ST		DANIA BEACH	FL	33004	WEST MOORLAND AMD 33-43 BLOT 10 BLK 1
504233120110	761 SW 3 ST		DANIA BEACH	FL	33004	WEST MOORLAND AMD 33-43 BLOT 11 BLK 1
504233120120	153 NW 14 WAY # 3		DANIA BEACH	FL	33004	WEST MOORLAND AMD 33-43 BLOT 12 BLK 1
504233120130	PINO, CARMENREAL,MORAIMA	300 S HOLLYBROOK DR APT 106	PEMBROKE PINES	FL	33025 1201	WEST MOORLAND AMD 33-43 BLOT 13 BLK 1
504233120140	FIVE GEMS LLC	1631 GRANDVIEW BLVD	KISSIMMEE	FL	34744	WEST MOORLAND AMD 33-43 BLOT 14 BLK 1
504233120150	LAIVISH LIFESTYLES CAPITALINVESTMENT GROUP LLC	PO BOX 19322	JACKSONVILLE	FL	32245	WEST MOORLAND AMD 33-43 BLOT 15 BLK 1
504233120180	LAKAR DW INC	16745 NW 44 AVE	OPA LOCKA	FL	33065	WEST MOORLAND AMD 33-43 BLOT 4 BLK 2
504233120190	FORTES BECERRA,GILBERTO	635 W 72 PL	HIALEAH	FL	33014	WEST MOORLAND AMD 33-43 BLOT 5 BLK 2
504233120200	OSDAMI LLC	2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312 5855	WEST MOORLAND AMD 33-43 BLOT 6 BLK 2
504233120210	COACHMAN,TAYLOR	154 NW 14 WAY #2	DANIA BEACH	FL	33004	WEST MOORLAND AMD 33-43 BLOT 7 BLK 2
504233120220	BENEY,EARL G JR	160 NW 14 WAY	DANIA BEACH	FL	33004 2616	WEST MOORLAND AMD 33-43 BLOT 8,9 S1/2 BLK 2
504233120230	PIERRERENE,KATHLEEN	1495 NW 2 ST	DANIA BEACH	FL	33004	WEST MOORLAND AMD 33-43 BLOT 9 N1/2, 10 BLK 2
504233120240	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416 4680	WEST MOORLAND AMD 33-43 BCANAL AS DESIGNATED PER PLAT
504233120250	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	WEST MOORLAND AMD 33-43 BALL STREETS ARE HEREBY DEDICATEDTO THE
504233130010	STEWART,JACQUELINE SUZAN	1441 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 5101	PERPETUAL USE OF THEPUBLIC
504233130020	7418 TAMARAC INC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024	MANN SUB 21-7 BLOT 1
504233130030	TAYLOR,CHRISTINE EST	P O BOX 1609	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 2
504233130040	FUNCHESS,MABLE	1481 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 3
504233130050	TAYLOR,CHRISTINE EST	P O BOX 1609	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 4
504233130051	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416 4680	MANN SUB 21-7 BLOT 5 LESS PT TO C&SFFCD ON OR1413/533
504233130060	AIKENS,FRANCESTRYONE A AIKENS REV LIV TR ETAL	1407 NW 1 ST	DANIA BEACH	FL	33004 5105	MANN SUB 21-7 BLOT 7
504233130070	BALTAGI,SEAN	701 NE 152 ST	MIAMI	FL	33162	MANN SUB 21-7 BLOT 8
504233130080	DELOUCH,WILLIE EDWARD M JR	PO BOX 1165	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 9
504233130090	GUTIERREZ,DANIEL ROBERTO	2000 TOWERSIDE TER APT 708	MIAMI	FL	33138 2232	MANN SUB 21-7 BLOT 10
504233130100	SWEETING,CHRISTOPHER LSWEETING,RUSHAE SMITH	PO BOX 694354	MIAMI	FL	33269	MANN SUB 21-7 BLOT 11
504233130110	FUNCHESS,WILLIE ELIAS	25 NW 14 CT	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 12
504233130120	FUNCHESS,DWAYNE L	15 NW 14 CT	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 13
504233130130	TAYLOR,CHRISTINE EST	P.O. BOX 1609	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 14
504233130140	TAYLOR,CHRISTINE	P O BOX 1609	DANIA BEACH	FL	33004	MANN SUB 21-7 BLOT 15 LESS N 250 & LESS PT TOC&SFFCD ON OR 1413/533 &
504233130141	TAYLOR,CHRISTINE EST	P O BOX 1609	DANIA BEACH	FL	33004	LESSE 110 OF S 100 OF N 350 & LESSOR 1679/382
504233130142	MANN,BESSIE EST	31 NW 14 CT	DANIA BEACH	FL	33004 5110	MANN SUB 21-7 BLOT 15 E 110 OF S 100 OF N 350
504233130150	CCEM LLC	1785 NW 38 AVE	LAUDERHILL	FL	33311	MANN SUB 21-7 BTHAT PT LOT 15 AS DESC INOR 1679 PG 382
504233130151	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416 4680	MANN SUB 21-7 BLOT 15 N 250 LESS PT TO C&SFFCDON 1263/444
504233130160	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	MANN SUB 21-7 BALL THAT PT OF LOTS 5 & 15 LYINGWLY OF FOL DESC
504233140010	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004 0357	LINE.COMM NE COROF SE 1/4 SEC 33.S 670.40. W937.72.S 25 TO N/L LOT 15 &
504233140030	CAMILO GOMEZ,JUAN	770 NE 69 ST APT 3H	MIAMI	FL	33198	POB,CONT S 620 TO S/L LOT 5 AND ENDOF SAID LINE
504233140040	PEREZ,CARLOS JAVIER	1963 NW 136 AVE # 121	SUNRISE	FL	33323	MANN SUBDIVISION 21-7 BALL STREETS AND ROADS SHOWN ONSAID PLAT
504233140050	UPPAL,POMPEE	1033 NE 17 WAY #1301	FORT LAUDERDALE	FL	33304	ARE HEREBY DEDICATEDTO THE PERPETUAL USE OF THEPUBLIC
504233140060	HANKIN,MALKA	PO BOX 641051	NORTH MIAMI BEACH	FL	33164	SUN GARDENS 26-37 BLOT 1 I 2 BLK 1
504233140070	NORTON,TAMMY F	260 NW 13 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 3 N1/2 BLK 1
504233140080	CHERIZAL,PATRICK CHERYBOYER,NATACHA	288 NW 13 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 2 N1/2 BLK 1
504233140090	REITZ,JACK C &MADON-REITZ,SHERRY	1341 NW 2 ST	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 4 BLK 1
504233140100	SIMA INVESTMENTS LLC	100 SW 59 AVE	MIAMI	FL	33144	SUN GARDENS 26-37 BLOT 5 BLK 1
504233140110	ITALIAN RENAISSANCE REAL ESTATEDEVELOPMENT LLC	1000 W AVE #19	MIAMI BEACH	FL	33139	SUN GARDENS 26-37 BLOT 6 BLK 1
504233140120	DULCIETA PROPERTIES INC	232 NW 14 WAY	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 7 BLK 1
504233140130	ROLLINS,RUTHIE MAE EQLEROLLINS,ESPY L EST	257 NW 13 CT	DANIA BEACH	FL	33004 2612	SUN GARDENS 26-37 BLOT 1 BLK 2
504233140140	MCKNIGHT,BENITA CLARK WEMCKNIGHT,REGGIE	1360 NW 2 TER	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 6 E1/2 BLK 2
504233140150	INVESTMENTS LLC	30 N GOULD ST #N	SHERIDAN	WY	82801	SUN GARDENS 26-37 BLOT 2 N1/2 BLK 2
504233140160	GUPTA,CHANDER	11380 TEMPLE ST	COOPER CITY	FL	33330 4443	SUN GARDENS 26-37 BLOT 7 BLK 2
504233140170	TREVI CAPITAL LLC	1400 SW 82 TER	NORTH LAUDERDALE	FL	33068	SUN GARDENS 26-37 BLOT 8 BLK 2
504233140180	OWENS,OPHELIA H/EMARTIN,FRANCINA	205 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 9 S1/2 BLK 2
504233140190	&SLADE,DIANE EST	209 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 9 N1/2 BLK 2
504233140200	CURE,AMARILLA I	1421 NW 2 ST	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 10 BLK 2
504233140210	SIPPIO,DORETA	722 SW 3 ST	DANIA BEACH	FL	33004 4901	SUN GARDENS 26-37 BLOT 1 BLK 3
504233140220	JONES,MILTON JR,JONES,ALBERT	208 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 2 N1/2 BLK 3
504233140230	CHAMBERS,JOANN &CHAMBERS,SAMUEL	722 SW 3 ST	DANIA BEACH	FL	33004 4901	SUN GARDENS 26-37 BLOT 2 S1/2 BLK 3
504233140240	JONES,MILTON JR,JONES,ALBERT	210 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 3 BLK 3
504233140241	CHOI,JIN YOUNGPUIJK,BERNHARD JR	218 NW 14 CT	DANIA BEACH	FL	33004 2601	SUN GARDENS 26-37 BLOT 4 BLK 3
504233140250	WHITE,JONISHA DESIRETHOMAS,ANGEL C W	218 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 5 BLK 3
504233140260	FUSSELL,SHERLANNE	235 NW 14 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 6 BLK 3
504233140270	NUBY,RONALD D	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004 2744	SUN GARDENS 26-37 BLOT 7 BLK 3
504233140280	CORRALES,ADRIANA RAQUELGUTIERREZ,MARCOS	277 NW 13 CT	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 1 BLK 4
504233140290	DUENAS,NICOLAS	260 NW 14 CT #1-2	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BLOT 2 BLK 4
504233140300	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	SUN GARDENS 26-37 BCOURTS & STREETS DEDICATED TOTHE PUBLIC PER PLAT
504233150010	NANAN,SEEGOBIN	260 NW 14 WAY	DANIA BEACH	FL	33004	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 490 OF E 70,LESS THEREFROM W 7.5 FOR R/W
504233150020	BROWN,JAMARBROWN,JAMES	2530 NW 47 AVE	LAUDERHILL	FL	33313	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 420 OF E 70,LESS W 7.5 FOR RD R/W
504233150030	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301 1801	SUN GARDENS FIRST ADD 30-21 BTRACT A W 30 OF E 100
504233150040	WASHINGTON,GLORIA J H/WASHINGTON,PRINCE JR	270 NW 14 WAY	DANIA BEACH	FL	33004 2654	SUN GARDENS FIRST ADD 30-21 BBLOCK A E 62.50 LESS S 490
504233150050	DULCIETA PROPERTIES INC	4848 SW 25 AVE	FORT LAUDERDALE	FL	33312	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 210 OF E 70,LESS W 7.5 FOR R/W
504233150060	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 280 OF E 70
504233150070	L&J CAPITAL LLC	8504 NW 3 ST	CORAL SPRINGS	FL	33071	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 350 OF E 62.50
504233150080	DRAYTON,KAREN LAVERNE	1426 NW 2 ST	DANIA BEACH	FL	33004 2606	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150090	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SUN GARDENS FIRST ADD 30-21 BTRACT A LESS E 100 & LESS PTDESC
504233150100	TORRES,ANDREA ELISATORRES,CHRISTIAN	230 SE 3 ST	DANIA BEACH	FL	33004 4010	AS,COMM AT SE COR OF TR A,W 100 TO POB,N 130,W TOCANAL R/W,S ALG
504233150110	ABITARE,105 LLC	395 FARWAY DR	MIAMI BEACH	FL	33141	CANAL R/W TOINTERSEC WITH S/L OF TRACT A,E,L,Y TO POB
504233150150	LANTIGUA,GREGORIO	1350 NW 3 ST	DANIA BEACH	FL	33004	SUN GARDENS FIRST ADD 30-21 BTR A N 70 OF S 130 LESS E 100
504233150160	GUTMAN,NICOLAS URIEL	1079 NE 204 TER	MIAMI	FL	33179 2550	SUN GARDENS FIRST ADD 30-21 BLOT 1 BLK 2
504233150170	ROBINSON,JUDITH V	1353 NW 3 ST	DANIA BEACH	FL	33004 2640	SUN GARDENS FIRST ADD 30-21 BLOT 2 BLK 2
504233150180	JACKSON,DOROTHY	1373 NW 3 ST	DANIA BEACH	FL	33004 2640	SUN GARDENS FIRST ADD 30-21 BLOT 1 BLK 3
504233150190	FIAT 666 LLC	1707 HARBOR VIEW CIR	WESTON	FL	33327	SUN GARDENS FIRST ADD 30-21 BLOT 2 BLK 3
504233150200	FORD,TRAVIS	280 NW 14 WAY	DANIA BEACH	FL	33004	SUN GARDENS FIRST ADD 30-21 BLOT 1 BLK 4
504233150210	GARDNER,ALBERTA EST	1402 NW 3 ST	DANIA BEACH	FL	33004 2621	SUN GARDENS FIRST ADD 30-21 BLOT 2 LESS R/W BLK 4
504233150211	TATE FAM REV LIV TRTATE,DAWN R & STEPHEN G TRSTEE	3309 NE 37 ST	FORT LAUDERDALE	FL	33308	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150230	WRIGHT,SANDRA	291 NW 14 WAY	DANIA BEACH	FL	33004 2627	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150240	WRIGHT,ANITA V WRIGHT,SANDRA G	291 NW 14 WAY	DANIA BEACH	FL	33004 2627	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150260	MAYA STARS LLC	1501 ST LAWRENCE AVE	BROXK	NY	10460	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150270	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150280	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233150290	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SUN GARDENS FIRST ADD 30-21 BTRACT A S 140 OF E 70,LESSTHEREFROM W 7.5 FOR RD
504233270010	DANIA POINTE WATERFRONT LLC	3470 N MIAMI AVE UPPER STE	MIAMI	FL	33127	SYMONS PLAT 82-49 BTR A LESS BEG SE COR OF SAID TR,W 14,NE 35.39 TO E/L OF TR A,S,L,Y 32.50 TO POB & TOGETHER WITHPOB OF CANAL C-10 R/W, DESC ASCOMM AT SE COR OF SE1/4 OF SEC33SW 1182.94,NW 55 TO POB,NW 39.19NE 520.19,SE 8.83,SE 32.02,SW101,SE 21,SW 188.33,NW 22,SW84.67,NW 14,SW 177.35,SW 19.94 TOPOB

504233270011	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301 1801	SYMONS PLAT 82-49 BPORTION TRACT A DESC AS BEG ATSE COR OF TR A,W 14 ALG S/L,NE35.39,S 32.50 TO POB
504233270020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SYMONS PLAT 82-49 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT,LESS POR LYING WITHINST RD 848 (STIRLING RD) AS PERMISC MB 8-2
504233270030	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309 3421	SYMONS PLAT 82-49 BS 55 FT ROAD RIGHT OF WAY ASEDICATED PER PLAT LYING WITHINST RD 848 (STIRLING RD) AS PERMISC MB 8-2
504233290010	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MART 86-6 BBLK 1
504233290050	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	STIRLING COMMERCIAL MART 86-6 BTHOROUGHFARES,ALLEYS DEDICATEDPER PLAT 86-6 B
504233300010	HARBOR ONE REALTY INC	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2236	OCEANWAY MARINA 86-1 BPAR A LESS RW DEDICATED BY PLATTGOS WITH POR OF 33-50-40 E1/2 OFNE1/4 PARCEL BOUNDED ON THENORTH BY GRIFFIN RD,ON THE EASTBY BROWARD REALTY CANAL,ON THEWEST BY OCEANWAY MARINA
504233300020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	OCEANWAY MARINA 86-1 BTHOROUGHFARE DEDICATED TO THEPUBLIC PER PLAT
504233310010	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 1
504233310020	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 2
504233310030	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 3
504233310040	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 4
504233310050	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 5
504233310060	STIRLING INDUSTRIAL PARK% ALAN LEVY	4901 NW 17 WAY SUITE 103	FORT LAUDERDALE	FL	33309	STIRLING COMMERCIAL MARTFIRST ADDITION 98-50 BLOT 6
504233320020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	CLARKE SUBDIVISION 101-32 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT
504233330020	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301 1801	THE GADDIS PLAT 112-7 BPORTION TRACT A DESC AS COMM ATSE COR TR A,W 2.85 TO POB,W 267,N 12,E 217,SE 51.42 TO POB
504233370010	D2HM INVESTMENTS LLC	1500 SE 5 AVE	DANIA BEACH	FL	33004	LETO PARK 118-39 BTHE N1/2 OF THE FOLLOWING DESC:PARCEL:ALL THAT POR OF TR A LESSS 278.86 AS SHOWN ON SAID PLAT BLESS OR 23810/242 FOR ADD'L RD/RW
504233370011	DANIA BEACH MANAGEMENT INC	711 GALLIMORE DAIRY RD	HIGH POINT	NC	27265	LETO PARK 118-39 BTHE S1/2 OF THE FOLLOWING DESC:PARCEL:ALL THAT POR OF TR A LESSS 278.86 AS SHOWN ON SAID PLAT BLESS OR 23810/242 FOR ADD'L RD/RW
504233370030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	LETO PARK 118-39 BROAD RIGHT OF WAY DEDICATED PERPLAT
504233380020	DCOTA DEV CO LTD PRTRNR%FORTRESS INVESTMENT GROUPS LLC	4550 TRAVIS ST	DALLAS	TX	75205	DESIGN CENTER OF THEAMERICAS 119-32 BPARCEL "A" LESS NLY 626
504233390011	KD DANIA BEACH LLC% KOLTER HOSPITALITY	105 NE 1 STREET	DELRAY BEACH	FL	33444	DUKE & DUKE SUBDIVISION 124-48 BPOR PAR A,DESC AS, COMM SW COROF SE1/4 SEC 33,N 1071.96 TO POB,N 22.84 TO PT ON MOST WLY/SIL PAR A DANIA POINTE 183-91 B,W 148.20,S 22.84,E 148.20 TO POB,OCW COMM SW COR OF SE1/4 SEC33,N 1094.80,W 148.20 TO POB,W 108.46,S 22.84,E 108.46,N 22.84TO POB,LESS PORTION IN PLAT DANIAPOINTE 183-91 B
504233390012	KD DANIA BEACH LLC% KOLTER HOSPITALITY	105 NE 1 STREET	DELRAY BEACH	FL	33444	DUKE & DUKE SUBDIVISION 124-48 BPOR OF PAR A DESC AS:COMM NW CORPAR A, E 363.86 TO POB,CONT E148.01,S 260.58,W 148,N 258.52TO POB LESS PORTION IN PLATDANIA POINTE 183-91 B
504233390013	DANIA LIVE 1748 LLC	500 N BROADWAY #201	JERICO	NY	11753	DUKE & DUKE SUBDIVISION 124-48 BPOR OF PAR A,POR LOTS 1-6,BLK 1DOUGLASE HILL 12-45 B & POR SW 1ST ABANDONED PER OR 29499/803DESC AS:COMM NW COR SAID PAR A,E 511.87,S 469.34 TO POB,CONT S194.78,W 25,S 325,W 39.22, N125.03, NELY 202.26,W 10.01, NE201.53 TO POB LESS PORTION INPLAT DANIA POINTE 183-91 B
504233390014	DANIA LIVE 1748 LLC	500 N BROADWAY #201	JERICO	NY	11753	KRILICH PLAT 142-19 BPOR PAR A & B,POR LOTS 1-6,BLK 1DOUGLAS HILL 12-45 B & POR SW 1ST & SW 18 CT ABANDONED PER OR29499/803 DESC AS:COMM NW CORSAID PAR A,E 511.87,S 664.12,W39.21, SWLY 54.03 TO POB, CONTSWLY 148.23,S 125.03, W 45.88,S50,W 15.07,N 31.71,NWLY 183.44,NWLY 146.40,NE 52, NWLY 170.05,E 230.45,E 144.93, SE 15.23, E28.67,SE 16.58,SE 21.05 TO POBAKA: PARCEL 8C
504233390015	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DUKE & DUKE SUBDIVISION124-48 BPORTION PARCEL A & POR OF VAC SW1ST ST (VAC IN OR 29499/803)DESC AS: COMM SE COR PARCEL A,N 6.44, W 60.01 TO POB, S 19.99,SW 8.99, W 23.54, NW 25.86, E30.83 TO POBAKA: LIFT STATION
504233390016	DANIA LIVE 1748 LLC	500 N BROADWAY #201	JERICO	NY	11753	DOUGLAS HILL 12-45 BPORTION OF LOT 1 BLK 1 AND POROF SW 1 ST ABANDONED PER OR29499/803 DESC AS: COMM SE COROF SW 1/4 OF SEC 33-50-42, W80.70, N 220.15, NE 51.20, N273.92 TO P/C,NELY 51.37, E12.19 TO P/C, SWLY 53.97, NW11.49 TO POB
504233390021	STIRLING HOTEL DANIA BEACHLTD	60 POINTE CIR	GREENVILLE	SC	29615	DUKE & DUKE SUBDIVISION124-48 BPOR PAR A DESC AS COMM SW CORPAR A OF KRILICH PLAT 142-19 B,N 124.33 TO SE COR PAR A DUKE &DUKE SUBDIVISION AS POB,W 79.72,N 15.8,N 88.48,NE ALG ARC DIST195.64,SE ALG ARC DIST 42.92,3290.94 TO POBAKA:SPRINGHILL SUITES PARCEL III
504233410010	OLD GRIFFIN CORP	1451 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2236	WATERWAY MARINA 129-10 BPARCEL A
504233420010	KTR HOLLYWOOD LLC%PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	DESIGNER'S PLACE AT DANIA129-33 BPARCEL A
504233430030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	IMI LANDS 116-24 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT DANIA OFFICE PARK 130-29 BRIGHTS OF WAY DEDICATED PER PLAT130-29 B,LESS N 165.32
504233430040	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	DANIA OFFICE PARK 130-29 BRIGHTS OF WAY DEDICATED PER PLAT130-29 B N 165.32
504233430050	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	SAN-MAR PLAT 142-18 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT LESS PORTIONIN PLAT DANIA POINTE 183-91 B
504233470020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	KRILICH PLAT 142-19 BPOR PAR A&B DESC AS COM SW CORPAR A,N 415.27,SE ALG ARC DIST276.48,SE ALG ARC DIST 46.51,SEALG ARC DIST 14.16,SE ALG ARCDIST 169.28,S 31,W 120.01,S187.64,SW 19.18,NW 76.53,N 84.31W 167.46 TO POB,TOGETHER WITHPOR PAR A DESC AS COM SW COR PAR A,N 415.27 TO POB,N 52.63,SE ALGARC DIST 198.01,S 52,NW ALG ARCDIST 176.59 TO POBKA:SPRINGHILL SUITES PARCELS I & II
504233480010	STIRLING HOTEL DANIA BEACHLTD	60 POINTE CIR	GREENVILLE	SC	29615	POBKA:SPRINGHILL SUITES PARCELS I & II
504233480030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	KRILICH 142-19 BR/W DEDICATED PER PLAT 142-19 B
504233490011	TGC DANIA LLC%THE GOODMAN COMPANY	13860 WELLINGTON TRACE #38-179	WELLINGTON	FL	33414	THE NCL PLAT 150-50 BPOR OF SAID PLAT DESC AS:COMMNW COR,SW 1623.52,E 278.22 TOPOB CONT E 220.16,NE 154.67,N165,E 319.50,SE 57.69 TO P/C,SLYAN ARC DIST 1042.22 TO P/T,SE 188.39,W 883.42,NE 263.47,E413.75,SE 86.6 84,N 18,E 202,N71.50,E 26.97,N 249.99,W 42.50,SE 28.71,W 53.73,S 18.50,W 104,N 18.50,W 81.66,S 15.79,W 349.83N 190,NW 24.16,N 42,NW 24.30,N36,NE 24.05,N 42,NW 24.05,N 18,NW 27.76,N 56.50 TO POB
504233490013	SPORTSMAN PARK DEV CO	2500 E KEARNEY ST	SPRINGFIELD	MO	65898 0001	THE NCL PLAT 150-50 BPART OF PARCEL A DESC'D AS,COMMAT NW COR OF SAID PLAT,SW ALG WLINE FOR 1623.52 TO POB,ELY278.22,SLY 56.50,SELY 27.76,SLY18.00,SE 24.05,S 42.00,SW 24.05,SLY 36.00,SE 24.30,SLY 42.00,SE24.30,SE 42.00,SE 24.16,SE 190,ELY 349.83,SE 18,WLY 18.59,SLY191.00,WLY 425.24,SLY 283.47,WLY108.23,SW 253.04,WLY 180.00,NLY449.70,WLY 20.00,NE 760.63 TOPOBAKA:TRACT 1
504233490014	HOLIDAY DIVER INC	180 GULFSTREAM WAY STE 2	DANIA BEACH	FL	33004	THE NCL PLAT 150-50 BPART OF PARCEL A DESC'D AS,COMMAT NW COR OF PLAT SW ALG W/L FOR1623.52,ELY 278.22,SLY 56.50,SE27.76,SLY 18.00,SE 24.05,SE 42,SW 24.05,SE 36,SE 24.30,SLY 42,SE 24.16,SLY 190.00,ELY 349.83TO POB,NLY 15.79,ELY 81.66,SLY18.50,ELY 104.00,NLY 18.50,ELY53.73,NLY 28.71,ELY 42.50,SLY249.99,WLY 26.97,SLY 71.50,WLY202.00,SLY 18.00,WLY 84.00,NLY86,ELY 11.49,NLY 191.00,ELY19.59,NLY 18.00 TO POB
504233510010	WAVE 90 L2 LLC	4499 POND HILL RD	SAN ANTONIO	TX	78231	BRYAN ROAD WAREHOUSES 170-112 BPARCEL A TOG WITH 40 FT STRIPOF LAND LYING ADJ TO &CONTIGUOUS WITH ELY BOY OF PAR A
504233510020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	BRYAN ROAD WAREHOUSES 170-112 BROAD RIGHT OF WAY AS DEDICATEDPER PLAT
504233520010	COED-STIRLING ROAD LLC%ECONOMOS PROPERTIES	225 NE MIZNER BLVD #430	BOCA RATON	FL	33432 4078	HILTON GARDENS AT STIRLING ROAD171-14 BPARCEL A
504233520020	COED-STIRLING,ROAD LLC DDCTDPUBLIC %CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	HILTON GARDENS AT STIRLING ROAD171-14 BRIGHT OF WAY DEDICATED TO THEPUBLIC PER PLAT
504233540010	B & JCM PROPERTIES LLC	3905 NW 107 AVE STE 501	DORAL	FL	33178 4400	STIRLING SUITES 174-120 BPARCEL A
504233550020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	DANIA BEACH AIR & PORT COMMERCECENTRE 177-81 BRD RW DEDICATED TO THE PUBLICPER PLAT LESS PORTION IN PLATDANIA POINTE 183-91 B
504233560010	FRONTIER DANIA LLC	2950 SW 27 AVE STE 300	MIAMI	FL	33133 3765	STIRLING ROAD PLAZA 178-112 BPAR A LESS POR DESC IN INSTR#114419985
504233560020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	STIRLING ROAD PLAZA 178-112 BR/W DEDICATED BY PLAT

504233560030 504233580010	FLORIDA DEPT OF TRANSPORTATION RIGHT OF WAY CMC STEEL US LLC	3400 W COMMERCIAL BLVD 6565 N MACARTHUR BLVD #800	FORT LAUDERDALE IRVING	FL TX	33309 3421 75039	STIRLING ROAD PLAZA 178-112 BPOR PAR A DESC AS:COMM SW COR OF SW 1/4 OF SE 1/4 OF SEC 33-50-42, E 334.94, N 59.01 TO POB, CONT N5.29, WLY 24.68, SLY 2.15, W 15.47, NW 51.42, WLY 144.33, ELY 145.24, SE 50.ELY 0.77, NLY 3.ELY 40.04 TO POB GERDAU PLAT 182-92 BPARCEL A GERDAU PLAT 182-92 BRIGHT OF WAY DEDICATED TO THE PUBLIC BY THE PLAT
504233580020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	DANIA POINTE 183-91 BPOR PAR A AKA DANIA POINTE PHASE II PARCEL IN INST# 115247962 LESS OFFICE PAR I, II & III INST# 116250560, RES A, B, C LEASE, RES D, PAR, LESS REMAINING FOR PAR DESC IN SKETCH #14, 8058, KCO, PH5 OF SURVEY & LESS REGAL & MARRIOTT DANIA POINTE PARCELS
504233590010	DANIA LIVE 1748 II LLC%KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT 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, E2, 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, N56.59, E 220.52 TO P/C, SEL ELY 178.29, E 162.35 TO P/C, ELY SELY 15.58 TO POBAKA: OFFICE PARCEL I, II & III
504233590013	SPIRIT AIRLINES INC	1731 RADIANT DR	DANIA BEACH	FL	33004 2437	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1374.87, W 730.71 TO POB, W 178.01, N66.32, E 15.67, N 280.17, W 15.67, N 75.99, E 188.01, SELY 22.51, S386.53, SWLY 35.60 TO POBAKA: RESIDENTIAL A LEASE
504233590014	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1374.87, W 730.71 TO POB, W 284, NWLY 38.47, N 382.15, NELY 22.51, E294, SELY 38.48, S 372.15, SWLY 38.48 TO POBAKA: RESIDENTIAL B LEASE
504233590015	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1374.87, W 730.71 TO POB, W 284, NWLY 38.47, N 382.15, NELY 22.51, E294, SELY 38.48, S 372.15, SWLY 38.48 TO POBAKA: RESIDENTIAL B LEASE
504233590016	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1374.87, W 730.71 TO POB, W 284, NW 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, S398.72 TO POBAKA: RESIDENTIAL C LEASE
504233590017	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMMAT SW COR OF SE 1/4 OF SEC 33-50-42, E 1339.75, N 1374.87, W 730.71 TO POB, W 252.68, N352.64, NELY 14.13, E 255.88, SELY 15.22, SELY 1.69, S 331.65, E 2.71, E 7.23, SWLY 0.94, SWLY 32.11 TO POBAKA: RESIDENTIAL D PARCEL
504233590019	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION OF PARCEL A DESC AS:COMM NE COR OF NW 1/4 OF SE 1/4 SEC 33-50-42, W 46.01, S 245.05, W 2, S 40, E 2, S 145.86 TO P/C, SWLY 46.57, W 594.58 TO POB, W 274.08, N 447.10 TO P/C, NELY 55.59, S 38, E 62.73, N 39.20 TO P/C, ELY 141.38, S 433.47 TO P/C, SELY 22.78 TO POB LESS FOR AKA OFFICE PARCEL III DESC IN INST# 116250560
504233590030	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA POINTE 183-91 BRIGHT OF WAY DEDICATED TO THE PUBLIC BY THE PLAT
504233590040	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA POINTE 183-91 BRIGHT OF WAY DEDICATED TO THE PUBLIC BY THE PLAT
504233590050	FLORIDA DEPT OF TRANSPORTATION RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309 3421	DANIA POINTE 183-91 BRIGHT OF WAY DEDICATED TO THE PUBLIC BY THE PLAT
504233590060	DANIA LIVE 1748 LLC% KIM REALTY	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPOR PAR A AKA DANIA POINTE PHASE I PARCEL IN INST# 115247962 LESS POR DESC IN INST# 115233829, TOG/W THE GADIS PLAT 112-7 BLESS 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 1374.87, W 730.71 TO POB, W 228.06, S 164.80, E 128.36, S 50.69, E 65.92, N 59.69, E 33.78, N 105.80 TO POB
504233590061	DISCOUNT AUTO PARTS LLC	PO BOX 2710	ROANOKE	VA	24001	DANIA POINTE 183-91 BPOR PAR A DESC AS:COMM SW COR SW 1/4 SE 1/4 SEC 33-50-42, E 868.88, N 148.64 TO POB, N 121.04 TO P/C, NELY ELY 15.71, E 98.78 TOPIC, SELY, SELY, SLY 9.18, S 125.21 TO P/C, SELY, SWLY, WLY 23.56, W 1.83, WLY, NWLY, NLY 4.71, N 15, W 74.515 TO P/C, SLY, SWLY, WLY 4.71, W 0.79 TO P/C, WLY, NWLY, NLY 23.56 TO POB
504233590062	DANIA LIVE 1748 LLC%KIM REALTY	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPOR PAR A DESC AS:COMM SW COR OF SE 1/4 SEC 33- 50-42, E 1339.75, N538.66, 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 POBAKA: B100
504233590070	DANIA LIVE 1748 II LLC%KIMCO REALY CORPORATION	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPORTION 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
504233590080	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BA POR OF PAR A DESC AS: COMM SW COR OF SE 1/4 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 30.88, W 30.20, W 40.20, W 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 POBAKA: AC HOTEL BY MARRIOTT DANIA
504233590081	DANIA LIVE 1748 II LLC% KIMCO REALTY CO	500 N BROADWAY #201	JERICO	NY	11753	DANIA POINTE 183-91 BPOR OF PAR A DESC AS COMM SW COR SE 1/4 SEC 33- 50-42, NE 1339.75, N1827.07, W 322.84 TO POB, W 3.49, W51.71, W 285.11, NW 23.56, N 20.19, NELY 7.62, NE 7.36, NELY 11.43, N22.87, NW 17.29, NW 9.60, N 6.38, NLY 46.58, NLY 49.67, NLY 50.15, N5.50, NE 7.67, NE 7.22, NE 11.51, N33.12, 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
504233590082 504233610010	DANIA LIVE 1748 II LLC% KIMCO REALTY CORP RJ MARINA HOLDINGS LLC	500 N BROADWAY #201 50 S BRYAN RD	JERICO DANIA BEACH	NY FL	11753 33004	DANIA POINTE 183-91 BA POR OF PAR A DESC AS: COMM SW COR OF SE 1/4 SEC 33-50-42, E 850.75, N 1858.80, E 35.22, S3.50, E 20.7, N 0.96 TO POB, CONT N 21.20, W 5.84, N 29.58, W 4.33, N 198.42, E 4.33, N51.83, E 10.17, S 1.04, E139.56, S 301, W 10.61, N 1, W 133.27 TO POBAKA: PARKING GARAGE BY MARRIOTT DANIA
504233610020	RJ MARINA HOLDINGS LLC DDDCTD PUBLIC %CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	WAVES AT DANIA BEACH 183-558 BPARCEL A
504233610030	RJ MARINA HOLDINGS LLC DDDCTD PUBLIC %CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	WAVES AT DANIA BEACH 183-558 BPARCEL RIGHT OF WAY 1
504233AA0010	AMERICAN FIRST FEDERAL INC	PO BOX 920	LAKE OSWEGO	OR	97034	WAVES AT DANIA BEACH 183-558 BPARCEL RIGHT OF WAY 2
504233AA0020	AMERICAN FIRST FEDERAL INC	PO BOX 920	LAKE OSWEGO	OR	97034	DANIA DISTRIBUTION CENTRE CONDUNIT 101 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0030	WESTMINSTER MCINTYRE FAM IREV TRMCINTYRE, WILLIAM TRSTEE	3033 NE 32 AVE	FORT LAUDERDALE	FL	33308	DANIA DISTRIBUTION CENTRE CONDUNIT 102 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0040	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 103 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0050	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 104 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0060	STIRLING PRODUCTIONS LLC	73 SW 12 AVE STE 105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 105 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0070	DESIGN & MEDIA GROUP LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 106 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0080	H&S HOLLYWOOD PROPERTIES LLC	3612 NW 82 DR	COOPER CITY	FL	33024	DANIA DISTRIBUTION CENTRE CONDUNIT 107 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0090	LAZAR, AUDREY M	73 SW 12 AVE #109-A	DANIA BEACH	FL	33004 3523	DANIA DISTRIBUTION CENTRE CONDUNIT 108 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0100	CINEMATECH SEATING INC	4319 LINDBERGH DR	ADDISON	TX	75001	DANIA DISTRIBUTION CENTRE CONDUNIT 109 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0110	WD INVESTMENT HOLDINGS LLC	73 SW 12 AVE #111	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 110 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0120	FAMILY MOBILITY CENTER LLC	3599 HOLLYWOOD OAKS DR	FORT LAUDERDALE	FL	33312	DANIA DISTRIBUTION CENTRE CONDUNIT 111 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0130	DANIA WAREHOUSE 101 LLC	59 SW 12 AVE #101-2	DANIA BEACH	FL	33004 3542	DANIA DISTRIBUTION CENTRE CONDUNIT 112 BLDG 1PER CDO BK/PG: 39824/1080
504233AA0140	DANIA WAREHOUSE 102 LLC	59 SW 12 AVE #102-2	DANIA BEACH	FL	33004 3542	DANIA DISTRIBUTION CENTRE CONDUNIT 101 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0150	TB3 RE HOLDINGS LLC	73 SW 12 AVE #107	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDUNIT 102 BLDG 2PER CDO BK/PG: 39824/1080

504233AA0160	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #104-2	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 104 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0170	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #105-2	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 105 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0180	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 106 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0190	B & A PROPERTIES LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 107 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0200	B & A PROPERTIES LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 108 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0210	B & A PROPERTIES	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 109 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0220	B & A PROPERTIES	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 110 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0230	SOUTH FLORIDA STUDIO LLC	59 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CTR CONDOUNIT 111 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0240	SANCHEZ MORENO REAL ESTATE LLC	59 SW 12 AVE #112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 112 BLDG 2PER CDO BK/PG: 39824/1080
504233AA0250	FUCHOS WAREHOUSE LLC	27824 NE 27 CT	FORT LAUDERDALE	FL	33306	DANIA DISTRIBUTION CENTRE CONDOUNIT 101 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0260	DANIA BEACH MANAGEMENT GROUP LLC	35 SW 12 AVE #105	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 102 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0270	OLIVEIRA HOLDING GROUP LLC	7083 CRESCENT CREEK LANE	COCONUT CREEK	FL	33073	DANIA DISTRIBUTION CENTRE CONDOUNIT 103 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0280	OLIVEIRA HOLDING GROUP LLC	7083 CRESCENT CREEK LANE	COCONUT CREEK	FL	33073	DANIA DISTRIBUTION CENTRE CONDOUNIT 104 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0290	OLIVEIRA HOLDING GROUP LLC	7083 CRESCENT CREEK LANE	COCONUT CREEK	FL	33073	DANIA DISTRIBUTION CENTRE CONDOUNIT 105 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0300	RD HOLDINGS WORLDWIDE LLC	35 SW 12 AVE #106-3	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 106 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0310	SPIN REALTY LLC	35 SW 12 AVE #107	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 107 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0320	K & M ENTERPRISES LLC	2941 SW 82 WAY	DAVIE	FL	33328	DANIA DISTRIBUTION CENTRE CONDOUNIT 108 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0330	MOLLY FULFILLMENT &PACKAGING LLC	1909 TYLER ST #700	HOLLYWOOD	FL	33020	DANIA DISTRIBUTION CENTRE CONDOUNIT 109 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0340	MOLLY FULFILLMENT &PACKAGING LLC	35 SW 12 AVE #110	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 110 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0350	SPUD LLC	35 SW 12 AVE #111-3	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 111 BLDG 3PER CDO BK/PG: 39824/1080
504233AA0360	MTE-THOMSON INC	35 SW 12 AVE #112	DANIA BEACH	FL	33004	DANIA DISTRIBUTION CENTRE CONDOUNIT 112 BLDG 3PER CDO BK/PG: 39824/1080
504233AC0010	KD DANIA BEACH LLC% KOLTER HOSPITALITY	105 NE 1 ST	DELRAY BEACH	FL	33444	PALMETTO HOSPITALITY OF DANIBEACH CONDOUNIT 1PER CDO BK/PG: 45257/1266
504233AC0020	KD DANIA BEACH LLC% KOLTER HOSPITALITY	105 NE 1 ST	DELRAY BEACH	FL	33444	PALMETTO HOSPITALITY OF DANIBEACH CONDOUNIT 2PER CDO BK/PG: 45257/1266
504233NN0010	ST-ONGE,RICHARD	PO BOX 168	"ALFRED ON	CA	K0B 1 A0	OCEAN WATERWAY CO-OP INCL0T 1AKA 1 HIGHBORNE LANE
504233NN0020	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 2AKA 2 HIGHBORNE LANE
504233NN0030	BOUGIE,LOUISE	3 HIGHBORNE LN # 3	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 3AKA 3 HIGHBORNE LANE
504233NN0040	LAMONTAGNE,VYESBEAUDRY,MELISA	4 HIGHBORNE LN #4	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 4AKA 4 HIGHBORNE LANE
504233NN0050	FARAND,ROBERTHENCHEY,NATHALIE FARAND	29 TANGLEWOOD DR	HURRICANE	WV	25526	OCEAN WATERWAY CO-OP INCL0T 5AKA 5 HIGHBORNE LANE
504233NN0060	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 6AKA 6 HIGHBORNE LANE
504233NN0070	MONAST,LOUISEGUERIN,JEAN-CLAUDE ETAL	7 HIGHBORNE LN #7	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 7AKA 7 HIGHBORNE LANE
504233NN0080	FAUCHER,MANONFRAPPIER,VYES	623 RANG ST-GEORGES	"BEAUHARNOIS QC	CA	J6N 0 L9	OCEAN WATERWAY CO-OP INCL0T 8AKA 8 HIGHBORNE LANE
504233NN0090	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 9AKA 9 HIGHBORNE LANE
504233NN0100	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 10AKA 10 HIGHBORNE LANE
504233NN0110	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 11AKA 11 HIGHBORNE LANE
504233NN0120	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 12AKA 12 HIGHBORNE LANE
504233NN0130	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 13AKA 13 HIGHBORNE LANE
504233NN0140	LEMAY,YVONDION,SYLVIE	14 HIGHBORNE LN #14	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 14AKA 14 HIGHBORNE LANE
504233NN0150	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 15AKA 15 HIGHBORNE LANE
504233NN0160	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 16AKA 16 HIGHBORNE LANE
504233NN0170	DALEY, DONALD A & DARLA	17 HIGHBORNE LN #17	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 17AKA 17 HIGHBORNE LANE
504233NN0180	DANEAU,SYLVAINHUCKLE,N & DANEAU,ERICA ETAL	18 HIGHBORNE LN	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 18AKA 18 HIGHBORNE LANE
504233NN0190	MITCHELL,EDWARD C ESTMITCHELL,LINDA	44 SPRING ST	HOPKINTON	MA	01748	OCEAN WATERWAY CO-OP INCL0T 19AKA 19 HIGHBORNE LANE
504233NN0200	GOUPIL,FRANCINEGOUPIL,MICHEL	20 HIGHBORNE LN	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 20AKA 20 HIGHBORNE LANE
504233NN0210	ROULLARD,HUGUETTE &ROULLARD,ROGER	1945 ADONCOUR 419	"LONGUEVIL QC	CA	J4N 0 B6	OCEAN WATERWAY CO-OP INCL0T 21AKA 21 HIGHBORNE LANE
504233NN0220	SKINNER,BEVERLY	22 ELEUTHERA DR #22	DANIA BEACH	FL	33004 2260	OCEAN WATERWAY CO-OP INCL0T 22AKA 22 ELEUTHERA DRIVE
504233NN0221	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33304	OCEAN WATERWAY CO-OP INCL0T 22AKA 22A ELEUTHERA DRIVE
504233NN0230	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 23AKA 23 ANDROS PLACE
504233NN0240	FRERIKS,VIRGINIA	24 ANDROS PL #24	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 24AKA 24 ANDROS PLACE
504233NN0250	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 25AKA 25 ANDROS PLACE
504233NN0260	LEMAY,CAROLE	26 ANDROS PL #26	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 26AKA 26 ANDROS PLACE
504233NN0270	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 27AKA 27 ANDROS PLACE
504233NN0280	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 28AKA 28 ANDROS PLACE
504233NN0290	LARSON,MARDI L EST	29 ANDROS PL	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 29AKA 29 ANDROS PLACE
504233NN0300	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 30AKA 30 ANDROS PLACE
504233NN0310	SCHRADIN,ELIZABETH DIANEVOYT,TRACY	31 ANDROS PL	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 31AKA 31 ANDROS PLACE
504233NN0320	CHARLAND,MANON	32 ANDROS PL	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 32AKA 32 ANDROS PLACE
504233NN0330	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 33AKA 33 ANDROS PLACE
504233NN0340	LAPLANTE,LUCIEMALENFANT,DANIEL	34 BARBADOS BLVD #34	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 34AKA 34 BARBADOS BLVD
504233NN0350	LAMARRE,GILLESROY,GUYLAINE ETAL	35 BARBADOS BLVD #35	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 35AKA 35 BARBADOS BLVD
504233NN0360	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 36AKA 36 BARBADOS BLVD
504233NN0370	LOISELLE,LIETTE &LOISELLE,LISETTE ETAL	37 BARBADOS BLVD #37	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 37AKA 37 BARBADOS BLVD
504233NN0380	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 38AKA 38 BARBADOS BLVD
504233NN0390	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 39AKA 39 BARBADOS BLVD
504233NN0400	ST-PIERRE,CLAUDETTELEPAGE,EVE	40 BARBADOS BLVD #40	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 40AKA 40 BARBADOS BLVD
504233NN0410	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 41AKA 41 BARBADOS BLVD
504233NN0420	LABERGE,MARC H'E &DOUFOR,PIERRE	42 BARBADOS BLVD	DANIA BEACH	FL	33004 2268	OCEAN WATERWAY CO-OP INCL0T 42AKA 42 BARBADOS BLVD
504233NN0430	RICHARD,RENAUD	43 BARBADOS BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 43AKA 43 BARBADOS BLVD
504233NN0440	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 44AKA 44 BARBADOS BLVD
504233NN0450	GRIFFIN,CHRISTINE H'E&GRIFFIN,ROBERT E	45 BARBADOS BLVD	DANIA BEACH	FL	33004 2268	OCEAN WATERWAY CO-OP INCL0T 45AKA 45 BARBADOS BLVD
504233NN0460	FONTAINE,DORISFONTAINE,DENIS	46 BARBADOS BLVD	DANIA BEACH	FL	33004 2268	OCEAN WATERWAY CO-OP INCL0T 46AKA 46 BARBADOS BLVD
504233NN0470	GERVAIS,GLENMARSOLAIS,SUZANNE	47 BARBADOS BLVD #47	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 47AKA 47 BARBADOS BLVD
504233NN0480	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 48AKA 48 BARBADOS BLVD
504233NN0490	PAGEAU,ANDREPAGEAU,COLETTE L & PAGEAU,SOPHIE	49 BARBADOS BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 49AKA 49 BARBADOS BLVD
504233NN0500	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 50AKA 50 BARBADOS BLVD
504233NN0510	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 51AKA 51 BARBADOS BLVD
504233NN0520	ION,DANIELLE	747 RUE FERNET	"ST JEAN RICHELIEU QC	CA	J3B 9 W2	OCEAN WATERWAY CO-OP INCL0T 52AKA 52 CATCAY COURT
504233NN0530	CLOUTIER,LUCHOUSTON,GINA HUCKLE	53 CAT CAY CT	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 53AKA 53 CATCAY COURT
504233NN0540	FUGERE,ROBERT A	54 CAT CAY CT #54	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 54AKA 54 CATCAY COURT
504233NN0550	BELANGER,LISE &ESTRADA,ENRIQUE	55 CAT CAY CT	DANIA BEACH	FL	33004 2274	OCEAN WATERWAY CO-OP INCL0T 55AKA 55 CATCAY COURT
504233NN0560	DUPAL,ROBERT A	56 CAT CAY CT #56	DANIA BEACH	FL	33004 2204	OCEAN WATERWAY CO-OP INCL0T 56AKA 56 CATCAY COURT
504233NN0570	TOURANGEAU,HENRI &PEARCE,LOUISE & TOURANGEAU,TINA	57 CAT CAY CT	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 57AKA 57 CATCAY COURT
504233NN0580	CHARLAND,MURIANNE &MCVEY,WILLIAM	12- 51413 RANGE ROAD #262	"SPRUCE GROVE AB	CA	TTY 1 B4	OCEAN WATERWAY CO-OP INCL0T 58AKA 58 CATCAY COURT
504233NN0590	BERTRAND,RANALDPATNAUDE,MANON	59 CAT CAY CT #59	DANIA BEACH	FL	33004 2226	OCEAN WATERWAY CO-OP INCL0T 59AKA 59 CATCAY COURT
504233NN0600	PEACOCK,MICHELINE L	60 CAT CAY CT	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 60AKA 60 CATCAY COURT
504233NN0610	ST AMANT,JEAN PAULST AMANT,MARIE-LAURENCE ETAL	61 CAT CAY CT	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 61AKA 61 CATCAY COURT
504233NN0620	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 62AKA 62 CATCAY COURT
504233NN0630	ST-PIERRE,MARCPRINCE,SYLVIE ETAL	63 CAT CAY CT	DANIA BEACH	FL	33004 2226	OCEAN WATERWAY CO-OP INCL0T 63AKA 63 CATCAY COURT
504233NN0640	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 64AKA 64 CATCAY COURT
504233NN0650	LAFRENIERE,BRUNO &LAFRENIERE,JACQUES	63 LOUIS RIEL	"GATINEAU QC	CA	J8T 1 Y2	OCEAN WATERWAY CO-OP INCL0T 65AKA 65 CATCAY COURT
504233NN0660	PAQUET,GILLES&PAQUET,PIERRETTE	62 DEER ROCK LAKE ROAD	"FLINTON ON	CA	K0H 1 P0	OCEAN WATERWAY CO-OP INCL0T 66AKA 66 CATCAY COURT
504233NN0670	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 67AKA 67 CATCAY COURT
504233NN0680	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCL0T 68AKA 68 CATCAY COURT
504233NN0690	BELANGER,DONALDDUMONT,SONIA	75 RUE NOTRE-DAME - CP615	"CAPCHAT QC	CA	G0J 1 E0	OCEAN WATERWAY CO-OP INCL0T 69AKA 69 CATCAY COURT
504233NN0700	HAYES,JACQUES &HAYES,MARJOLAINE	70 CAT CAY CT	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 70AKA 70 CATCAY COURT
504233NN0710	BEDARD,PIERRECARON,FRANCE	71 CAT CAY CT #71	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCL0T 71AKA 71 CATCAY COURT
504233NN0720	DALLAIRE,CLAUDE &DALLAIRE,GINETTE MATTEAU	1070 RUE SAVOIE	"PLESSISVILLE QC	CA	G6L 3 B2	OCEAN WATERWAY CO-OP INCL0T 72AKA 72 CATCAY COURT

504233NN0730	MORIN,YVESBOUTIN,MARIE-FRANCE ETAL	700 MAXIME ST	*QUEBEC QC	CA	G2L 2 H8	OCEAN WATERWAY CO-OP INCLOT 73AKA 73 CATCAY COURT
504233NN0740	LARVIERE,FRANKDUMAS,GAETANE	74 DOMINICA ST #74	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 74AKA 74 DOMINICA ST
504233NN0750	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 75AKA 75 DOMINICA ST
504233NN0760	VAILLANT,CECILEVAILLANT,MATHIEU & VAILLANT,N	76 DOMINICA ST #76	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 76AKA 76 DOMINICA ST
504233NN0770	ROY,REALBEAUDOIN,LOUISE ETAL	77 DOMINICA ST #77	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 77AKA 77 DOMINICA ST
504233NN0780	PERREAULT,JULIEN	78 DOMINICA ST #78	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 78AKA 78 DOMINICA ST
504233NN0790	BOYER,DIANE MAILHOT	79 DOMINICA ST #79	DANIA BEACH	FL	33004 2265	OCEAN WATERWAY CO-OP INCLOT 79AKA 79 DOMINICA ST
504233NN0800	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 80AKA 80 DOMINICA ST
504233NN0810	COTE,LYNDA	81 DOMINICA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 81AKA 81 DOMINICA ST
504233NN0820	BEAUCHAMP,PIERRELAJEUENESSE,LYNE & RAYMOND,A C	82 DOMINICA ST #82	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 82AKA 82 DOMINICA ST
504233NN0830	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 83AKA 83 DOMINICA ST
504233NN0840	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 84AKA 84 DOMINICA ST
504233NN0850	GEARY,JOANNE G	85 DOMINICA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 85AKA 85 DOMINICA ST
504233NN0860	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 86AKA 86 DOMINICA ST
504233NN0870	BENOIT,LISEHEBERT,NANCY & HEBERT,PASCAL	87 DOMINICA ST #87	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 87AKA 87 DOMINICA ST
504233NN0880	GAGNE,FRANCINE G	1305 LOUIS BASILE PIGEON	*LACHINE QC	CA	H8S 4 L7	OCEAN WATERWAY CO-OP INCLOT 88AKA 88 DOMINICA ST
504233NN0890	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 89AKA 89 DOMINICA ST
504233NN0900	BARRETTE,RAYMONDEDUBE,GILLES	90 DOMINICA ST #90	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 90AKA 90 DOMINICA ST
504233NN0910	MEUNIER,LISE GILMOREMEUNIER,PATRICK ETAL	91 DOMINICA ST	DANIA BEACH	FL	33004 2203	OCEAN WATERWAY CO-OP INCLOT 91AKA 91 DOMINICA ST
504233NN0920	MARCH,JUAN	92 DOMINICA ST #92	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 92AKA 92 DOMINICA ST
504233NN0930	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 93AKA 93 DOMINICA ST
504233NN0940	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 94AKA 94 DOMINICA ST
504233NN0950	LEGARE,MARIO	95 DOMINICA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 95AKA 95 DOMINICA ST
504233NN0960	MUMMERT,RALPH HENRY	96 DOMINICA ST #96	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 96AKA 96 DOMINICA ST
504233NN0970	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 97AKA 97 DOMINICA ST
504233NN0980	FORD,LINDA S HIRECTOR,MARNIE FAIRCHILD	98 DOMINICA ST #98	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 98AKA 98 DOMINICA ST
504233NN0990	MORIN,NICOLEMORIN,DOMINIQUE	99 DOMINICA ST #99	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 99AKA 99 DOMINICA ST
504233NN1000	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 100AKA 100 DOMINICA ST
504233NN1010	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 101AKA 101 DOMINICA ST
504233NN1020	BAILEY,ANN	102 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 102AKA 102 OCEAN WATERWAY BLVD
504233NN1030	LETENDRE,ANGELELETENDRE,JACQUES	127 CHEMIN DU TRAVERSIER	*WALTHAM QC	CA	J0X 3 H0	OCEAN WATERWAY CO-OP INCLOT 103AKA 103 OCEAN WATERWAY BLVD
504233NN1040	LETOURDRE,BALLARD,JACQUELINE	2940 RUE DESCHENES #517	*SHERBROOKE QC	CA	J1L 2 Z3	OCEAN WATERWAY CO-OP INCLOT 104AKA 104 OCEAN WATERWAY BLVD
504233NN1050	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 105AKA 105 OCEAN WATERWAY BLVD
504233NN1060	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 106AKA 106 OCEAN WATERWAY BLVD
504233NN1070	MONTFORD,OBIE III	107 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 107AKA 107 OCEAN WATERWAY BLVD
504233NN1080	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 108AKA 108 OCEAN WATERWAY BLVD
504233NN1090	VEILLETTE,MARCVAILLETTE,STEPHANIE	109 OCEAN WATERWAY BLVD #109	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 109AKA 109 OCEAN WATERWAY BLVD
504233NN1100	BISSON,GUYBISSON,FRANCE	110 OCEAN WATERWAY BLVD #110	DANIA BEACH	FL	33304	OCEAN WATERWAY CO-OP INCLOT 110AKA 110 OCEAN WATERWAY BLVD
504233NN1110	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 111AKA 111 OCEAN WATERWAY BLVD
504233NN1120	ALESSIO,ROBERT G	136 MAIN ST	EVERETT	MA	02149 5714	OCEAN WATERWAY CO-OP INCLOT 112AKA 112 OCEAN WATERWAY BLVD
504233NN1130	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 113AKA 113 OCEAN WATERWAY BLVD
504233NN1140	BLUTEAU,ROBINBLUTEAU DAVE & METAYER,CEDRIC	114 OCEAN WATERWAY BLVD #114	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 114AKA 114 OCEAN WATERWAY BLVD
504233NN1150	LECOURS,GHISLAIRENUJ,MARLENE	69 RUE DES CAMPANULES	*ST-APOLLINAIRE QC	CA	G0S 2 E0	OCEAN WATERWAY CO-OP INCLOT 115AKA 115 OCEAN WATERWAY BLVD
504233NN1160	MARSOLAIS,LYNECHARTRAND,JOEL MARSOLAIS	116 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 116AKA 116 OCEAN WATERWAY BLVD
504233NN1170	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 117AKA 117 OCEAN WATERWAY BLVD
504233NN1180	ST-ONGE,MARC	118 ELEUTHERA DR #118	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 118AKA 118 ELEUTHERA DRIVE
504233NN1190	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 119AKA 119 ELEUTHERA DRIVE
504233NN1200	LIZANA,BOB LEEELIZANA,JESSICA J	120 ELEUTHERA DR #120	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 120AKA 120 ELEUTHERA DRIVE
504233NN1210	BERETTA,ROBERT J JR	29 ROBIN DR	BRISTOL	RI	02809	OCEAN WATERWAY CO-OP INCLOT 121AKA 121 ELEUTHERA DRIVE
504233NN1220	DURAND,PAULMAHER,LYNE	122 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 122AKA 122 ELEUTHERA DRIVE
504233NN1230	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 123AKA 123 ELEUTHERA DRIVE
504233NN1240	VAN HOUTTE,ROGERREGIMBALD,CELINE	124 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 124AKA 124 ELEUTHERA DRIVE
504233NN1250	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 125AKA 125 ELEUTHERA DRIVE
504233NN1260	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 126AKA 126 ELEUTHERA DRIVE
504233NN1270	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 127AKA 127 ELEUTHERA DRIVE
504233NN1280	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 128AKA 128 ELEUTHERA DRIVE
504233NN1290	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 129AKA 129 ELEUTHERA DRIVE
504233NN1300	GONZALEZ,ALVIN XAVIERHARJUNG,RICHARD JAKOB	130 ELEUTHERA DR #130	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 130AKA 130 ELEUTHERA DRIVE
504233NN1310	BOUDREALUT,SYLVAINLAROCHE,ISABELLE	131 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 131AKA 131 ELEUTHERA DRIVE
504233NN1320	LONGO,NORMAN	132 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 132AKA 132 ELEUTHERA DRIVE
504233NN1330	CONPROPST,SANDRA	45 LONGHILL RD	AFTON	NY	13730 2301	OCEAN WATERWAY CO-OP INCLOT 133AKA 133 ELEUTHERA DRIVE
504233NN1340	L'HEBREUX,MOREAU,CARMENMOREAU,PIERRE	134 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 134AKA 134 ELEUTHERA DRIVE
504233NN1350	BRODEUR,ALAINPIGEON BRODEUR,CLAUDINE	135 ELEUTHERA DR #135	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 135AKA 135 ELEUTHERA DRIVE
504233NN1360	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 136AKA 136 ELEUTHERA DRIVE
504233NN1370	CURRO,JOANNE LFEKONIA,JOSEPH	137 ELEUTHERA DR #137	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 137AKA 137 ELEUTHERA DRIVE
504233NN1380	FILION,ROGERVANIER,LISE	138 ELEUTHERA DR #138	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 138AKA 138 ELEUTHERA DRIVE
504233NN1390	WILSON,KEITH	139 ELEUTHERA DR #139	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 139AKA 139 ELEUTHERA DRIVE
504233NN1400	GAUDREAU,DANIELLE	140 ELEUTHERA DR #140	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 140AKA 140 ELEUTHERA DRIVE
504233NN1410	MCGK,WINIFRED J	141 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 141AKA 141 ELEUTHERA DRIVE
504233NN1420	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 142AKA 142 ELEUTHERA DRIVE
504233NN1430	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 143AKA 143 ELEUTHERA DRIVE
504233NN1440	TURGEON,ALAIN	144 ELEUTHERA DR	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 144AKA 144 ELEUTHERA DRIVE
504233NN1460	DESJARDINS,DOREENLETENDRE,MARIE JOSEE	146 OCEAN WATERWAY BLVD #146	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 146AKA 146 OCEAN WATERWAY BLVD
504233NN1470	PAQUET,GILSPACQUET,PIERRETTE	62 DEER ROCK LAKE ROAD	*FLINTON ON	CA	K0H 1 P0	OCEAN WATERWAY CO-OP INCLOT 147AKA 147 OCEAN WATERWAY BLVD
504233NN1480	TANGUAY,JACQUESVACHON,FRANCE	148 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 148AKA 148 OCEAN WATERWAY BLVD
504233NN1490	LABRECQUE,ROBERT & LABRECQUE,LISE BEDARD	149 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 149AKA 149 OCEAN WATERWAY BLVD
504233NN1500	DUPIUIS,ROBERTFORGET,REJEANNE	150 OCEAN WATERWAY BLVD #150	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 150AKA 150 OCEAN WATERWAY BLVD
504233NN1510	GIRARD,MICHEL & MICHELLE & GIRARD,CAROLINE & GIRARD,N	331 AVE VENISE OUEST APP 301	*QUEBEC QC	CA	J0J 2 K0	OCEAN WATERWAY CO-OP INCLOT 151AKA 151 OCEAN WATERWAY BLVD
504233NN1520	VAN WINDEN,DENYSOALLIER,VAN WINDEN,CLAIRE	152 INAGUA ST #152	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 152AKA 152 INAGUA ST
504233NN1530	GIROUX,MARIE PAULEHALLEE,NICOLAS ETAL	153 INAGUA ST #153	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 153AKA 153 INAGUA ST
504233NN1540	RYNKIEWICZ,NATALIE T	154 INAGUA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 154AKA 154 INAGUA ST
504233NN1550	GINGRAS,CLAUDETTEGINGRAS,GHISLAIN	155 INAGUA ST #155	DANIA BEACH	FL	33004 2248	OCEAN WATERWAY CO-OP INCLOT 155AKA 155 INAGUA ST
504233NN1560	BEDARD,PATRICE & TURCOTTE,HUGUETTE	156 INAGUA ST	DANIA BEACH	FL	33004 2248	OCEAN WATERWAY CO-OP INCLOT 156AKA 156 INAGUA ST
504233NN1570	GUERIN,MARCELDESCHAMPS,MARIETTE	157 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 157AKA 157 INAGUA ST
504233NN1580	DOYON,FRANCINE	46 RUE WOOD #2	*SHERBROOKE QC	CA	J1J 2 X3	OCEAN WATERWAY CO-OP INCLOT 158AKA 158 INAGUA ST
504233NN1590	ST-AMANT,LUCIEVAN WINDEN,PATRICK	159 INAGUA ST #159	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 159AKA 159 INAGUA ST
504233NN1600	FRANCOEUR,MANONLACOMBE,LUC	160 INAGUA ST #160	DANIA BEACH	FL	33004 2266	OCEAN WATERWAY CO-OP INCLOT 160AKA 160 INAGUA ST
504233NN1610	GARDNER,NANCY HIERUMA,STEPHEN G	161 INAGUA ST #161	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 161AKA 161 INAGUA ST
504233NN1620	COUPAL,NATHALIELACOMBE,ANTHONY ETAL	162 INAGUA ST #162	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 162AKA 162 INAGUA ST
504233NN1630	GAUDREAU,DIANEONIN,MARCEL	163 INAGUA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 163AKA 163 INAGUA ST
504233NN1640	VOLGY,LASZLO KRASZNA	164 INAGUA ST #164	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 164AKA 164 INAGUA ST
504233NN1650	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 165WATER PLANT & HYDRANTCOMMON ELEMENTS
504233NN1660	GIROUX,ALAINGIROUX,DERECK & PIGELET,CHANTAL	166 INAGUA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 166AKA 166 INAGUA ST
504233NN1670	BOURGOUIN,MICHELE	167 INAGUA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 167AKA 167 INAGUA ST
504233NN1680	OCEAN WATERWAY CO-OP INC	168 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 168AKA 168 OCEAN WATERWAY BLVD
504233NN1690	GONZALEZ,RON ALAN SPIRES,SILVANA A	169 OCEAN WATERWAY BLVD #169	DANIA BEACH	FL	33004 2229	OCEAN WATERWAY CO-OP INCLOT 169AKA 169 OCEAN WATERWAY BLVD
504233NN1700	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 170AKA 170 OCEAN WATERWAY BLVD
504233NN1710	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 171AKA 171 OCEAN WATERWAY BLVD
504233NN1720	OSTIGUY,GILLESOSTIGUY,FRANCOISE MASSE ETAL	236 RANG 3EME QUEST	*STOKE QC	CA	J0B 3 G0	OCEAN WATERWAY CO-OP INCLOT 172AKA 172 OCEAN WATERWAY BLVD
504233NN1730	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 173AKA 173 OCEAN WATERWAY BLVD
504233NN1740	DAIGLE,RENEDANGL,CHRISTIAN & DAIGLE,V	174 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004 2264	OCEAN WATERWAY CO-OP INCLOT 174AKA 174 OCEAN WATERWAY BLVD
504233NN1750	VAN HOUTTE,RICHARDVAN HOUTTE,ROBERT ETAL	175 OCEAN WATERWAY BLVD #175	DANIA BEACH	FL	33004 2264	OCEAN WATERWAY CO-OP INCLOT 175AKA 175 OCEAN WATERWAY BLVD
504233NN1760	PLANTE,FRANCOISTREMBLAY,NATALIE	176 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 176AKA 176 OCEAN WATERWAY BLVD
504233NN1770	POPOLIZIO,SEVERINO	177 OCEAN WATERWAY BLVD #177	DANIA BEACH	FL	33304	OCEAN WATERWAY CO-OP INCLOT 177AKA 177 OCEAN WATERWAY BLVD
504233NN1780	LABRECQUE,GAETANEROUILLARD,COME	178 OCEAN WATERWAY BLVD # 178	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 178AKA 178 OCEAN WATERWAY BLVD
504233NN1790	ELLIS,GARLAND RELLIS,NANCY R	3699 SUTHERLAND LN	CALIFORNIA	KY	41007	OCEAN WATERWAY CO-OP INCLOT 179AKA 179 OCEAN WATERWAY BLVD
504233NN1800	MARKEY,CORRINE LYDIA	180 OCEAN WATERWAY BLVD	DANIA BEACH	FL	33004 2264	OCEAN WATERWAY CO-OP INCLOT 180AKA 180 OCEAN WATERWAY BLVD
504233NN1810	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004 2272	OCEAN WATERWAY CO-OP INCLOT 181AKA 181 OCEAN WATERWAY BLVD
504233NN1820	TRIANA,IGNACIO JCORTES VILLEGAS,AIDA M	526 NW 7 ST	DANIA BEACH	FL	33004 2305	OCEAN WATERWAY CO-OP INCLOT 182AKA 182 OCEAN WATERWAY BLVD
504233NN1830	FLAHIVE,PAUL J & ROBERTA J &FLAHIVE,CHRISTOPHER P	72 LIBRARY ST	REVERE	MA	02151	OCEAN WATERWAY CO-OP INCLOT 183AKA 183 INAGUA ST
504233NN1840	GAGNE,SOPHIE	184 INAGUA ST #184	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 184AKA 184 INAGUA ST
504233NN1850	JACQUES,JOANNIEJACQUES,NATHALIE	185 INAGUA ST #185	DANIA BEACH	FL	33004 2217	OCEAN WATERWAY CO-OP INCLOT 185AKA 185 INAGUA ST
504233NN1860	STRAUSS,BETH EILEENSTRAUSS,MARC WILLIAM	186 INAGUA ST	DANIA BEACH	FL	33004	OCEAN WATERWAY CO-OP INCLOT 186AKA 186 INAGUA ST

504233NN1870	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 187AKA 187 INAGUA ST
504233NN1880	OCEAN WATERWAY CO-OP INC	188 INAGUA ST #188	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 188AKA 188 INAGUA ST
504233NN1890	SHEA,STEPHEN M &SHEA,PAULINE C	202 CIDDY RD	TAVERNIER	FL	33070		OCEAN WATERWAY CO-OP INCLTOT 189AKA 189 INAGUA ST
504233NN1900	ST-GELAIS,MIREILLE	190 INAGUA ST #190	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 190AKA 190 INAGUA ST
504233NN1910	BREITENSTEIN,ANTHONY	191 INAGUA ST	DANIA BEACH	FL	33004	2253	OCEAN WATERWAY CO-OP INCLTOT 191AKA 191 INAGUA ST
504233NN1920	HAYES,CLAUDE MICHELSPASQUALETTO,NICOLE	192 INAGUA ST #192	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 192AKA 192 INAGUA ST
504233NN1930	LACROIX,HUGUETTE	193 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 193AKA 193 INAGUA ST
504233NN1940	DOYON,SYLVIE	2245 RUE DU VERMONT	*SHERBROOKE QC	CA	J1J 1	G9	OCEAN WATERWAY CO-OP INCLTOT 194AKA 194 INAGUA ST
504233NN1950	URBINA,VICTOR CARLOS H/ED PILAR URBINA D	195 INAGUA ST #195	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 195AKA 195 INAGUA ST
504233NN1960	VERME,GIOVANNA	196 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 196AKA 196 INAGUA ST
504233NN1970	BOULANGER,SOPHIE	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 197AKA 197 INAGUA ST
504233NN1980	FOX,FRANCIS P HIEKELLEY,ROSEMARY	198 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 198AKA 198 INAGUA ST
504233NN1990	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 199AKA 199 INAGUA ST
504233NN2000	DUMAS,RAOUL	200 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 200AKA 200 INAGUA ST
504233NN2010	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 201AKA 201 INAGUA ST
504233NN2020	BOUCHAT,ALAINLAVALLEE,GINETTE	202 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 202AKA 202 INAGUA ST
504233NN2030	DORÉ, YVES & LISE	203 INAGUA ST #203	DANIA BEACH	FL	33004	2267	OCEAN WATERWAY CO-OP INCLTOT 203AKA 203 INAGUA ST
504233NN2040	STULIR,WENDY H/STULIR,MICHAEL	204 INAGUA ST #204	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 204AKA 204 INAGUA ST
504233NN2050	HANNIGAN,ELISABETH AHANNIGAN,ROBERT T ETAL	205 INAGUA ST #205	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 205AKA 205 INAGUA ST
504233NN2060	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 206AKA 206 INAGUA ST
504233NN2070	*DONNELL,JOAN H/EDANSEREAU,MICHAEL C	207 INAGUA ST #207	DANIA BEACH	FL	33004	2217	OCEAN WATERWAY CO-OP INCLTOT 207AKA 207 INAGUA ST
504233NN2080	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 208AKA 208 INAGUA ST
504233NN2090	CHRETIEN,JEANLAFORGE,LOUISETTE ETAL	288 PAPIN	*CONTRECOEUR QC	CA	JOL 1	C0	OCEAN WATERWAY CO-OP INCLTOT 209AKA 209 INAGUA ST
504233NN2100	LEFEBVRE,YVON & DENISE	210 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 210AKA 210 INAGUA ST
504233NN2110	CUSSON,LUCRICHER,MARIE-CLAUDE	600 BLVD DE MORTAGNE	*BOUCHERVILLE QC	CA	J4B 8	N7	OCEAN WATERWAY CO-OP INCLTOT 211AKA 211 INAGUA ST
504233NN2120	DUFOUR,ANGELO	212 INAGUA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 212AKA 212 INAGUA ST
504233NN2130	DUBE,PATRICIALEUDUC,MICHEL	213 INAGUA ST #213	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 213AKA 213 INAGUA ST
504233NN2140	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 214AKA 214 INAGUA ST
504233NN2150	DRAPEAU,ALAINDRAPEAU,LISE PERREAULT	215 INAGUA ST #215	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 215AKA 215 INAGUA ST
504233NN2160	SAVARD,EVENSDUFOR,ANNICK	182 RUE TREMBLAY	*BEGIN QC	CA	G0V 1	B0	OCEAN WATERWAY CO-OP INCLTOT 216AKA 216 INAGUA ST
504233NN2170	POTVIN,DICK	217 INAGUA ST #217	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 217AKA 217 INAGUA ST
504233NN2180	PAQUETTE,JOCELYNROCHETTE,LUCIE	218 JAMAICA ST #218	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 218AKA 218 JAMAICA ST
504233NN2190	GELINAS,MARCPROTEAU,SYLVIE ETAL	219 JAMAICA ST #219	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 219AKA 219 JAMAICA ST
504233NN2200	COTE,DENIS & RODRIGUE,GINETTECOTE,RODRIGUE & COTE,NICOLAS	220 JAMAICA ST # 220	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 220AKA 220 JAMAICA ST
504233NN2210	DAVID WATTS REV TRWATTS,DAVID T TRSTEE ETAL	5204 RANCH ACRES DR	LOVELAND	CO	80538	1640	OCEAN WATERWAY CO-OP INCLTOT 221AKA 221 JAMAICA ST
504233NN2220	ALLAIRE,LYNDALLAIRE,SYLVAIN ETAL	222 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 222AKA 222 JAMAICA ST
504233NN2230	PERT,STEVEN	223 JAMAICA ST #223	DANIA BEACH	FL	33004	2261	OCEAN WATERWAY CO-OP INCLTOT 223AKA 223 JAMAICA ST
504233NN2240	LACHANCE,RAYMOND &LACHANCE,FRANCE & LACHANCE,F	224 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 224AKA 224 JAMAICA ST
504233NN2250	LENKIEWICZ,PAULA	34 DIVISION ST	CHELSEA	MA	02150		OCEAN WATERWAY CO-OP INCLTOT 225AKA 225 JAMAICA ST
504233NN2260	ROY,REJEAN	226 JAMAICA ST # 226	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 226AKA 226 JAMAICA ST
504233NN2270	WANSER,ROBERT	227 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 227AKA 227 JAMAICA ST
504233NN2280	GOBEL, JEAN-YVESMAILHOT-GOBEL,JOHANNNE	228 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 228AKA 228 JAMAICA ST
504233NN2290	WILL,JOHN EDGAR	229 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 229AKA 229 JAMAICA ST
504233NN2300	LAPONT,CLAUDELAPOINT,CHANTAL CHARLAND	230 JAMAICA ST #230	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 230AKA 230 JAMAICA ST
504233NN2310	GAUTHIER,GUY AGAUTHIER,PHILIPPE	231 JAMAICA ST #231	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 231AKA 231 JAMAICA ST
504233NN2320	BOUFIN,MICHELIZOTTE,YVES	232 JAMAICA ST #232	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 232AKA 232 JAMAICA ST
504233NN2330	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 233AKA 233 JAMAICA ST
504233NN2340	SZYMANSKI,DENNIS J	471 S OGDEN ST APT 1	BUFFALO	NY	14206	3365	OCEAN WATERWAY CO-OP INCLTOT 234AKA 234 JAMAICA ST
504233NN2350	LAZURE,ALAINLAZURE,GINETTE CHALIFOUX	235 JAMAICA ST #235	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 235AKA 235 JAMAICA ST
504233NN2360	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 236AKA 236 JAMAICA ST
504233NN2370	POULIN,PIERRE MICHELMALONEY,NATHALIE	237 JAMAICA ST #237	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 237AKA 237 JAMAICA ST
504233NN2380	POULIN,PIERRE MICHELMALONEY,NATHALIE	221 RUE ST FRANCOIS	*SHERRINGTON QC	CA	JOL 2	N0	OCEAN WATERWAY CO-OP INCLTOT 238AKA 238 JAMAICA ST
504233NN2390	BOUCHER,STEPHANELIMOGES,SOPHIE	239 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 239AKA 239 JAMAICA ST
504233NN2400	BOUCHARD,CHANTALETREMBLAY,SYLVAIN	240 JAMAICA ST #240	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 240AKA 240 JAMAICA ST
504233NN2410	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 241AKA 241 JAMAICA ST
504233NN2420	HEFFERNAN,BARBARA AHEFFERNAN,COREY J	242 JAMAICA ST #242	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 242AKA 242 JAMAICA ST
504233NN2430	BOUCHARD,MANONPUGH,NICOLAS	243 JAMAICA ST #243	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 243AKA 243 JAMAICA ST
504233NN2440	TURGEON,PAULETTEBROCHU,MARIO	1187 BOUL FRONTENAC	*THETFORD MINES QC	CA	G6G 6	K8	OCEAN WATERWAY CO-OP INCLTOT 244AKA 244 JAMAICA ST
504233NN2450	CHAMBERLAND,CLAUDECHAMBERLAND,MARC ANDRE	50 DE LA BARRE #1404	*LONGUEVILLE QC	CA	J4K 5	G2	OCEAN WATERWAY CO-OP INCLTOT 245AKA 245 JAMAICA ST
504233NN2460	BOOHER,BEATRICE A	246 JAMAICA ST #246	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 246AKA 246 JAMAICA ST
504233NN2470	MAUS,WILLIAM L	247 JAMAICA DR	DANIA BEACH	FL	33004	2262	OCEAN WATERWAY CO-OP INCLTOT 247AKA 247 JAMAICA ST
504233NN2480	LACELLE,SYLVIEFILIAULT,MICHAEL	248 JAMAICA ST #248	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 248AKA 248 JAMAICA ST
504233NN2490	TENBRINK,HELGA MARGARETE H/HEHOWARD,BARBARA HELGA	249 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 249AKA 249 JAMAICA ST
504233NN2500	AISSI,YAMINA	250 JAMAICA ST #250	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 250AKA 250 JAMAICA ST
504233NN2510	PARENT,CAROLEPARENT,MARTINE	251 JAMAICA ST #251	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 251AKA 251 JAMAICA ST
504233NN2520	ROBITAILLE,CHRISTIAN	1824 AVE DE LA FAMILLE	*QUEBEC QC	CA	G2G 1	M6	OCEAN WATERWAY CO-OP INCLTOT 252AKA 252 JAMAICA ST
504233NN2530	KROLL,ROBERT J HIEKROLL,LAURA BARREDO	253 JAMAICA ST #253	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 253AKA 253 JAMAICA ST
504233NN2540	LAROCQUE,PIERREJASMIN,RACHEL ETAL	603-17670 VICTOR	*MIRABEL QC	CA	J7N 1	B4	OCEAN WATERWAY CO-OP INCLTOT 254AKA 254 JAMAICA ST
504233NN2550	LEBREUX,JEAN-PIERREGARANT,DENYSE	255 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 255AKA 255 JAMAICA ST
504233NN2560	DESAULTS,DANIELRANGER,CLAUDETTE	256 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 256AKA 256 JAMAICA ST
504233NN2570	OCEAN WATERWAY CO-OP INC	1500 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004	2272	OCEAN WATERWAY CO-OP INCLTOT 257AKA 257 JAMAICA ST
504233NN2580	PROTEAU,LINDA	258 JAMAICA ST #258	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 258AKA 258 JAMAICA ST
504233NN2590	DROUIN,GINETTE PAGEAU &DROUIN,MARC VAN WINDEN,YYONSERRES,RITA	31 CHEMIN DES FONGEROLES	*LAC BEAUFORT QC	CA	G0A 2	C0	OCEAN WATERWAY CO-OP INCLTOT 259AKA 259 JAMAICA ST
504233NN2600	BELVAEUX,MANONLACHAPELLE,GHISLAINE	260 JAMAICA ST #260	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 260AKA 260 JAMAICA ST
504233NN2610	FALCHER,LUCFALCHER,PATRICIA	261 JAMAICA ST #261	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 261AKA 261 JAMAICA ST
504233NN2620	COTE,JOHANNEMATHIEU,RENE	262 JAMAICA ST #262	DANIA BEACH	FL	33004	2209	OCEAN WATERWAY CO-OP INCLTOT 262AKA 262 JAMAICA ST
504233NN2630	BERGERON,GUYBERGERON,MARIETTA GOBEL	263 JAMAICA ST #263	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 263AKA 263 JAMAICA ST
504233NN2640	LUSSIER,MICHELDES/LAURIERS,NATHALIE	264 JAMAICA ST #264	DANIA BEACH	FL	33004	2262	OCEAN WATERWAY CO-OP INCLTOT 264AKA 264 JAMAICA ST
504233NN2650	BYETTE,YANNICKBYETTE,KARINE & BYETTE,MARIUS ET	265 JAMAICA ST #265	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 265AKA 265 JAMAICA ST
504233NN2660	HOTTE,NICOLE GUERINHOTTE,YVAN & HOTTE,LAURENT	266 JAMAICA ST	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 266AKA 266 JAMAICA ST
504233NN2670	BOILY,STEPHANEGRIRARD,MYRIAM	267 JAMAICA ST #267	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 267AKA 267 JAMAICA ST
504233NN2680	DUCHESNEAU,JOHANNEMORIN,DANIEL	268 JAMAICA ST #268	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 268AKA 268 JAMAICA ST
504233NN2690	DALLAIRE,ANDREBOUCHARD,DENISE	269 JAMAICA ST #269	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 269AKA 269 JAMAICA ST
504233NN2700	OCEAN WATERWAY CO-OP INC	270 JAMAICA ST #270	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 270AKA 270 JAMAICA ST
504233NN2710	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	1500 OLD GRIFFIN RD	DANIA BEACH	FL	33004		OCEAN WATERWAY CO-OP INCLTOT 271AKA 270 JAMAICA ST
514204000050	TECHNICRAFT PLASTICS USA LLC	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	3125	4-51-42E1/2 OF NW1/4 OF NE1/4 OF NE1/4 OF NE1/4 LESS N 430 TO POB COR OF W 150 OF E1/2 OF NW1/4OF NE1/4 OF NE1/4 LESS N 40FOR CO RD & LESS PT DESC INOR 9317/78 FOR RD R/W
514204000060	STIRLING DESIGN CENTER LLC	1253 STIRLING RD	DANIA BEACH	FL	33004		4-51-42N 400 OF E1/2 OF NW1/4 OF NE1/4OF NE1/4, LESS W 150,LESS N 35,LESS BEG NW COR OF ABOVE DESC,NE154.94,S 13.58,W 154.97,N 15.76TO POB, AND LESS E 30 AS PER OR13146/644
514204000080	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	4-51-42W1/2 OF NW1/4 OF NE1/4 OF NE1/4LESS PT DESC IN OR 1158/254 LESSPT TO C & SFFCD & LESS PT DESC IN OR 2465/277 & LESS RD
514204000081	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	4-51-42W1/2 OF NW1/4 OF NE1/4 OF NE1/4PT TO C & SFFCD & LESS RD
514204000090	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	4-51-42THAT PT OF N 340 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LYING EOF THE FOL DESC LINE,COMM AT NECOR OF SEC 4,W ALG NL 1013.0 TOPOB,SLY 20 TO P/C,SWLY ARC DISTOF 179.07 TO P/T,SWLY 126,CONTSWLY ALG E R/W/L OF C-10 CANAL TO INTERSEC WITH SIL OF NW1/4 OF NE1/4 OF NE1/4,AND END OF SAIDLINE,LESS N 120 THEREOF
514204000111	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	4-51-42N1/3 OF N3/4 OF E1/2 OF W1/2 OF NE1/4 PT TO C & SFFCD
514204000112	CF & A HILL FAMILY LTD	261 SW 13 ST	DANIA BEACH	FL	33004		4-51-42A PORTION OF W1/2 OF NE1/4 OF SEC 4-51-42 DESC AS:COMM AT NECOR OF PAR "A" PER COLONIALSQUARE 114-32 B, S ALG E/L OF PAR "A" 12 TO POB,CONT S 68.26TO P/C, ELY & SELY 23.52 TOP/RIC,SELY & ELY 36.31, E 65.06TO P/C, ELY NELY & NLY 55, N36.08, W 108.80, NW 21.21, W31.73 TO POB K/A ENTRANCE PARCEL
514204000113	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	4-51-42A PORTION OF W1/2 OF NE1/4 OF SEC 4-51-42 DESC AS: BEG AT NECOR OF PAR "A" PER COLONIALSQUARE 114-32 B, E ALG S R/W/LOF STIRLING RD PER FDOT R/W MAPSEC 86016-2500, 190.60,SW 38.18,W 117, NW 21.21, W 31.73 TO A PION E/L OF SAID PAR "A", N 12 TOPOBAKA:PARCEL IRIGHT-OF-WAY PARCEL

514204000114 514204000121	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY SOUTH FLORIDA WATER MANAGEMENT DISTRICT	3400 W COMMERCIAL BLVD PO BOX 24680	FORT LAUDERDALE WEST PALM BEACH	FL FL	33309 3421 33416 4680	4-51-42A PORTION OF W1/2 OF NE1/4 OF SEC 4-51-42 DESC AS: COMM AT NECOR OF PAR "A" PER COLONIALSQUARE 114-32 B, E ALG S R/W/LOF STIRLING RD PER FDOT R/W MAPSEC 86016-2500, 587.20 TO POB, CONT E 7, S 2, W 7, N 2 TO POB/BAKA-PARCEL 23SIGNAL POLE PARCEL 4-51-42S2/3 OF N3/4 OF E1/2 OF W1/2 OF NE1/4 PT TO C & SFFCD 4-51-42W1/2 OF NW1/4 OF NW1/4 OF NE1/4/LESS PTS DESC IN OR 8256/335FOR R/W & LESS P/P/A 117-36 B 4-51-42PORTION OF I-95 (STATE ROAD 9)LYING WITHIN SEC 4 AS PER R/W/MAP 3-18
514204000150 514204000370	OAKWOOD PLAZA LP%KIMCO REALTY FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	500 N BROADWAY #201 3400 W COMMERCIAL BLVD	JERICO FORT LAUDERDALE	NY FL	11753 33309 3421	4-51-42ALL THAT POR OF E 30 OF N 400 OF E 1/2 OF NW1/4 OF NE1/4 OF NE1/4LYING S OF SLY R/W/L STIRLING RDAS PER OR 9107/346 TOG WITH S 300F N 430 OF E1/2 OF NW1/4 OF NE1/4 OF NE1/4 OF SEC 4 THE AQUA PARK 109-8 BPARCEL A LESS PAR KNOWN ASK-MART #3818 & LESS PORS KNOWNAS BURLINGTON LEASE PARCEL. BJSLEASE PARCEL. INCREDIBLEUNIVERSE ROADWAY PARCEL & LAKEPARCEL & LESS HOME DEPT &WENDY'S, LESS PT IN INSTR #114419988
514204000390	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004 3643	THE AQUA PARK 109-8 BPARCEL A LESS PAR KNOWN ASK-MART #3818 & LESS PORS KNOWNAS BURLINGTON LEASE PARCEL. BJSLEASE PARCEL. INCREDIBLEUNIVERSE ROADWAY PARCEL & LAKEPARCEL & LESS HOME DEPT &WENDY'S, LESS PT IN INSTR #114419988
514204080010	OAKWOOD PLAZA LP	500 N BROADWAY #201	JERICO	NY	11753	THE AQUA PARK 109-8 BPARCEL A LESS PAR KNOWN ASK-MART #3818 & LESS PORS KNOWNAS BURLINGTON LEASE PARCEL. BJSLEASE PARCEL. INCREDIBLEUNIVERSE ROADWAY PARCEL & LAKEPARCEL & LESS HOME DEPT &WENDY'S, LESS PT IN INSTR #114419988
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514204080070	OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICO	NY	11753	THE AQUA PARK 109-8 BPARCEL A LESS PAR KNOWN ASK-MART #3818 & LESS PORS KNOWNAS BURLINGTON LEASE PARCEL. BJSLEASE PARCEL. INCREDIBLEUNIVERSE ROADWAY PARCEL & LAKEPARCEL & LESS HOME DEPT &WENDY'S, LESS PT IN INSTR #114419988
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514204110020	OAKWOOD PLAZA LP%KIMCO REALTY	500 N BROADWAY #201	JERICO	NY	11753	HOLLYWOOD COMMERCIAL CENTER117-36 BPARCEL 1-BAKA:TACO BELL
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Order ID: 7875828

* Agency Commission not included

GROSS PRICE * : **\$340.40**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7875828

* Agency Commission not included

GROSS PRICE * : \$340.40

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): Monday, September 29, 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 City Commission on the following date to consider the following application:

DATE: Tuesday, October 14, 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 & DR-007-25: The owners, Dania Live 1748, LLC, Dania Live 1748 II, LLC, Spirit Airlines, Inc., and Discount Auto Parts, LLC., are requesting a plat note amendment and to amend the Zoning ordinance and associated development conditions by amending the Dania Pointe Development Design Guidelines relating to commercial intensity, Residential density, and other minor modifications for the property located north of Stirling Road, east of Interstate 95, and west of Bryan Road. (Second Reading)

The following is the proposed Ordinance of the matter:

RZ-006-25 (Second Reading):

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.

DR-007-25:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DR-007-25) FOR THE "DANIA POINTE" PLAT; 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; 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

Order ID: 7875828

* Agency Commission not included

GROSS PRICE * : \$340.40

PACKAGE NAME: SSC_Notice of Public Meeting

...and for the purpose each 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: Dania Pointe Design Guidelines Modifications and Plat Note Amendment

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

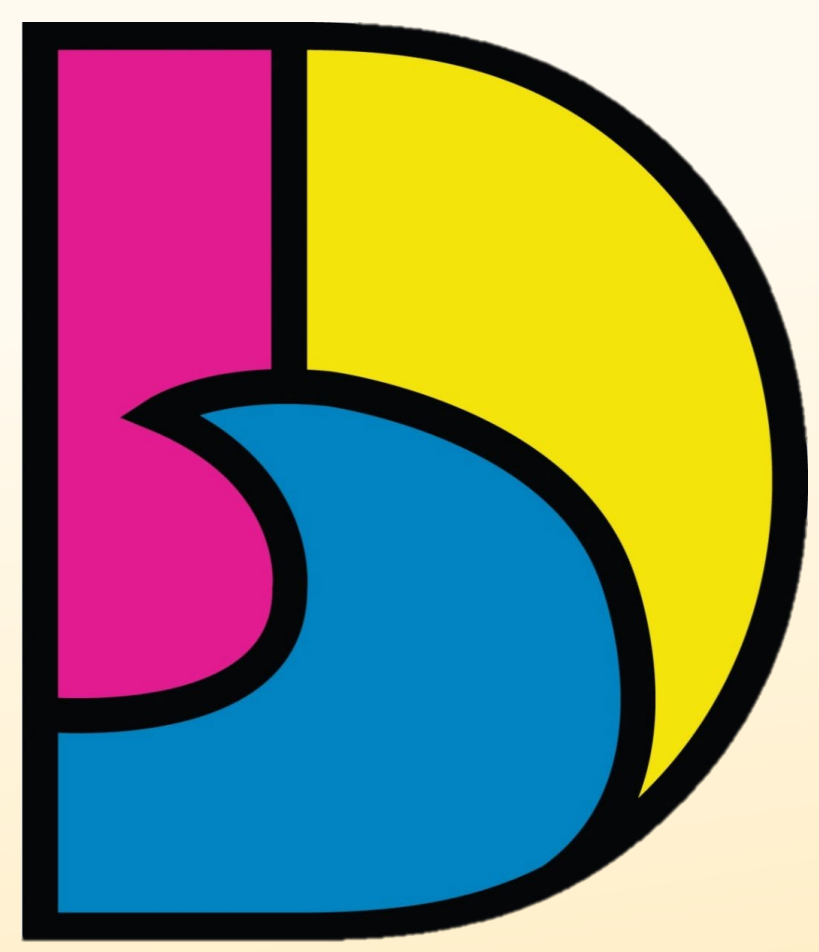
Request: To amend the Plat Note restriction and the Zoning Ordinance, and associated conditions by amending the Dania Pointe Development Design Guidelines to commercial intensity, residential density and other minor modifications. (Second Reading)

Hearing Date & Time: October 14, 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

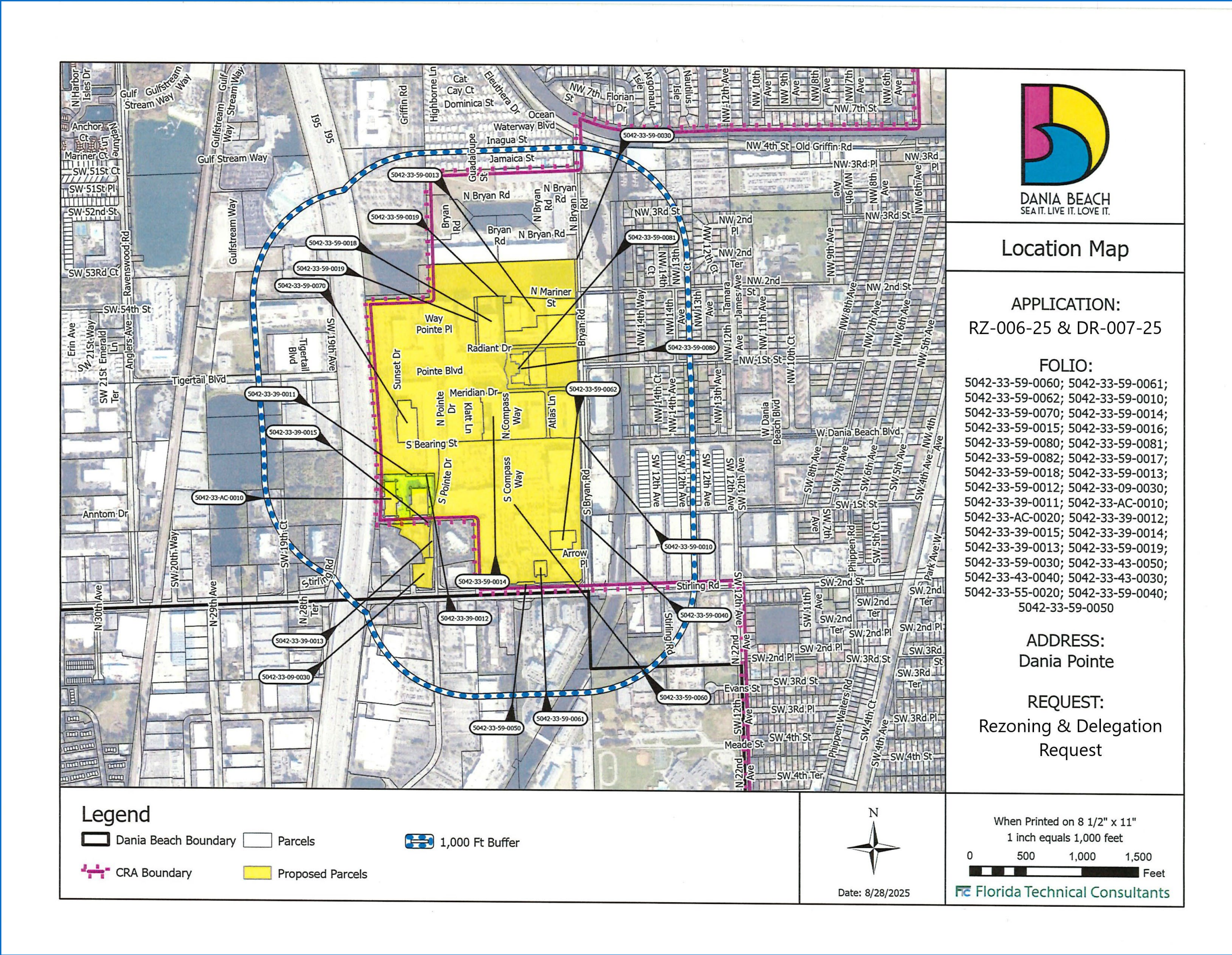
9/29/2025 7875828



CITY OF DANIA BEACH PUBLIC HEARING NOTICE TUESDAY, OCTOBER 14, 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 & Delegation Request
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 request a Plat Note restriction and the Zoning conditions by amending Zoning ordinance and associated zoning conditions by amending the Dania Pointe Development Design Guidelines to commercial intensity, residential density, and other minor modification. (Second Reading)
FILE #		RZ-006-25 & DR-007-25



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: 10/14/2025

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: 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.(Second Reading)

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:

- February 23, 2016 - Plat Approval (O-2016-005).
- October 13, 2015 -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 (O-2015-033).
- 2016 - The Dania Pointe Rezoning/DDG was approved to allow a mix of commercial, office, and residential uses (O-2016-008).
- 2016 - Phase I Site Plan approval for 310,594 SF of commercial use on the southern portion of the development.
- November 21, 2016 - Phase II Site Plan approval (SP-49-16), with construction beginning in 2018 for multifamily and hotel uses on the northern portion.
- October 10, 2017 - A Plat Note Amendment Delegation Request was approved to change the plat note restriction from 893,000 SF of commercial use, 506,000 SF of office use, 7,000 SF of bank, a service station with 12 fuel positions, 300 hotels, and 1,000 high rise units to 937,260 SF of commercial use, 506,000 SF of office use, 7,000 SF of bank, 350 hotel rooms, and 1,00 high rise units (R-2017-125).
- October 12, 2021 - A Delegation Request was approved 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 was approved by the Planning and Zoning Board on September 17, 2025 (4-1).

City Commission 1st Hearing

This application was unanimously approved by the City Commission on September 12, 2025.

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. Therefore, staff support the applicant's request and recommend approval of the DDG amendments.

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 Archibald Ryan _____

Commissioner Luis Rimoli _____

Commissioner Lori Lewellen _____

Vice Mayor Marco Salvino _____

Mayor Joyce 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

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 - 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
309	ADDITIONAL DEVELOPMENT STANDARDS	721	AMORTIZATION OF REGULATED USES
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~~

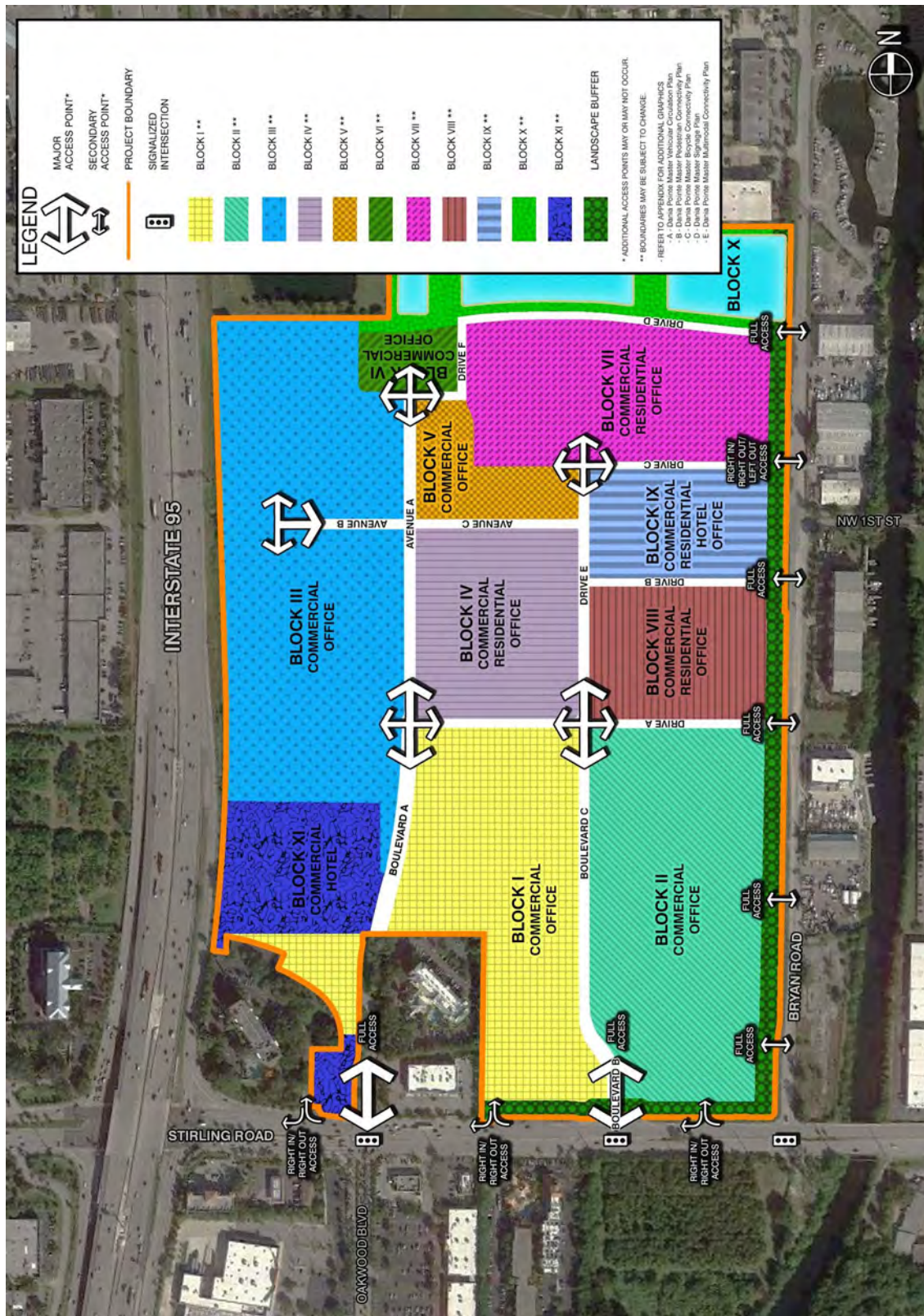
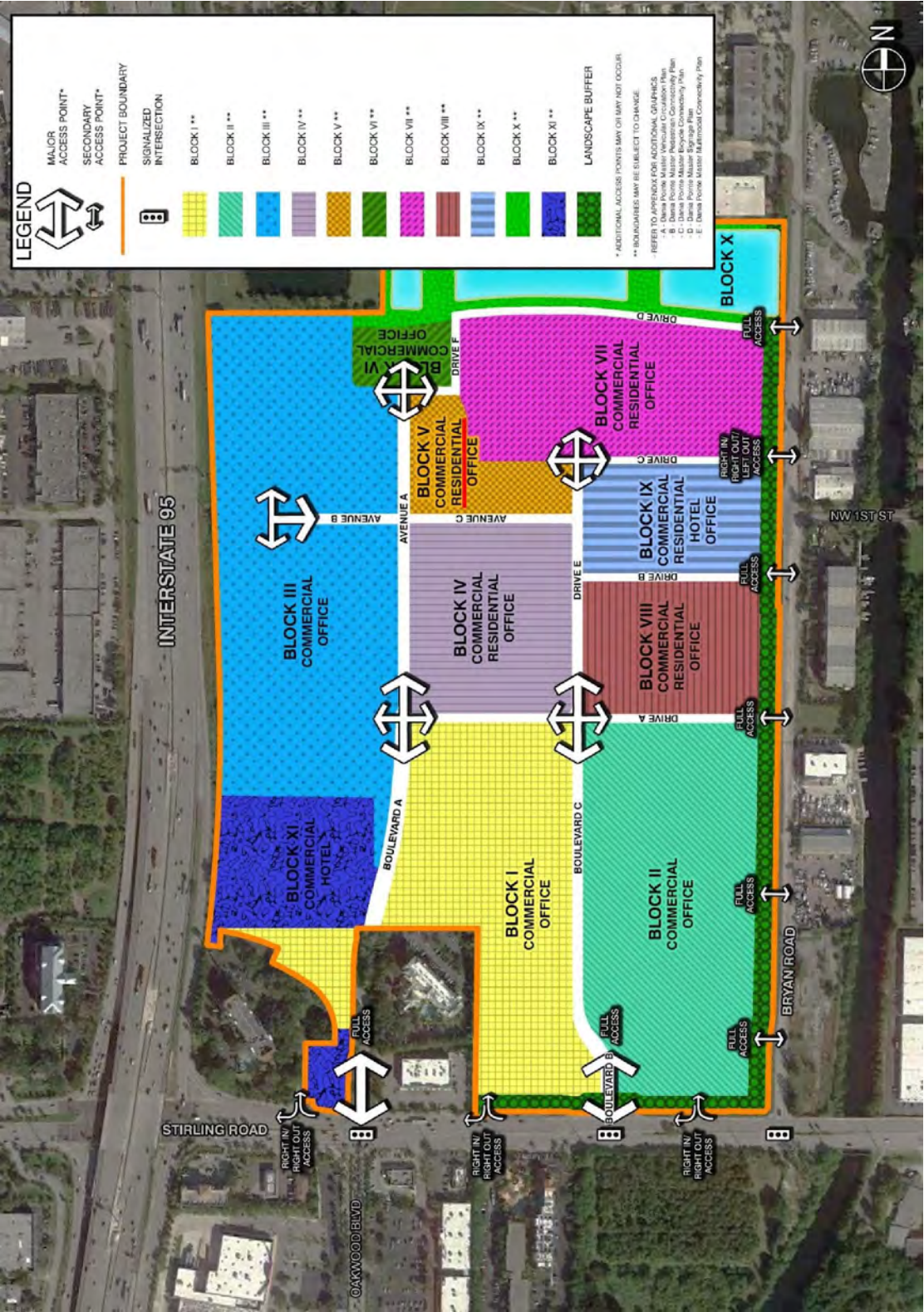


Figure 2: Master Development Plan



(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)(I).
- 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.



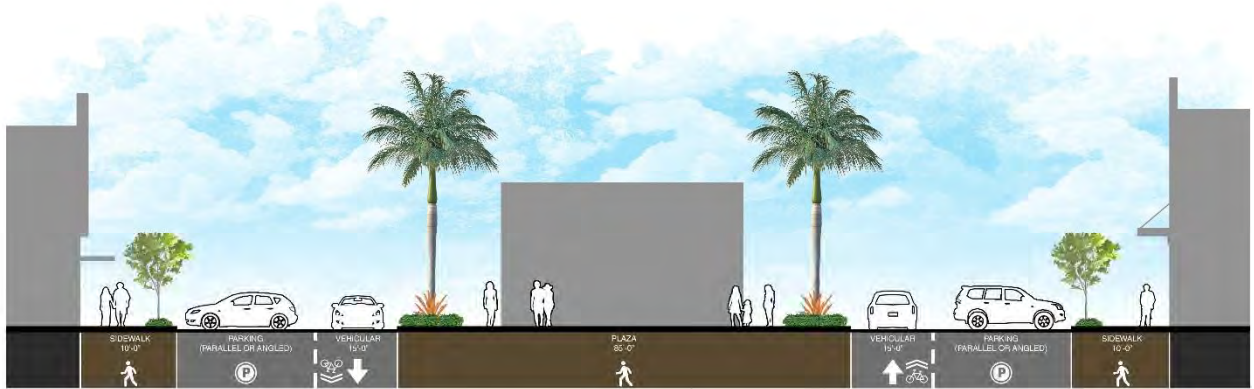
Avenue A

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



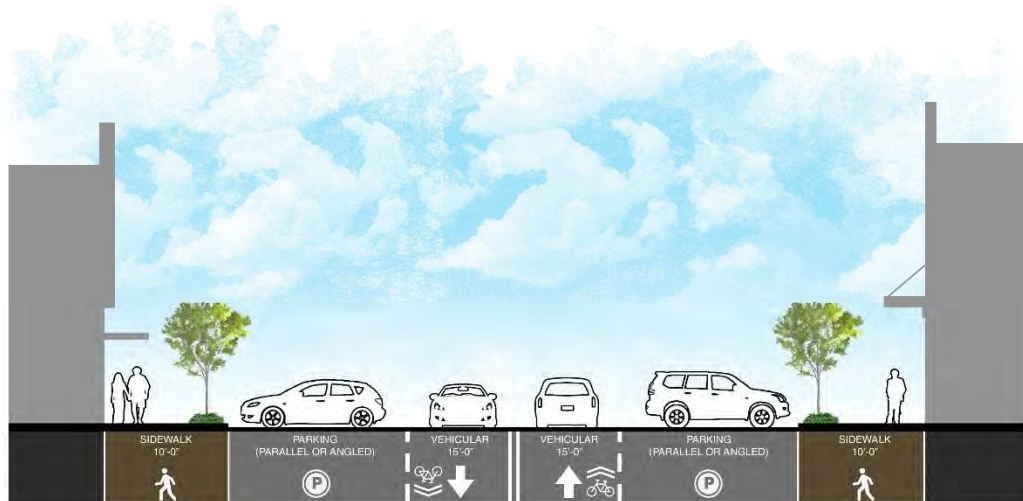


Avenue B

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



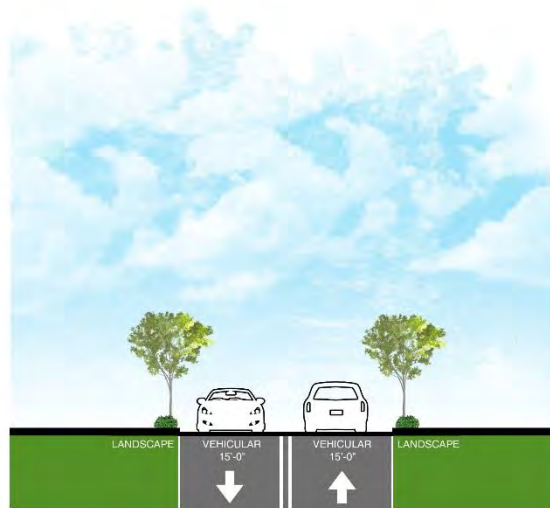


Drive C

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:

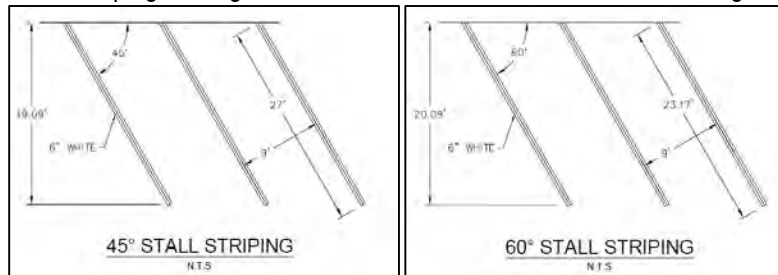
General:

- (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.



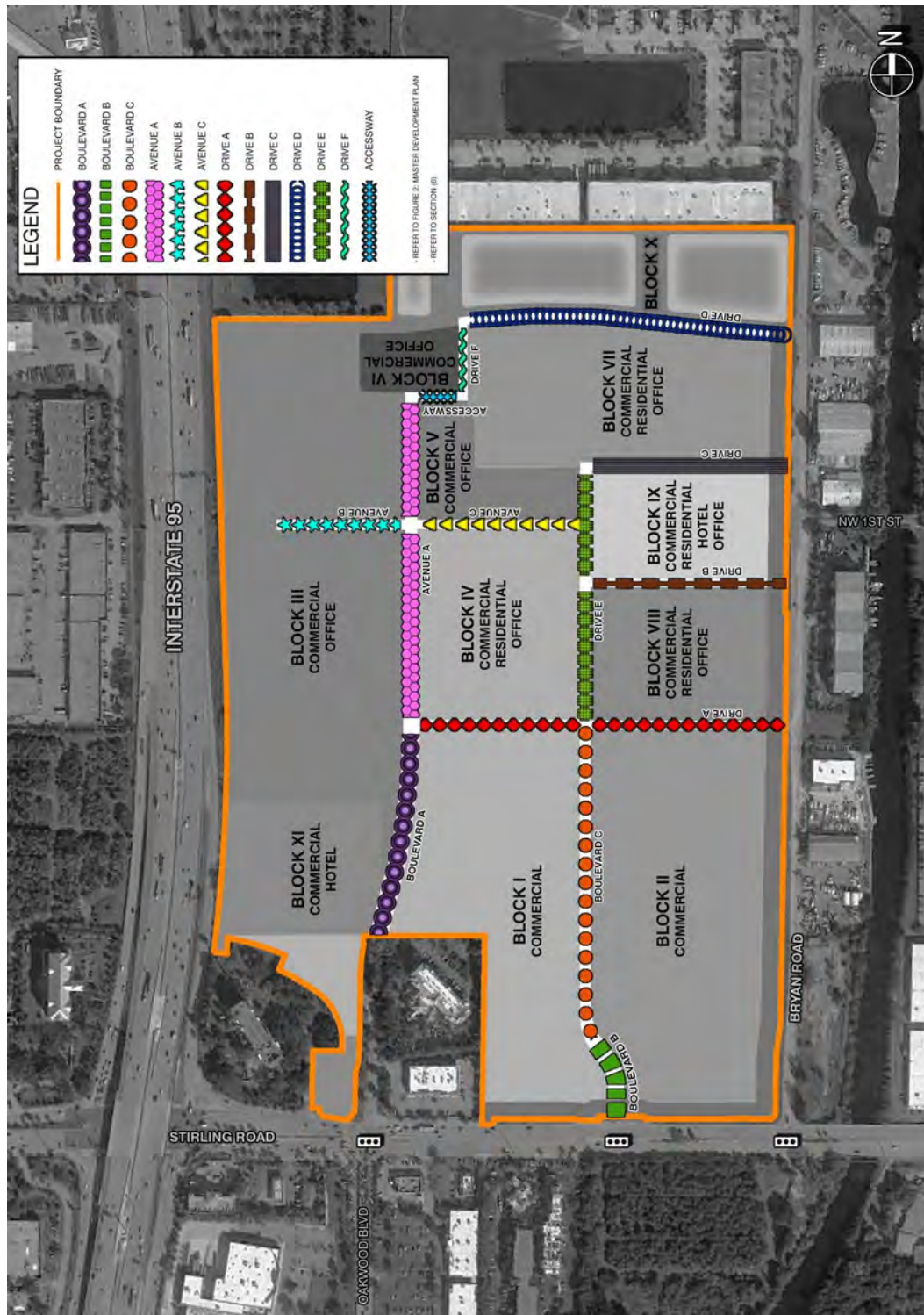
- (c) Commencing in 2017: Dania Pointe shall provide the City on an annual basis a Security and Emergency Services Response Plan approved by the Police and Fire Chiefs to include but not limited to:
 - 1. Security Service contract
 - 2. Police and Fire substations provided at no cost to the City
 - 3. 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.



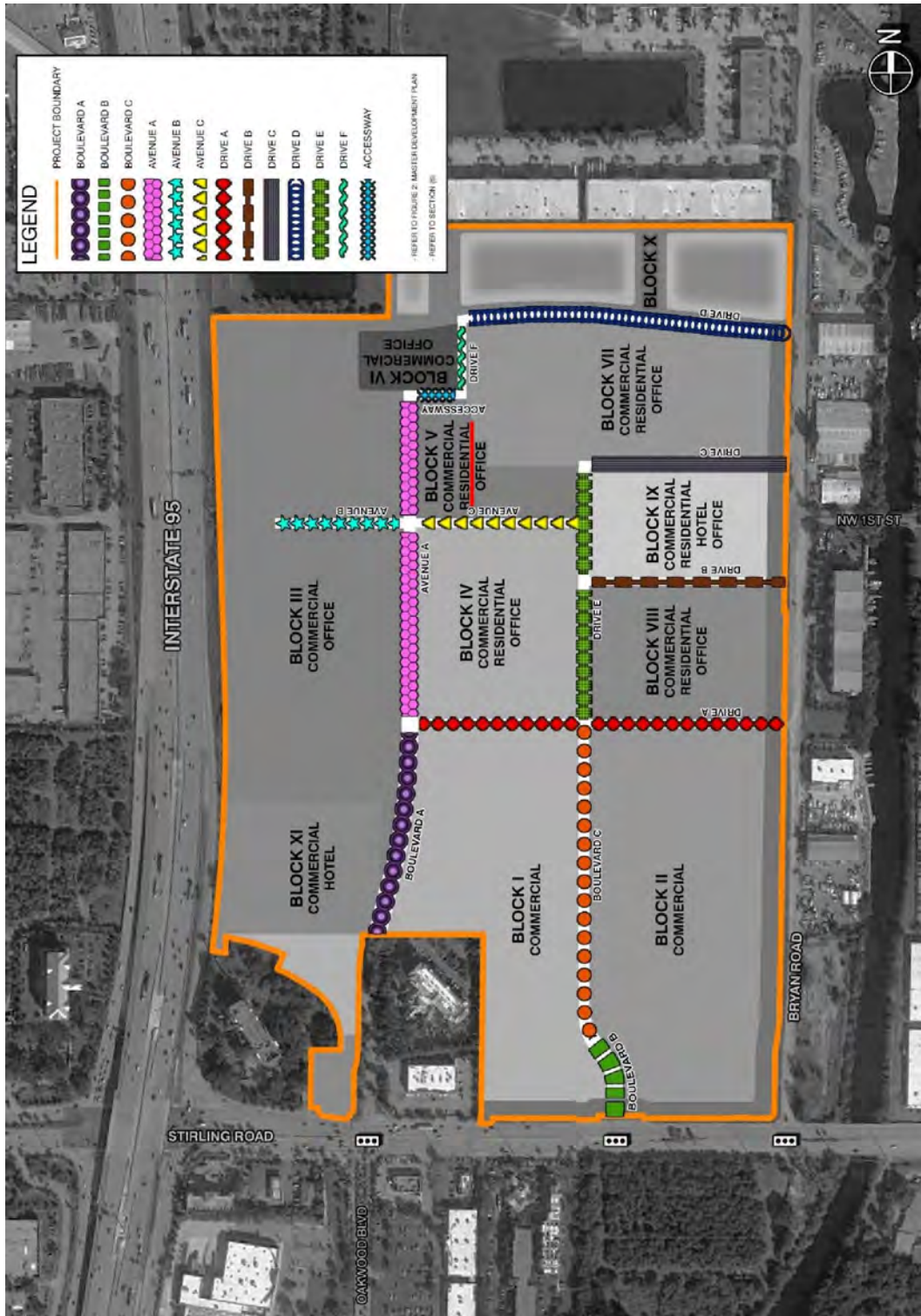
APPENDIX



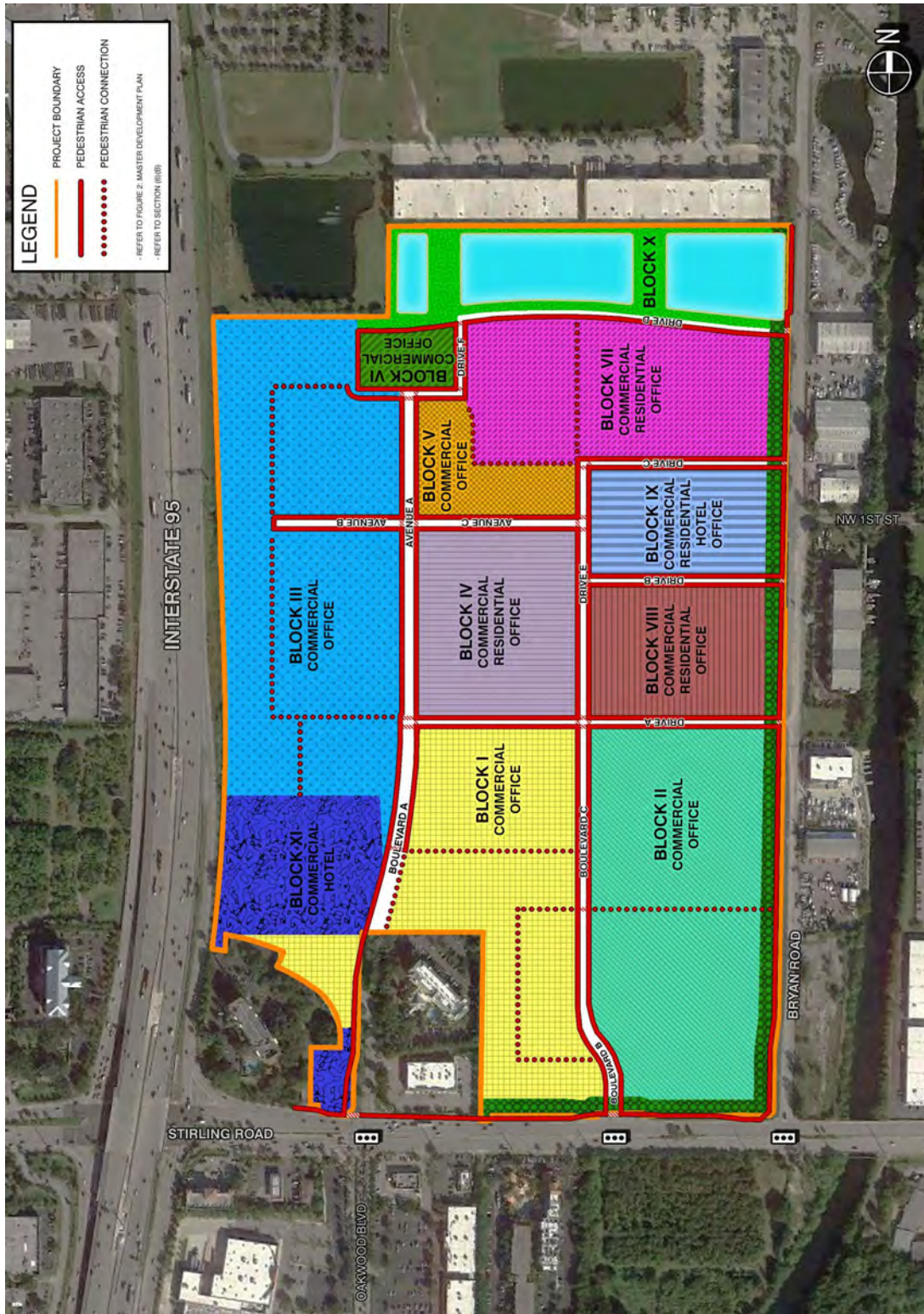
A - DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



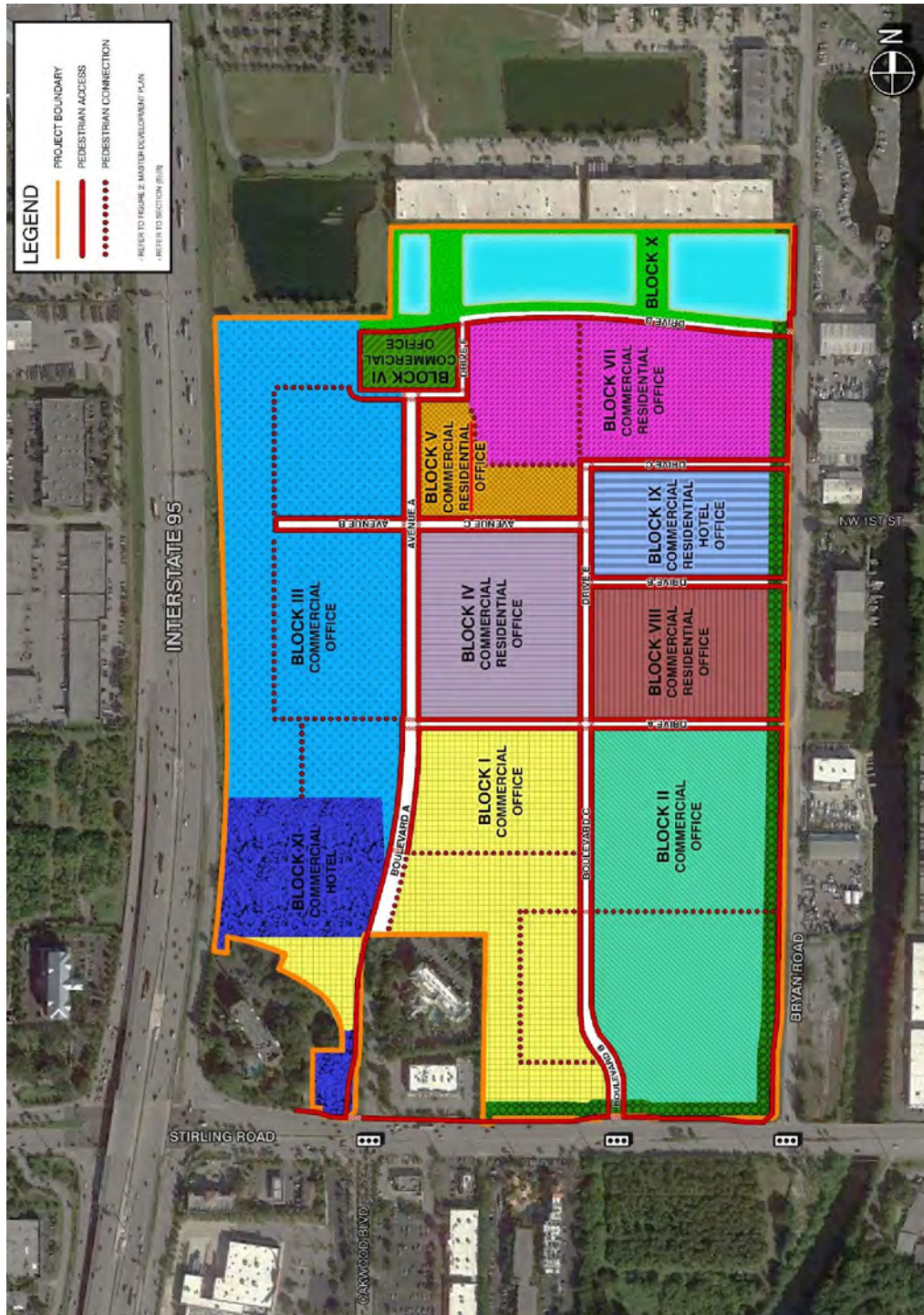
A – DANIA POINTE MASTER VEHICULAR CIRCULATION PLAN



~~B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN~~



B – DANIA POINTE MASTER PEDESTRIAN CONNECTIVITY PLAN



LEGEND

- PROJECT BOUNDARY
- BICYCLE LANE
- REFER TO FIGURE 2: MASTER DEVELOPMENT PLAN
- REFER TO SECTION #6

INTERSTATE 65

STIRLING ROAD

OAKWOOD BLVD

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

DRIVE A

DRIVE B

DRIVE C

DRIVE D

DRIVE E

DRIVE F

DRIVE G

DRIVE H

DRIVE I

DRIVE J

DRIVE K

DRIVE L

DRIVE M

DRIVE N

DRIVE O

DRIVE P

DRIVE Q

DRIVE R

DRIVE S

DRIVE T

DRIVE U

DRIVE V

DRIVE W

DRIVE X

DRIVE Y

DRIVE Z

DRIVE AA

DRIVE AB

DRIVE AC

DRIVE AD

DRIVE AE

DRIVE AF

DRIVE AG

DRIVE AH

DRIVE AI

DRIVE AJ

DRIVE AK

DRIVE AL

DRIVE AM

DRIVE AN

DRIVE AO

DRIVE AP

DRIVE AQ

DRIVE AR

DRIVE AS

DRIVE AT

DRIVE AU

DRIVE AV

DRIVE AW

DRIVE AX

DRIVE AY

DRIVE AZ

DRIVE BA

DRIVE BB

DRIVE BC

DRIVE BD

DRIVE BE

DRIVE BF

DRIVE BG

DRIVE BH

DRIVE BI

DRIVE BJ

DRIVE BK

DRIVE BL

DRIVE BM

DRIVE BN

DRIVE BO

DRIVE BP

DRIVE BQ

DRIVE BR

DRIVE BS

DRIVE BT

DRIVE BU

DRIVE BV

DRIVE BV

DRIVE BW

DRIVE BX

DRIVE BY

DRIVE BZ

DRIVE CA

DRIVE CB

DRIVE CC

DRIVE CD

DRIVE CE

DRIVE CF

DRIVE CG

DRIVE CH

DRIVE CI

DRIVE CJ

DRIVE CK

DRIVE CL

DRIVE CM

DRIVE CN

DRIVE CO

DRIVE CP

DRIVE CQ

DRIVE CR

DRIVE CS

DRIVE CT

DRIVE CU

DRIVE CV

DRIVE CW

DRIVE CX

DRIVE CY

DRIVE CZ

DRIVE DA

DRIVE DB

DRIVE DC

DRIVE DD

DRIVE DE

DRIVE DF

DRIVE DG

DRIVE DH

DRIVE DI

DRIVE DJ

DRIVE DK

DRIVE DL

DRIVE DM

DRIVE DN

DRIVE DO

DRIVE DP

DRIVE DQ

DRIVE DR

DRIVE DS

DRIVE DT

DRIVE DU

DRIVE DV

DRIVE DW

DRIVE DX

DRIVE DY

DRIVE DZ

DRIVE EA

DRIVE EB

DRIVE EC

DRIVE ED

DRIVE EE

DRIVE EF

DRIVE EG

DRIVE EH

DRIVE EI

DRIVE EJ

DRIVE EK

DRIVE EL

DRIVE EM

DRIVE EN

DRIVE EO

DRIVE EP

DRIVE EQ

DRIVE ER

DRIVE ES

DRIVE ET

DRIVE EU

DRIVE EV

DRIVE EW

DRIVE EX

DRIVE EY

DRIVE EZ

DRIVE FA

DRIVE FB

DRIVE FC

DRIVE FD

DRIVE FE

DRIVE FF

DRIVE FG

DRIVE FH

DRIVE FI

DRIVE FJ

DRIVE FK

DRIVE FL

DRIVE FM

DRIVE FN

DRIVE FO

DRIVE FP

DRIVE FQ

DRIVE FR

DRIVE FS

DRIVE FT

DRIVE FU

DRIVE FV

DRIVE FW

DRIVE FX

DRIVE FY

DRIVE FZ

DRIVE GA

DRIVE GB

DRIVE GC

DRIVE GD

DRIVE GE

DRIVE GF

DRIVE GH

DRIVE GI

DRIVE GJ

DRIVE GK

DRIVE GL

DRIVE GM

DRIVE GN

DRIVE GO

DRIVE GP

DRIVE GQ

DRIVE GR

DRIVE GS

DRIVE GT

DRIVE GU

DRIVE GV

DRIVE GW

DRIVE GX

DRIVE GY

DRIVE GZ

DRIVE HA

DRIVE HB

DRIVE HC

DRIVE HD

DRIVE HE

DRIVE HF

DRIVE HG

DRIVE HH

DRIVE HI

DRIVE HJ

DRIVE HK

DRIVE HL

DRIVE HM

DRIVE HN

DRIVE HO

DRIVE HP

DRIVE HQ

DRIVE HR

DRIVE HS

DRIVE HT

DRIVE HU

DRIVE HV

DRIVE HW

DRIVE HX

DRIVE HY

DRIVE HZ

DRIVE IA

DRIVE IB

DRIVE IC

DRIVE ID

DRIVE IE

DRIVE IF

DRIVE IG

DRIVE IH

DRIVE II

DRIVE IJ

DRIVE IK

DRIVE IL

DRIVE IM

DRIVE IN

DRIVE IO

DRIVE IP

DRIVE IQ

DRIVE IR

DRIVE IS

DRIVE IT

DRIVE IU

DRIVE IV

DRIVE IW

DRIVE IX

DRIVE IY

DRIVE IZ

DRIVE JA

DRIVE JB

DRIVE JC

DRIVE JD

DRIVE JE

DRIVE JF

DRIVE JG

DRIVE JH

DRIVE JI

DRIVE JJ

DRIVE JK

DRIVE JL

DRIVE JM

DRIVE JN

DRIVE JO

DRIVE JP

DRIVE JQ

DRIVE JR

DRIVE JS

DRIVE JT

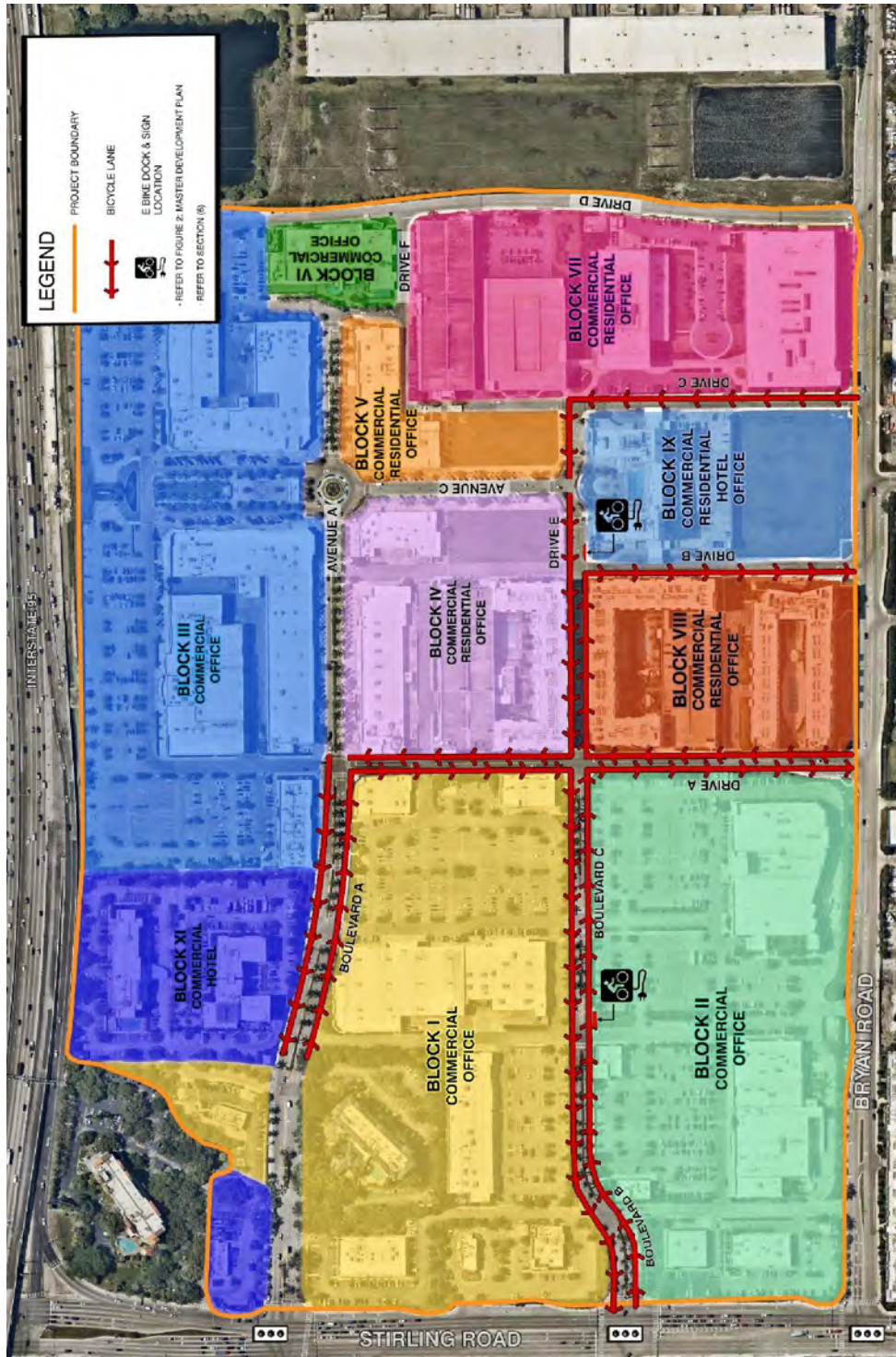
DRIVE JU

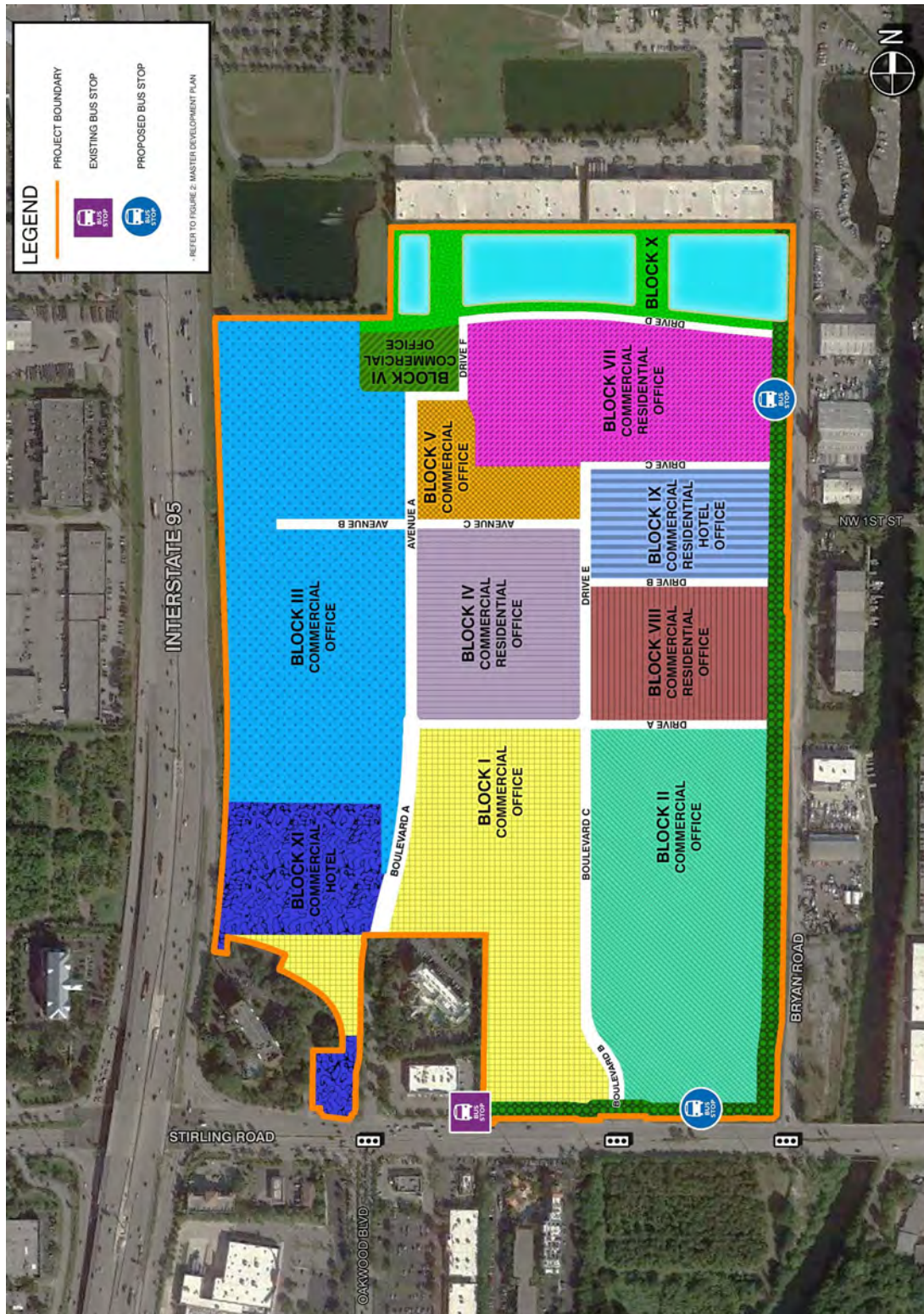
DRIVE JV

DRIVE JW

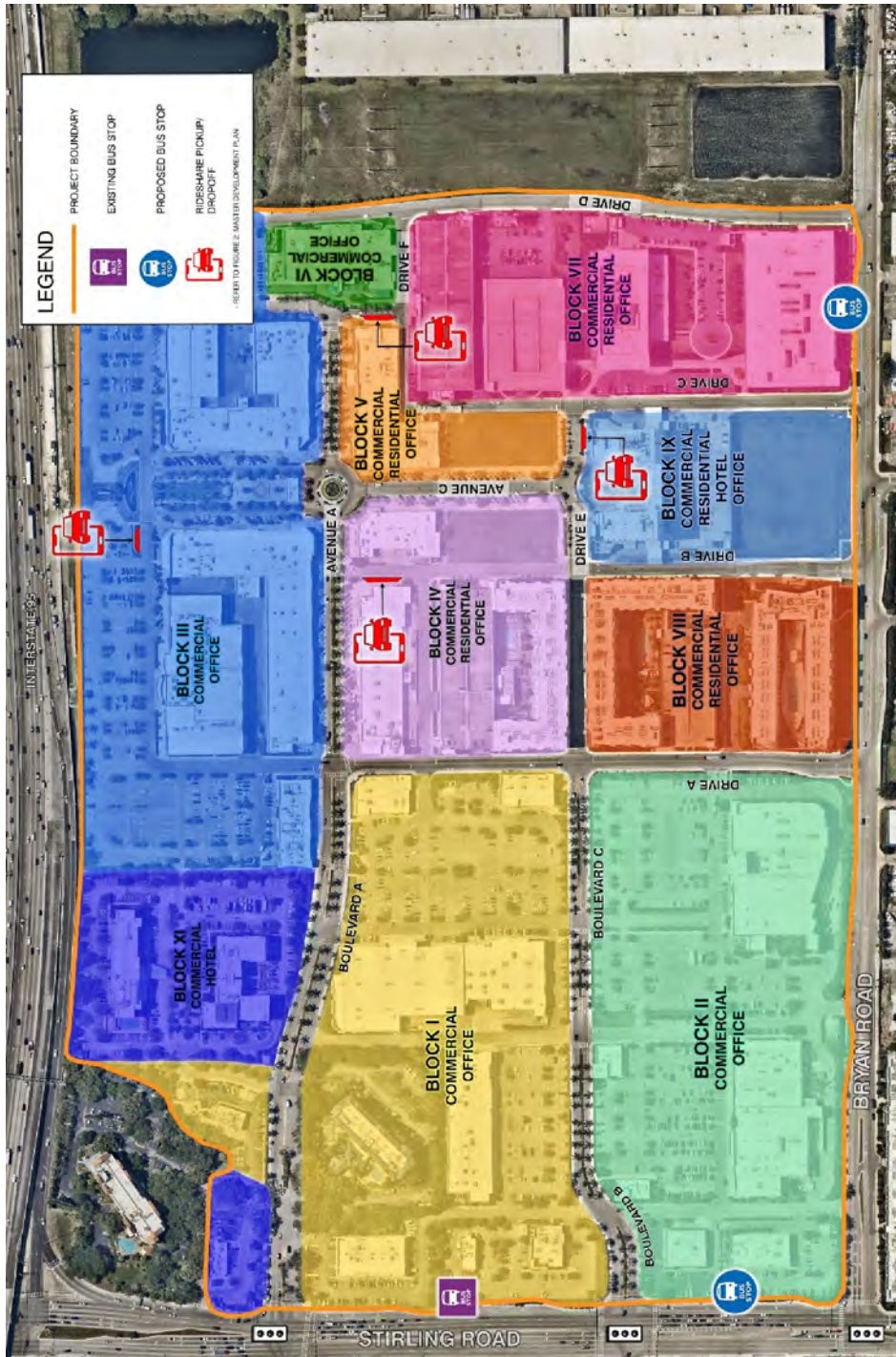
DRIVE JX</

C – DANIA POINTE MASTER BICYCLE CONNECTIVITY PLAN

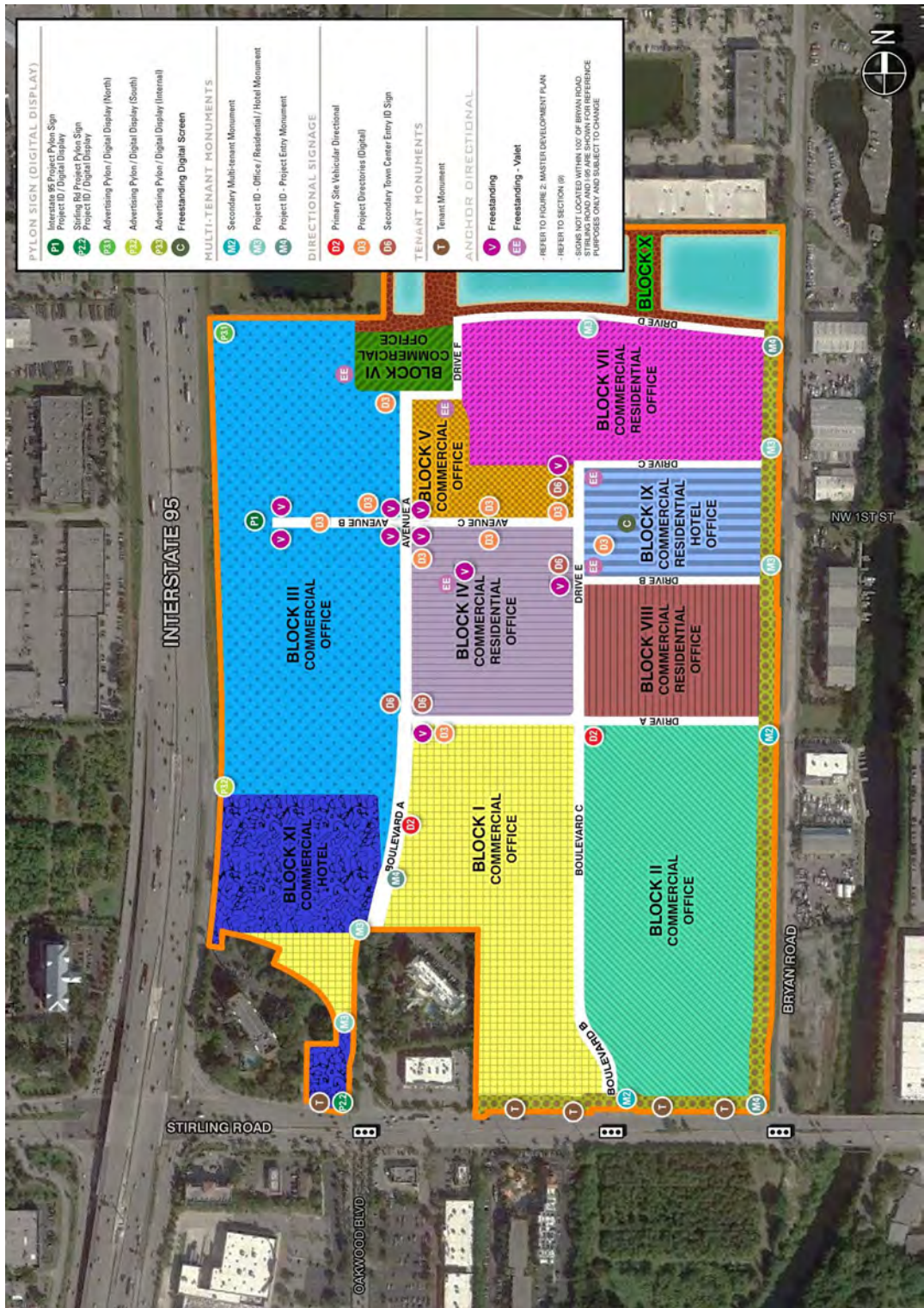


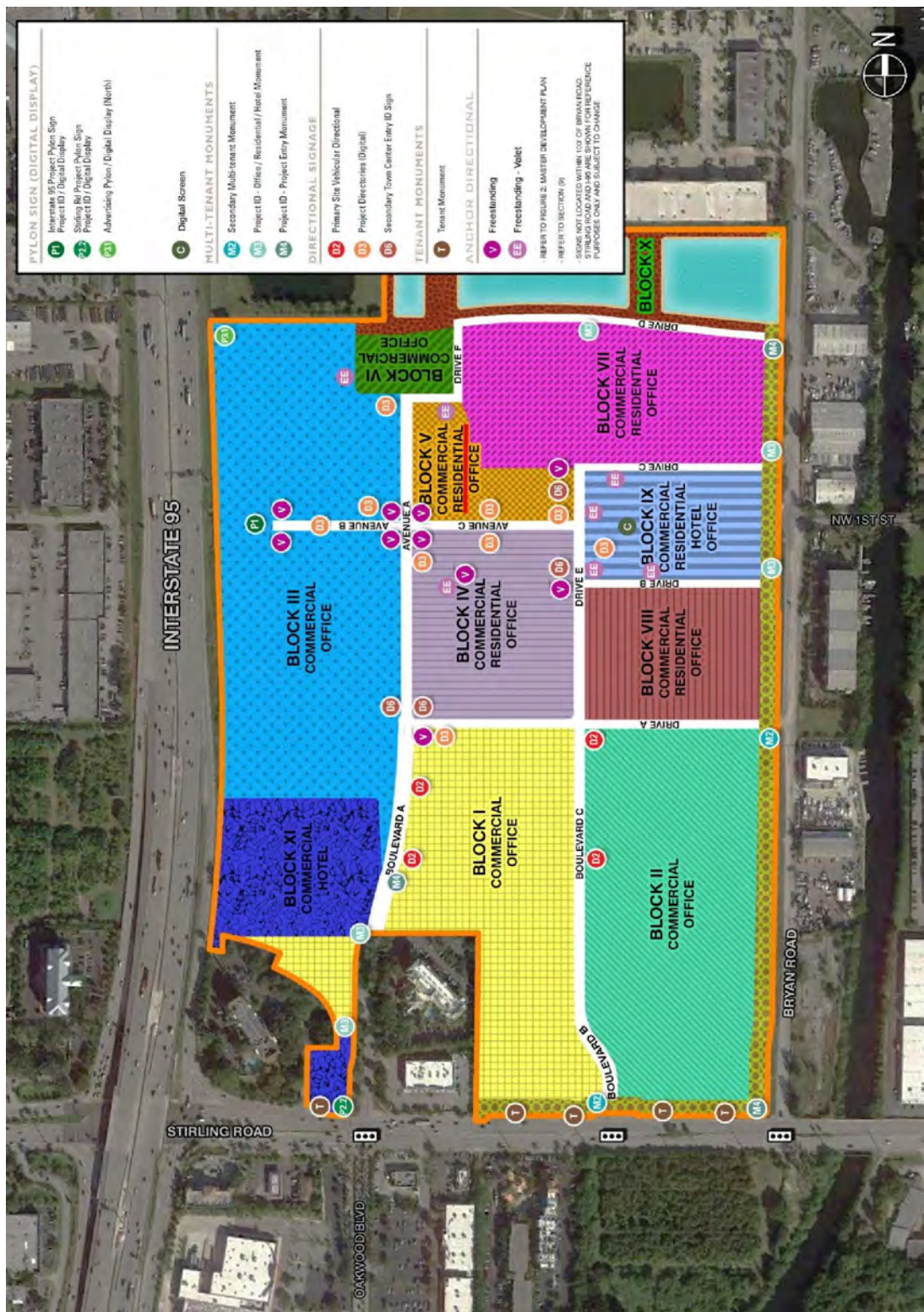


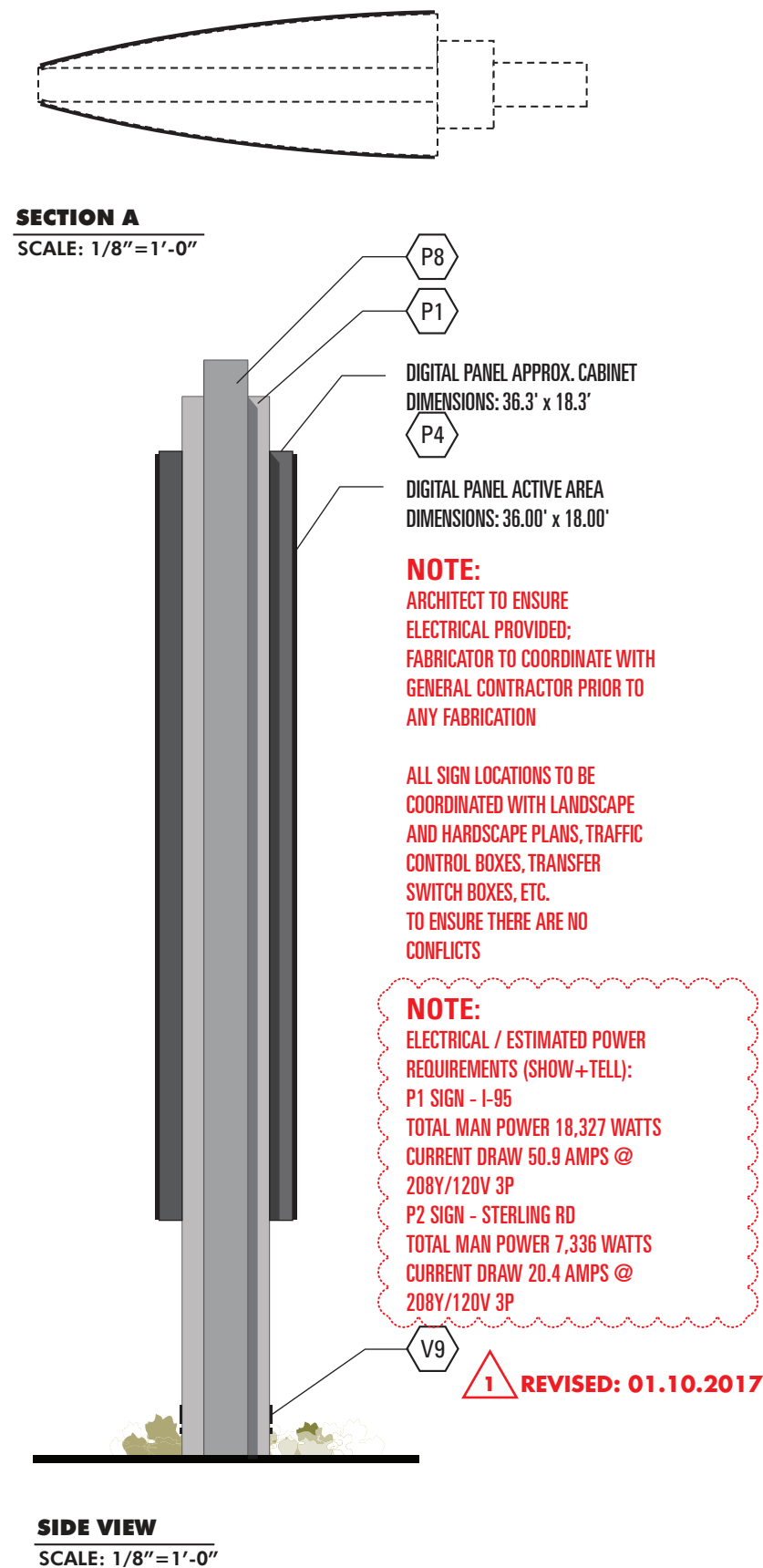
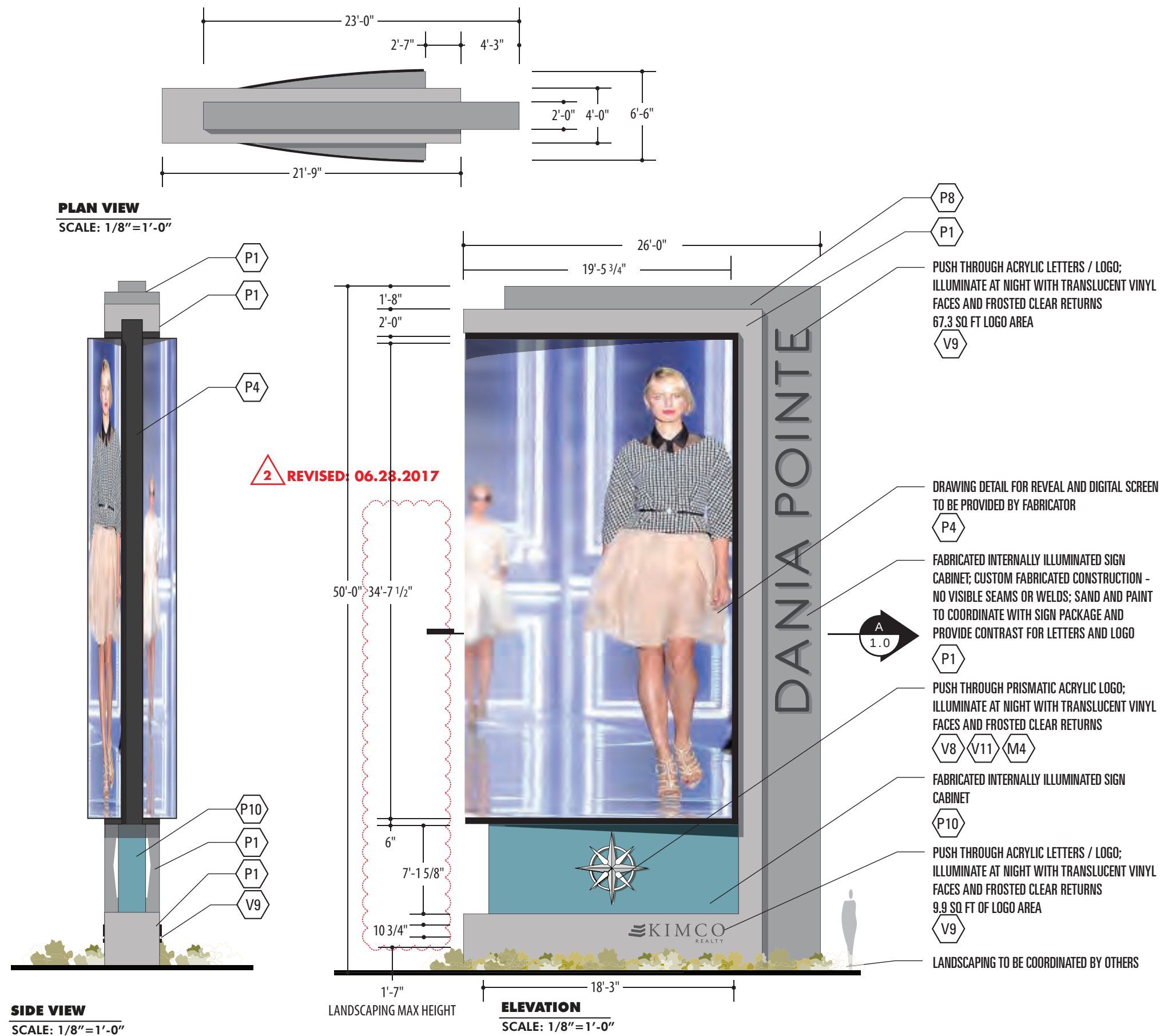
D – DANIA POINTE MASTER MULTIMODAL CONNECTIVITY PLAN



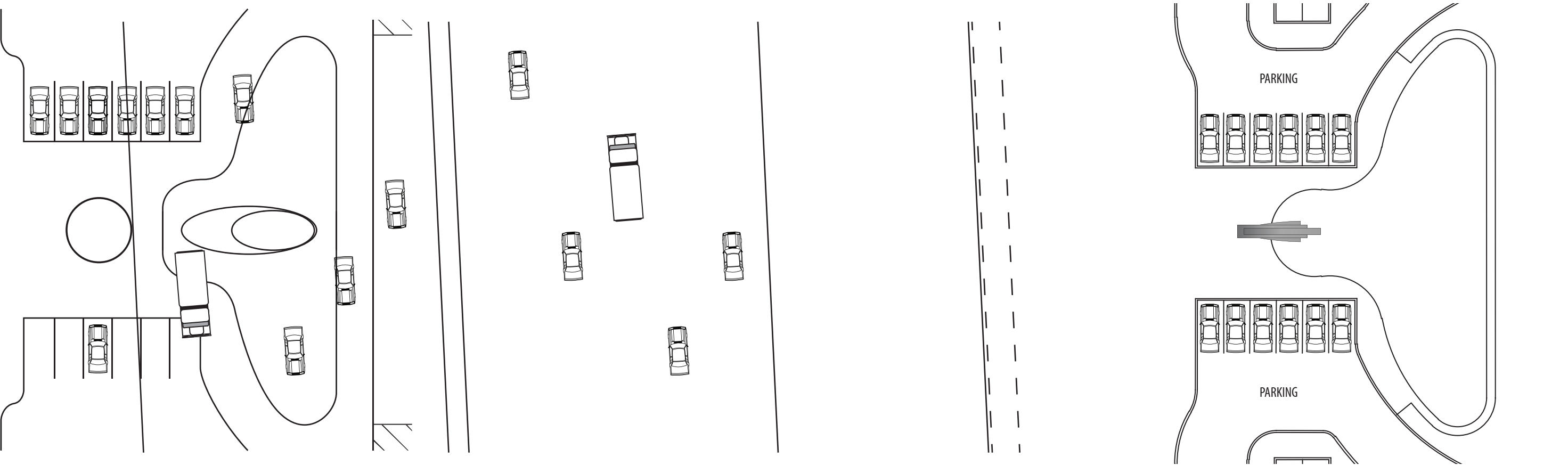
~~E - SITE SIGN PLAN~~



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						

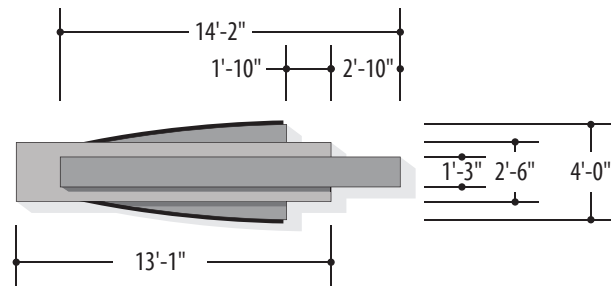


P1 PROJECT ID AT I-95: PLAN VIEW
SCALE: 1/32"=1'-0"

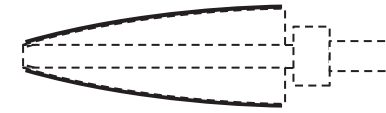
P1 PROJECT ID AT I-95: FRONT VIEW
SCALE: 1/32"=1'-0"

1 **REVISED: 06.28.2017**

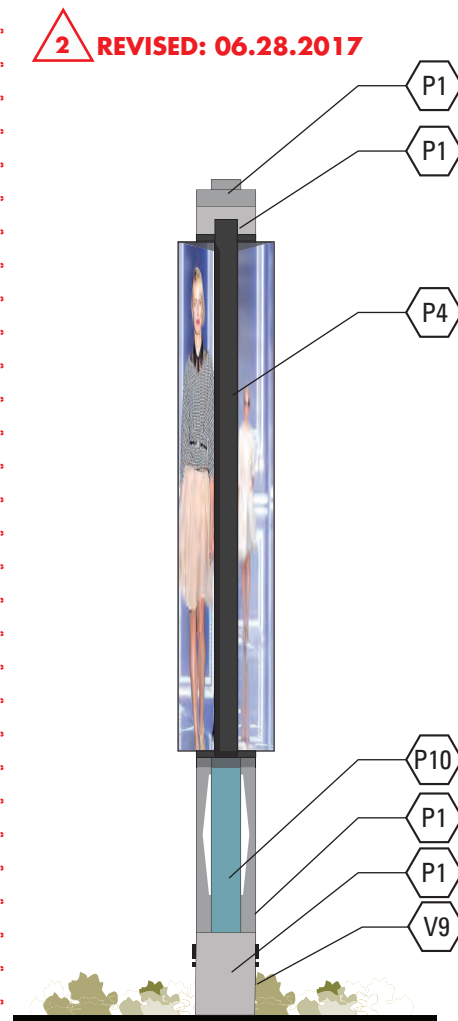
	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID AT I-95	SCALE	DATE	REVISIONS	1	01-10-2017	2	06-28-2017	3		1.2
		Exterior Sign System		Sign Type P.1	AS NOTED	11-30-2016	4		5		6		7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					



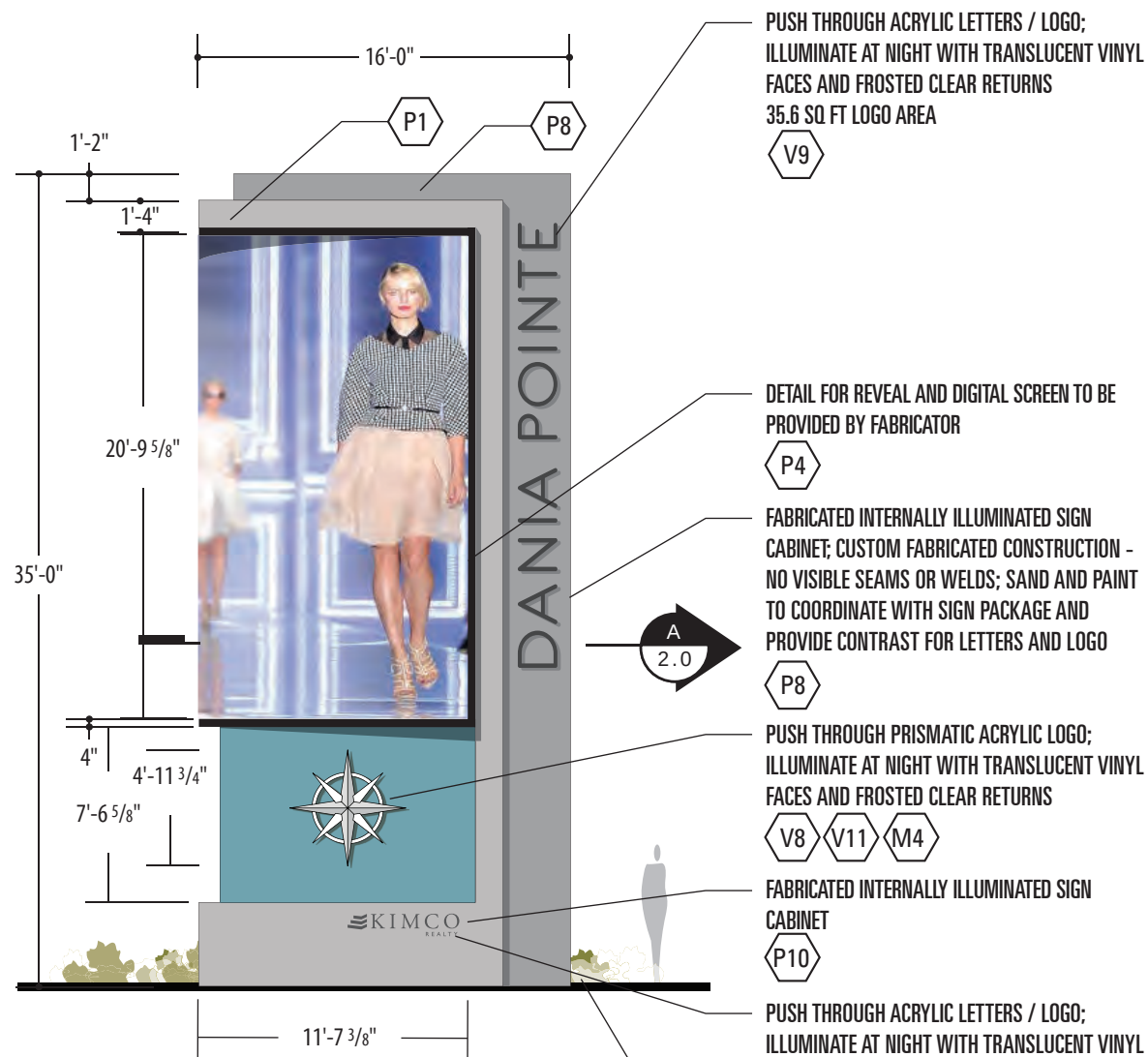
PLAN VIEW
SCALE: 1/8"=1'-0"



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

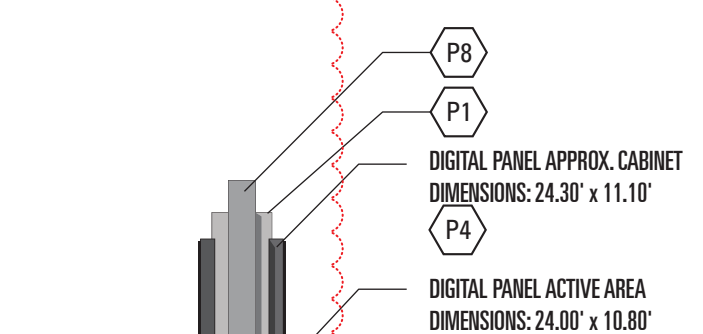
FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO
P8

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



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

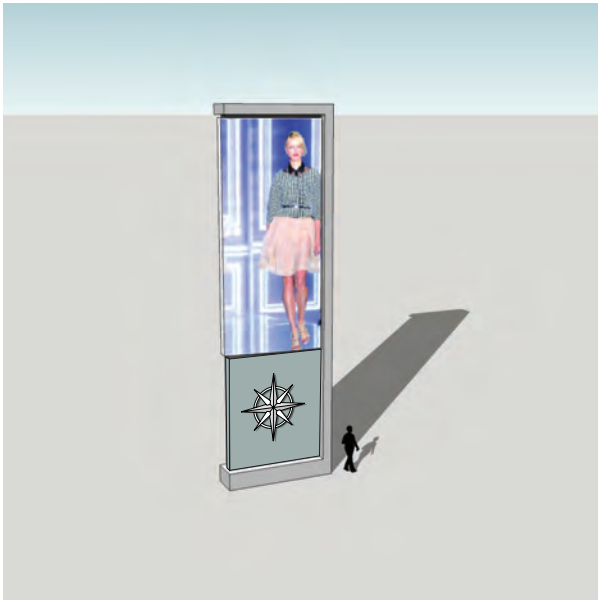
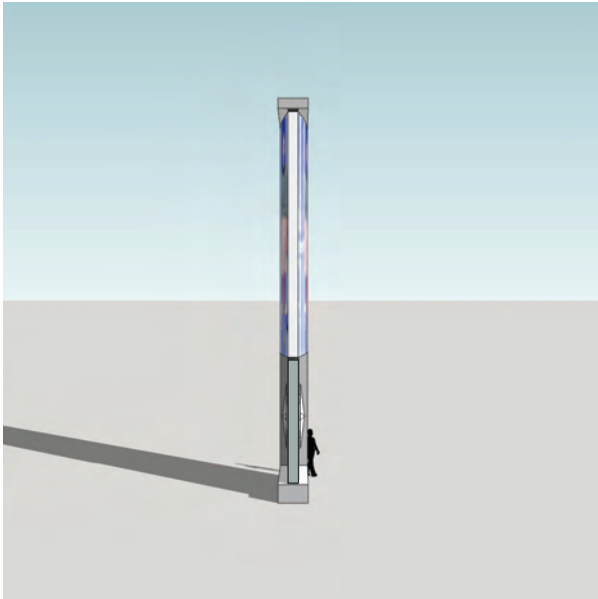
NOTE:
ARCHITECT TO ENSURE ELECTRICAL PROVIDED;
FABRICATOR TO COORDINATE WITH GENERAL
CONTRACTOR PRIOR TO ANY FABRICATION

ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS

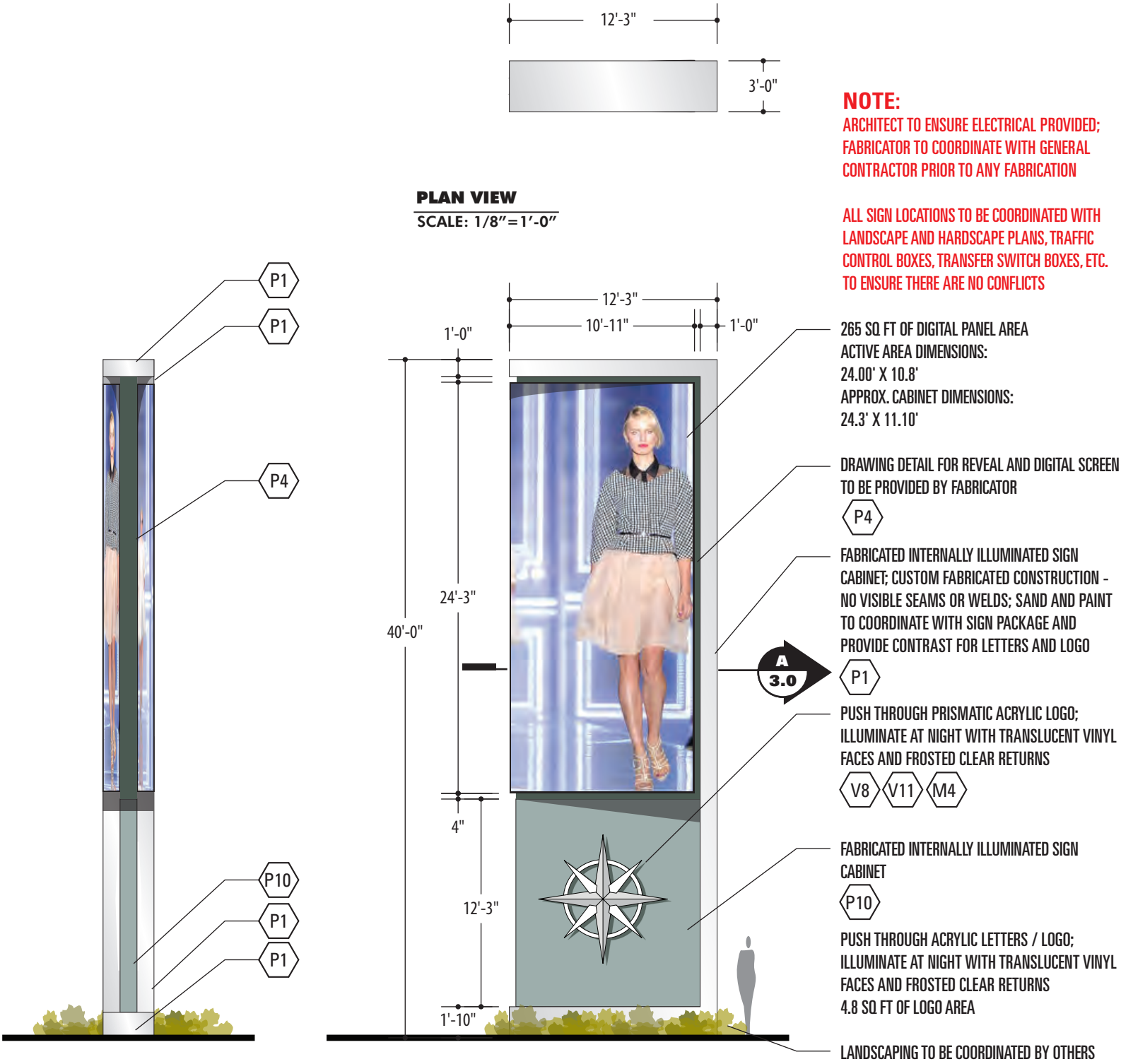
NOTE:
ELECTRICAL / ESTIMATED POWER
REQUIREMENTS (SHOW+TELL):
P2 SIGN - STERLING RD
TOTAL MAN POWER 7,336 WATTS
CURRENT DRAW 20.4 AMPS @ 208Y/120V 3P

1 REVISED: 01.10.2017

	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

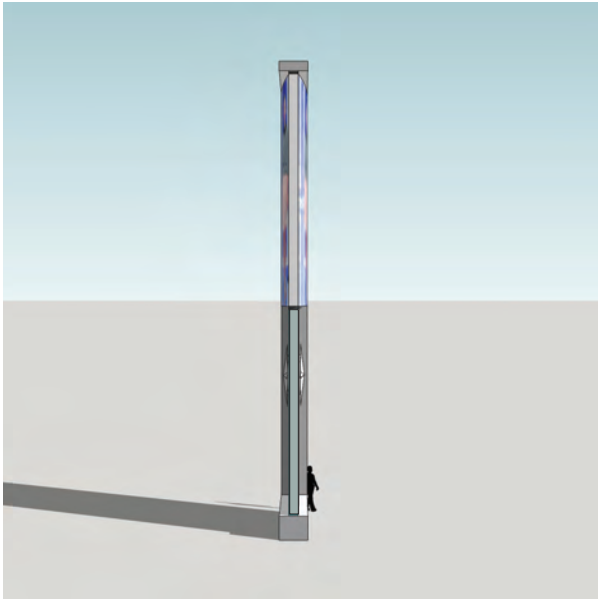


SIDE VIEW
SCALE: 1/8"=1'-0"

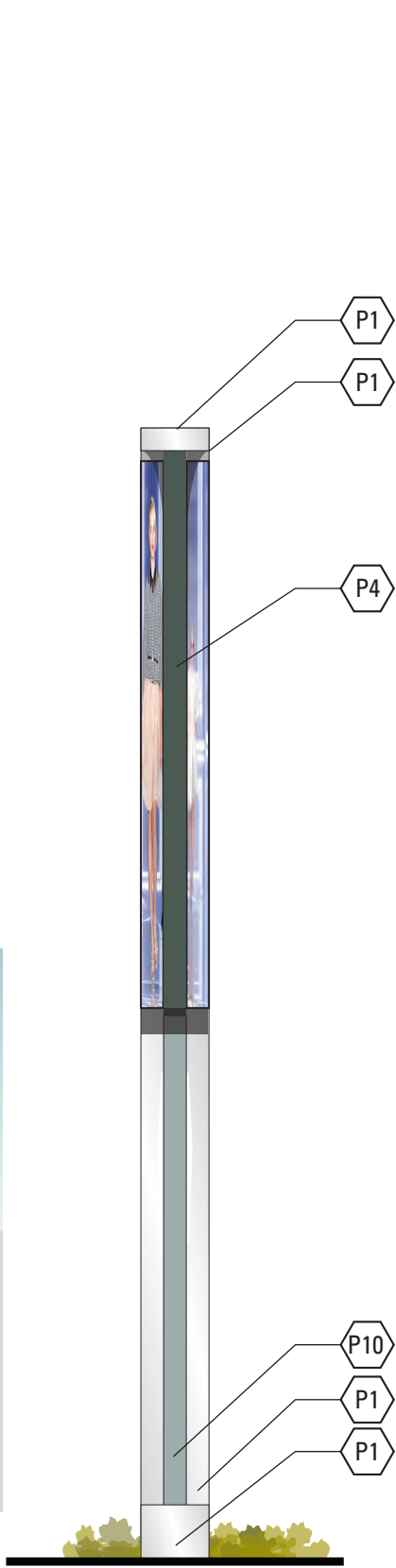
ELEVATION
SCALE: 1/8"=1'-0"

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

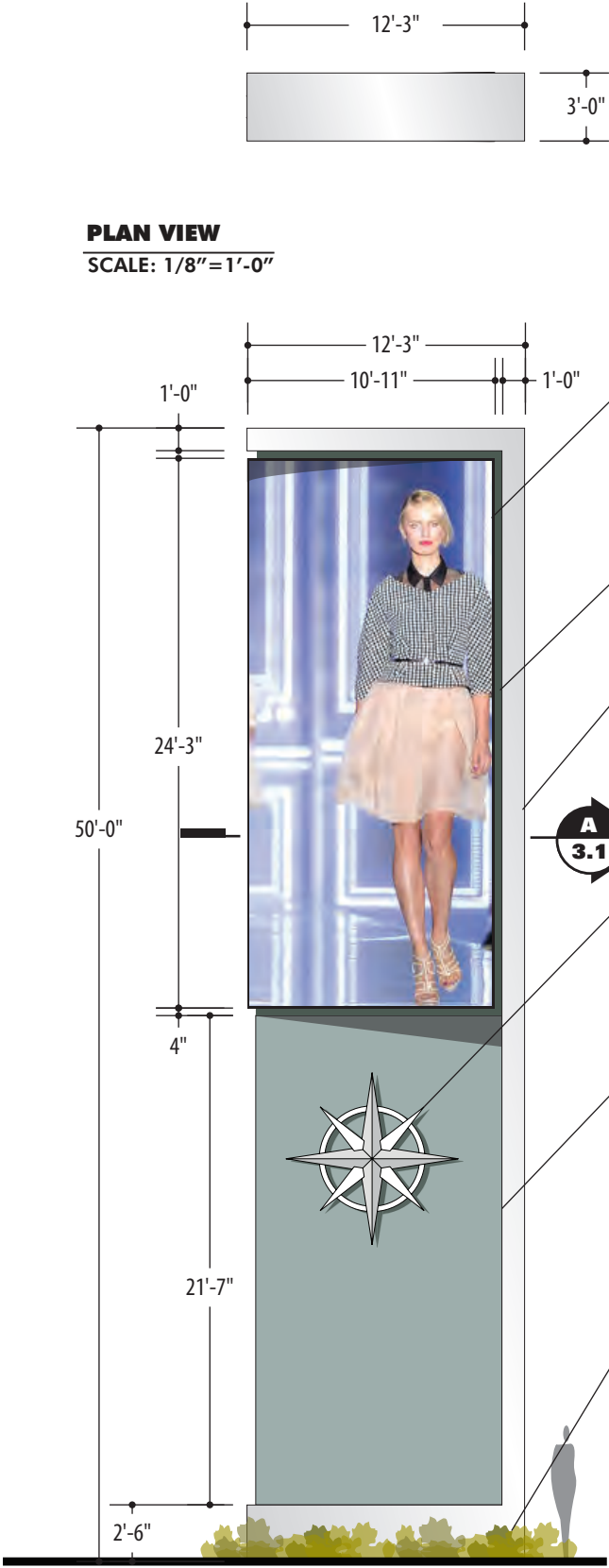
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	ADV. PYLON - NORTH <i>Sign Type P3.1</i>	SCALE	DATE	REVISIONS	1	2	3	3.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



3D MODELS
SCALE: NTS



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

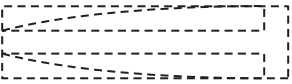


ELEVATION
SCALE: 1/8"=1'-0"

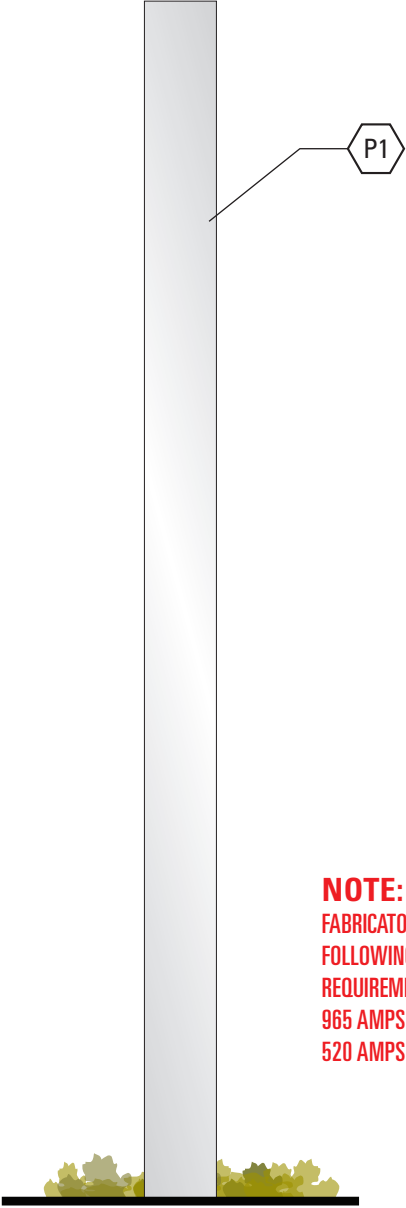
- 265 SQ. FT OF DIGITAL PANEL AREA;
ACTIVE AREA DIMENSIONS:
24.00' X 10.8'
APPROX. CABINET DIMENSIONS:
24.3' X 11.10'
- DRAWING DETAIL FOR REVEAL AND DIGITAL SCREEN
TO BE PROVIDED BY FABRICATOR
- FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO
- PUSH THROUGH PRISMATIC ACRYLIC LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
- FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET
- PUSH THROUGH ACRYLIC LETTERS / LOGO;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS
4.8 SQ. FT OF LOGO AREA
- 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



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



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

NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
965 AMPS @ 120V
520 AMPS @ 240V

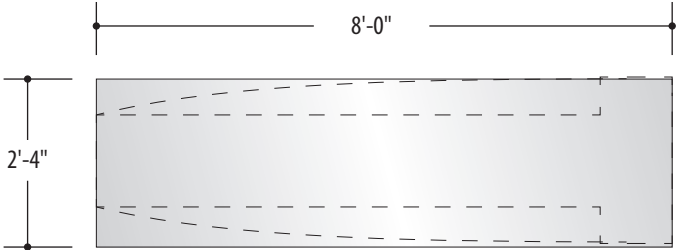
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	ADV. PYLON - SOUTH <i>Sign Type P3.2</i>	SCALE	DATE	REVISIONS	1	2	3	3.1
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



3D MODEL
SCALE: NTS



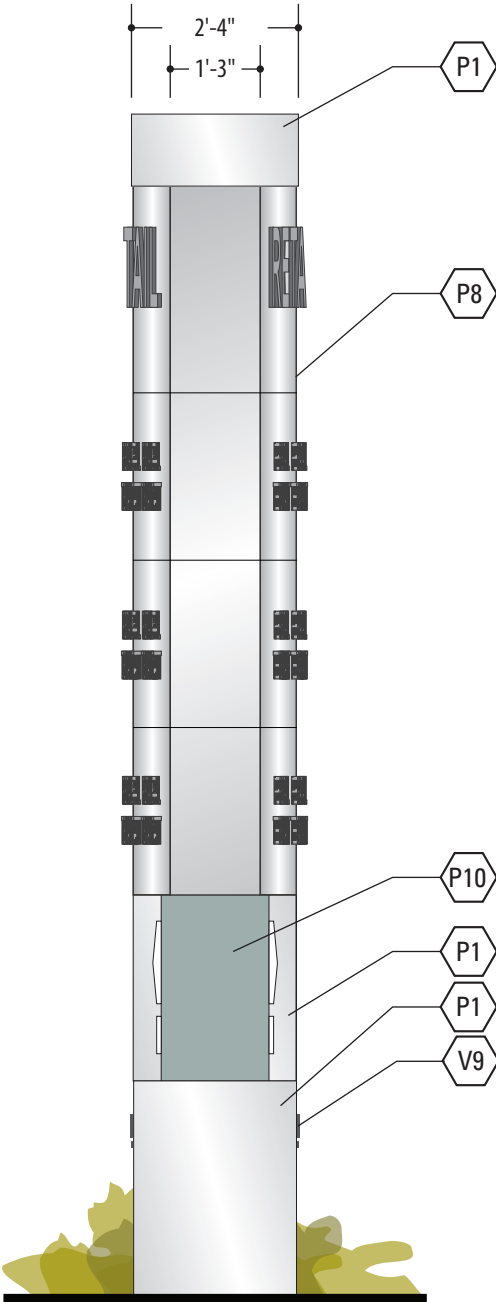
LOGO DETAIL
SCALE: NTS



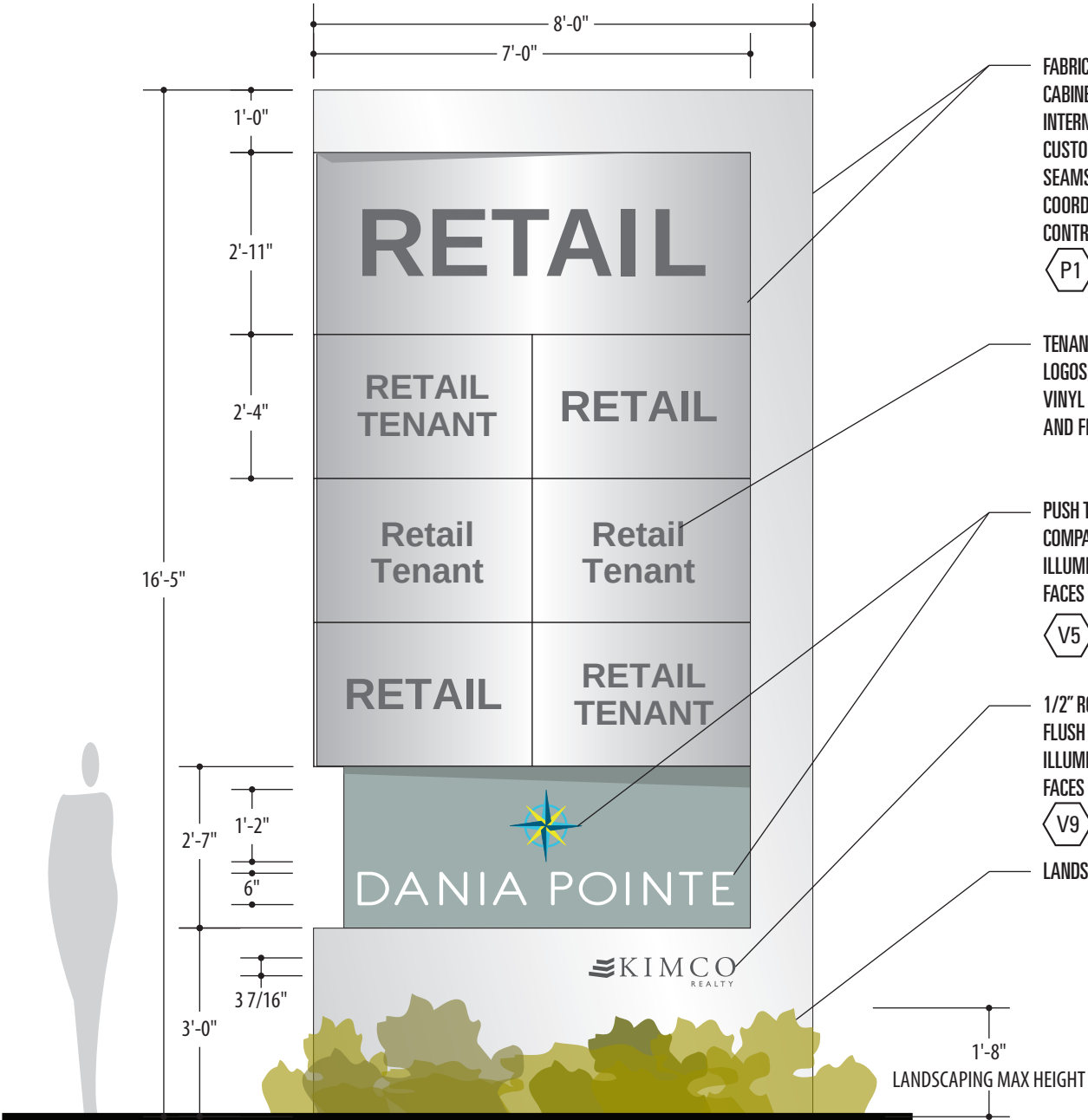
PLAN VIEW
SCALE: 3/8"=1'-0"

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"

FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET WITH CHANGEABLE TENANT 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

P1 P8

TENANT NAMES TO BE PUSH THROUGH ACRYLIC
LOGOS; ILLUMINATE AT NIGHT WITH TRANSLUCENT
VINYL FACES IN INDIVIDUAL TENANT LOGO COLORS
AND FROSTED CLEAR RETURNS

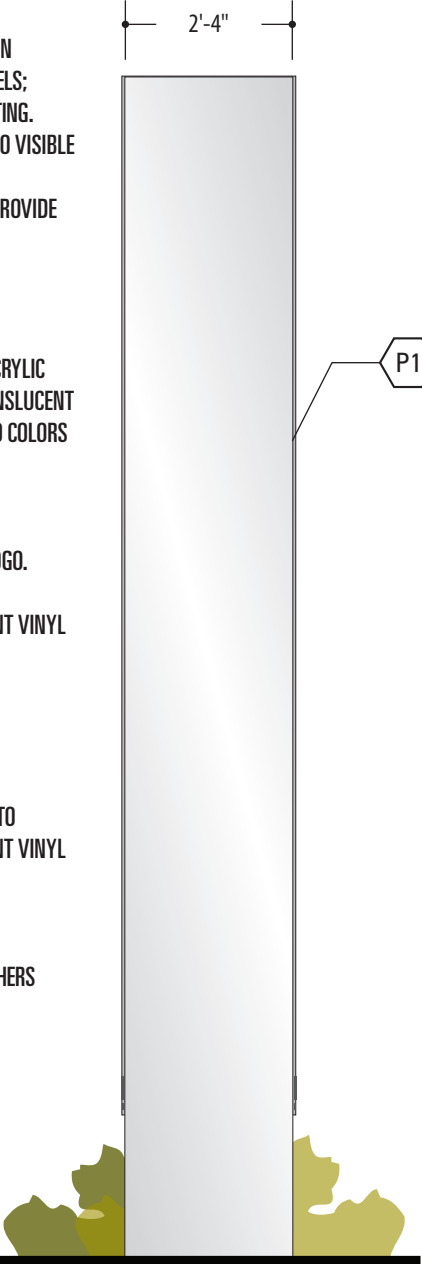
PUSH THROUGH DANIA POINTE ACRYLIC LOGO.
COMPASS ROSE IS TO BE PRISM SHAPED.
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS

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"

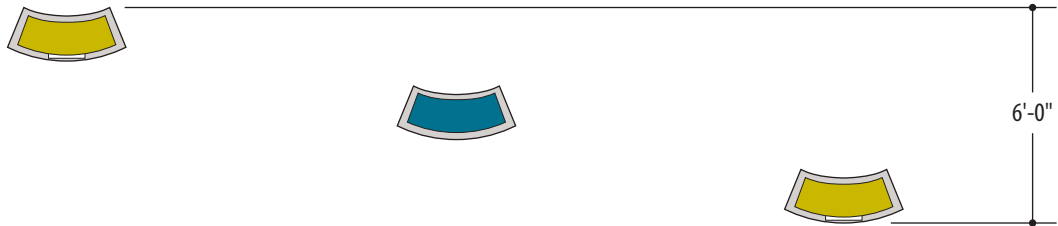
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	MULTI-TENANT MONUMENT <i>Sign Type M2.1</i>	SCALE	DATE	REVISIONS	1	2	3	4.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		

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

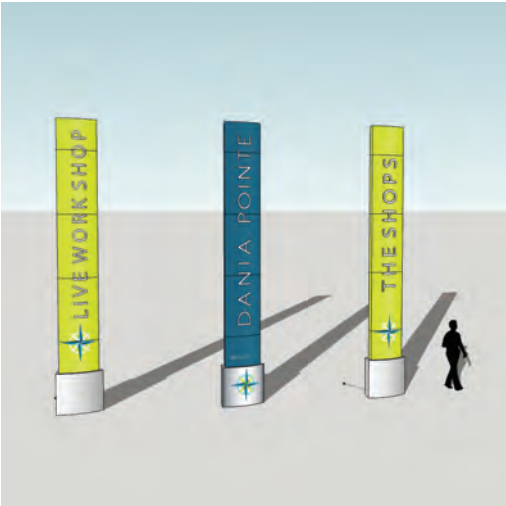
PROJECT ID MESSAGE
12" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

NOTE:
CLOSELY SPACED MESSAGES WILL "BLOCK-UP" AND BECOME
LESS RECOGNIZABLE AT LONGER VIEWING DISTANCES; DO NOT
RECOMMEND STACKED MESSAGES

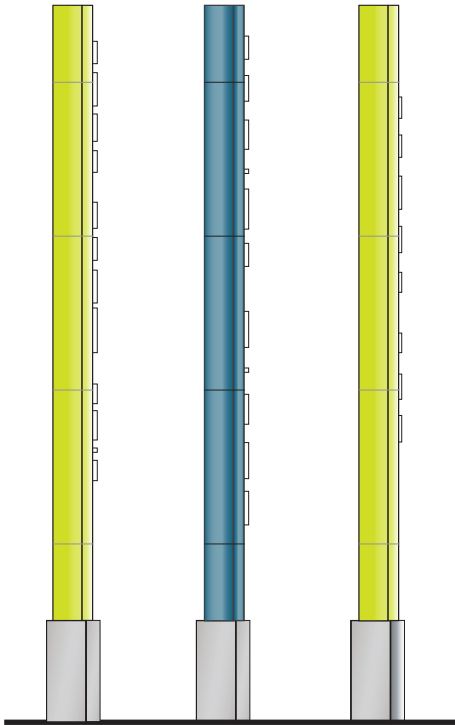
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH LANDSCAPE AND
HARDSCAPE PLANS, TRAFFIC CONTROL BOXES, TRANSFER SWITCH
BOXES, ETC. TO ENSURE THERE ARE NO CONFLICTS



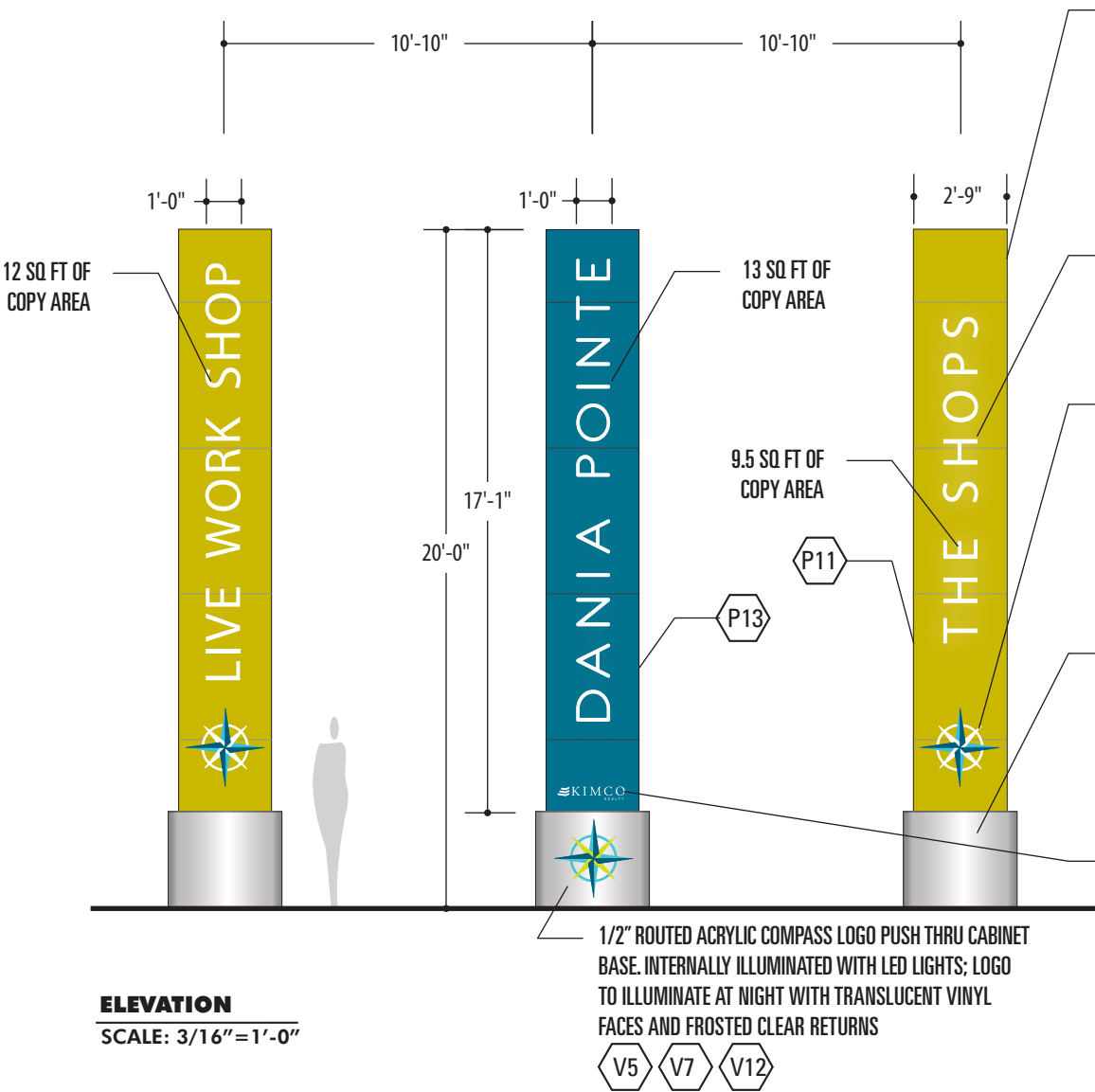
PLAN VIEW
SCALE: 3/16"=1'-0"



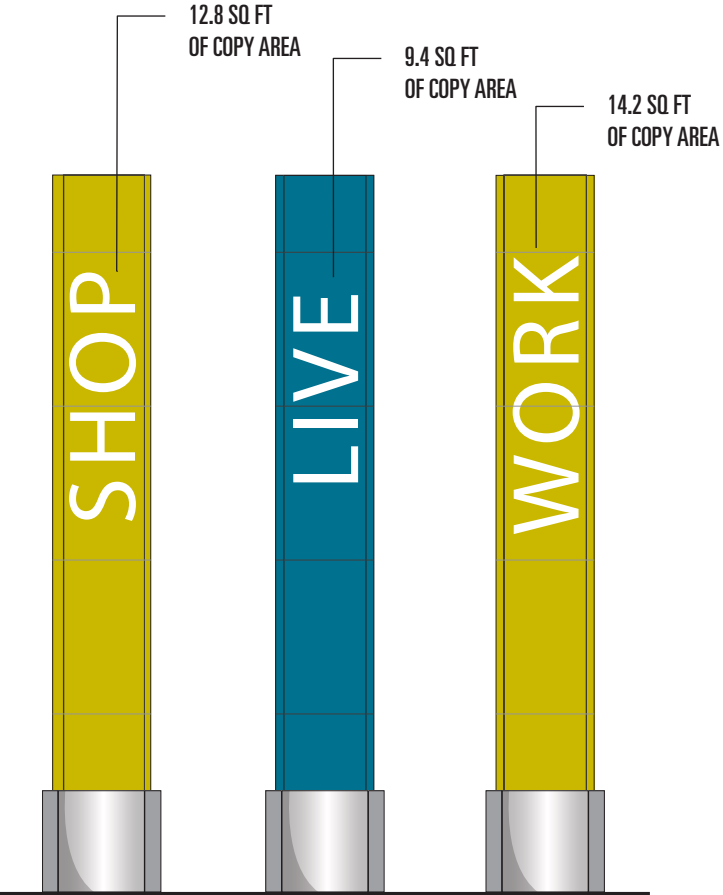
3D MODEL
SCALE: NTS



SIDE VIEW
SCALE: 3/16"=1'-0"

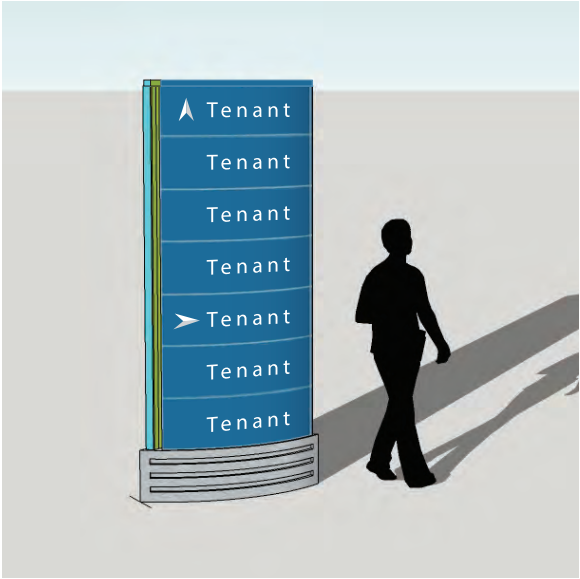


ELEVATION
SCALE: 3/16"=1'-0"

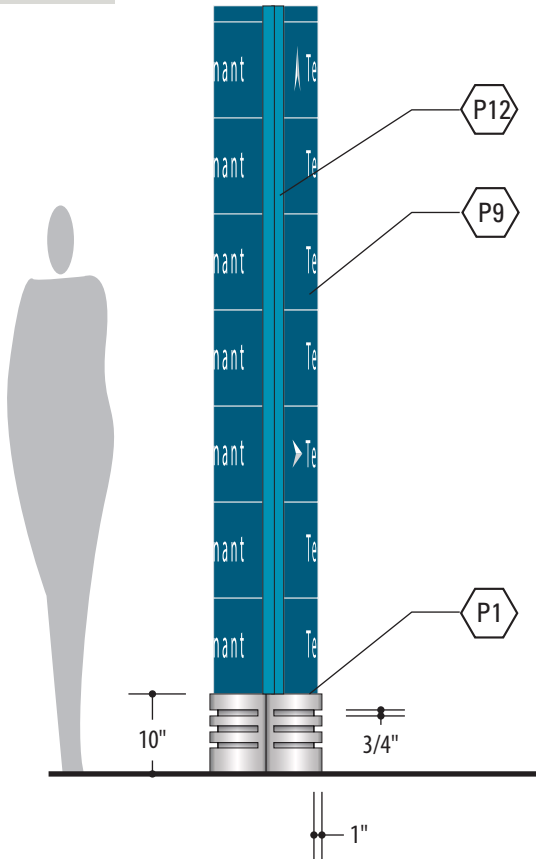


BACK VIEW
SCALE: 3/16"=1'-0"

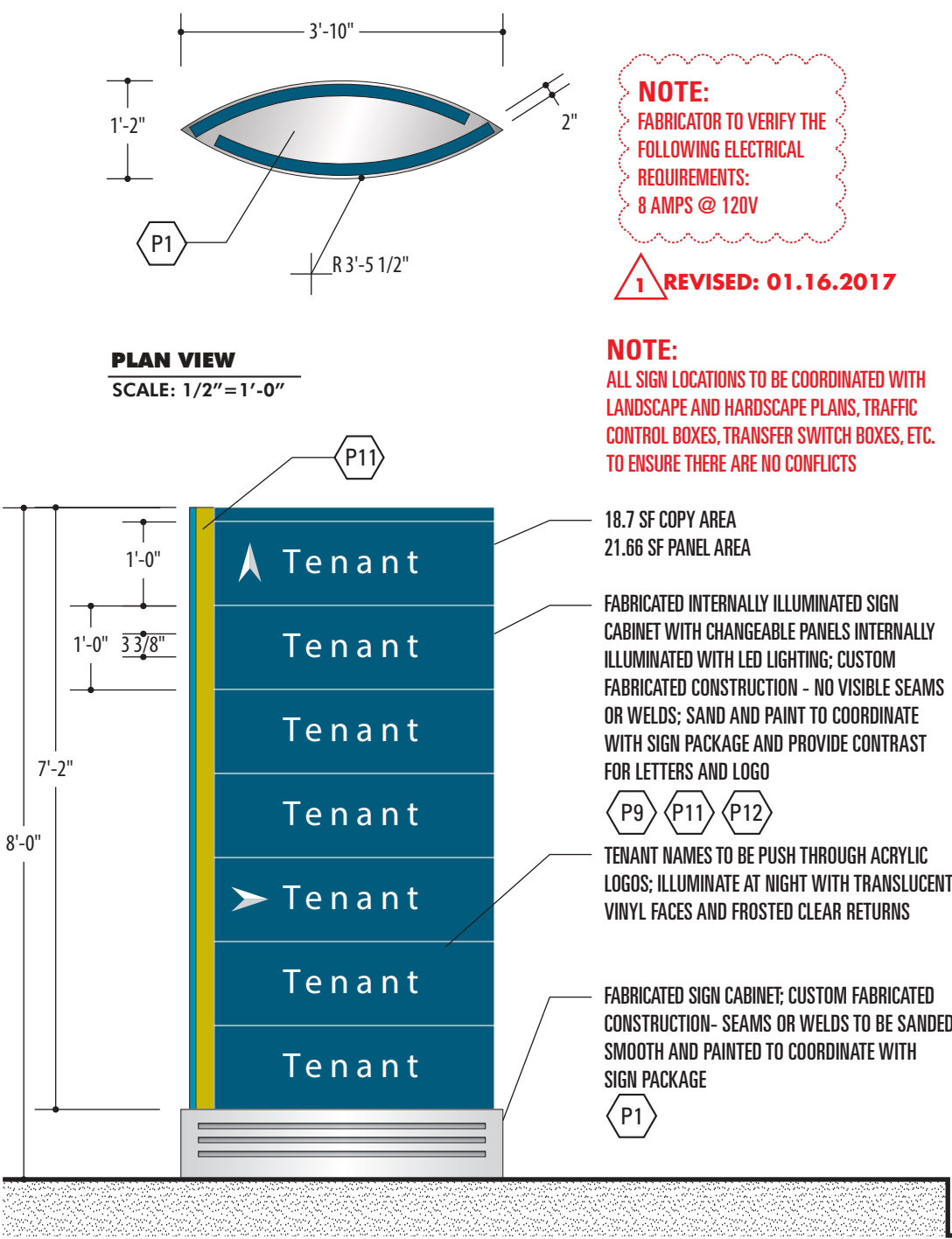
	PROJECT	DANIA POINTE	DWG TITLE	PROJECT ID	SCALE	DATE	REVISIONS	1	2	3	5.0
		Exterior Sign System		Sign Type M4	AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



3D MODEL
SCALE: NTS



SIDE VIEW
SCALE: 1/2"=1'-0"

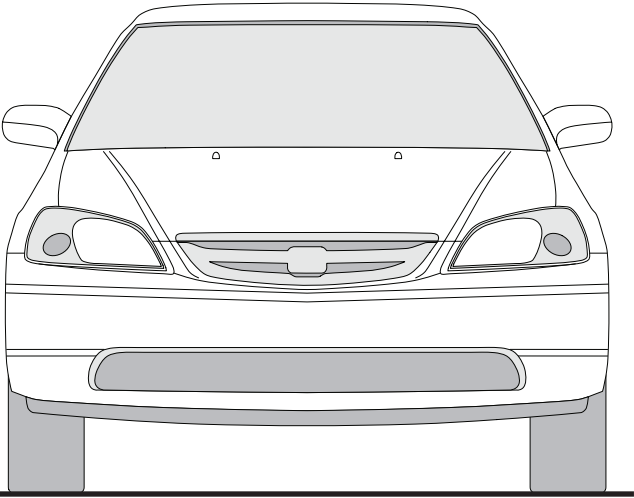


ELEVATION
SCALE: 1/2"=1'-0"

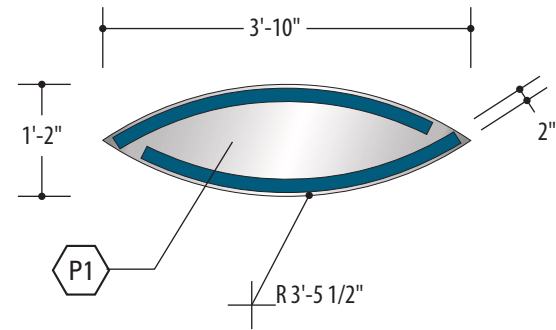
NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
8 AMPS @ 120V

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



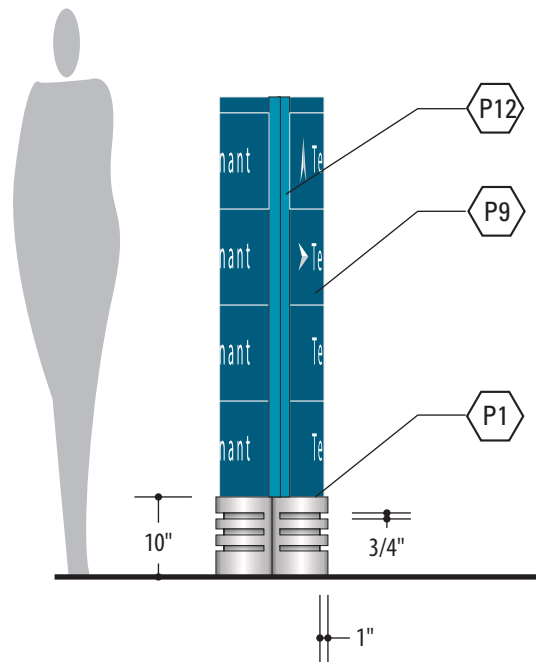
	PROJECT	DANIA POINTE Exterior Sign System	DWG TITLE	VEHICULAR DIRECTIONAL Sign Type D2	SCALE	DATE	REVISIONS	1		2		3		6.0
					AS NOTED	09.18.2017	4		5		6		7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY					
					DR		SHC		LD					



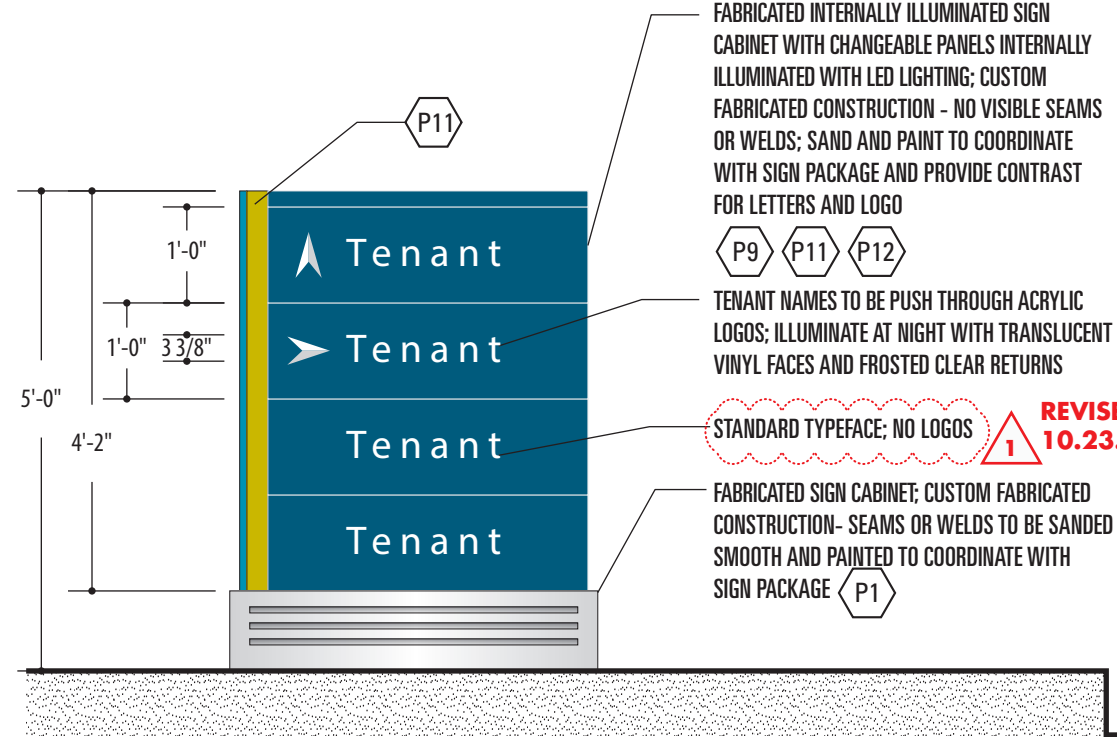
PLAN VIEW
SCALE: 1/2"=1'-0"

NOTE:
FABRICATOR TO VERIFY THE FOLLOWING
ELECTRICAL REQUIREMENTS:
8 AMPS @ 120V

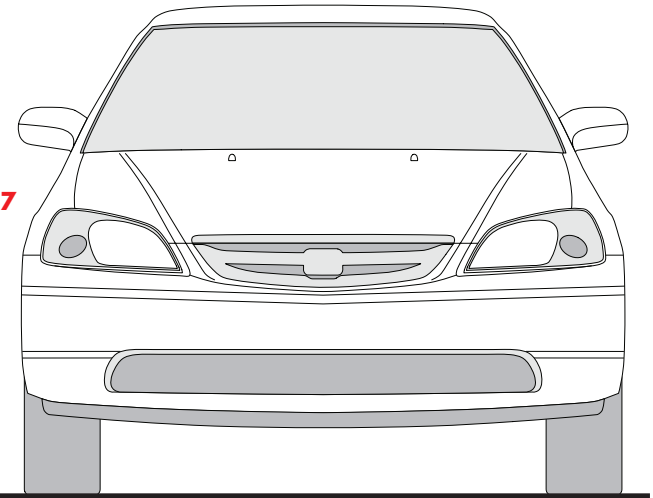
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



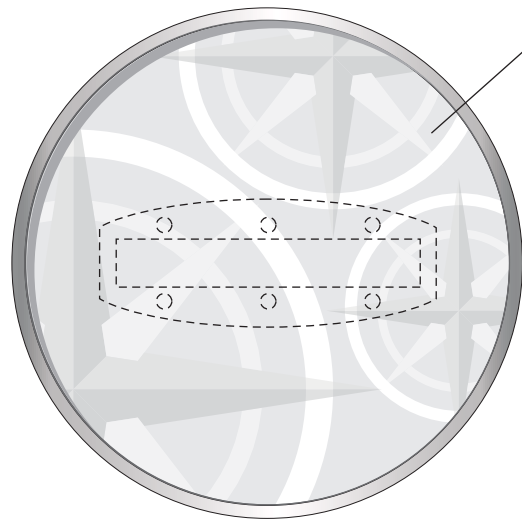
SIDE VIEW
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"



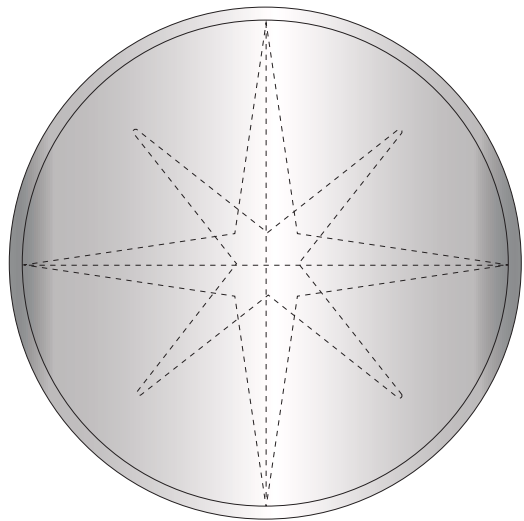
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	VEHICULAR DIRECTIONAL <i>Sign Type D2.1</i>	SCALE	DATE	REVISIONS	1	10.23.2017	2		3		6.1	
					AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						



FABRICATED ALUMINUM CANOPY

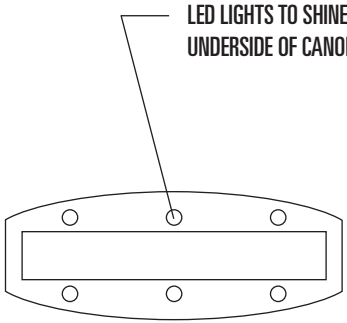
PLAN VIEW

SCALE: 1/2"=1'-0"



RCP

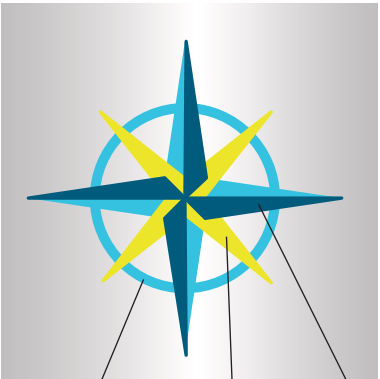
SCALE: 1/2"=1'-0"



LED LIGHTS TO SHINE UP ON
UNDERSIDE OF CANOPY

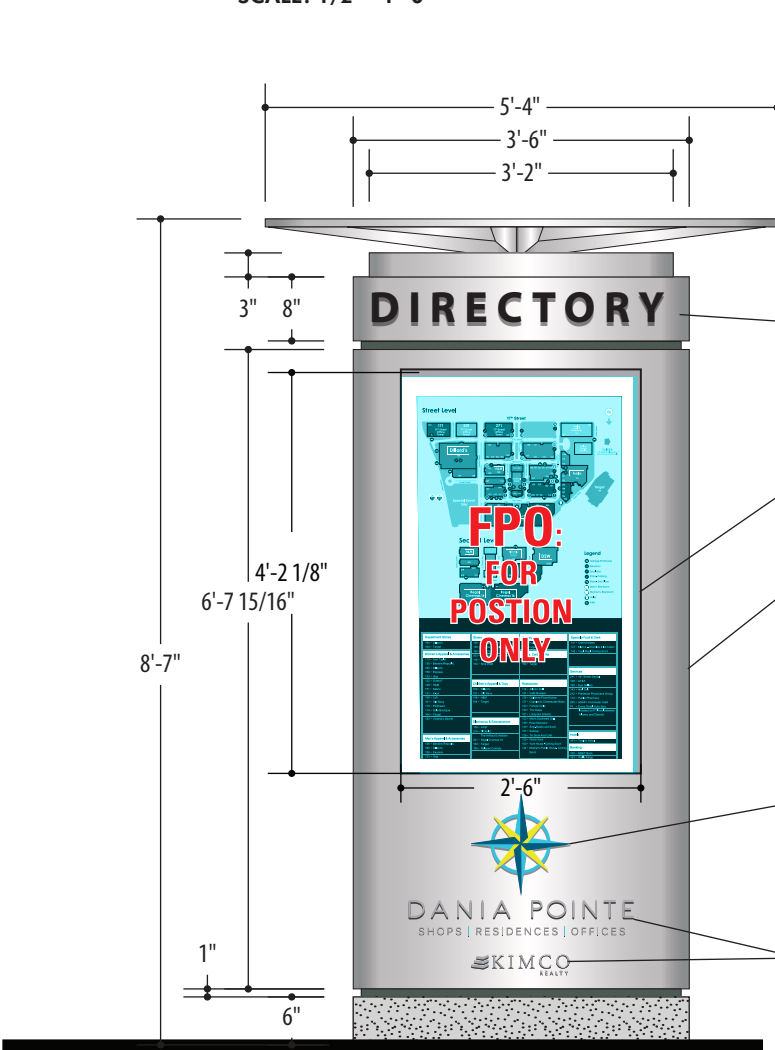
SECTION A

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

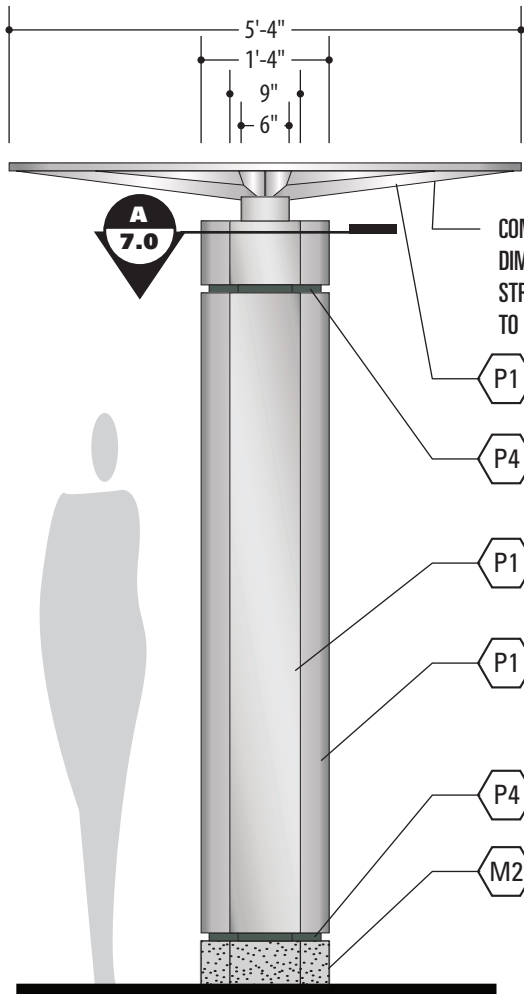
V12

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

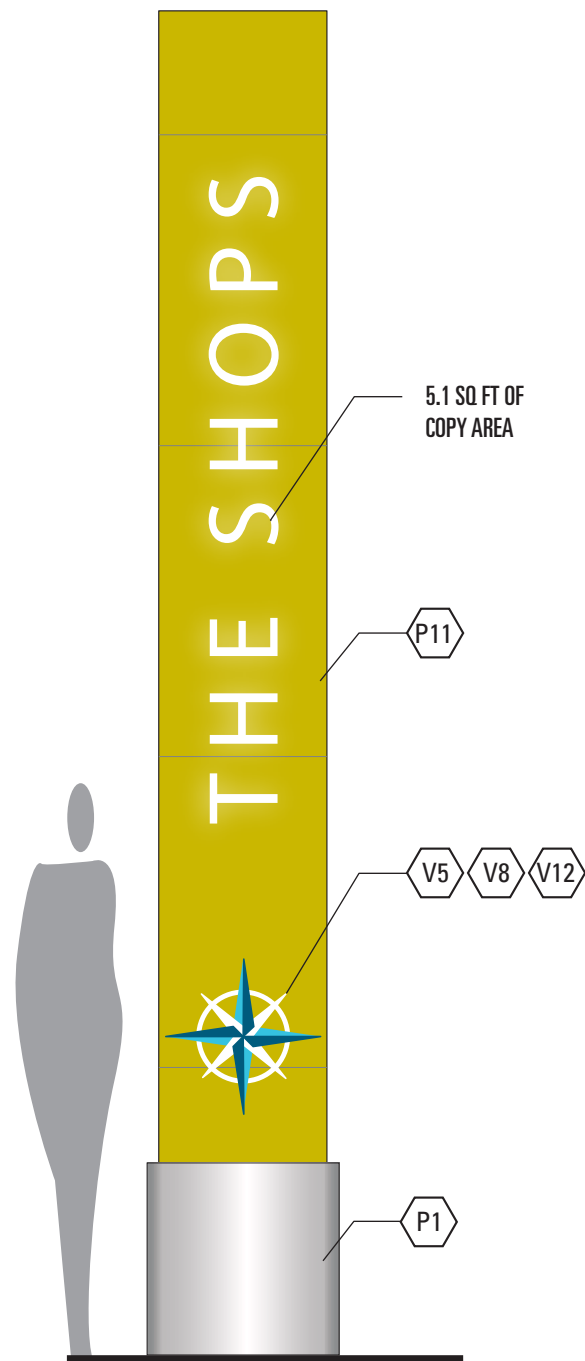


3D MODELS

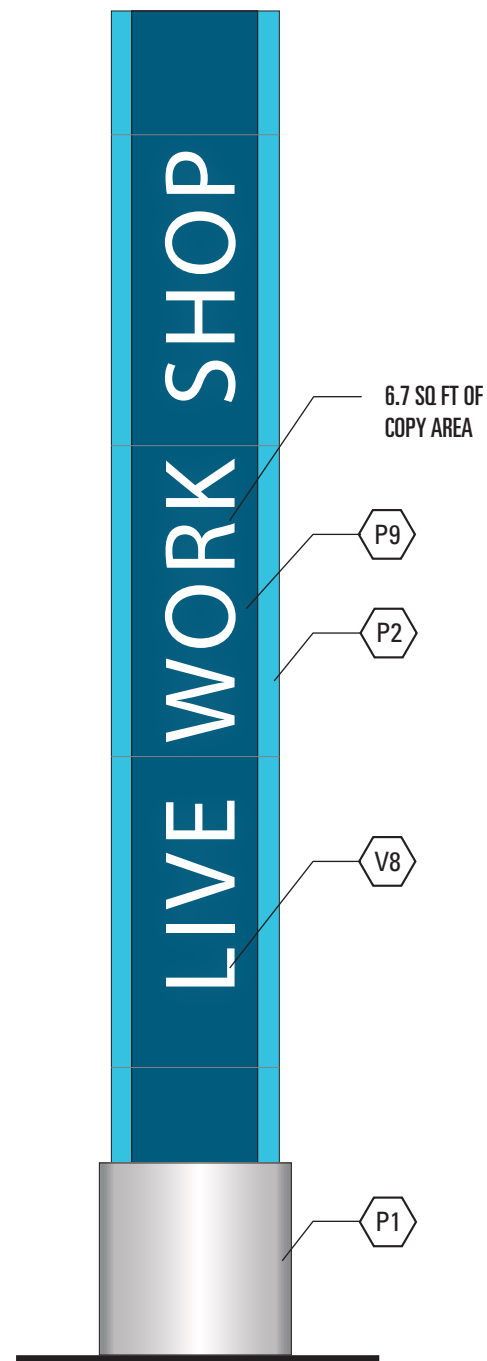
SCALE: NTS



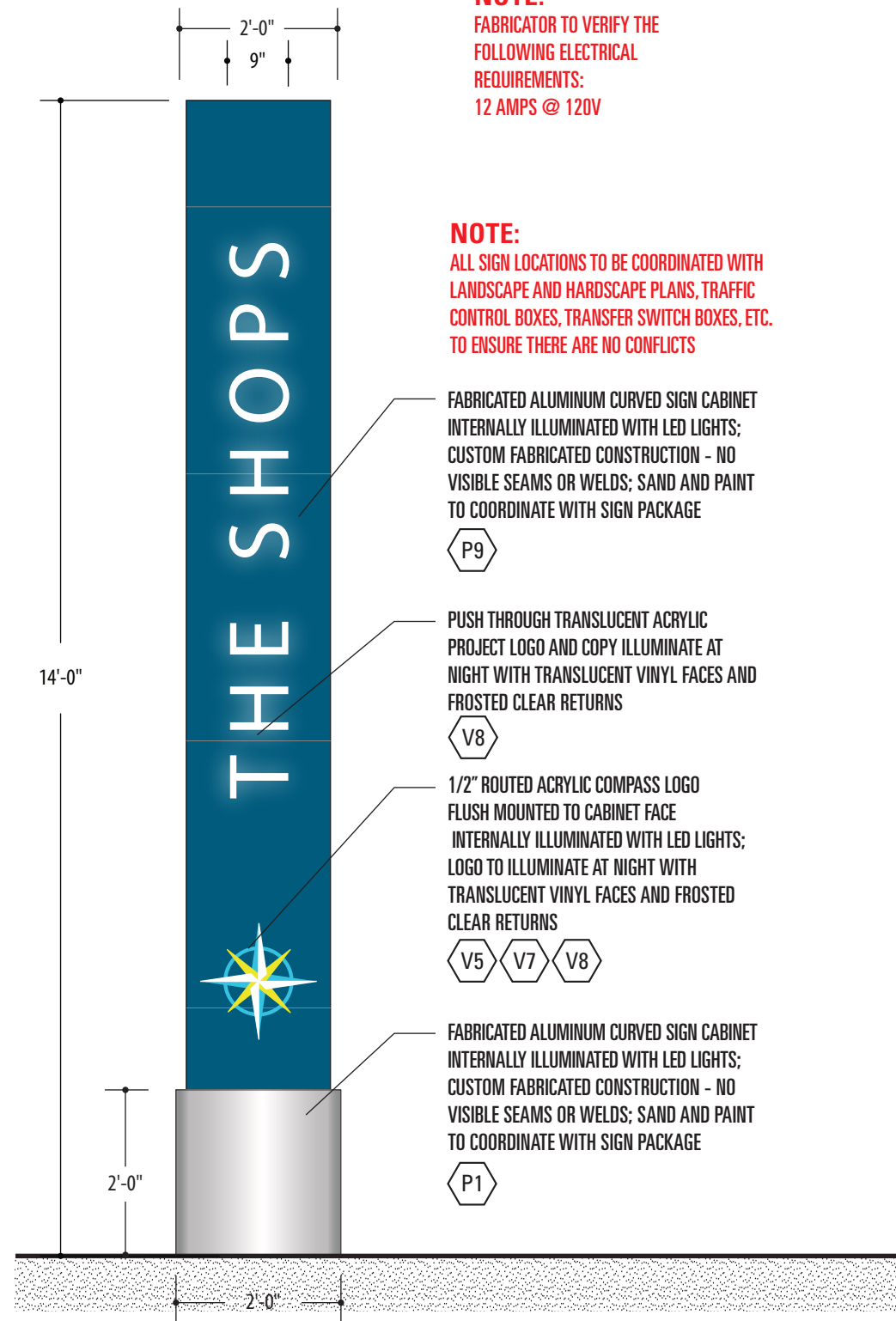
	PROJECT	DANIA POINTE Exterior Sign System	DWG TITLE	DIRECTORY Sign Type D3	SCALE	DATE	REVISIONS	1	2	3	7.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



ALTERNATE COLOR
SCALE: 1/2" = 1'- 0"



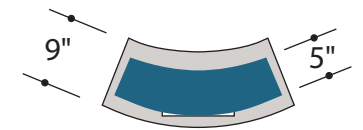
BACK VIEW
SCALE: 1/2" = 1'- 0"



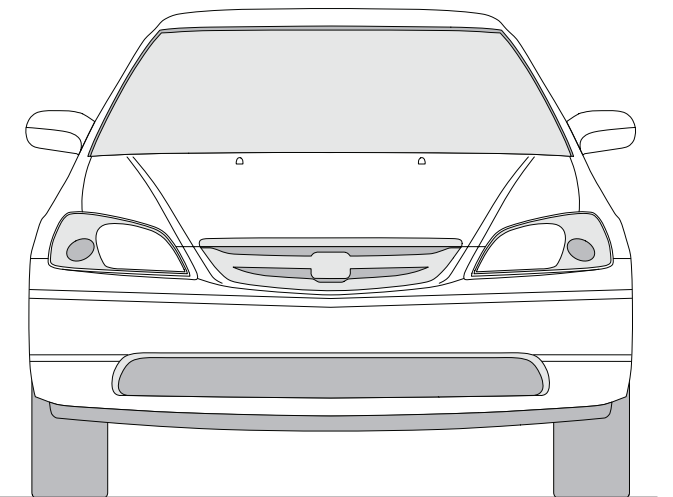
ELEVATION
SCALE: 1/2" = 1'- 0"

NOTE:
FABRICATOR TO VERIFY THE
FOLLOWING ELECTRICAL
REQUIREMENTS:
12 AMPS @ 120V

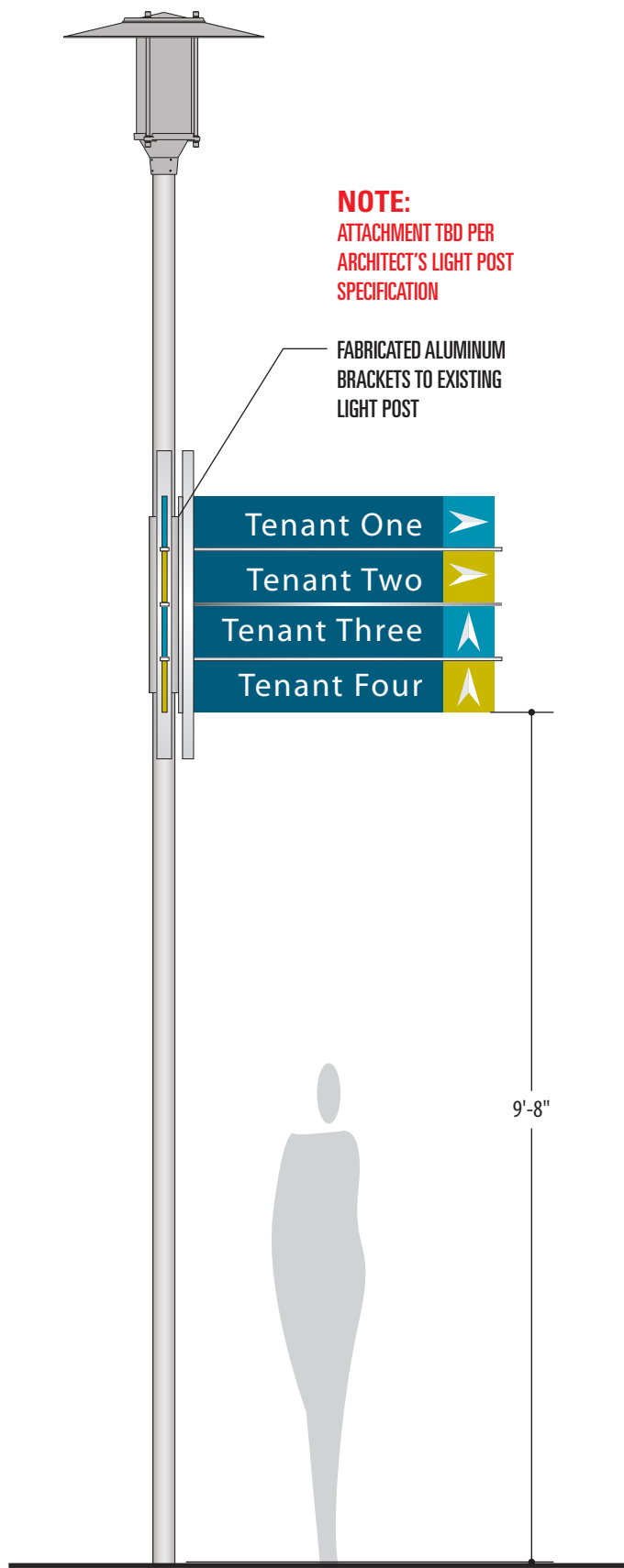
NOTE:
ALL SIGN LOCATIONS TO BE COORDINATED WITH
LANDSCAPE AND HARDSCAPE PLANS, TRAFFIC
CONTROL BOXES, TRANSFER SWITCH BOXES, ETC.
TO ENSURE THERE ARE NO CONFLICTS



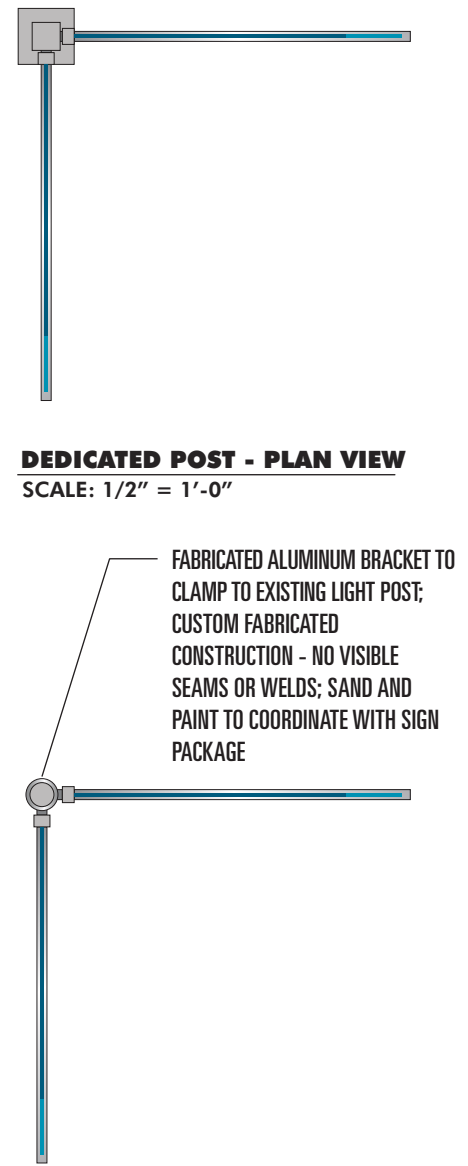
PLAN VIEW
SCALE: 1/2" = 1'- 0"



	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	SECONDARY TOWN CENTER ENTRY ID <i>Sign Type D6</i>	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						

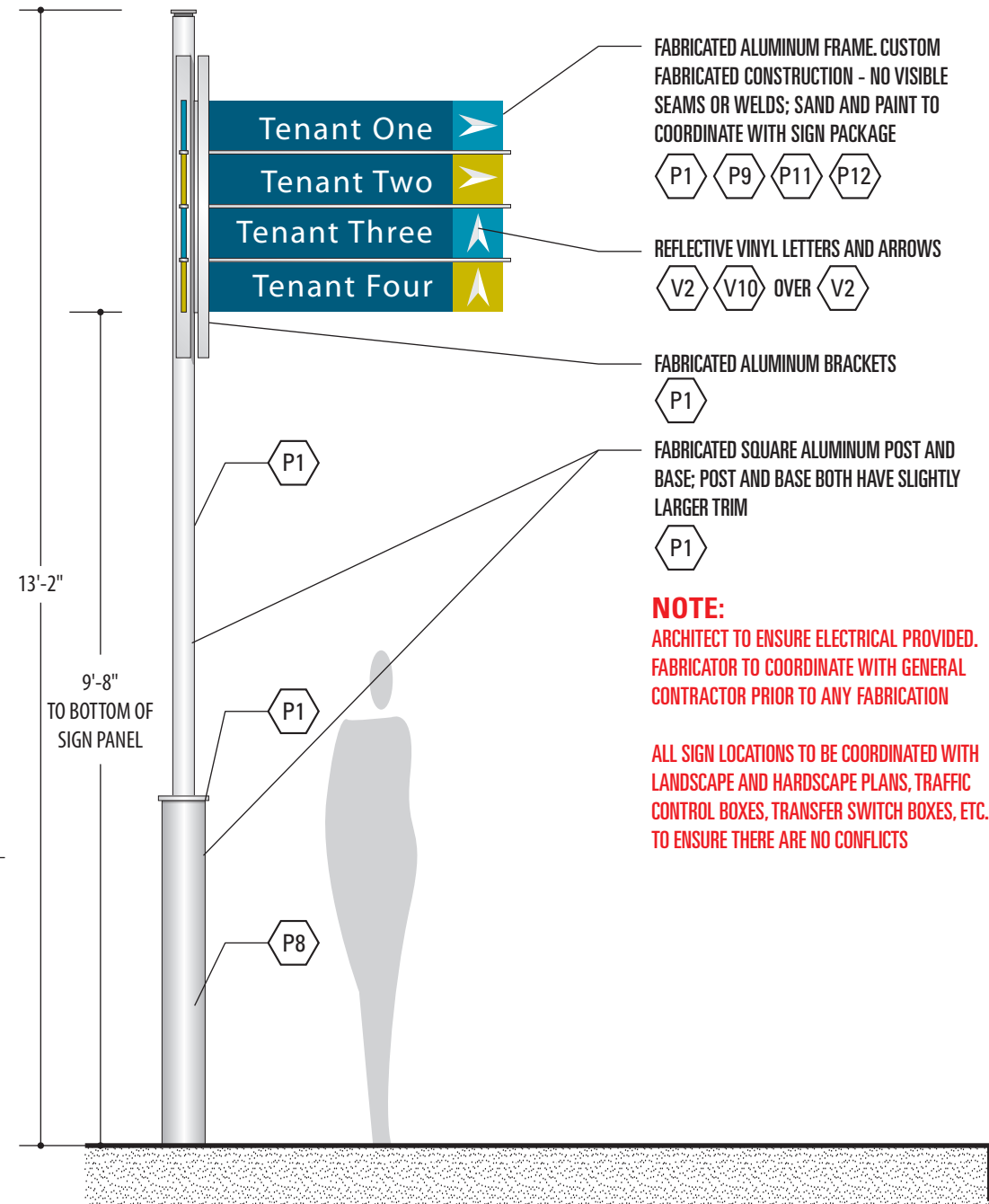


SIGN TYPE U - EXISTING LIGHT POST
SCALE: 1/2" = 1'-0"

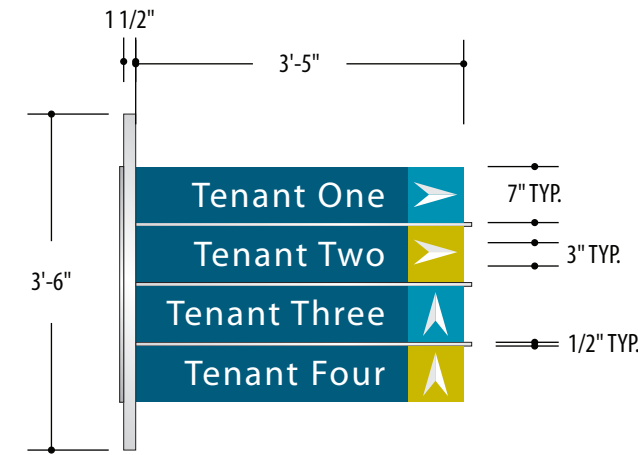


EXISTING LIGHT POST - PLAN
SCALE: 1/2" = 1'-0"

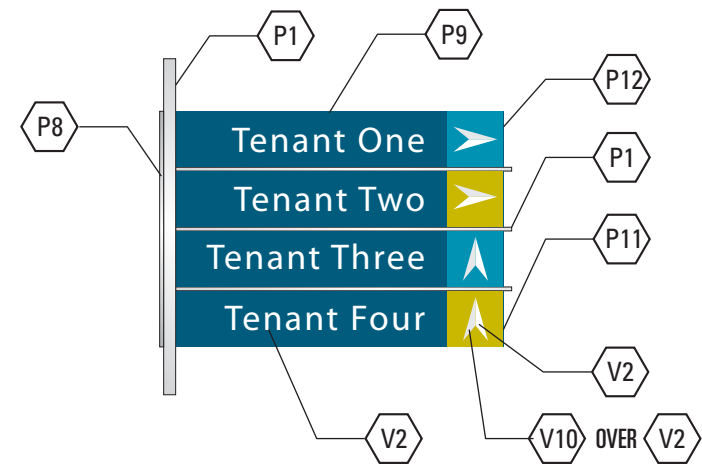
DEDICATED POST - PLAN VIEW
SCALE: 1/2" = 1'-0"



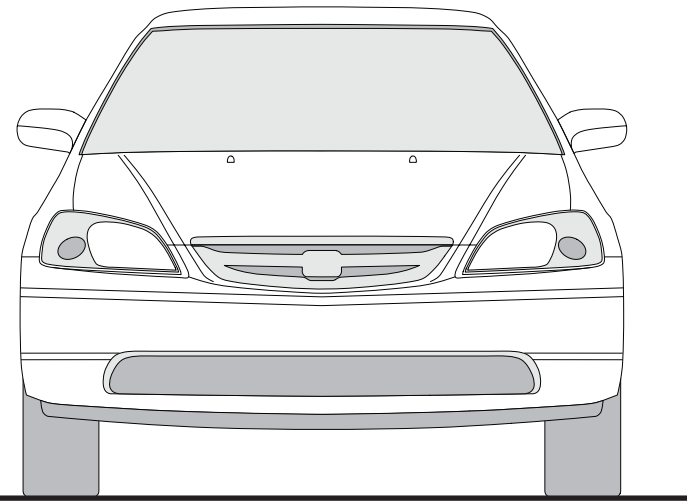
SIGN TYPE V - DEDICATED POST
SCALE: 1/2" = 1'-0"



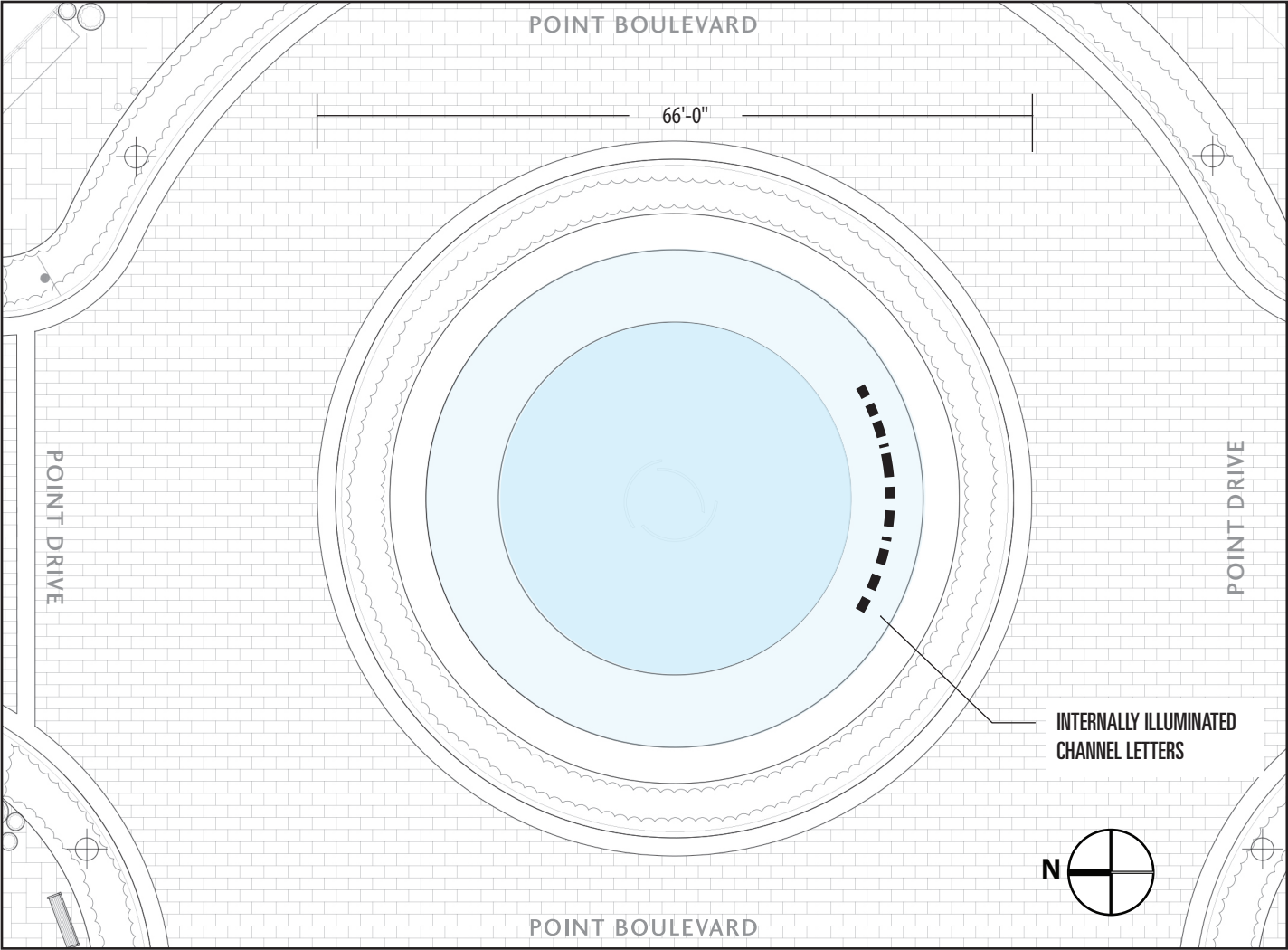
SIGN TYPE U - DEDICATED POST: DETAIL
SCALE: 1/2" = 1'-0"



DETAIL
SCALE: 1/2" = 1'-0"



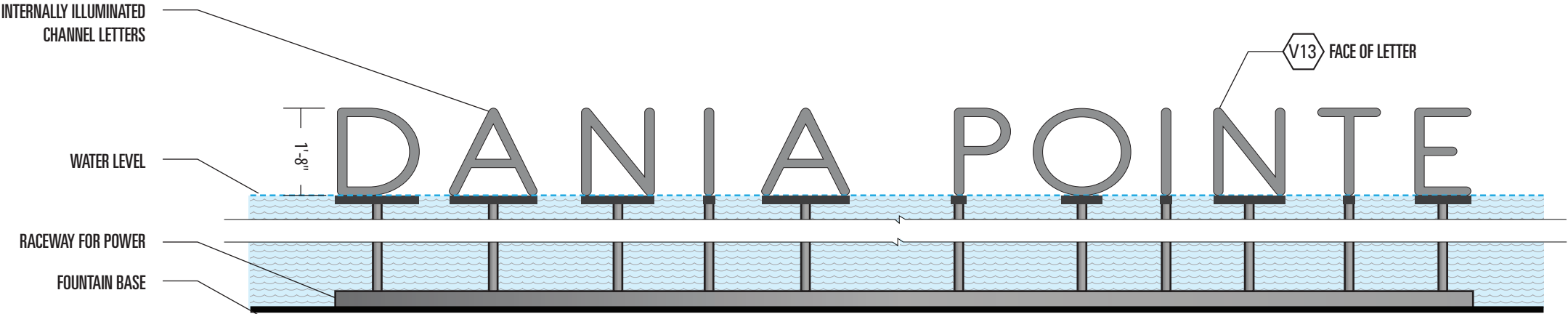
	PROJECT	DANIA POINTE <i>Exterior Sign System</i>	DWG TITLE	ANCHOR DIRECTIONAL - LIGHT POST, FREESTANDING <i>Sign Types U, V</i>	SCALE	DATE	REVISIONS	1	2	3	9.0
					AS NOTED	09.18.2017	4	5	6	7	
	ARCHITECT	MCG	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY		
					DR		SHC		LD		



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

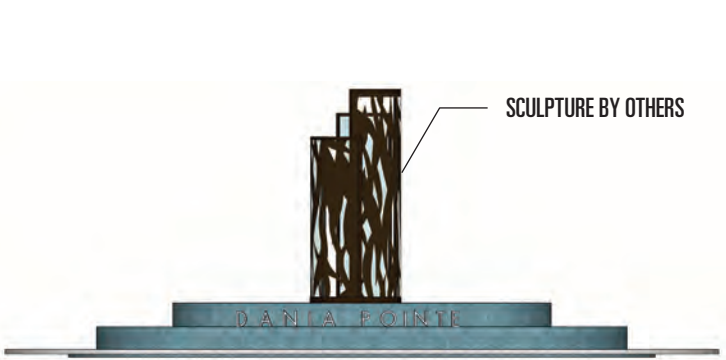
COLOR MUST BE REVIEWED BY ARCHITECT IN RELATION TO FOUNTAIN COLOR BEHIND LETTERS FOR CONTRAST AND VISIBILITY



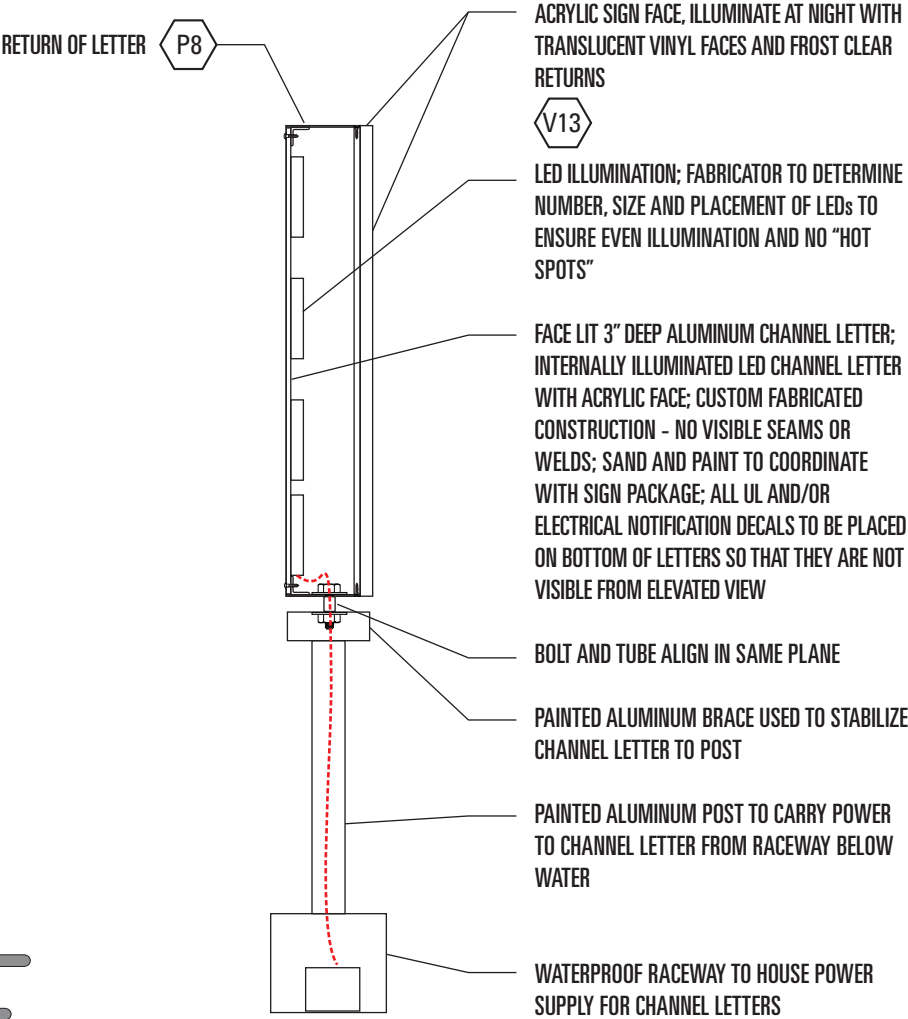
FOUNTAIN GRAPHICS FRONT VIEW
SCALE: 3/8"=1'-0"



FOUNTAIN GRAPHICS DAY RENDERING
SCALE: NTS



FOUNTAIN GRAPHICS ELEVATION FACING STIRLING RD
SCALE: NTS



NOTE:
SIGN FABRICATOR RESPONSIBLE FOR PROVIDING DRAWINGS SHOWING STRUCTURAL ATTACHMENT

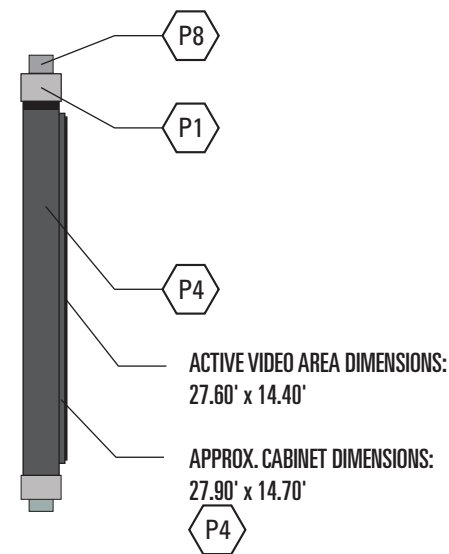
TYP. CHANNEL LETTER DETAIL
SCALE: NTS

	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						



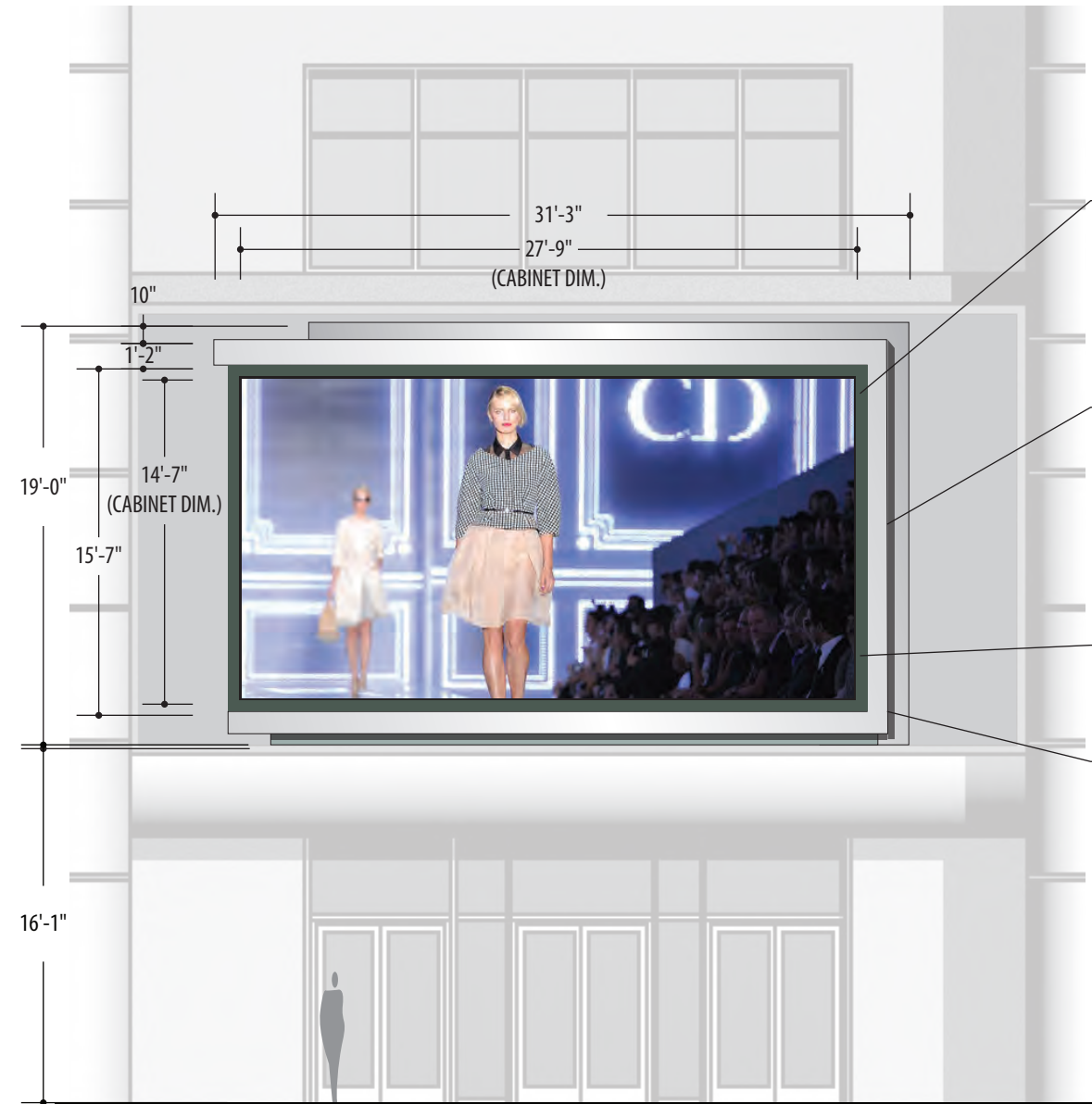
PLAN VIEW

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

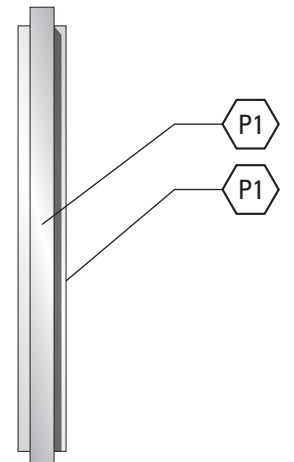
— DRAWING DETAIL FOR REVEAL AND DIGITAL
SCREEN TO BE PROVIDED BY DAKTRONICS

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"

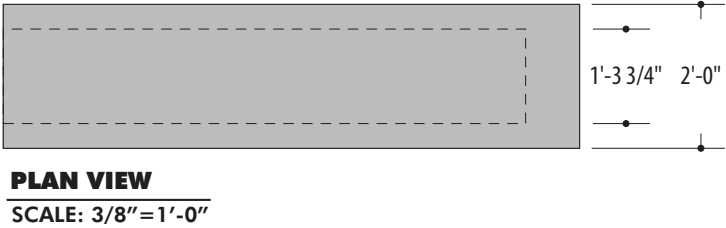
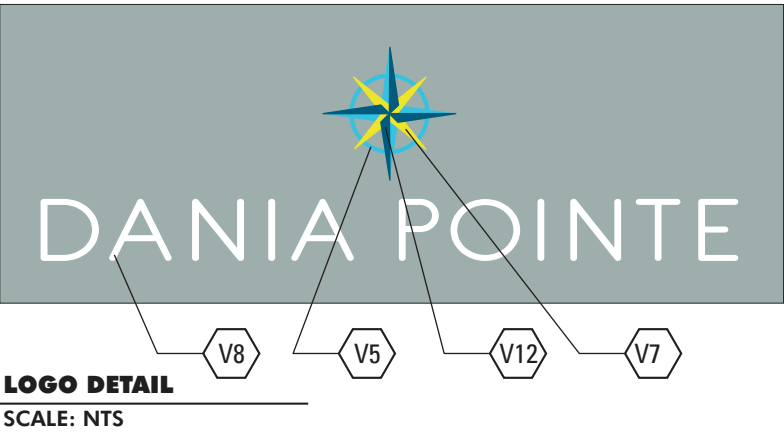
	PROJECT	DANIA POINTE	DWG TITLE	FRAMED & WALL MOUNTED DIGITAL SCREEN	SCALE	DATE	REVISIONS	1	10.23.2017	2		3		11.0	
		<i>Exterior Sign System</i>		<i>Sign Type C.2</i>	AS NOTED	09.18.2017	4		5		6		7		
	ARCHITECT	MCG ARCHITECTS	DEVELOPER	KIMCO	DRAWN BY		CHECKED BY		PROOFED BY						
					DR		SHC		LD						

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

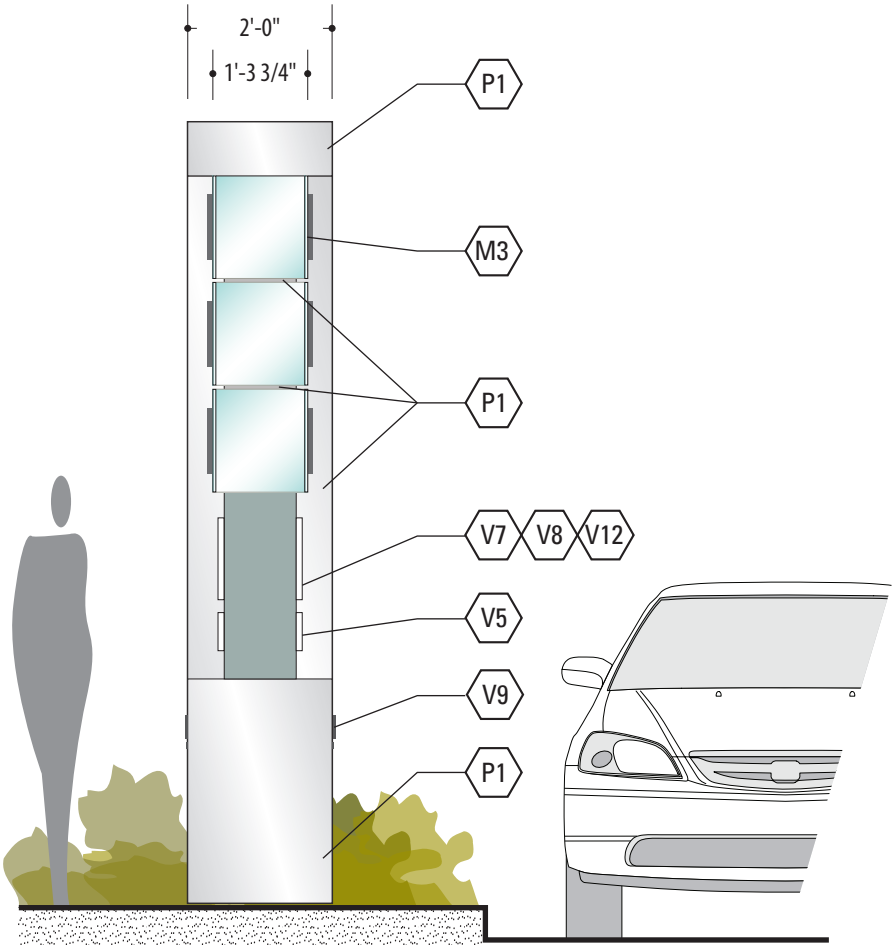
TENANT ID MESSAGE
TENANT PANEL 1'-5" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

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)

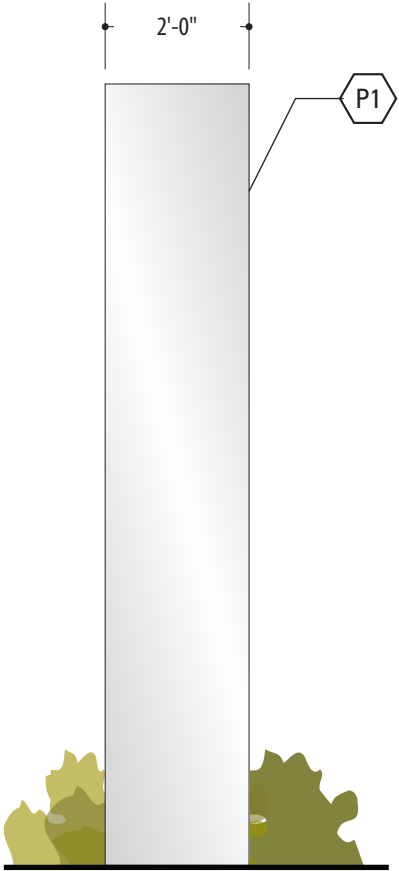
CHANGEABLE FACES

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

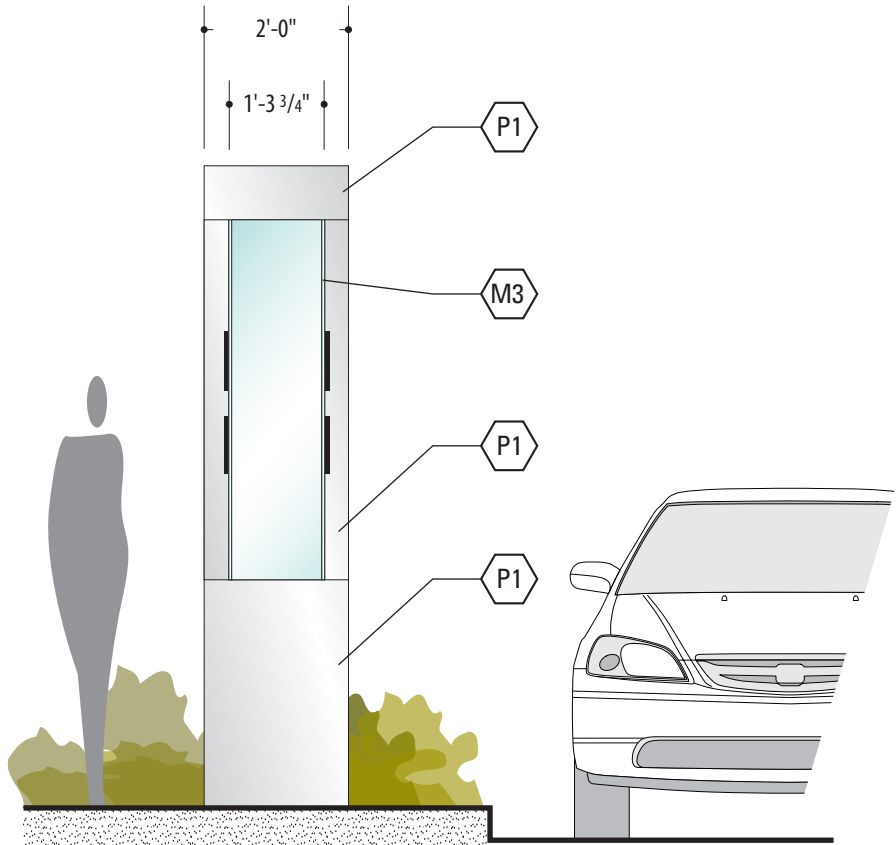
FABRICATED INTERNALLY ILLUMINATED SIGN CABINET; INTERNALLY ILLUMINATED WITH LED LIGHTING; CUSTOM FABRICATED CONSTRUCTION - NO VISIBLE SEAMS OR WELDS; SAND AND PAINT TO COORDINATE WITH SIGN PACKAGE AND PROVIDE CONTRAST FOR LETTERS AND LOGO

FABRICATED ACRYLIC LIGHT BOXES WITH OPAQUE GRAPHICS APPLIED TO FACE (COPY SHOWN IS PLACEHOLDER FONT)

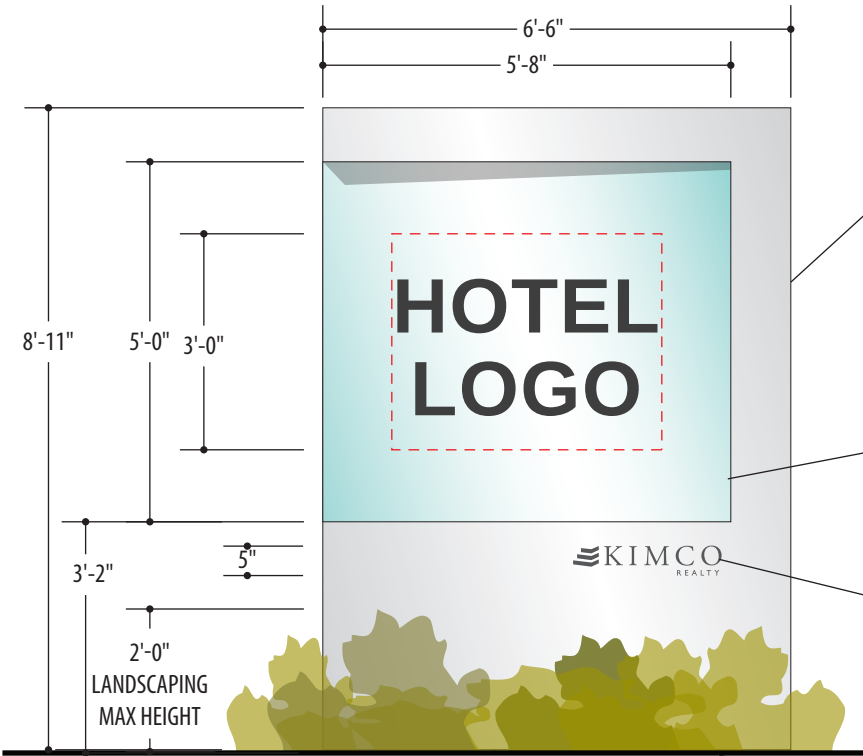
CHANGEABLE FACES

1/2" ROUTED ACRYLIC KIMCO LOGO FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

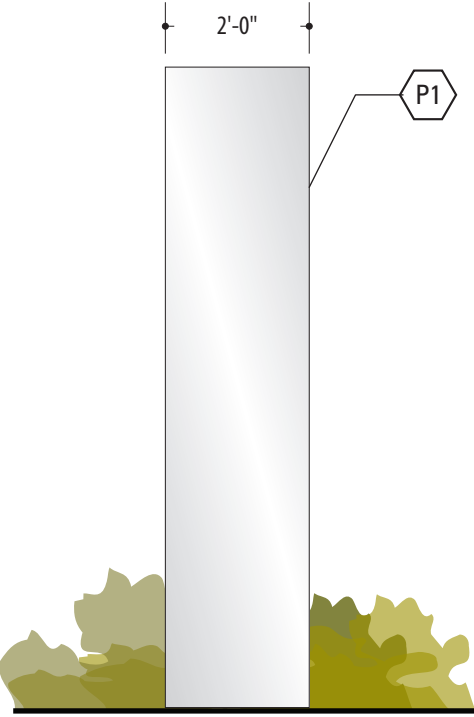
REVISED: 12.04.2017
LANDSCAPING TO BE COORDINATED BY OTHERS



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

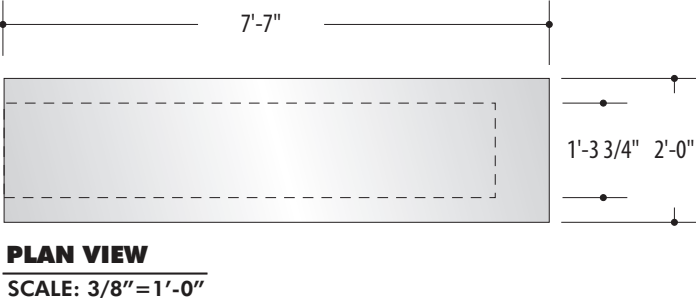
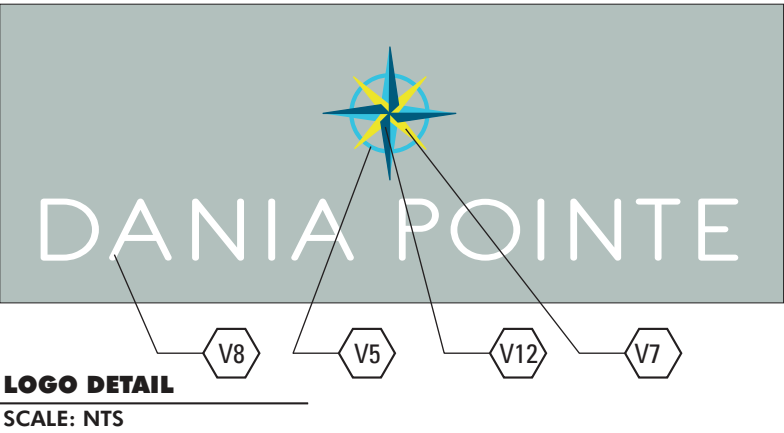
PROJECT ID MESSAGE

6" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

TENANT ID MESSAGE

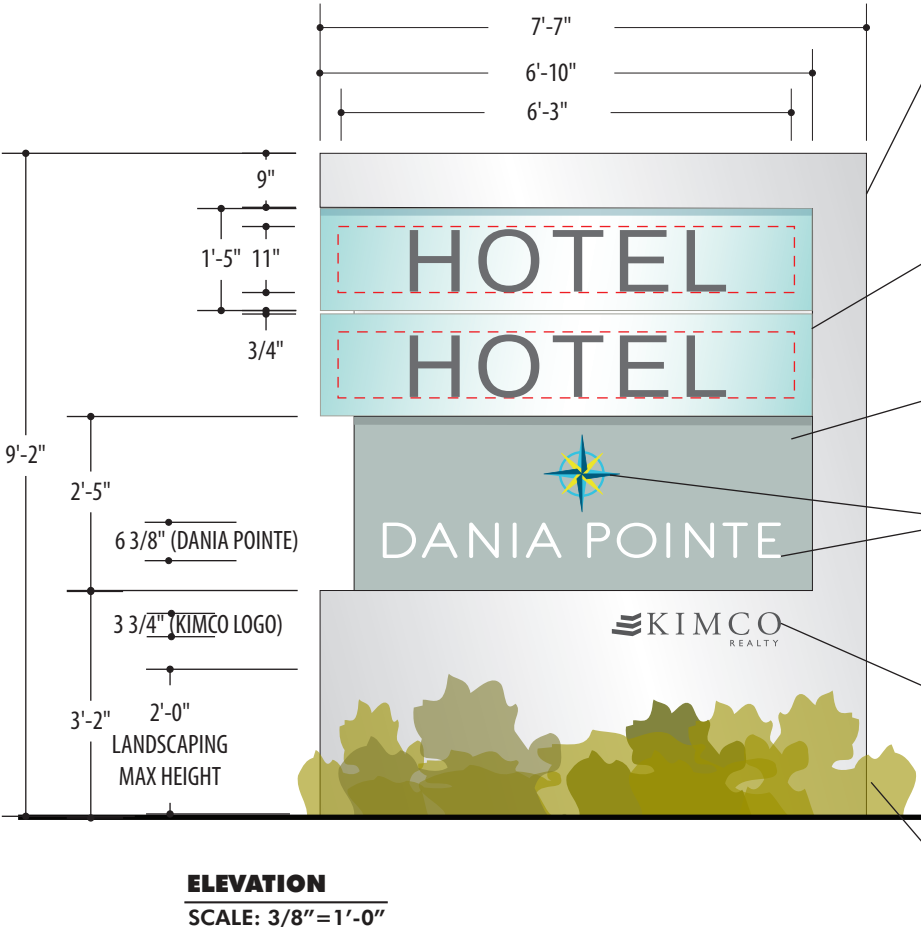
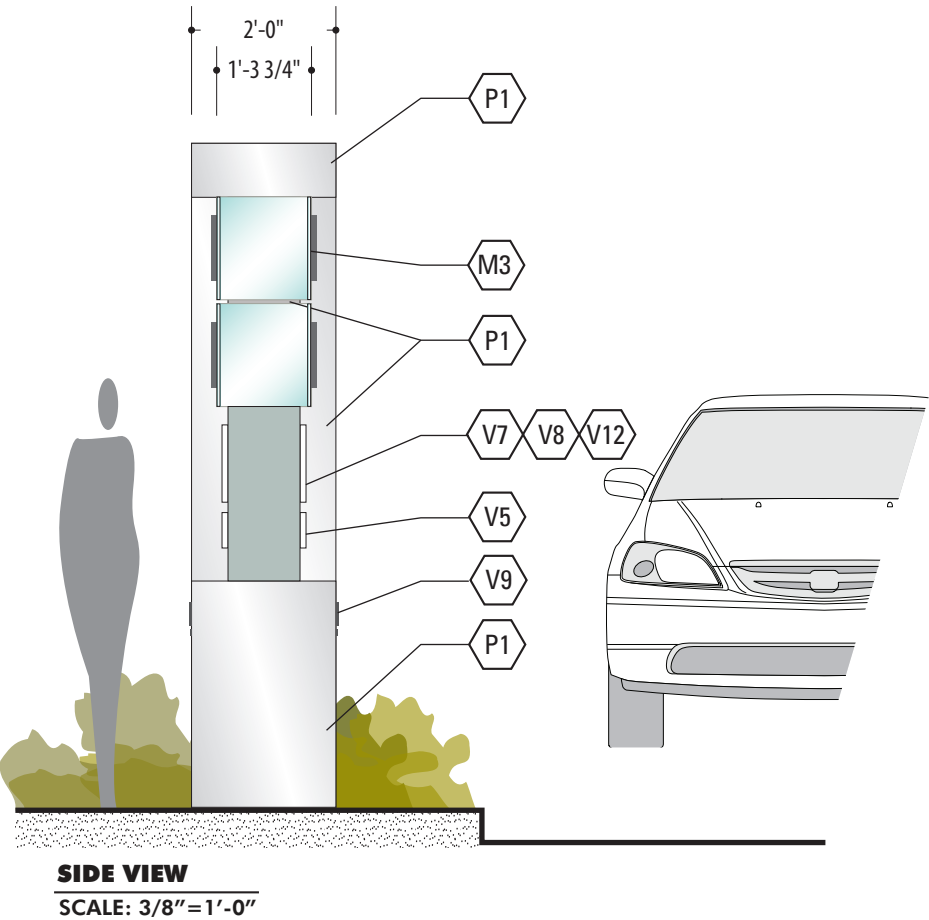
TENANT PANEL 1'-5" 1/8" MAX HEIGHT - SINGLE LINE MESSAGE 11" MAX

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

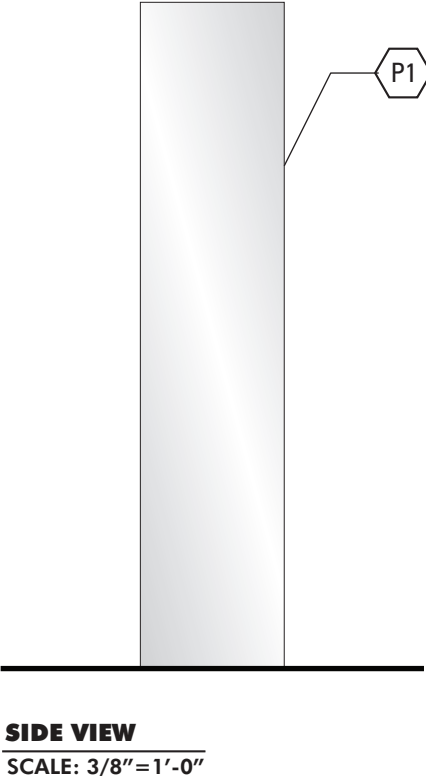
PUSH THROUGH DANIA POINTE ACRYLIC LOGO; COMPASS ROSE IS TO BE PRISM SHAPED; ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

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		

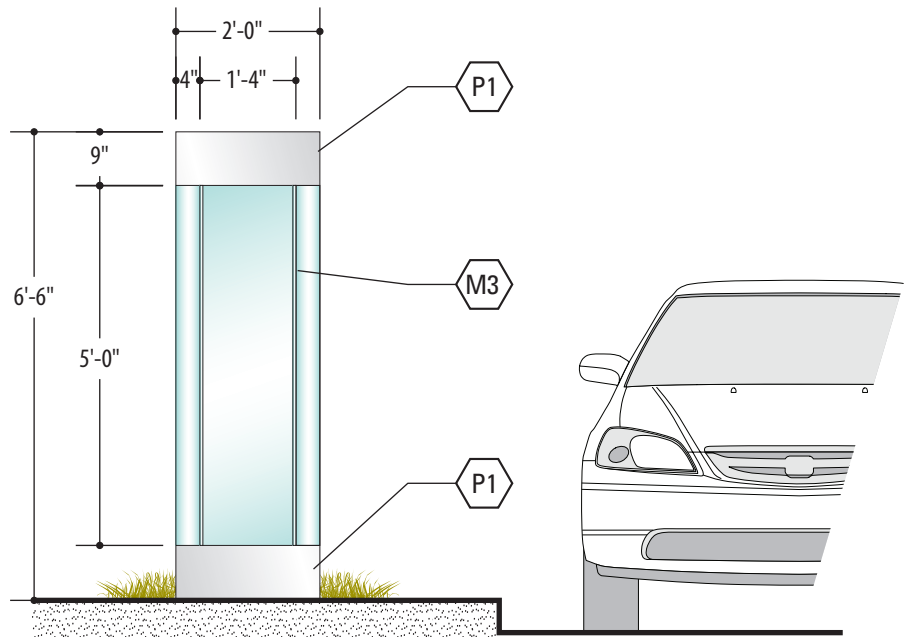
MESSAGE VISIBILITY - STIRLING ROAD
45 MPH / 4 SECONDS VISIBILITY / 294' VIEWING DISTANCE
26" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
7" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" -16" HEIGHT STACKED MESSAGE/LOGO

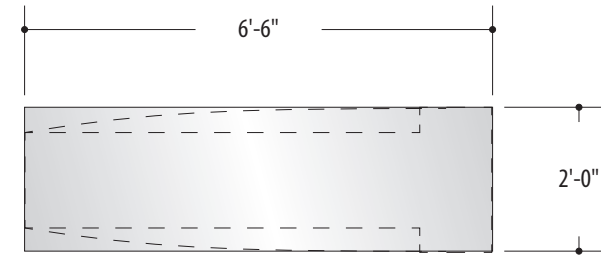
MESSAGE VISIBILITY - BRYAN ROAD
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

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"

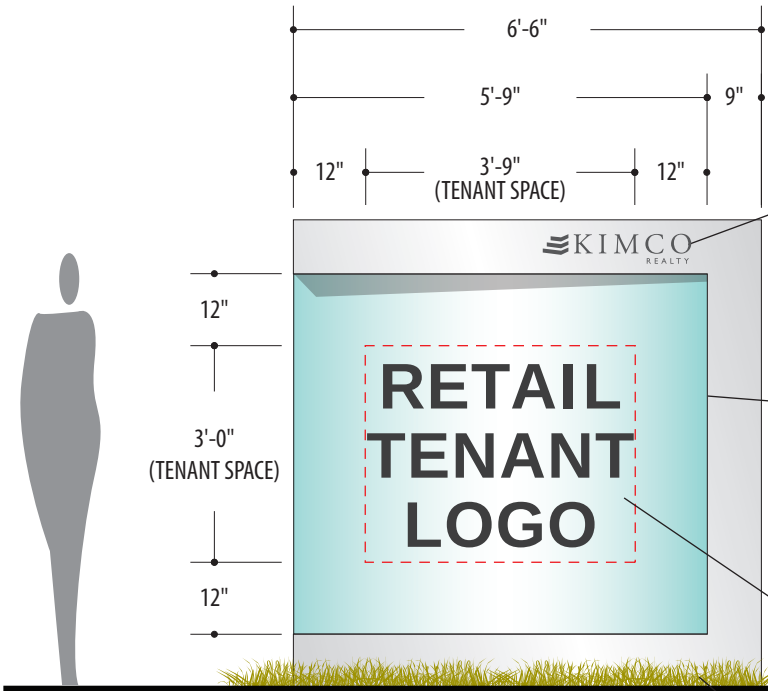


PLAN VIEW
SCALE: 3/8"=1'-0"

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"

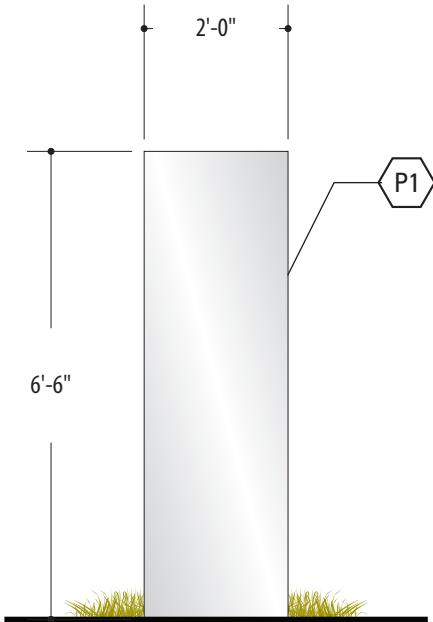
1 REVISED: 12.04.2017
1/2" ROUTED ACRYLIC KIMCO LOGO
FLUSH MOUNTED TO CABINET FACE; LOGO TO ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL FACES AND FROSTED CLEAR RETURNS

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						

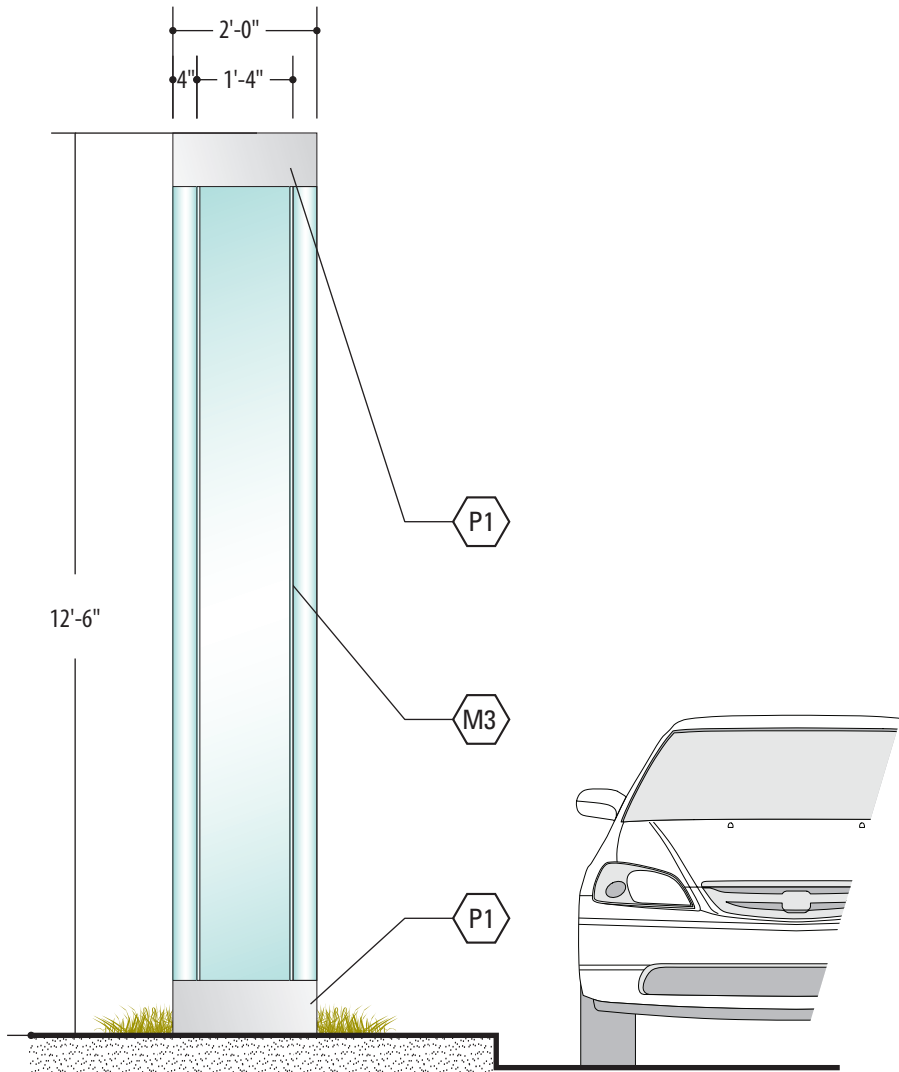
MESSAGE VISIBILITY - STIRLING ROAD
45 MPH / 4 SECONDS VISIBILITY / 294' VIEWING DISTANCE
26" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
7" MINIMUM READABLE LETTER

TENANT ID MESSAGE
TENANT ID AREA: 36" HEIGHT
SINGLE LINE MESSAGE / LOGO: 36" MAX HEIGHT
DOUBLE LINE MESSAGE: 15" - 16" HEIGHT STACKED MESSAGE/LOGO

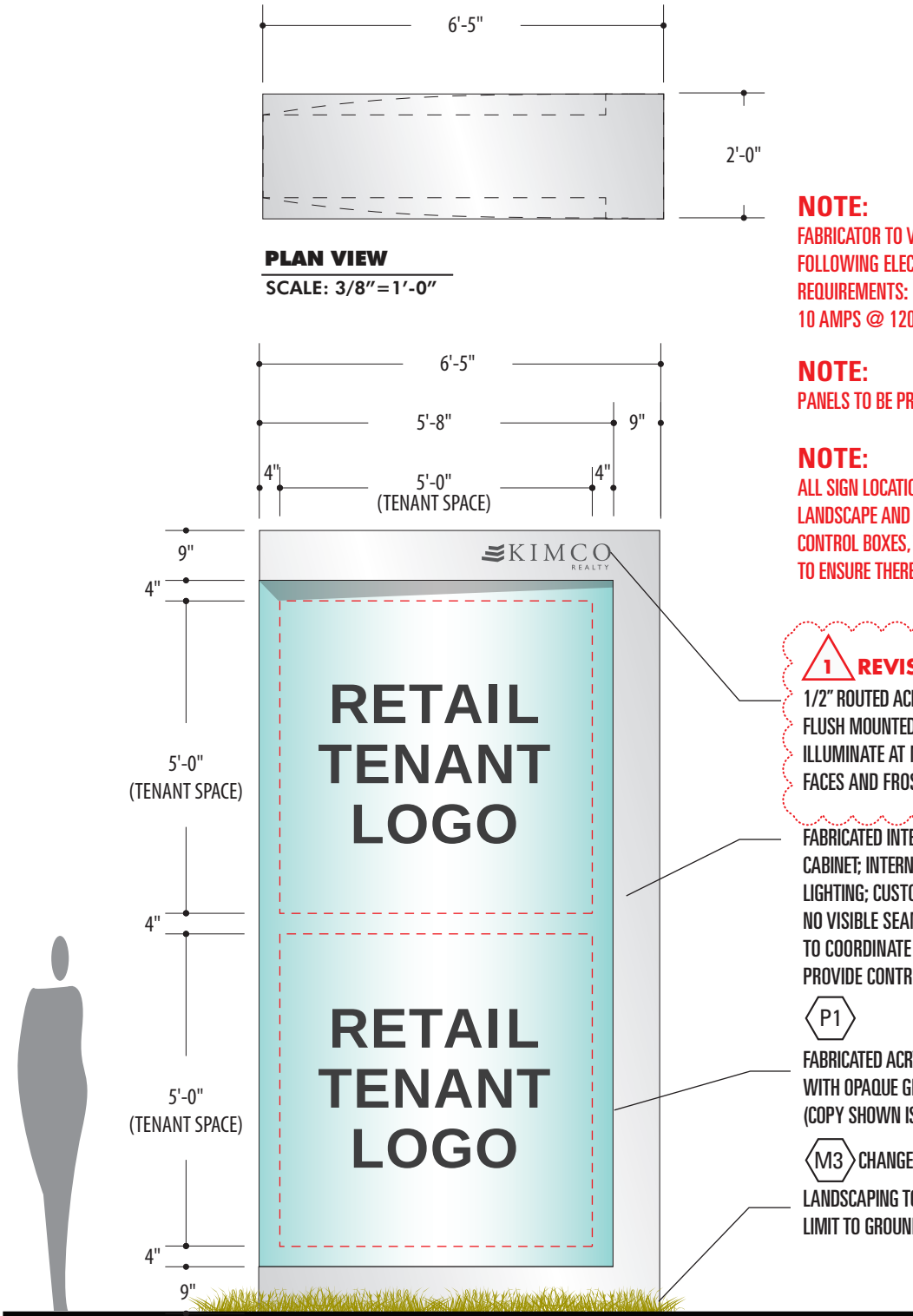
MESSAGE VISIBILITY - BRYAN ROAD
30 MPH / 4 SECONDS VISIBILITY / 176' VIEWING DISTANCE
17" LETTER HEIGHT RECOMMENDED FOR MAXIMUM READABILITY
6" MINIMUM READABLE LETTER

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"



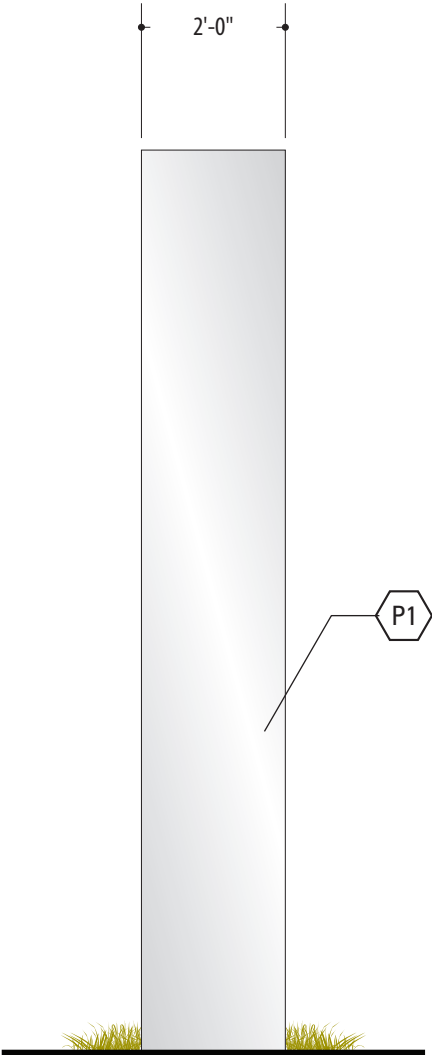
ELEVATION
SCALE: 3/8"=1'-0"

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

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 - 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

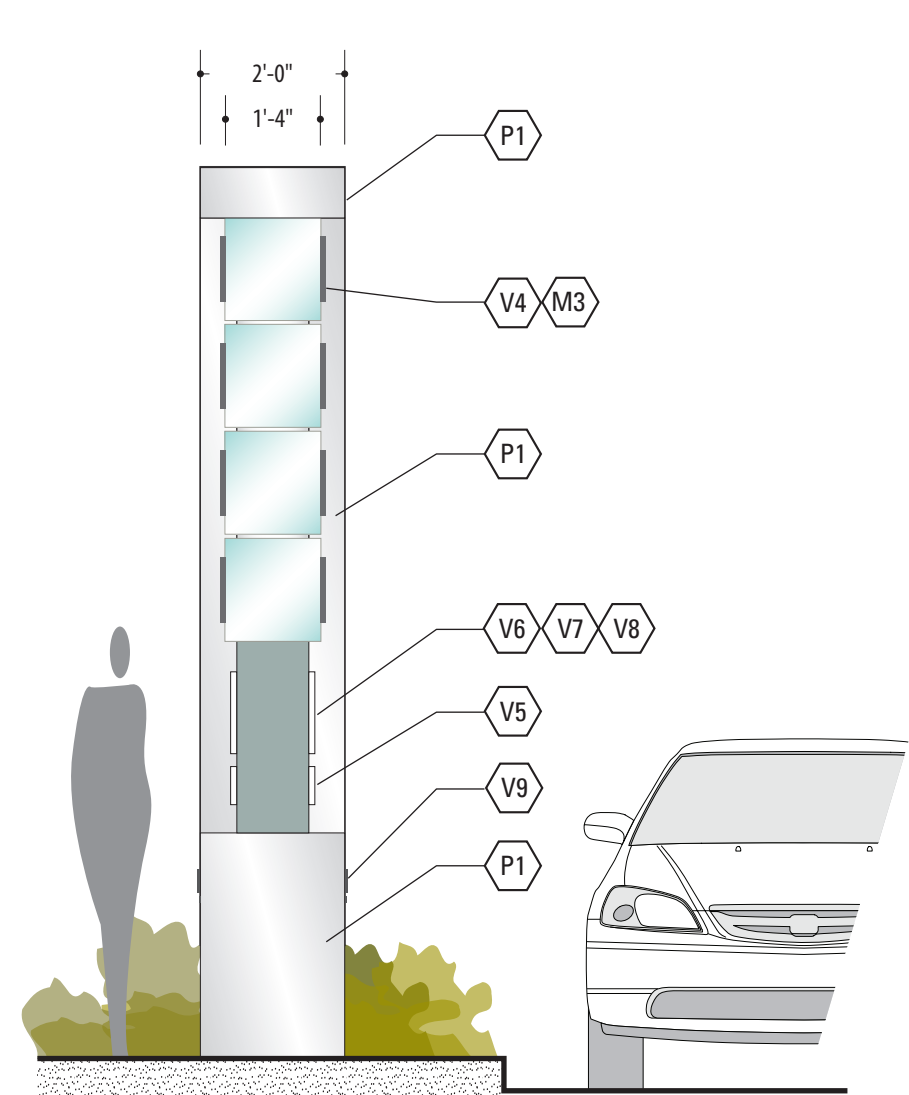
6 3/8" CAP HEIGHT - DANIA POINTE
3 3/4" CAP HEIGHT - KIMCO

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



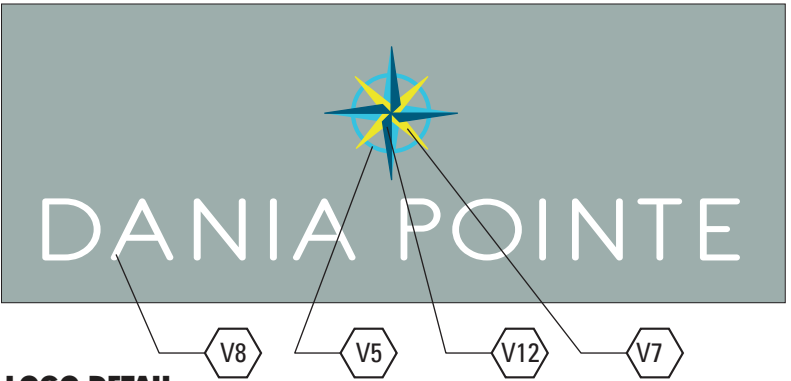
SIDE VIEW

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



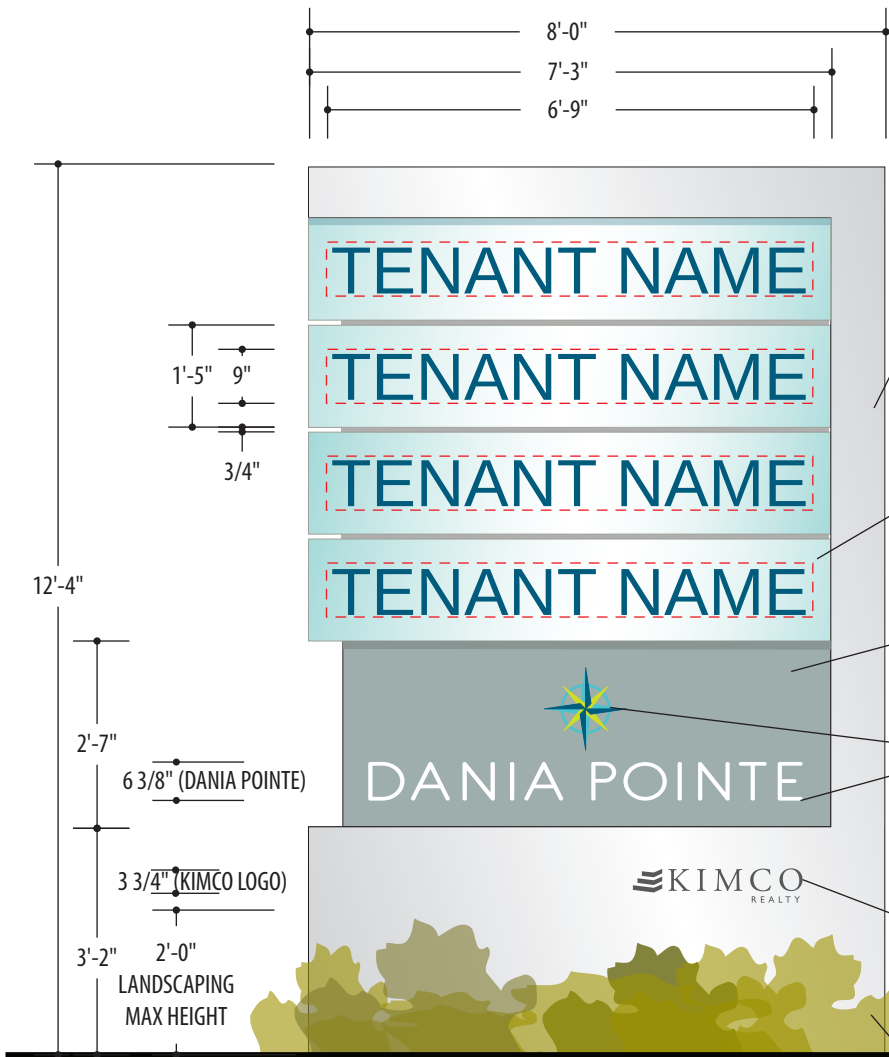
PLAN VIEW

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

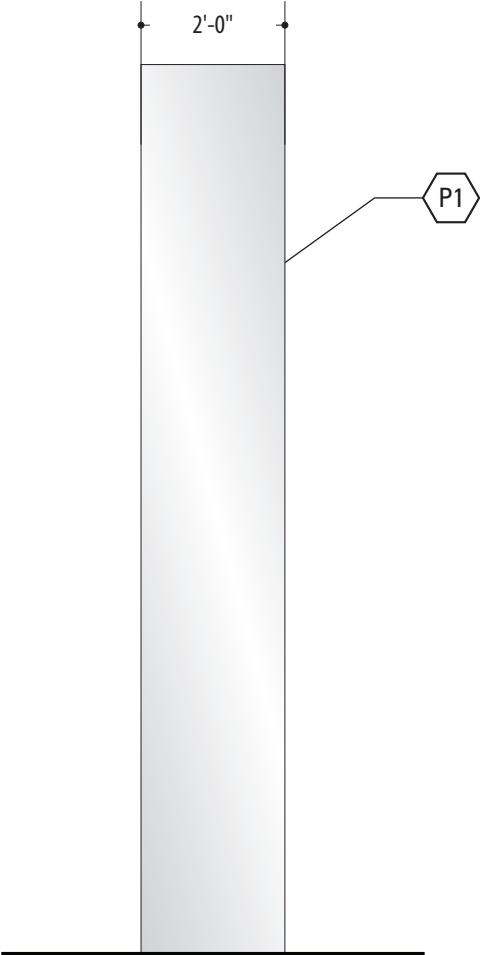
V8

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		



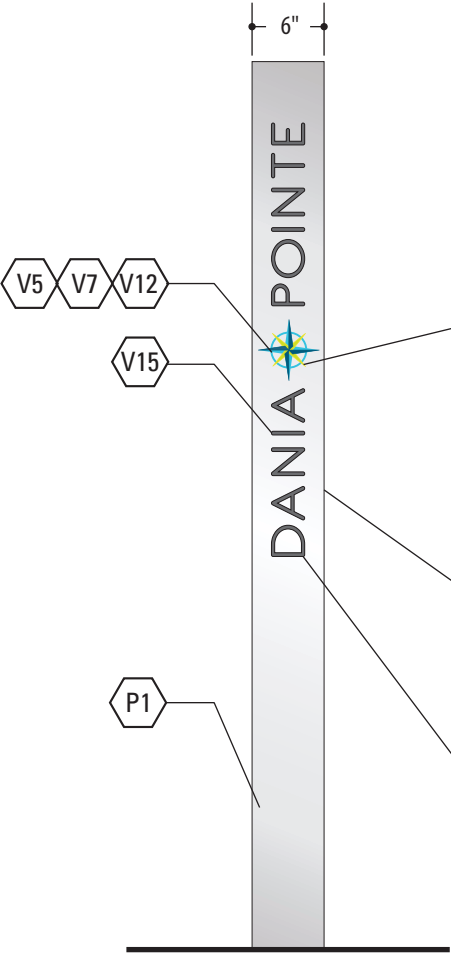
EE: ICON
SCALE: NTS



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



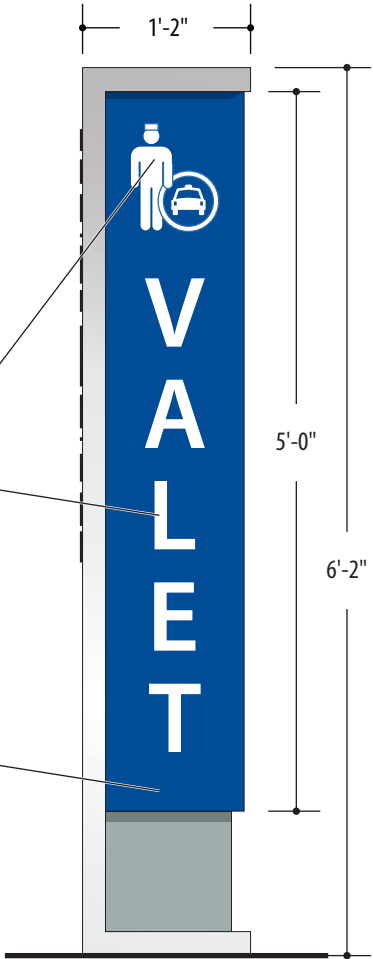
1/2" PUSH THROUGH ACRYLIC LETTERS / SYMBOL;
ILLUMINATE AT NIGHT WITH TRANSLUCENT VINYL
FACES AND FROSTED CLEAR RETURNS



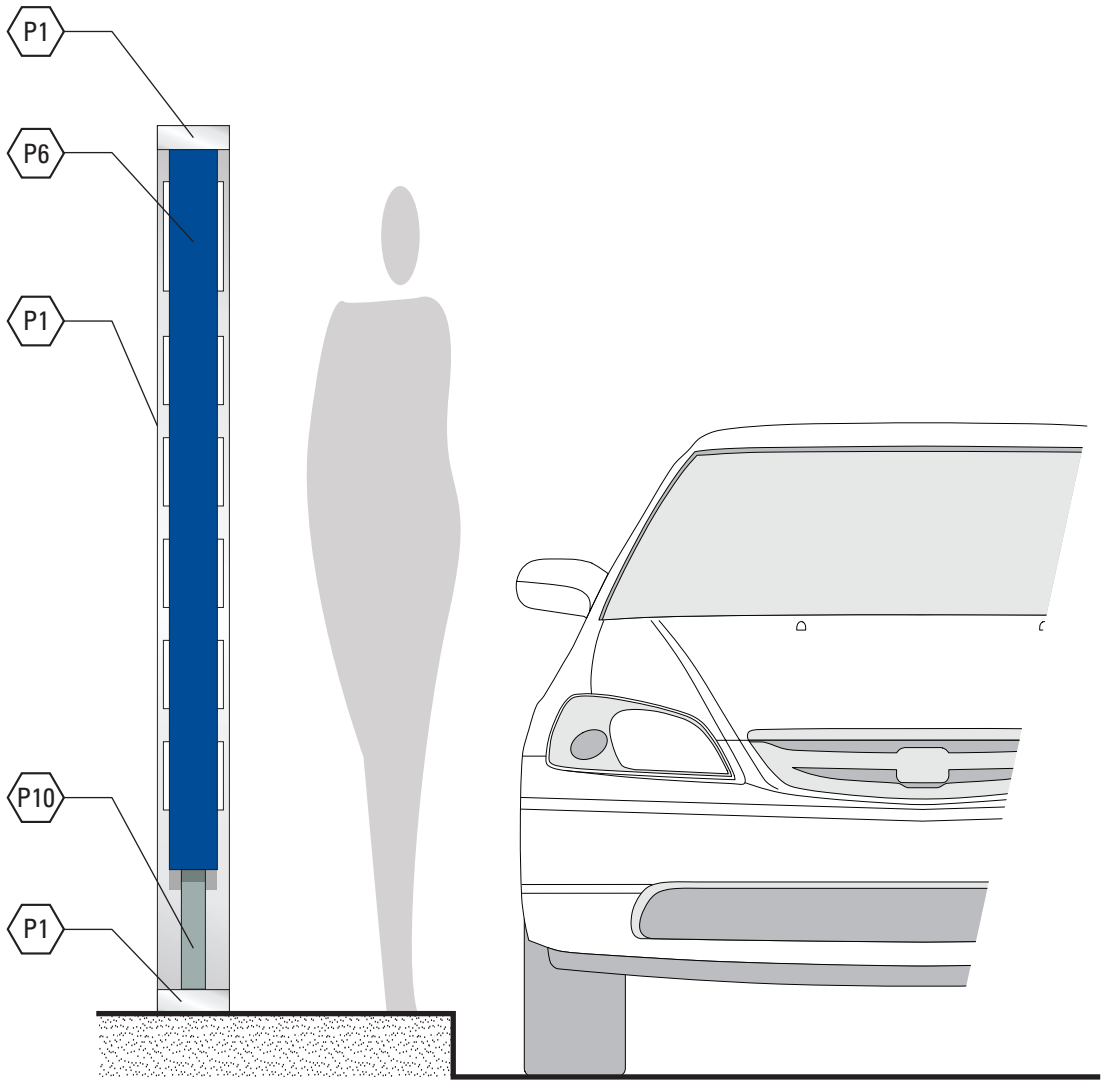
FABRICATED INTERNALLY ILLUMINATED SIGN
CABINET; CUSTOM FABRICATED CONSTRUCTION -
NO VISIBLE SEAMS OR WELDS; SAND AND PAINT
TO COORDINATE WITH SIGN PACKAGE AND
PROVIDE CONTRAST FOR LETTERS AND LOGO



1/2" PUSH THROUGH ACRYLIC LETTERS HALO LIT
AT NIGHT WITH OPAQUE VINYL FACES AND FROSTED
CLEAR RETURNS



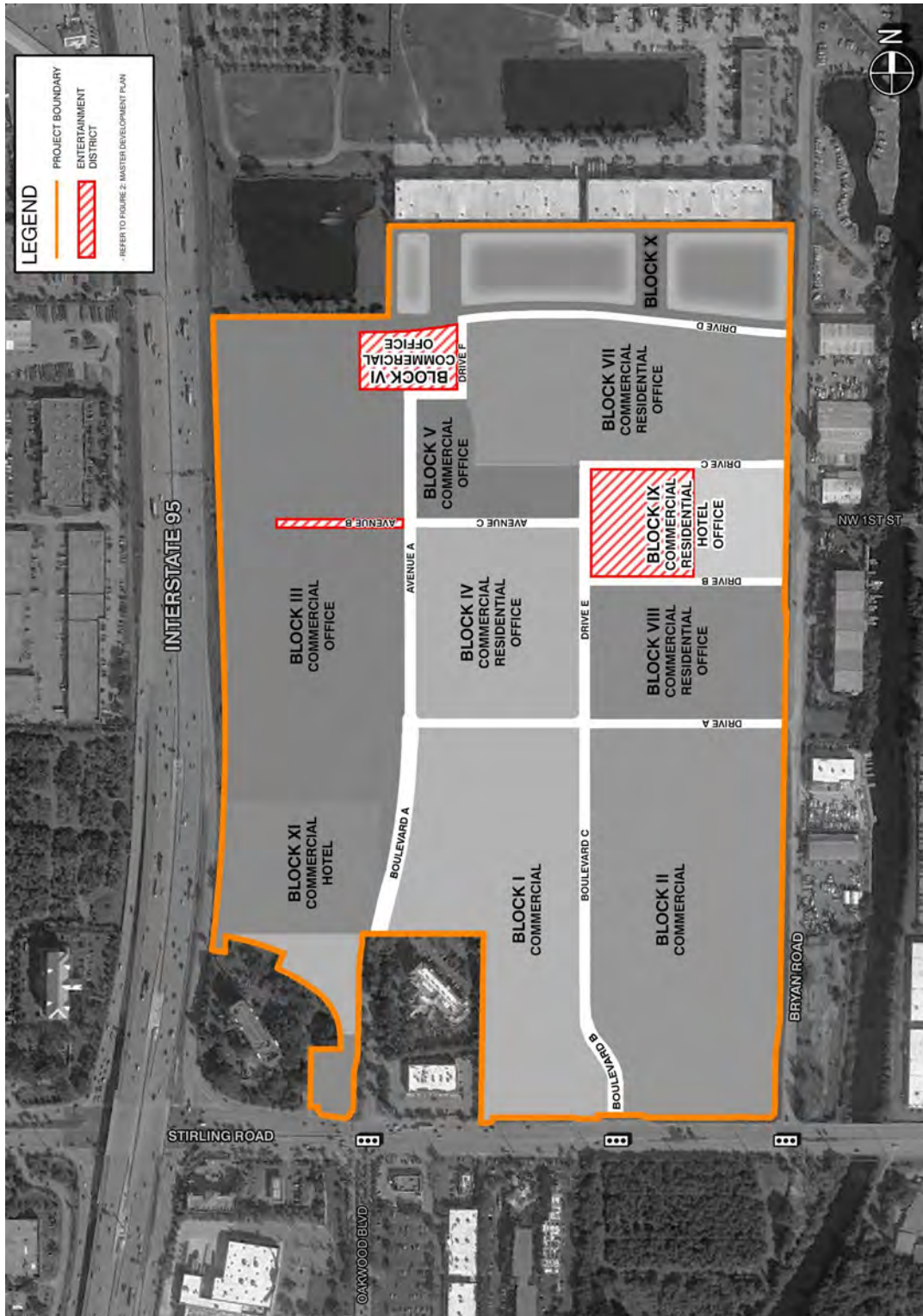
EE: FRONT ELEVATION
SCALE: 3/4" = 1'- 0"



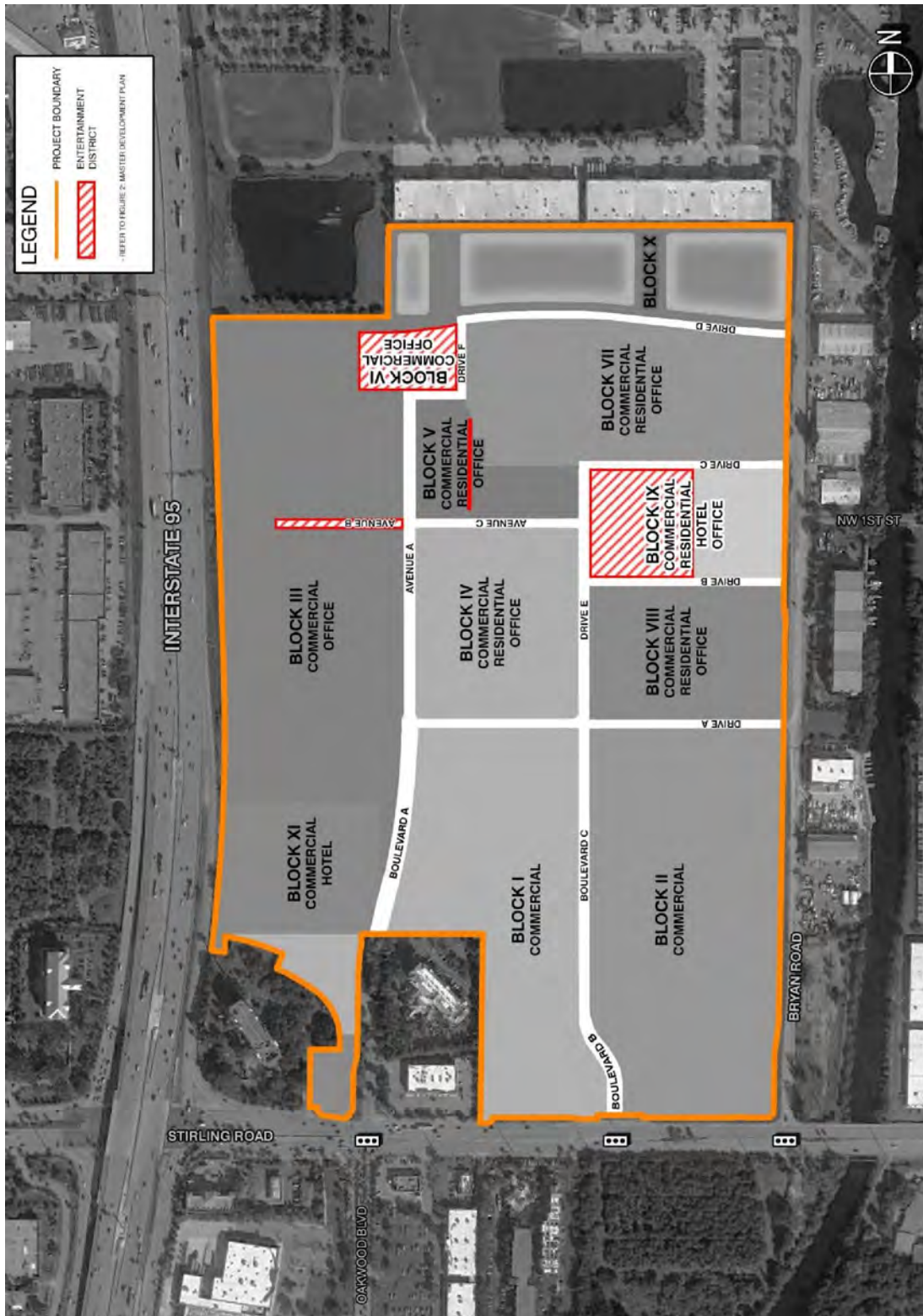
EE: SIDE VIEW
SCALE: 3/4" = 1'- 0"

	PROJECT	DANIA POINTE	DWG TITLE	VALET ID	SCALE	DATE	REVISIONS	1	2	3	17.0
		Exterior Sign System		Sign Type EE	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.

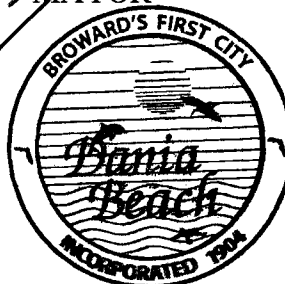
ATTEST:

for LOUISE STILSON, CMC *Deputy City Clerk*
CITY CLERK

MARCO SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

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:

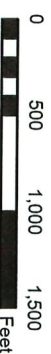
Dania Pointe

REQUEST:

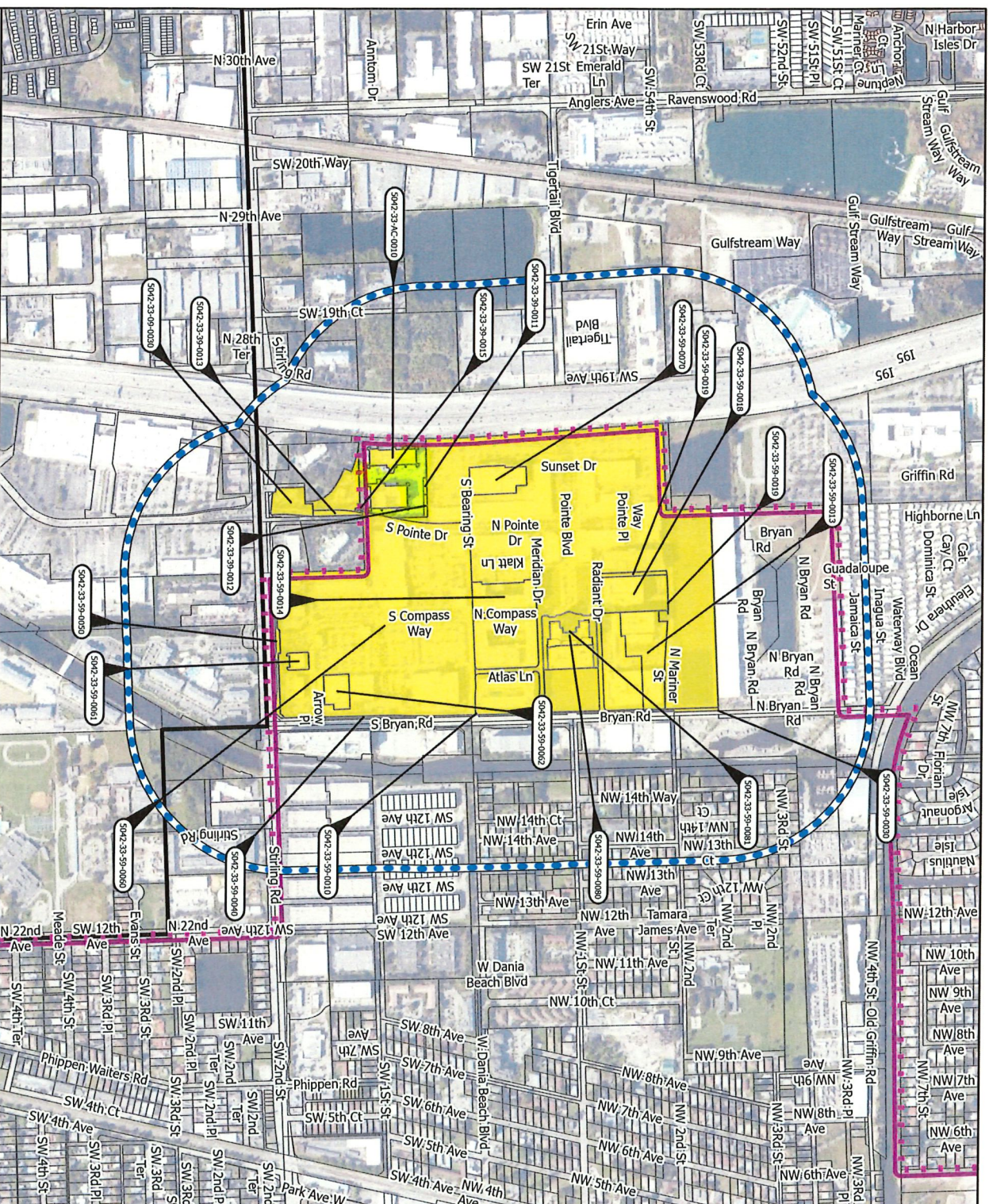
Amendments to Rezoning

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

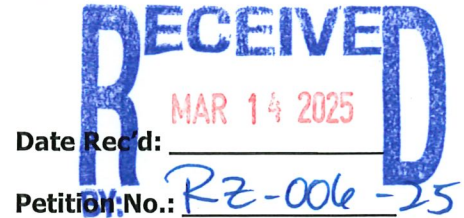
Address of Property Owner: Please see attached table ownership information

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*)

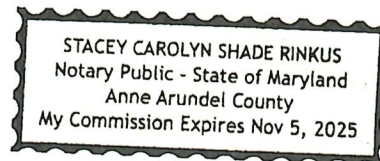
BEFORE ME THIS 24th DAY OF February, 2025

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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COUNTY OF BROWARD
The foregoing instrument
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By: [Signature]
(Owner / Agent signature*)

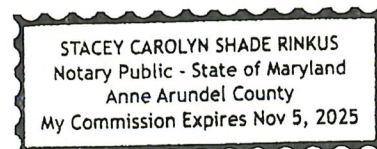
BEFORE ME THIS 24TH DAY OF FEBRUARY, 2025

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.

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*)

C.W. Sandifer
VP - Corp RE

BEFORE ME THIS 24th DAY OF February, 2025

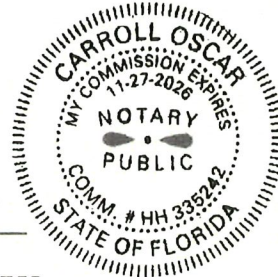
By:

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.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

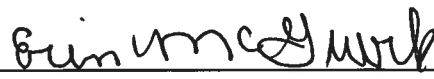
By: 
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF July, 2025

By:

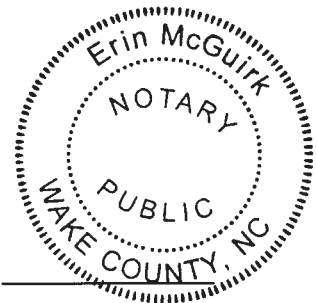
Todd Davenport
(Print name of person acknowledging)

(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

	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)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
835943						479.27		



Site Address	120 N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0015
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICHO 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 1374.87, W 360.71 TO POB, W 284, NWLY 38.47, N 382.15, NELY 22.51, E 294, SELY 38.48, S 372.15, SWLY 38.48 TO POB AKA: RESIDENTIAL B 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$2,514,710	\$100,216,300	\$102,731,010	\$102,731,010	
2024	\$2,375,000		\$2,375,000	\$2,375,000	\$51,418.54
2023	\$2,235,300		\$2,235,300	\$2,231,370	\$43,344.48

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010
Portability	0	0	0	0
Assessed/SOH	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010
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	0	0	0	0
Taxable	\$102,731,010	\$102,731,010	\$102,731,010	\$102,731,010

Sales History

Date	Type	Price	Book/Page or CIN
7/31/2018	DR*-T	\$100	115245496
7/31/2018	WD*-T	\$100	115244605

Land Calculations

Price	Factor	Type
\$18.00	139,706	SF
Adj. Bldg. S.F. (Card, Sketch)		543212
Units		336
Eff./Act. Year Built: 2025/2024		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



Site Address	121 N COMPASS WAY, DANIA BEACH FL 33004	ID #	5042 33 59 0014
Property Owner	DANIA LIVE 1748 II LLC	Millage	0413
Mailing Address	% KIMCO REALTY CORP 500 N BROADWAY #201 JERICHO 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 1374.87, W 730.71 TO POB, W 178.01, N 66.32, E 15.67,N 280.17,W 15.67, N 75.99, E 188.01, SELY 22.51, S 386.53, SWLY 35.60 TO POB AKA: RESIDENTIAL A LEASE		

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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*	\$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

2025* Exemptions and Taxable Values by Taxing Authority

	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

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
\$12.00	80,924	SF
Adj. Bldg. S.F. (Card, Sketch)		296691
Units		264
Eff./Act. Year Built: 2021/2020		

Special Assessments

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		

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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*	\$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		



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Property Assessment Values

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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
272634						482.53		



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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		



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Property Assessment Values

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

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
313850						14.03		



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	\$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		

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* 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		

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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*	\$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			
Date	Type	Price	Book/Page or CIN
12/16/2019	SW*-D	\$32,500,000	116250560
7/31/2018	DR*-T	\$100	115245496
7/31/2018	WD*-T	\$100	115244605

Land Calculations		
Price	Factor	Type
\$18.00	370,233	SF
Adj. Bldg. S.F. (Card, Sketch)		615595
Eff./Act. Year Built: 2025/2024		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
615595						82.68		



Site Address	1750 STIRLING ROAD, DANIA BEACH FL 33004	ID #	5042 33 59 0061
Property Owner	DISCOUNT AUTO PARTS LLC	Millage	0413
Mailing Address	PO BOX 2710 ROANOKE VA 24001	Use	11-03
Abbr Legal Description	DANIA POINTE 183-91 B POR PAR A DESC AS:COMM SW COR SW 1/4 SE 1/4 SEC 33-50-42,E 866.85 ,N 149.64 TO POB,N 121.04 TO P/C ,NLY,NELY,ELY 15.71,E 96.78 TO P/C,ELY,SELY,SLY 9.16,S 125.21 TO P/C,SLY,SWLY,WLY 23.56,W 1.83 ,WLY,NWLY,NLY 4.71,N 15,W 74,S 15 TO P/C,SLY,SWLY,WLY 4.71,W 0.79 TO PC,WLY,NWLY,NLY 23.56 TO POB		

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*	\$164,810	\$2,178,080	\$2,342,890	\$2,342,890	
2024	\$164,810	\$2,178,080	\$2,342,890	\$2,180,090	\$46,666.86
2023	\$164,810	\$1,817,090	\$1,981,900	\$1,981,900	\$61,046.16

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,342,890	\$2,342,890	\$2,342,890	\$2,342,890
Portability	0	0	0	0
Assessed/SOH	\$2,342,890	\$2,342,890	\$2,342,890	\$2,342,890
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	\$2,342,890	\$2,342,890	\$2,342,890	\$2,342,890

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/18/2018	SWD-D	\$950,000	115233829	\$11.00	14,983	SF
				Adj. Bldg. S.F. (Card, Sketch)		8160
				Eff./Act. Year Built: 2019/2018		

Special Assessments

[illegible]



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*	\$565,070	\$26,000	\$591,070	\$591,070	
2024	\$565,070	\$26,000	\$591,070	\$544,430	\$12,219.75
2023					

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.

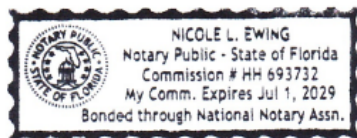
Sincerely,

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 (48% 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:

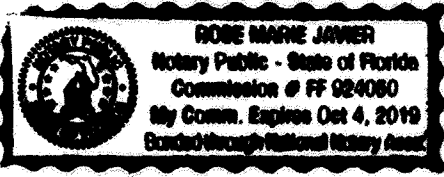
STATE OF FLORIDA } SS
COUNTY OF BROWARD }

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:

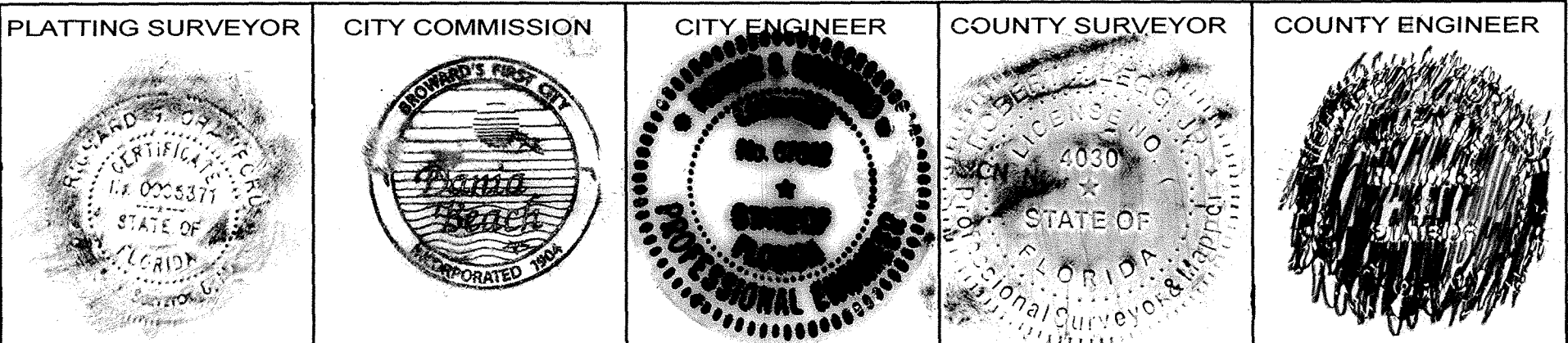
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 2nd DAY OF MAY, A.D. 2016.

BY: Ronnie Navarro RONNIE NAVARRO, P.E. CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 67642

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

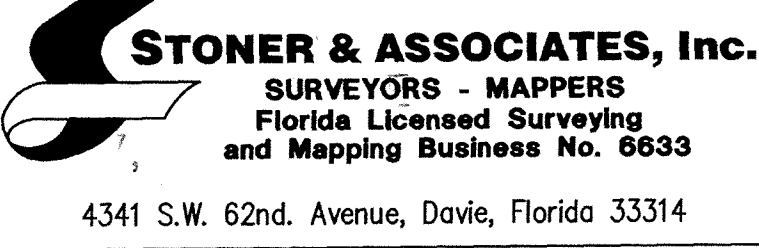
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

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 }
COUNTY OF ROANOKE } SS

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 }
COUNTY OF ROANOKE } SS

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;

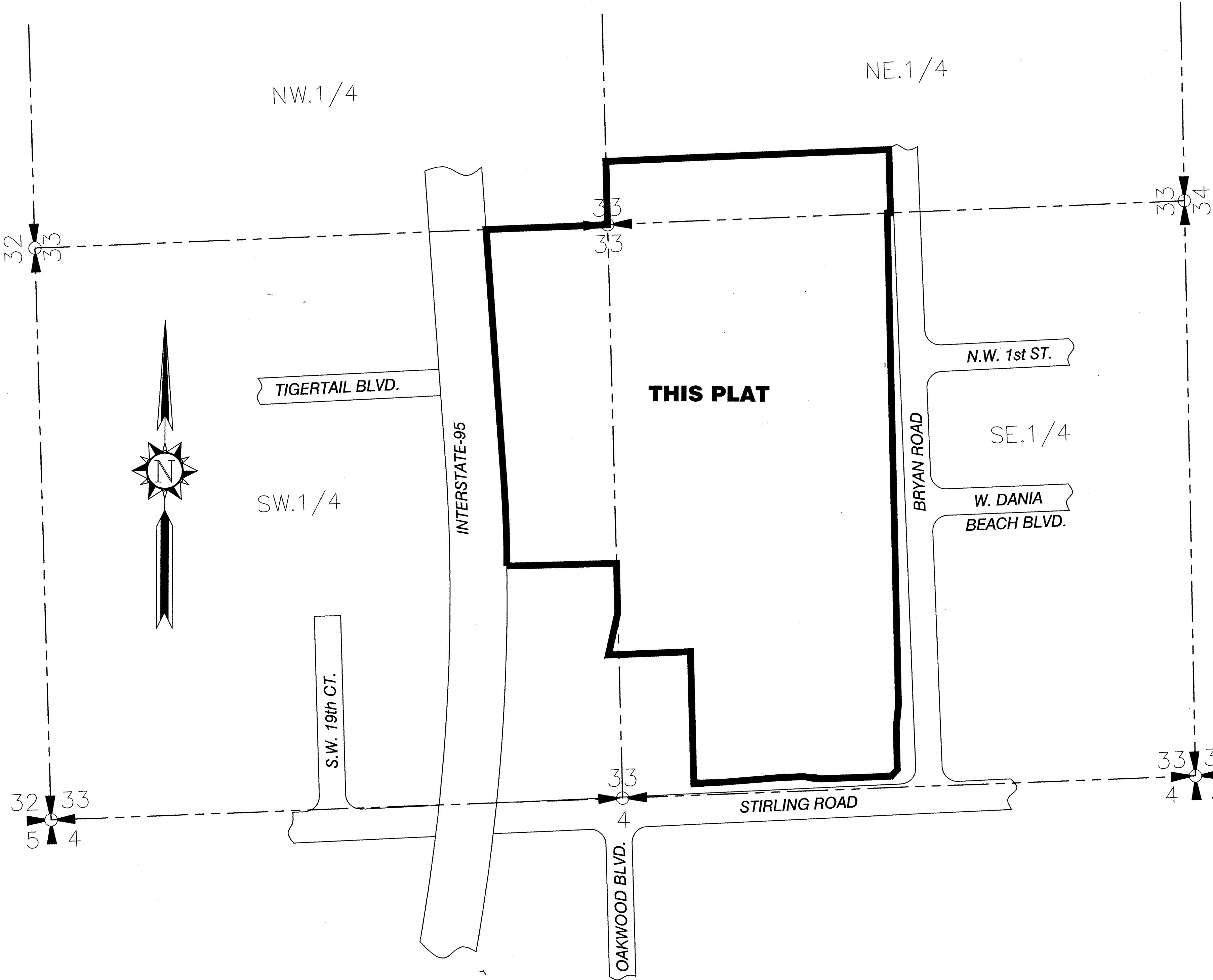
THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

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:
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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:

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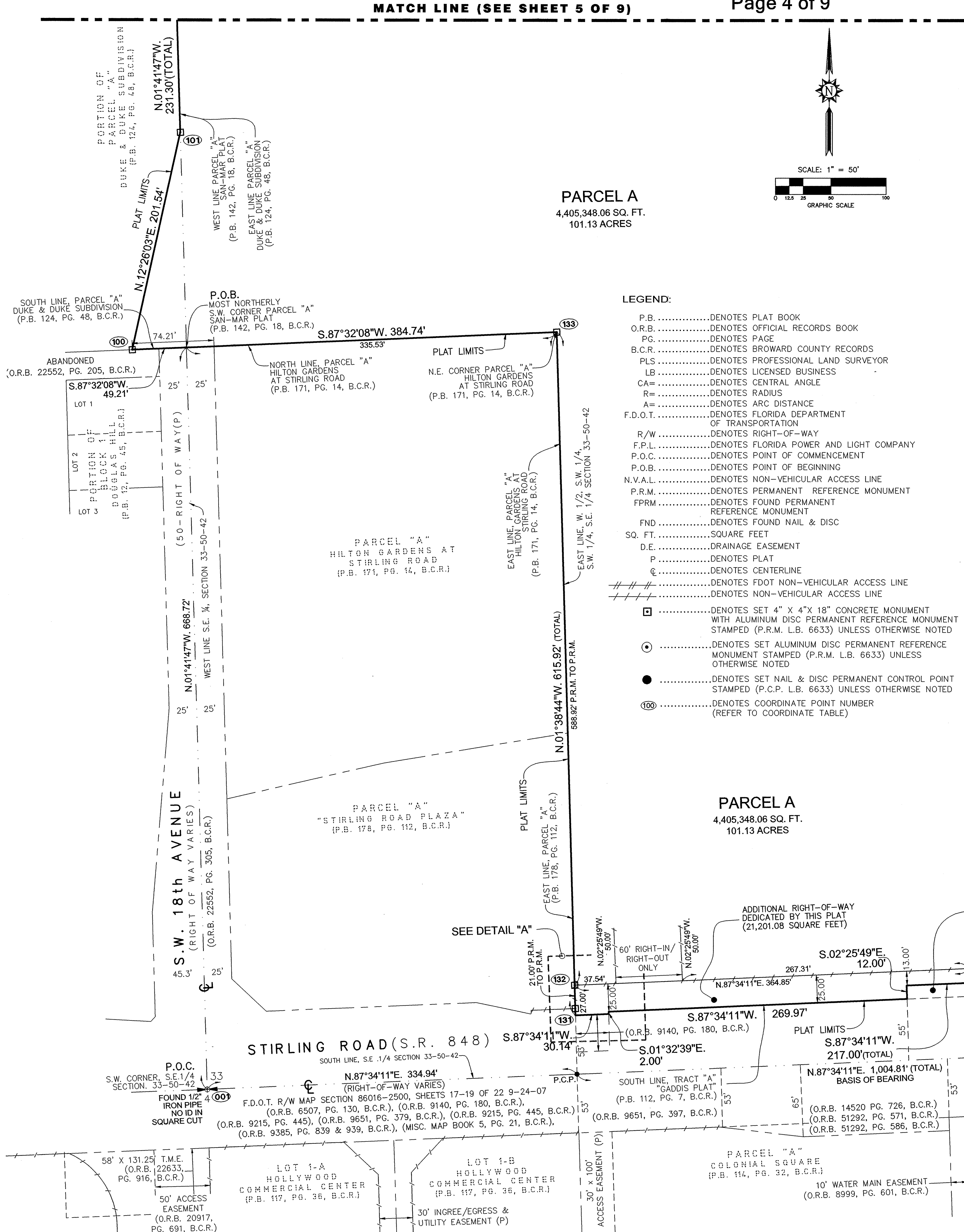
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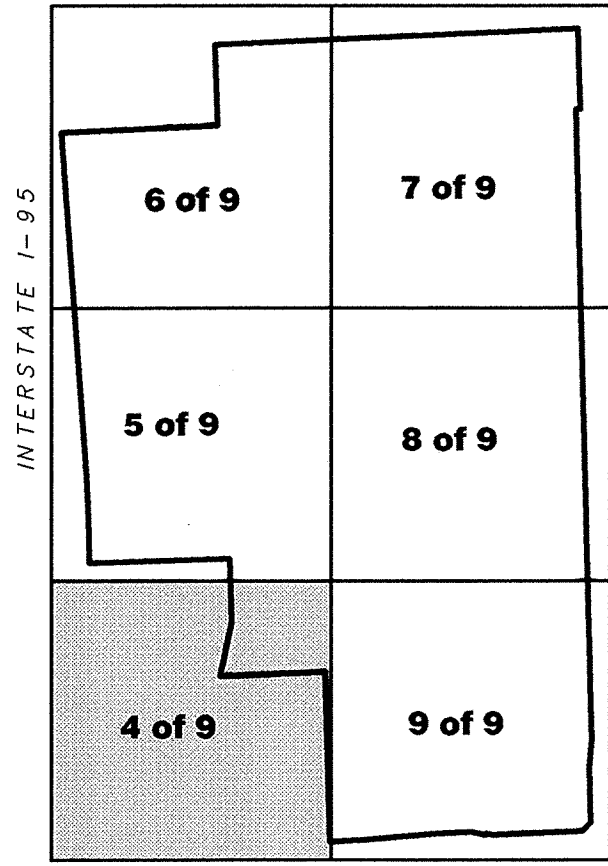
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INSTR #114485103
Plats 183/91
Page 4 of 9

PLAT BOOK 183 PAGE 94
SHEET 4 OF 9



KEY MAP
(NOT TO SCALE)

LEGEND:

- P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
B.C.R. DENOTES BROWARD COUNTY RECORDS
PLS DENOTES PROFESSIONAL LAND SURVEYOR
LB DENOTES LICENSED BUSINESS
CA= DENOTES CENTRAL ANGLE
R= DENOTES RADIUS
A= DENOTES ARC DISTANCE
F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
R/W DENOTES RIGHT-OF-WAY
F.P.L. DENOTES FLORIDA POWER AND LIGHT COMPANY
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
N.V.A.L. DENOTES NON-VEHICULAR ACCESS LINE
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
FPRM DENOTES FOUND PERMANENT REFERENCE MONUMENT
FND DENOTES FOUND NAIL & DISC
SQ. FT. SQUARE FEET
D.E. DRAINAGE EASEMENT
P DENOTES PLAT
CL DENOTES 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
[] DENOTES COORDINATE POINT NUMBER (REFER TO COORDINATE TABLE)

DANIA POINTE

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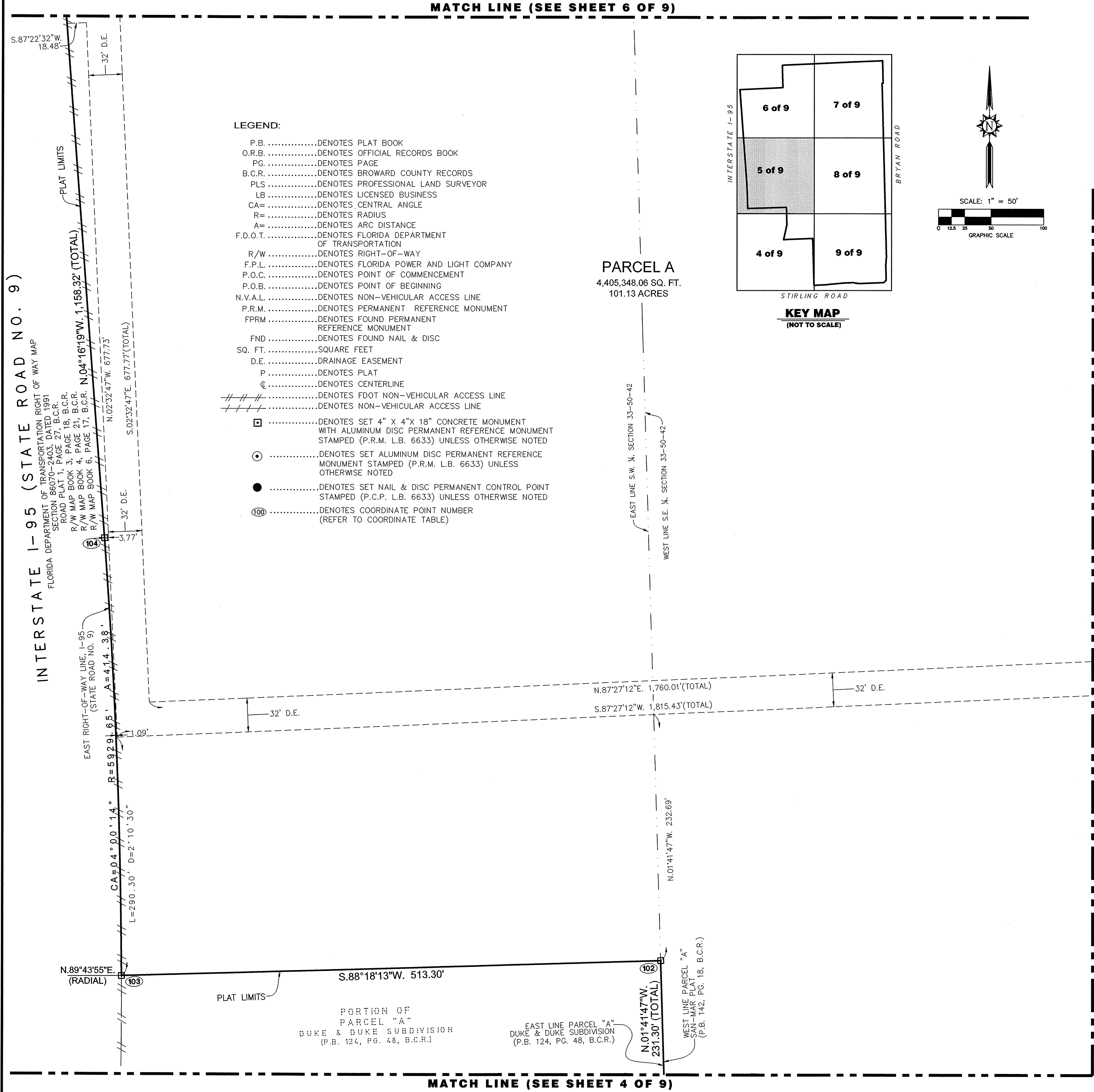
COORDINATE TABLE		
NUMBER	NORTHING	EASTING
102	625171.3183	931940.5651
103	625156.1235	931427.4853
104	625570.0902	931411.0760

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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 6 of 9

DANIA POINTE

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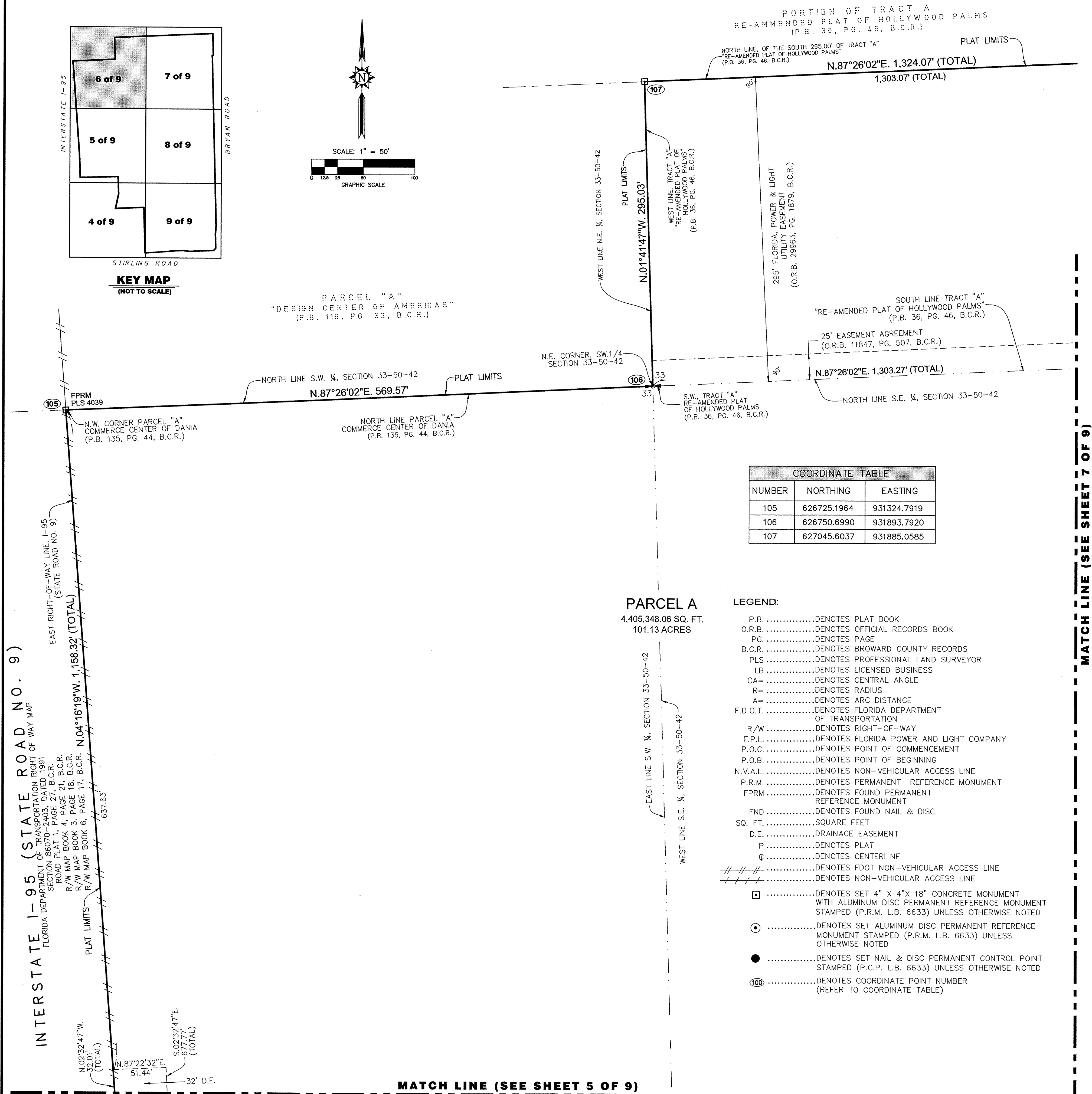
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PLANNING FILE NO. 035-MP-15



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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:

- 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:

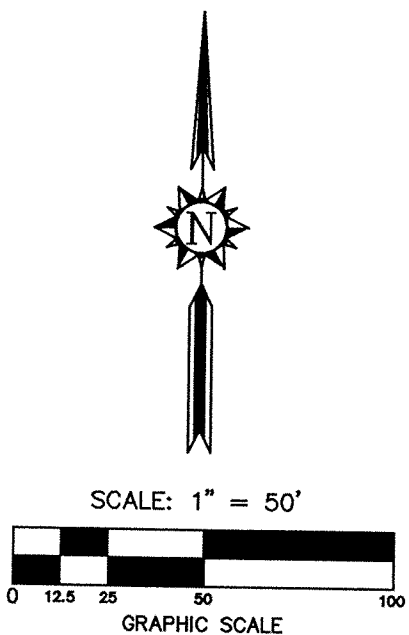
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.)

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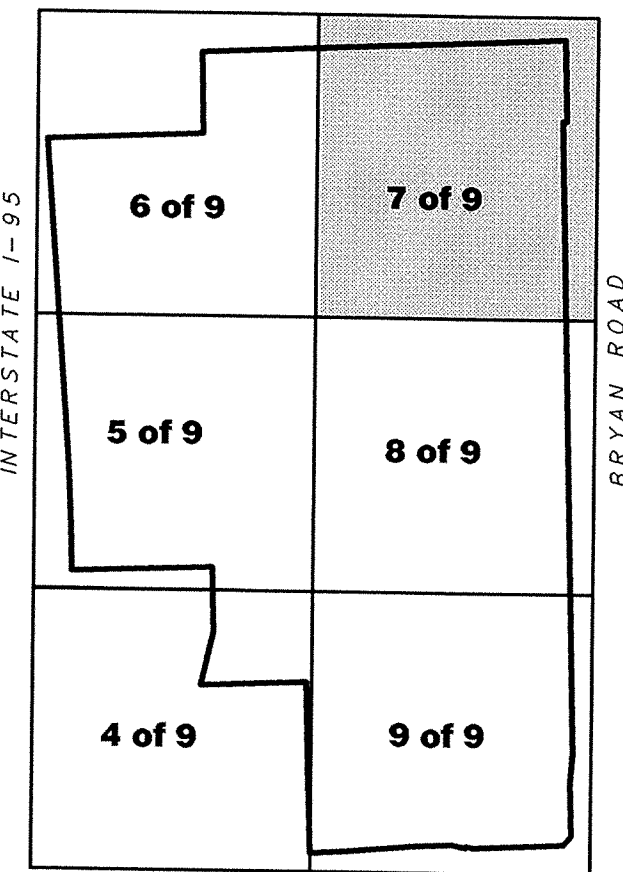
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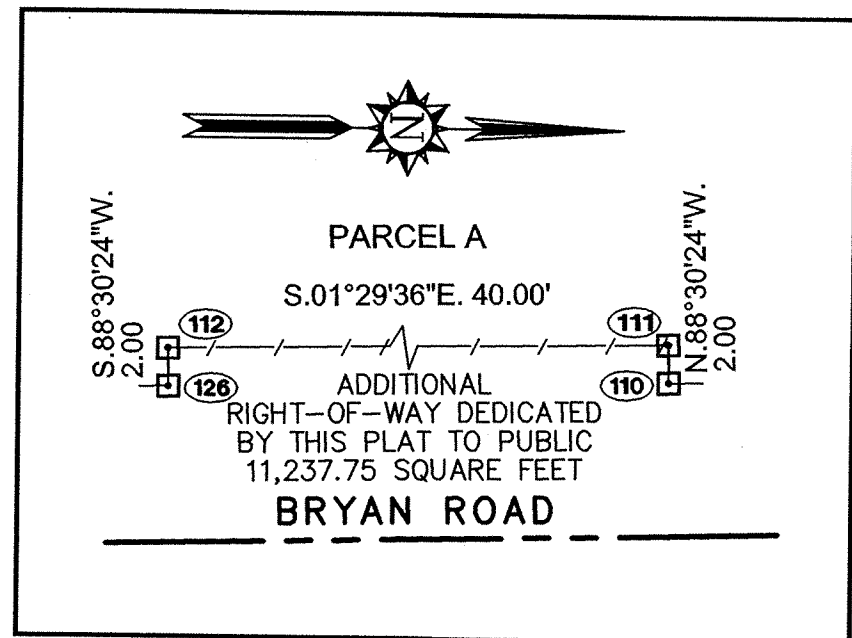
- P.B.DENOTES PLAT BOOK
O.R.B.DENOTES OFFICIAL RECORDS BOOK
PG.DENOTES PAGE
B.C.R.DENOTES BROWARD COUNTY RECORDS
PLS.DENOTES PROFESSIONAL LAND SURVEYOR
LB.DENOTES LICENSED BUSINESS
CA=DENOTES CENTRAL ANGLE
R=DENOTES RADIUS
A=DENOTES ARC DISTANCE
F.D.O.T.DENOTES FLORIDA DEPARTMENT
OF TRANSPORTATION
R/WDENOTES RIGHT-OF-WAY
F.P.L.DENOTES FLORIDA POWER AND LIGHT COMPANY
P.O.C.DENOTES POINT OF COMMENCEMENT
P.O.B.DENOTES POINT OF BEGINNING
N.V.A.L.DENOTES NON-VEHICULAR ACCESS LINE
P.R.M.DENOTES PERMANENT REFERENCE MONUMENT
FPRMDENOTES FOUND PERMANENT
REFERENCE MONUMENT
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

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THIS PLAT TO PUBLIC
11,237.75 SQUARE FEET

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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:
- 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 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
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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			
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	

PREPARED BY :

STONER & ASSOCIATES, Inc.

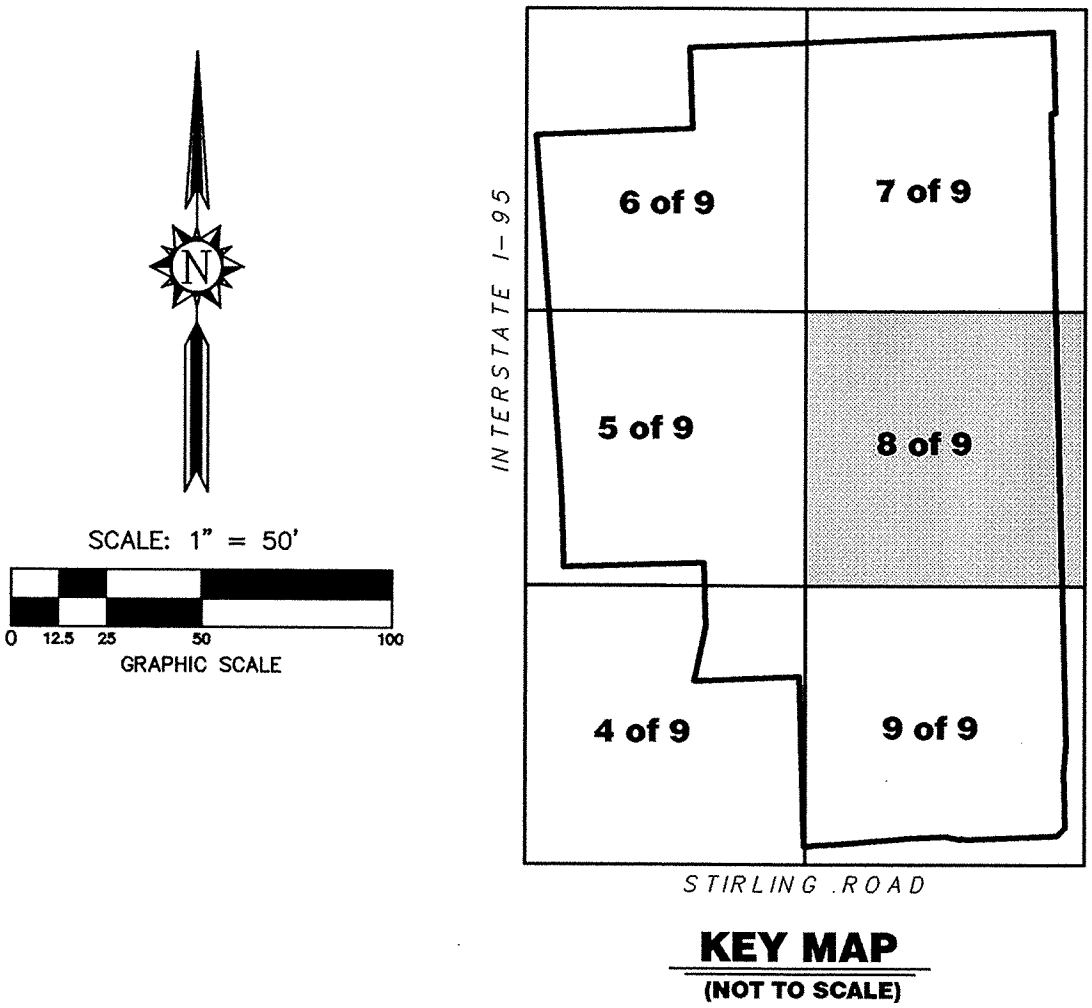
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue, Davie, Florida 33314

MATCH LINE (SEE SHEET 5 OF 9)

MATCH LINE (SEE SHEET 7 OF 9)

MATCH LINE (SEE SHEET 9 OF 9)



- LEGEND:
- P.B.DENOTES PLAT BOOK
O.R.B.DENOTES OFFICIAL RECORDS BOOK
PG.DENOTES PAGE
B.C.R.DENOTES BROWARD COUNTY RECORDS
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PARCEL A
4,405,348.06 SQ. FT.
101.13 ACRES

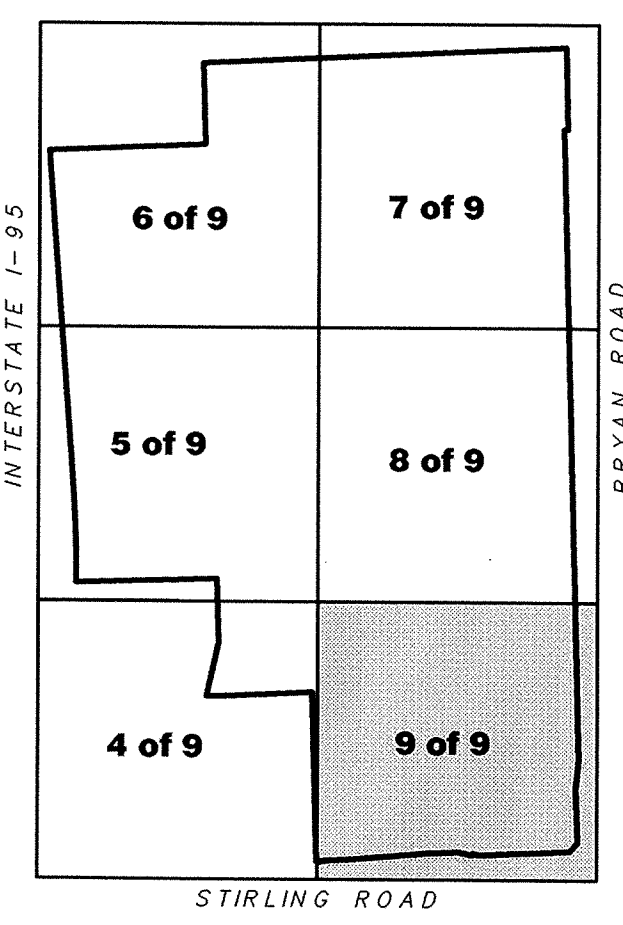
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DANIA POINTE

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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KEY MAP
(NOT TO SCALE)

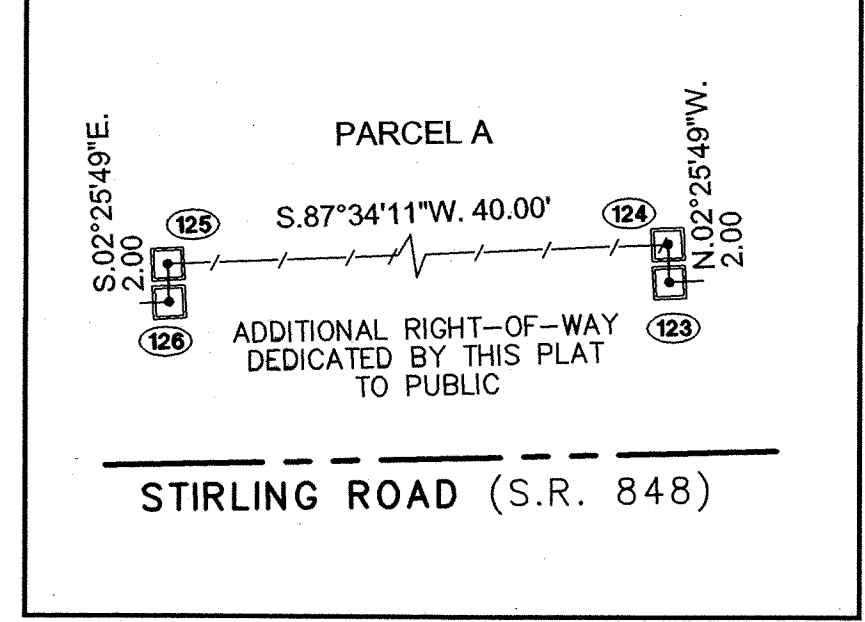
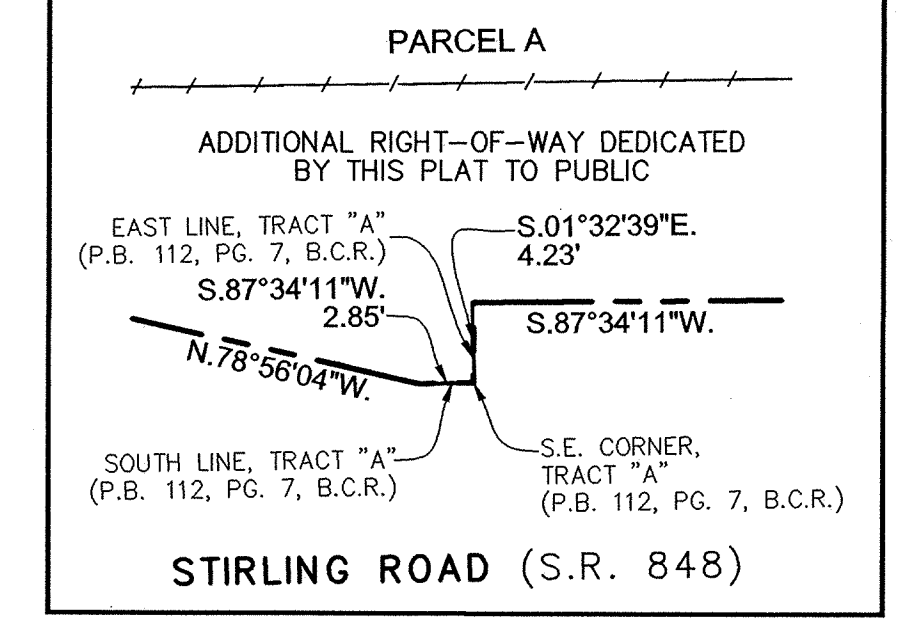
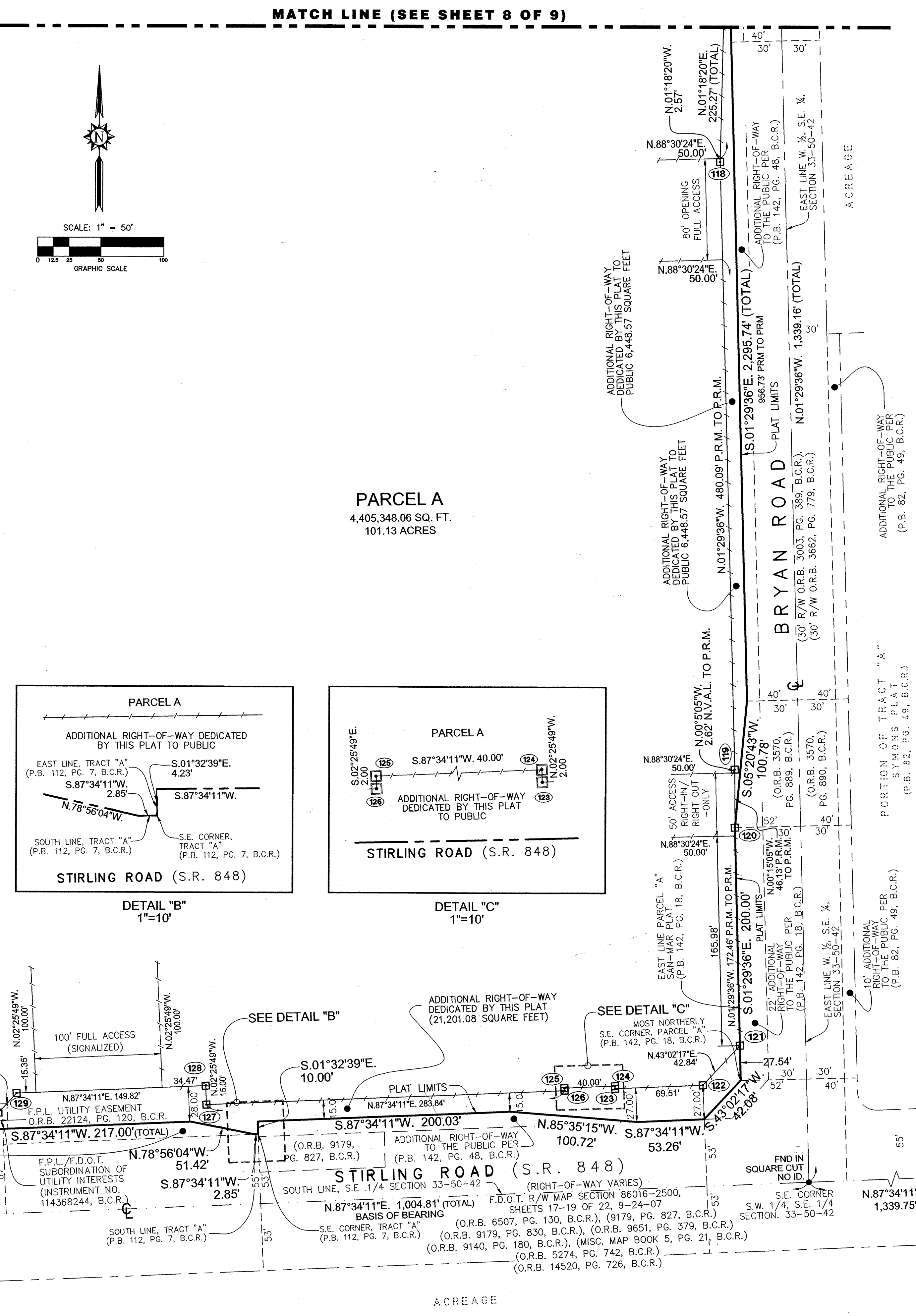
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NUMBER	NORTHING	EASTING
002	624077.0030	931972.9730
118	624940.0915	933239.4781
119	624460.1637	933251.9901
120	624414.0303	933252.1926
121	624241.6274	933256.6874
122	624210.3151	933227.4491
123	624207.3697	933158.0492
124	624209.3679	933157.9644
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 4 OF 9)



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PARCELA	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

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

2



Boca Raton Denver Edison Ft. Lauderdale Las Vegas Los Angeles Miami Naples
New York Orlando Portland Scottsdale Tallahassee Tampa West Palm Beach

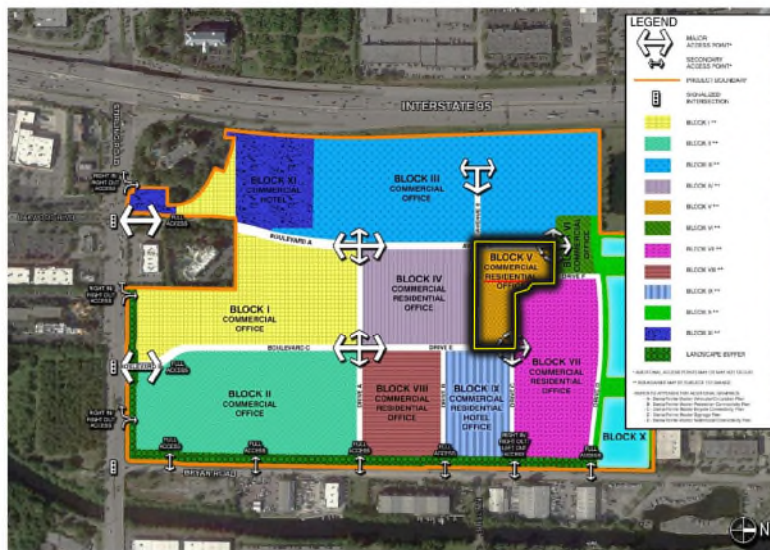
Dania Pointe is located within the Planned Mixed Use Development (PMUD) Zoning District and contains an approved Development Design Guidelines and Development Standards (DDG) document associated with development within the Dania Pointe PMUD.

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

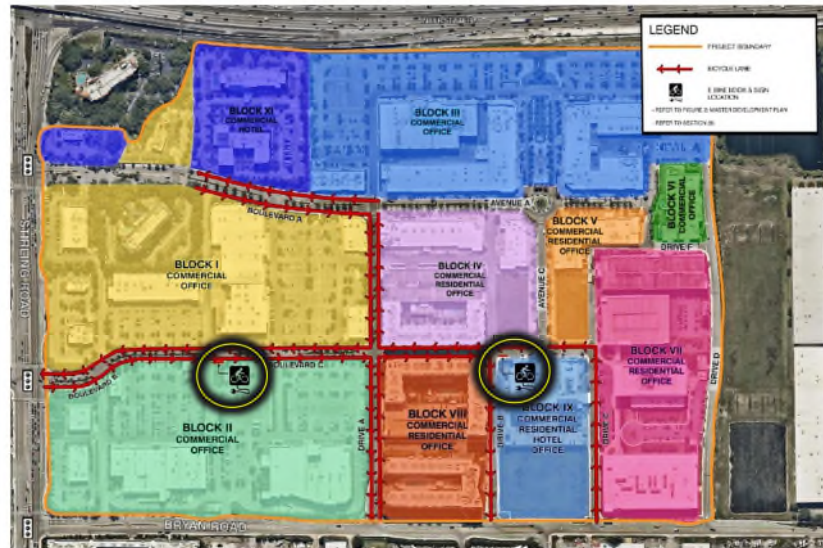
- Addition of residential use within Block V of Dania Pointe



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

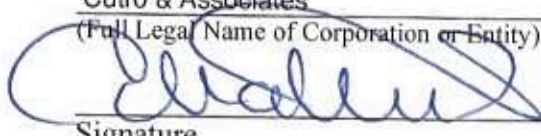
Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)

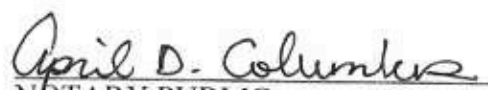

Signature

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,L,YNDAALLAIRE,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,LEROYFUNCHNESS,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

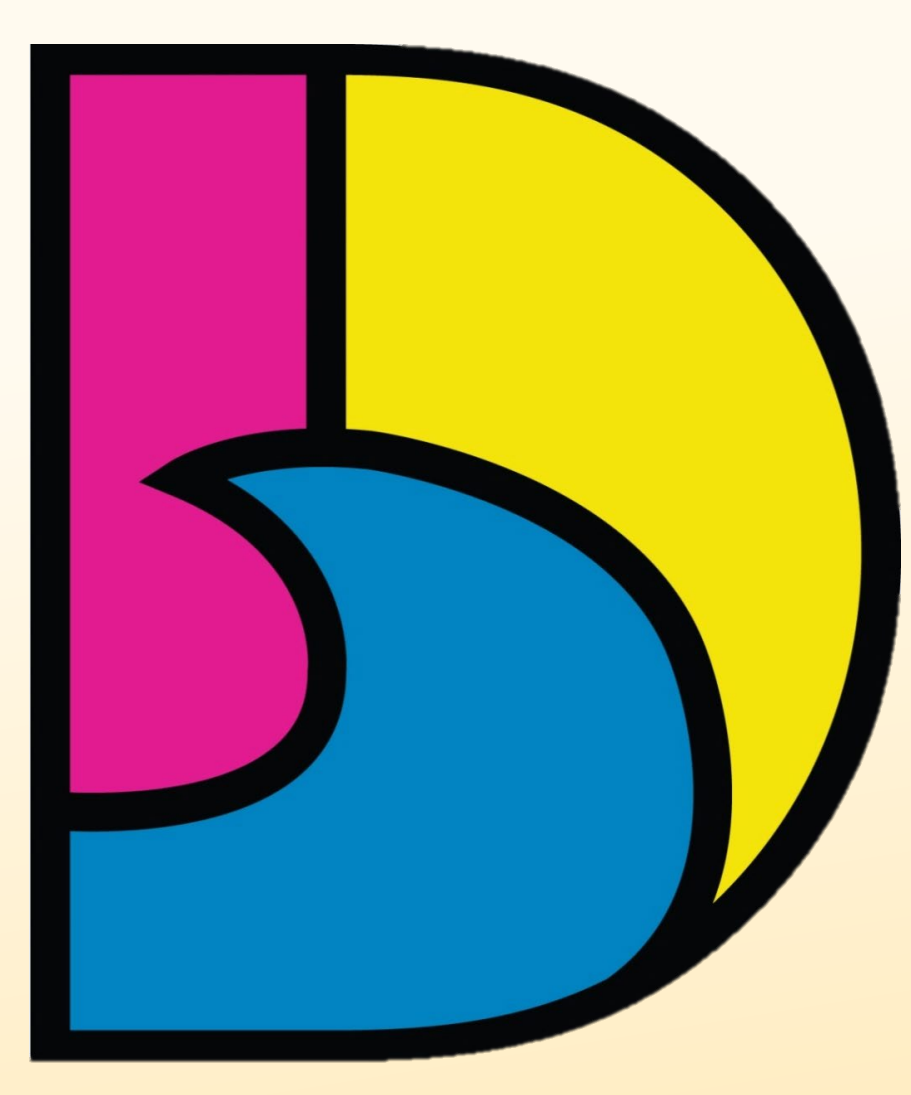
9/2/2025 7863863

Order ID: 7863863

* Agency Commission not included

GROSS PRICE * : **\$293.40**

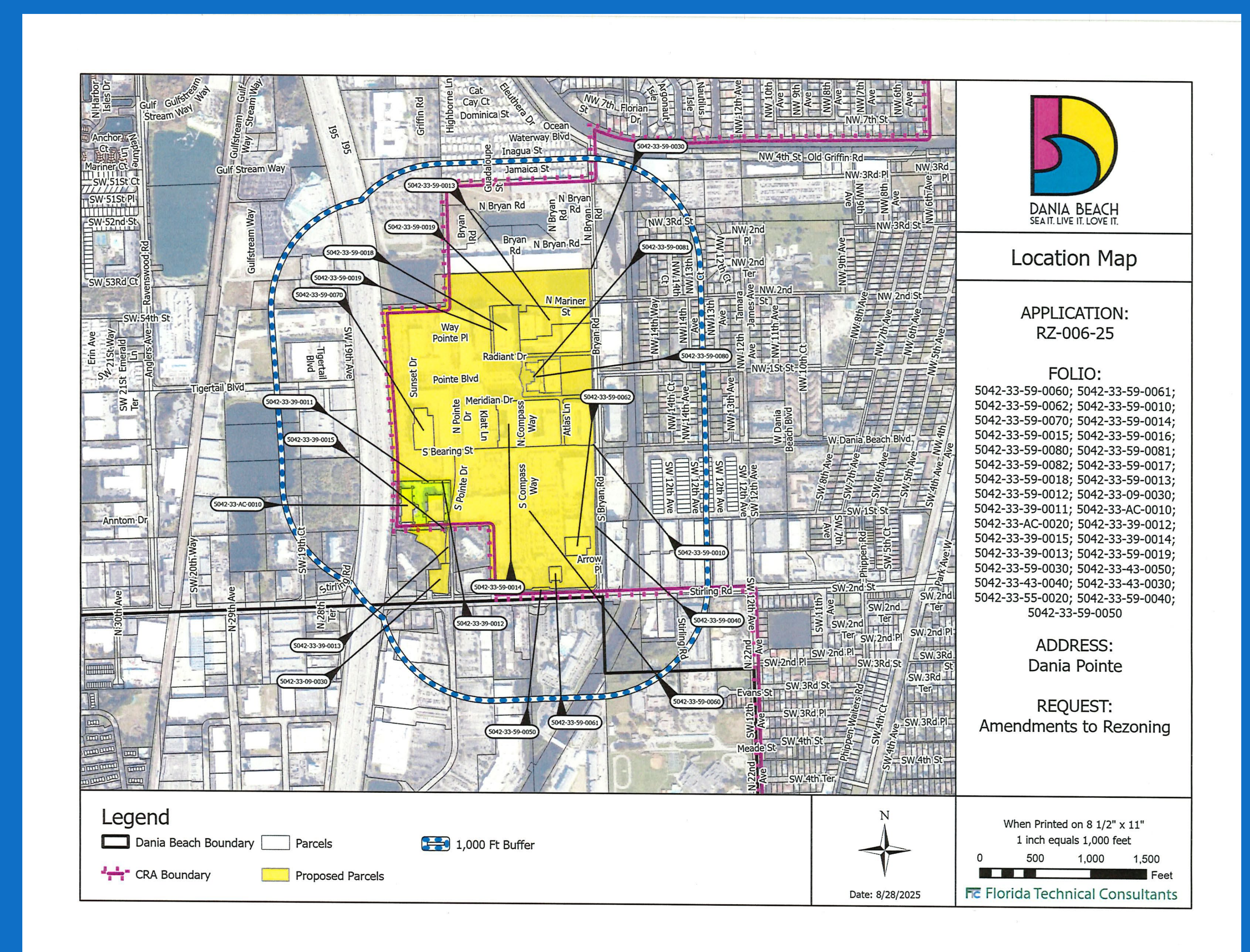
PACKAGE NAME: SSC_Notice of Public Meeting



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.